

CHARLES STREET, DORCHESTER
APPRAISAL AND ASSESSMENT
OF THE ARCHAEOLOGICAL POTENTIAL
AND
IMPLICATIONS OF PROPOSED 'PHASE 2' DEVELOPMENT

prepared by

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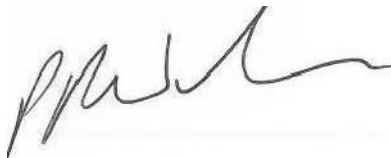
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Non-technical summary

The Charles Street site lies within the walled area of Roman and Medieval Dorchester and archaeological work since the 1980s has demonstrated that site contains ‘nationally important’ remains from the Late Neolithic (approximately 3000-2500 BC) and Roman (first to fourth centuries AD) periods and may contain remains of similar importance from the first centuries after the end of the Roman Period, often called the ‘Dark Ages’ (fifth to eighth centuries AD). ‘Nationally important’ means that the quality of the remains is such that they would qualify for legal protect as a ‘scheduled monument’, like the Roman baths at Wollaston House or the Iron Age hillfort of Maiden Castle.

The main element of the Neolithic remains is part of a massive post-built ceremonial monument in the north of the site which has previously been partially excavated under what is now the Waitrose supermarket and also in Church Street and which could be up to 200m in diameter. The Roman archaeology consists of the remains of buildings, initially largely of timber, but later of stone with painted plaster on the walls and tessellated (simple mosaic) floors in some rooms. The buildings seem to be concentrated towards Acland Road with open spaces behind them which contain pits, wells and other features that would be where most of the finds, pottery, metalwork and other items that would help tell the story of the people who lived there would be found.

The site has been used for carparking since the 1960 and over that period of time there have been a number of proposals for development of some or all of the area and recently the southern third of the car park was developed with the construction of South Walks House, the present West Dorset District Council (WDDC) offices. At the time of that development a second phase was given planning consent for a development of shops, housing and leisure facilities, but was not implemented when WDDCs partners withdrew from the project.

One of the issues cited as contributing to the abandonment of the second phase development was the cost of the necessary archaeology. The purpose of this study is to attempt to see if there might be economically viable ways of developing the site while protecting, or where necessary excavating and analysing and publishing the resulting discoveries.

Prior to commissioning this study WDDC commissioned a report on retail provision and associated facilities, such parking in Dorchester from GL Hearn. That report suggested three broad approaches that might be adopted which may be summarised as: 1) leave the site as a car park, but improve it; 2) provide a site for a supermarket with parking; and 3) provide several larger retail units and parking. This study has reviewed existing archaeological knowledge about the site, considered what archaeological remains might still exist on the site and suggested how development might proceed while taking account of the archaeological importance of the site.

The fundamental conclusion is that it should be possible to develop the site on lines similar to those proposed by Hearn in their second and third options while taking adequate account of the nationally important archaeological remain present. **Development could be achieved by designing the development so as to avoid or minimise ground disturbance;** either by putting the buildings on a concrete raft above the archaeological layers, or by using piling to provide the foundations for the development. Putting piles into the site would involve damage, but whichever construction method is proposed, it should be possible to design it to limit the impact on the archaeological deposits and thereby keep the cost of necessary archaeological work down. **It must be emphasised that, should every effort not be made to avoid, or minimise, ground disturbance and a more conventional**

approach be adopted to the design of the development, the archaeological costs could easily triple or quadruple the maximum archaeological costs suggested in this document.

There are some uncertainties about the level of preservation of the archaeological remains in parts of the site and therefore some further ground penetrating radar surveys are proposed along with some additional limited trial excavations to help in designing the development and the archaeological response.

1. Introduction

1.1 Research Context and Timing

This Appraisal results from a commission by West Dorset District Council. The brief for the commission (see Appendix 1) envisaged a rapid process: the 'Appraisal work to be drafted within 4 weeks of the commission'. However, given the timing of the commission which coincided with the Christmas and New Year period, and the availability of access to archives held by Dorset County Museum, the 20 days of work allowed by the brief were spread over 7.5 week period December 6th 2016 – 25th January 2017.

Whilst the Appraisal is in essence a Desk-based Assessment given the specifics of the commission the report offered adheres broadly, but not in absolute detail, to the *Standard and Guidance for Desk-Based Assessment* issued by the Chartered Institute for Archaeologists [CIfA] (CIfA 2014a) and is provide in line the *Standard and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment* (CIfA 2014b).

1.2 Location and Site Description

The site is located within the defences of Roman Dorchester to the east of the location of the south gate of the town. The southern third (approximately) of the site has been recently developed as South Walks House to provide offices for West Dorset District Council and a library. This Appraisal is concerned with the northern two-thirds of the site that is currently largely used as a car park, as the area has been from the 1960s (Wallis 2004, 95-96). The area that is the subject of this Appraisal, centred on at NGR SY 69340 90500, extends to *circa* 2 hectares in area and is bounded by Charles Street on its southern, western and northern sides and by Acland Road to the east (Figure 1). The site has largely been cleared of what buildings there once were (see below), although the northern eastern corner is occupied by Dorchester Community Church, the site of which is owned by West Dorset District Council along with the surrounding Acland Road car park.

1.3 Planning Background

It is a long-standing aspiration on the part of Dorchester Town Council and West Dorset District Council to see appropriate development of the site (L Keen *pers comm*) with major proposals in the 1980s and 1990s (Wallis 2004, 96), including the proposed 'Wessex Court' retail development that led to excavations by Wessex Archaeology in 1989 and 1990 (Adam *et al* 1992; Adam and Butterworth 1993; see also Section 4.2). The most recent iteration of the development proposals was a partnership between West Dorset District Council and Simons developments Limited for a two phase development that involved in Phase 1 the construction of the offices for West Dorset District Council and the library referred to in Section 1.1 and envisaged a mixed use Phase 2 development on the site under consideration for which Outline Planning Consent was obtained prior to the construction of Phase 1 (Planning Application 1/D/10/000763 – Approved 03 December 2010). The Outline Planning Consent for the Phase 2 development was renewed in 2013 (Planning Application 1/D/13/001272 – Approved 05 December 2013). A revised application for the Phase 2 development was submitted in August 2014 and withdrawn on 25 November 2016 (Planning Application WD/D/14/002002).

The site is located within the Dorchester Conservation Area and the Scheduled Monument of 'Part of Roman, Saxon and medieval town in the grounds of Wollaston House' (National Heritage List number 1002384 [Old County Number DO798 on Figure 2]), which includes Wollaston House Roman baths, and lies immediately to the east of the site on the opposite side of Acland

Road. To the south of South Walks the defences of the Roman and medieval town are protected as a Scheduled Monument (National Heritage List number 1002449) and are also recorded as being of 'special historic interest' as part of the Registered Park and Garden of the Town Walks (National Heritage List number 1001594).

1.4 Archaeological Background

The archaeological background and wider archaeological context for the site have been reviewed at various lengths a number of times over recent years (Adam *et al* 1992, 1-5; Adam and Butterworth 1993, 1-5; Wessex Archaeology 2006, 1-5; Cotswold Archaeology 2014, 21-28; Powell 2015) and the following, is in part, a summary of the key points identified in those reports.

1.4.1 Neolithic (circa 4000 to circa 2500 BC)

While Dorchester is well known for its Roman-period remains the earliest significant archaeological remains known from the Charles Street site and the area to the north (Woodward *et al* 1993, 22-30) [Greyhound Yard – now Waitrose], along with features seen in Church Street (Woodward *et al* 1993, 7 [Observation 21]) belong to the Neolithic (see Section 4.2.2). The Greyhound Yard/Charles Street monument represents one element of a series of major Neolithic monuments that extend in an arc from south-west to east from Maiden Castle where a causewayed enclosure constructed *circa* 3800 BC represents the earliest element, latter superseded later in the Neolithic by a bank barrow (Sharples 1991, 49-57; Whittle *et al* 2011, 164-192). Within the modern urban area of Dorchester Maumbury Rings henge (Bradley 1975) dates to and on the line of Dorchester Southern bypass Flagstones causewayed enclosure dates to between 3250-2750 BC (Healy 1997). While to the east of Dorchester Mount Pleasant henge may have seen refurbishment into the Early Bronze Age (Wainwright 1979). These monuments together suggest that the Dorchester-Winterbourne area can be regarded as a major ritual landscape for most of the Neolithic (Webster 2008, 94). Settlement evidence from the Neolithic is limited, although domestic material is known from Maiden Castle (Sharples 1991), Poundbury (Smith 1987), Flagstones (Healy 1997), Middle Farm (Butterworth and Gibson 2004).

1.4.2 Bronze Age (circa 2500 BC to circa 800 BC)

Bronze Age fields systems are known in the Dorchester area, including at Middle Farm Farm (Butterworth and Gibson 2004) and near Poundbury (Gardiner 1993a; 1993b). While funerary monuments and field systems are well known in the area, such as at Alington Avenue (Davies *et al*, 2002, 192-195) evidence of associated occupation sites is largely lacking from the local area, although evidence of ditch-enclosed circular and rectangular post-built structures has been recorded at Poundbury.

1.4.3 Iron Age (circa 800 BC to AD 43)

The Early Iron Age saw the establishment of the hillforts at Maiden Castle and Poundbury, At Poundbury the bank and ditch may date from the Late Bronze Age, but there is a relative lack of occupation evidence (Green 1987, 36). Maiden Castle (Wheeler 1943; Sharples 1991) is undoubtedly the more important site with considerable structural evidence demonstrating intensive occupation while Poundbury was practically abandoned by the Middle Iron Age and an unenclosed settlement was established to its east that remained in use until beyond the Roman conquest (Green 1987). Although the defences of Poundbury were refurbished during the Late Iron Age, Maiden Castle had become the main focus of activity in the area. Around Dorchester later Iron Age rural settlements are known at Fordington Bottom, Maiden Castle Road and Whitcombe. Within Dorchester Putnam

(1987, 37) claims traces of Iron Age occupation at Somerleigh Court which, if correct suggests, that as might be expected, Maiden Castle sat within an intensively occupied landscape – however no mention of Iron Age occupation is made by Tevarthen (2008).

1.4.4 Roman (AD 43 to *circa* AD 410) (Figure 3)

Despite the widely recognised importance of Roman Town, generally regarded as being *Durnovaria* (or *Durnonovaria*) as recorded in *The Antonine Itinerary*, a Roman route book of second to third-century date (Rivet and Smith 1979, 152-153; 345-346), and the designated *civitas* capital of the Durotriges (Wacher 1995, 324), little is known of the town's origins. The proximity of Maiden Castle, and the widely accepted association of that site with the campaigns of Vespasian and finds of military equipment and pre-Flavian coins, have led authorities to suggest that the Roman occupation of the site may originate as a Roman fort (Wacher 1995, 323). Wacher speculated that the fort might be located under what became the south-western part of the town, but evidence is lacking and might have been anticipated on the County Hospital site (Trevorthen 2008) if Wacher had been correct. More recently and Christopher Sparey Green has suggested (*pers comm*) that a location north of the River Frome may be possible. If the origins of the Roman occupation do lie with a fort it is likely that the Roman town represents a development from a *vicus* (village) associated with it although the origins of Roman-period civilian occupation also remain obscure. What is known is that occupation within the defences of Maiden Castle continued into the early Roman period, although Sharples (1991, 43, 101) has raised the possibility that it could represent Roman military activity, rather than a continuation of the pre-Roman settlement for some decades as proposed by Wheeler (1943). If Sharples is right they may have been resettled to form part of the population of what became *Durnovaria*.

While the detailed history of individual sites within the walled area of the Roman town varies it is possible to generalise to the extent that two major phases of development can be defined. The first dating to the later first and second centuries AD involved the construction of buildings in timber, while the second belonged to the third to early fifth centuries and was typified by stone founded or built structures. However it is clear that such generalisations are only that – generalisations; the Wollaston House baths, patently a public rather private facility given their scale (Magilton undated), whilst probably originating the earlier Roman period were constructed in stone from the start, perhaps as early as the first decade of the Flavian period (AD 69-79) – an understandable precaution given the obvious dangers from fire, but also a reflection of the status of the structure. Little is known about other Roman period public building at any date in the town's history, including the forum suggested to occupy an area south of High West Street crosses by the present Trinity Street. The exception to this rule is the town's amphitheatre that was adapted from the Neolithic henge of Maumbury Rings. This monument was extensively explored before the First World War by H St George Grey (Bradley 1975, 38-79) and seemed to have been developed as a facility for the newly established town in the early Flavian period (*circa* AD 70) (Wilmott 2008, 54).

The Greyhound Yard/Waitrose site (Woodward *et al* 1984) produced evidence of domestic and commercial buildings, as has the Charles Street site (Davies and Farwell 1989; Adam *et al* 1992; Adam and Butterworth 1993). This suggests strongly that the area conforms to the broad pattern of first/second century timber structures being replaced by stone-built buildings in the later Roman period. However it is also clear that of the area integrated with the Roman-period plan of the town is not fully understood. This latter point is demonstrated by the layout of the Roman roads in the area. It is generally accepted that the main east-west road through the town lay just south of High West Street and High East Street with a parallel road close to the line of Durngate some 70m north of site. A north-south street approximately on the line Acland Road on the east of the site with a further

parallel road about a 150m to the west crossing South Street obliquely. Such a rectilinear layout would be typical of a planned Roman town designed as a series of *insulae*, rectangular blocks of buildings defined by roads; but there are complications, not least the existence of a road oblique to the rectilinear alignment across the south-eastern part of the town, south of the Wollaston House baths and crossing the Charles Street site (Adam *et al* 1992; Powell 2015, 170-171, figure 2). This road has been suggested as a part of an early Roman road known as the Ackling Dyke part of the major Roman Road from London to Exeter (Margary 1973, Road 4), that must predate the imposition of the grid of *insulae*.

1.4.5 Post-Roman (Fifth to sixth centuries AD)

The immediate post-Roman period in Dorchester is effectively unknown. This is in large part because the recognition of archaeological deposits dating to the fifth and sixth centuries is fraught with difficulties, not least a general lack of clearly diagnostic finds coupled with the presence of large quantities of belonging to the latest Roman period that, if not residual, could have remained in use for long after AD 400. This is as true for Dorchester as anywhere else, although sites such as Building 182 at Colliton Park produced material that Fulford (2014, 377) has argued was ‘in large part deposited *after* the abandonment of the house and public buildings in question, and that [it] originated from nearby structures and occupation yet to be identified of the fifth and, arguably, the sixth century’. This strongly implies occupation within the walls of Dorchester in the fifth and sixth centuries, as might be expected given that the area is so far from the main areas of initial Saxon settlement and the evidence for the existence of a post-Roman culture at places such as Wareham (Wallis 2004, 27). The best attested, and most fully explored post-Roman settlement site in the Dorchester area is that outside Poundbury hillfort (Sparey Green 1987, 71-92), which has also produced at least three post-Roman burials (Farwell and Molleson 1993, 83).

1.4.6 Saxon (circa AD 600 to 1066)

From the seventh century the Dorchester area began to come under the influence of the Saxons, presumably gradually being absorbed into what became Wessex, the Kingdom of the West Saxons, by the late seventh century. Unlike the Sub-Roman period the earliest Saxon period does have distinctive material culture much of it deriving from funerary practice, such as a male burial inserted into the long mound at Maiden Castle (Wheeler 1943, 78-79). Several (three to five) burials from the Trumpet Major, *circa* 0.8km south east of Dorchester, have been re-dated to the Saxon period on the basis of the associated grave goods (Penn 1980, 60).

What is not clear is where the earliest Saxon-period occupation was concentrated. However it is believed that Dorchester rapidly became an important administrative centre, giving its name to the shire. It is certain that there was a royal estate, if not a royal residence, at Dorchester by AD 789 when the Anglo-Saxon Chronicle records ‘the first ships of Danish men’ coming to England. The King’s Reeve Beaduheard ‘who was from the town (*oppidum*) called Dorchester’ wanted to take the Danes ‘*ad regiam villam*’ [‘to the royal manor’ – Garmonsway 1972, 55] and was killed by them. There was certainly a royal residence at Dorchester by AD 883 when the first of several royal charters was signed there (Penn 1980, 60). Dorchester is not listed as a fortified town (*burh*) in King Alfred’s Burgal Hidage despite the existence of the Roman defences, perhaps because the Hidage may have only listed places where new defences were constructed.

Dorchester gained the status of a borough and was the site of a mint for much of the later Saxon period. A complication with regard to references to Dorchester in royal documents is that the royal manor of Fordington virtually surrounded the borough on three sides and could possibly have been

the location for some of the recorded royal events. However given the significance like a royal charter it would be reasonable to expect an accurate statement of where it was signed.

1.4.7 Domesday (1086)

The Domesday Survey of 1086 suggests that following the Norman Conquest Dorchester, or at least declined severely, as in 1066 there were 172 houses, but by the time of the Survey in 1086 there were '88 houses, and 100 have been completely destroyed from the time of Hugh the sheriff' Domesday Folio 75 – Williams and Martin 202, 198). The Sheriff referred to is Hugh fitz Grip who died some time before 1084 (Clegg 1972, 29). Presumably the apparent discrepancy between 172 and 188 houses is explained by 16 houses being constructed after 1066. The reasons for the destruction are not clear perhaps a being a result of destruction during, or reprisals after, the revolt of Dorset against William the Conqueror in 1069 (Douglas 1964, 219), or possibly as a result of clearance within the town for the construction of the castle if it was constructed in 1070 as suggested by Clegg (1972, 29), although that is disputed (Penn 1980, 61).

1.4.8 Medieval Period (1066 to 1540)

The Roman town defences were utilised as the defences of the medieval borough, but the history of the settlement within them is not well understood, although it is known that high status occupation is concentrated in the northern part of the urban area. Penn (1980, 61) has suggested that the Royal castle was established in the twelfth century, as part of programme of fortification of several West County castles under Robert, Count of Gloucester. The castle was built on the site now occupied by the prison and a Franciscan friary (also known erroneously as Dorchester Priory) was founded in 1260 and also lay in the northern part of the town. The focus of the medieval town was in the in the centre and north of the walled area, with the intra-mural open fields of East Walls and West Walls either side of South Street in the southern part of the town (Draper 2001, figure 35).

Draper (1995) used the Dorchester Domesday (1395-1500) to reconstruct the plan of the fifteenth-century town. She was able to reconstruct the tenement pattern with a considerable degree of certainty and, while demonstrating dense occupation along what are now High Street West, High Street East, South Street, Durngate, Icen Way, as well as street in the northern part of the town, her work shows that the Charles Street, Acland Road and Wollaston House baths areas formed part of East Walls (or *Estwallles*) open field (Draper 1995, figures 1 and 2).

1.4.9 Post-Medieval Period (AD 1540 – 1800) (Figure 4)

Throughout this period Dorchester seems to have been a prosperous County and market town which saw the enclosure of East Walls field, the area occupied by the Charles Street site, in 1596.

A key date is 1613 when much of the town was destroyed by fire. Following the fire much rebuilding was done in stone. Dorchester declared for Parliament in the Civil War, but changed hands twice and Parliamentary forces remodelled Maumbury Rings henge/amphitheatre as an artillery position. In the early 1700s the towns Roman defences, which had been strengthened or repaired during the civil war were largely taken down to allow the present Walks to be constructed.

The documentary evidence indicates that the Charles Street site was divided into several small closes and probably used as pasture, and by 1623 the plots had been divided further. A barn was constructed on the northern edge of the open field of East Walls prior to 1623 and was either rebuilt or converted to become a cottage and candle house in 1794; by 1888 it had been demolished to make way for Acland Road. A second early seventeenth century barn was built close to the centre of the site partially in the area that excavated by Wessex Archaeology (see Trench WA2 – Section

4.2.9), probably originating as a barn rented by in 1623 by the Reverend John White (Draper 1992, 5). During the late seventeenth or early eighteenth centuries a bowling green was laid out on one plot (Dorset History Centre [DHC] D/COOE.7 - Bowling Green Close; DHC Map 40.15.14 on which Charles Street is called Bowling Green Lane) and another seems to have been converted into a garden and orchard.

Through the eighteenth century a series of substantial houses were constructed close to the Charles Street site, including Wollaston House (1786), the grounds of which overlie the Roman-period public baths. Draper (1992) has summarised development within the area of the Charles Street site which didn't begin on any scale until the latter part of the nineteenth century.

1.4.10 Modern Period (AD 1800 – present day)

Development to the south of the Charles Street Phase 2 site had begun by 1810, with most of the area to the south (Charles Street Phase 1) being developed by 1888. By that date the Eldridge Pope malthouse and beer store occupied part of the south-eastern corner of the Phase 2 site (DHC Map 40.15.19). The northern part of the site was sub-divided into fields on enclosure, with the Hutchins 1772 map, 1848 manuscript map and the 1888 Ordnance survey map indicate the presence of a small building, Draper suggests a barn, in the central part of the area – the 1888 structure has a larger footprint suggesting the structure may have been rebuilt or replaced when the area may have been use as a nursery (Draper 1992, 6). By 1889, when the land was sold for development the area was known as the 'Grammar School Recreation Ground'. The area now occupied by South Walks House ion of a multiplicity of structure as it was developed as a cattle market. On the western, Charles Street, side of the site a terrace of houses was built, but development fronting onto Acland Road was slower, with the southern part, north of the Malthouse, not being developed until the 1950s.

1.5 Acknowledgements

Many people have been generous in providing copies of, or access to, documentation and resources and other information including: West Dorset District Council (Stephen Hill and Emily Garnham); Historic England (Keith Miller, Brian Kerr, Claire Tsang); Dorset County Council (Steve Wallis) and Dorset Historic Environment Record (Claire Pinder); and Wessex Archaeology (Pippa Bradley). The staff of the Dorset History Centre deserve thanks for their very efficient provision of access to maps and documents and also Richard Breward, Honorary Curator of Archaeology at Dorset County Museum for facilitating access to their archive holdings.

A number of people have readily given of their specialist knowledge in relation to Dorchester including: Dave Batchelor, Peter Bellamy, Sue Davies, Kate Hebditch, Laurence Keen, Christopher Sparey Green (who kindly provided information from his 'in preparation' book on Roman Dorchester in advance of publication) and Mike Trevarthen.

Dr Frank Meddens and Tim Bradley of Pre-Construct Archaeology and Paula Ware of MAP Archaeological Practice kindly provided information on costing issues.

Dr Jim Williams, Historic England Senior Science, advisor kindly discussed piling issues.

2. Aims and objectives

The overarching aims of the appraisal and assessment are to, by the way of desk-based assessment and site visits:

1. Enable the Council and potential developers to understand the potential archaeological implications of development on the site, and of appropriate archaeological responses in the form of mitigation by design or archaeological investigation and recording, which might be required as part of any development scheme.
2. As far as existing information permits, provide evidence-based information to enable informed and reasonable decisions to be made on the suitability of development proposals, including layout and design, in relation to archaeological heritage assets.

In addition the Assessment document will:

3. Review the validity of Site Summary, provided by Historic England and attached to the Brief

The work to be undertaken in line with the methods specified in Section 1.2 of the Project Brief and Section 5 of the Project Design submitted to WDDC.

3. Scope of the appraisal

All relevant sources consulted are listed in the Bibliography (Section 15 of this report). What follows seeks to summarise those sources,

As required by Section 2 of the Brief appraisal has reviewed published and archive sources of historical, archaeological, geographical, topographical and environmental data relevant to the area of the development and its context. In addition published and unpublished reports on other areas in Dorchester or elsewhere relevant to the appraisal have been consulted. This work has included:

- The Dorset County Historic Environment Record, particularly the material held from the research undertaken by Peter Bellamy in assembling information for the proposed Dorchester Urban Archaeological Database;
- The National Monuments Record – online Historic England resources, including PastScape have been utilised ;
- Geological Maps for the Dorchester area;
- Historic maps of the site and its environs held by the Dorset History Centre (DHC);
- Historic documents held in the County Records Office, local museums, libraries or other archives (where relevant);. This has been restricted to records held by the Dorset History Centre on the grounds of relevance and to ensure delivery of the Project within the agree timeframe.
- Archaeological and historical journals and books. Please see bibliography (Section 15 for a full list).
- Unpublished archaeological reports and archives – including the archives held by the Historic England Intervention and Analysis Team at Fort Cumberland, Portsmouth for work at Wollaston House Roman Baths and sites in Church Street.

As required by Section 2 of the Brief appraisal has examined published and unpublished reports of previous archaeological work on the site. This has included:

- The Dorset County Historic Environment Record;
- Records at the Dorset County Museum, notably the Wessex Archaeology ‘Wessex Court’ archives from the unpublished 1989 and 1990 excavations
- Appropriate archaeological and historical journals and books, particular interim notes in the annual *Proceedings of the Dorset Natural History and Archaeological Society* and the report on the first phase of the Charles Street development published in the *Proceedings of the Dorset Natural History and Archaeological Society* 136 (Powell 2015);
- All available borehole, trial pit and trial trench data from the site and its immediate environs as provided for the various planning applications previously submitted for the site;
- Archaeological contracting units which have undertaken investigations of the site, in particular Wessex Archaeology who supplied drafts of reports on their 1989 and 1990 excavations;
- Other key specialists in relevant aspects of Dorchester’s archaeology or in archaeological techniques relevant to the site these are listed in the Acknowledgements (Section 1.5).

Following a thorough review of the reports produced to date, and in the absence of specific development proposals at this point in time additional work has not been undertaken on the potential impact of development of the site on surrounding Listed Buildings (Figure 5), Register Parks and Gardens (Figure 6) or the character of the Dorchester Conservation Area. The latter was the subject of *Dorchester Conservation Area Appraisal* which was adopted as Supplementary Planning Guidance by West Dorset District Council in July 2003 (see pages 28-30 of the *Conservation Area Appraisal* for the south-eastern quadrant of the walled area of the town which includes the Charles Street site). The Listed Buildings are catalogued in Appendix A of *The Charles Street Site, Dorchester*.

Historical and Townscape Assessment Stage 1 (Montagu Evans 2007). In addition Appendix B of the *Charles Street Dorchester. Planning Application. Environmental Assessment – Appendix 6 – Cultural Heritage Assessment* provides an extensive ‘Assessment Of Non-Physical (Visual) Impacts Upon Historic Buildings’ and is supported by Appendix C ‘Photographic Views’ (Cotswold Archaeology 2010a).

The Appraisal is concerned solely with the Charles Street Phase 2 development site and does not seek to address possible alternative or complimentary developments, such as other possible locations for retail or parking provision raised in the GL Hearn 2016 report: *Dorchester Town Centre Development Potential* or in representations by respondents to previous planning applications for the site.

4. Results

4.1 Geological Background

Dorchester is located on a spur of Upper Chalk bounded by river terraces of the Frome to the north and the South Winterbourne to the south, both of which contain deposits of Alluvium and Valley Gravel. In many places the Upper Chalk lies beneath redeposited chalk (Coombe Rock), the result of periglacial activity.

A coomb that is largely infilled, but is still recognisable in the local topography, extends from the area of the County Hospital site (Trevarthen 2008, figure 11) running south-west to north-east, towards the River Frome across the Charles Street site.

Within the area of the Phase 2 development site the 1989 Wessex Archaeology excavations (Adam *et al* 1992, 8) encountered the undisturbed chalk at 59.55m OD in Trench 1 and at 58.60m OD in Trench 2. In Trench 1 this level was 1.6 m below the present ground surface, but there were indications that the natural surface had been lowered. The drop of almost 1m in the level of chalk in the *circa* 10m between the two trenches can be partly explained by the natural slope to the east but may also be the result of terracing during the Roman period. In Trench 3 chalk was encountered at 58.50m OD, reflecting the location of the trench further east along the southern [*contra* Adam *et al* 1992, 8] side of the coombe. The chalk in the eastern half of the trench was covered by a mixed deposit, up to 0.4m thick, of undulating disturbed chalk.

4.2 Archaeology and History of the Site (Figure 7)

This section will consider the evidence from the area both phases of the Charles Street Development site, not least for the information that the excavations undertaken prior to the construction of South Walls House (Powell 2015) add to the previous summaries of the archaeology of the area.

4.2.1 Mesolithic (circa 9000 BC to circa 4000 BC)

The earliest archaeological evidence from the site takes the form of flint tools from Trench 4 excavated in 1989 excavations and include an edge-blunted point and a few possibly contemporary bladelets, some of them heavily corticated (Healy in Adam *et al* 1992, 51).

4.2.2 Neolithic (circa 4000 to circa 2500 BC) (Figure 8)

The major discoveries relating to Neolithic occupation in the development area came from Trenches 1 and 3 excavated in 1989 by Wessex Archaeology and demonstrated the existence of a major Late Neolithic post-built monument on the site. Elements of this monument which had been seen to the north at Greyhound Yard and Church Street (see Section 1.4.1) and at Greyhound Yard radiocarbon analyses dated the construction of the monument of between 2920 and 2340 BC (Woodward *et al.* 1993, 25). As at Greyhound Yard the evidence for the monument on the Charles Street site takes the form of very substantial post pits, of which eight were seen in 1989, up to 2m wide, 5.5m long and which were cut down into the underlying chalk for up to 2.6m. The pits incorporated ramps to facilitate the raising of the posts, the latter being up to just over 1m in diameter as evidenced by the post-pipes (the 'ghosts' of the posts surviving within the fills of the pits).

At Charles Street the post-pits recorded in 1989 demonstrated that the overall plan of the monument was less regular than work to the north had suggested, with the pits in Trench WA3 having a more clearly north-east to south-west alignment and indicating a tightening of the curve towards the east. It is possible that the monument was sited, and the posts that it consisted were aligned, so as to have a relationship with the coombe that crosses the site, possibly to take advantage of the topography to give views across the monuments (and of the activities within it) (Adam *et al* 1992, 108).

Although a gully was recorded in association with the post pits in Trench WA1 it was absent in Trench WA3, there were few associated finds and it is clear that we lack a real understanding of a major Neolithic monument elements of which survive intact outside the limits of Trenches 1 and 3 from 1989 and also under the site of the Dorchester Community Church which is located between the two trenches.

4.2.3 Bronze Age (circa 2500 BC to circa 800 BC)

By the Early Bronze Age the Neolithic post-built monument had gone out of use, but its remains may have remained visible in the landscape (Woodward *et al* 1993, 358). Unequivocal evidence for Bronze Age activity on the Charles Street Phase 2 development site is limited, but the 1990 excavations by Wessex Archaeology did produce evidence for flint working (flake production) that could belong to ‘any date in the Late Neolithic/Bronze Age periods,’ (Harding in Adam and Butterworth 1993, 28) and the South Walks House excavations produced ‘residual worked flint of broadly Neolithic/Bronze Age date’ (Powell 2015, 166).

The only features of possible Bronze Age date known from the Charles Street to date are three of four ditches from the 1990 excavations that were assigned to the ‘broad prehistoric period ..., ditches 2443, 2521 and 2502, [that were] are on similar south-west to north-east alignments It is unlikely that the features were contemporaneous, but it is possible that the three similarly aligned ditches may represent a progressive series of field boundaries from the Bronze Age, a period of increasing agricultural activity’; suggesting possibility that the area may have been utilised for arable farming (Adam and Butterworth 1993, 67).

4.2.4 Iron Age (circa 800 BC to AD 43)

By the later Iron Age the Greyhound Yard site to the north is believed to have returned to permanent pasture (Woodward *et al* 1993, 358). Features of certain Iron Age date are absent from the areas excavated on the Charles Street site, but it is possible that the fourth of the ditches, on a different alignment to the others found, recorded by Wessex Archaeology in 1990 and assigned to a broad prehistoric date (Adam and Butterworth 1993, 67 – Phase 2) could belong to the Iron Age.

The site has produced four Iron Age (Durotrigian) coins – all billion (silver mixed with base metal) staters of circa 40–10 BC (Davies in Adam *et al* 1992, 33; Davies in Adam and Butterworth 1993, 21) which suggests the presence of Iron Age occupation in the area.

4.2.5 Roman (Later first century AD to circa AD 410)

Archaeological evaluations to date within the area of Phases 1 and 2 of the Charles Street development site: Wessex Archaeology Trenches 1-6 [hereafter WA1-6] (Adam *et al* 1992; Adam and Butterworth 1993) and Cotswold Archaeology Trenches 1-3 [hereafter CA1-3] (Cotswold Archaeology 2007); along with the excavations in advance of the construction of South Walks House (Powell 2015) have demonstrated, as might be expected, the presence of extensive Roman -period occupation within the area of the *civitas* capital under consideration. These discoveries are most easily described under the headings of Early Roman and Later Roman.

4.2.5.1 Early Roman (Later first century AD to circa AD 200) (Figures 9 and 10)

The Wessex Archaeology excavations of 1992 (Trenches WA1-5) produced evidence of at least four wooden structures (Structures 1602-1604) dating to the early second century AD. Other features included pits, wells, infant burials, a Roman road and the early Roman defences. In 1993 (Trench

WA6) the early Roman period was represented principally by one timber structure (Structure 1), and two stone-built ones (Structures 2 and 3). These structures were preceded by a number of other features and deposits.

Within the Phase 2 development site Structure 1602 was found in the south-western corner of Trench WA1 and was evidenced comprised a slot for a timber sill beam, six postholes and an area of chalk flooring which together probably these represent the interior of a rectangular wooden building. Trench WA2 produced no certain evidence of structures, although a chalk surface cut by pits and covered with Roman-period occupation material is suggested as lying outside an otherwise uninvestigated building. In Trench WA3, Structure 1603 comprised a gully and beam slot and three, probably internal postholes. Early Roman material from within Trench WA3 attests both to the quantity and quality of structural activity nearby; with chalk and flint rubble, objects of copper alloy and iron and many fragments of animal bone, ceramic building material, fired clay, flint, glass, pottery and shell and a few fragments of shale, slag and wall plaster. Most notable amongst the finds were three ceramic antefixes (decorated tiles designed to finish off the bottom rows of *imbrices* [semi-circular roof tiles] at eaves level). In Trench WA4 within the Phase 1 development site, to the north of the Roman road crossing the site, two post-built structures, Structures 1604 and 1605, were stratigraphically separated by consolidation and flooring deposits and therefore demonstrated the replacement or renewal of timber buildings during the early Roman period. Both phases of structures were probably associated with hearths and there was evidence of repairs to floors suggesting that the two structures were in use for extended periods. A large number of pits and wells attest to intensive use of the space around the buildings in Trenches WA1-4, along with four infant burials in Trench WA4, along with quantities of disarticulated bone. It is possible that the complete burials, all of new born or still born babies, may represent foundation deposits. Trench WA3 also produced disarticulated bone from one or more new borns. Trench WA4 was crossed by the Roman road (feature 1008) suggested to represent part of the Ackling Dyke (see Section 1.4.4) crossing the site diagonally. [See Adam et al 1992, 11-19 for a full description of features found.]

The early Roman phase in Trench WA6 started with at least three ditches, one of which (2472) contained a further two infant burials. The earliest building (Structure 1) was evidenced by eleven postholes and within it had occupation debris containing second-century pottery. Structure 1 was associated with, and superseded by a series of boundary walls, mostly represented by robbing trenches, but with some masonry surviving. The south-eastern corner of the trench was occupied by elements of one or two stone-built buildings, designated Structures 2 and 3 when first discovered, although they may be parts of a single larger building, much destroyed by post-Roman stone robbing. Within Structure 2 there were the remains of two phases of tessellated paving. Structure 3, if it were not part of the same building as structure two may have replaced it and consisted of part of one room and a walled courtyard to the west, with some dressed stone masonry surviving. An *opus signinum* (waterproof concrete) floor, butted the western wall of Structure 3 and apparently overlay the western wall of Structure 2, indicating, as does the two phases of tessellated paving, that even if Structures 2 and 3 were one and the same there were multiple phases of construction or rebuilding in this part of the site. As with the trenches excavated in 1989 Trench WA6 also produced a number of Early Roman pits and post holes. Trench WA6 also produced evidence for considerable soil accumulation, probably deliberate dumping in the later second century over the Early Roman buildings and features. [See Adam and Butterworth 1993, 8-13 for a full description of features found.]

On the South Walks House site Early Roman evidence was restricted to a series of ditches, pits and post holes, along with another infant burial. Significantly some of the ditches appeared to be aligned parallel to, or at right angles to, the Roman road seen in Trench WA4 in 1989 and suggest the laying

out of property boundaries in the area before the street grid of the Roman town was established, perhaps indicating the origins of the Roman-period settlement as being focussed along the line of the Ackling Dyke. The post holes seen in the northern most part of the excavation may represent elements of buildings fronting on to the road, but not clear plans were defined, nor was the frontage along the line of the road explored.

The finds from the Early Roman levels were generally characteristic of domestic occupation including imported material suggesting higher status occupation, as does the presence of fragments of a shale table and trays. There was limited evidence of the butchering of cattle from Trench WA4, but not enough to suggest substantial commercial, rather than primarily domestic activity. Similarly small quantities of slag were recovered from the 1989 excavations may point to small scale craft activity within in the site, but do not suggest the presence of industrial processes.

4.2.5.2 Later Roman (*Third century to circa AD 410*) (Figures 9, 11 and 12)

As revealed in 1989 (Adam *et al* 1992, 19-27) the main evidence relating to the Later Roman occupation of the site were the remains of eight rectangular stone-built structures. Other features included pits, wells and infant burials. Re-surfacing of the Ackling Street Roman road also occurred during this period.

Structure 1606, in the north-west corner of Trench WA1 and comprised robbed wall trenches 529 (east wall) and 50 (south wall). At the western end of trench 502, part of a return wall trench running northwards was visible but was not excavated. Structure 1606 measured about 6 m from west–east and at least 6.5 m from north–south. Modern terracing had cut down to the top of the chalk in this part of the trench and as a result no floor or occupation deposits survived. Direct dating of the structure by reference to associated pottery was not possible. Structure 1607 was at the southern end of Trench WA1 and was on a similar alignment to, although slightly south of, early Roman Structure 1602. Evidence for it comprised robbed wall trench 536, wall foundation 568, wall plaster deposit 584 and occupation deposits 601 and 607 which produced pottery belonging to the third and fourth centuries AD. Infant burial 604 was associated with these deposits. Structure 1608 was represented by a single robbed wall trench (537) in the north-east corner of Trench 1. The alignment of the robbed wall trench suggested the presence of a structure parallel with and east of Structure 1606.

Trench WA2 contained no structural evidence attributable to this period.

Structure 1609 in the western half of Trench WA3, consisted of an upstanding section of wall up to seven courses high (166), wall foundations and a number of associated surfaces. Within the trench the building was divided into two rooms. The limestone blocks forming the wall faces were roughly squared and laid with a minimal mortar and rubble core. Wall plaster survived *in situ* on the southern face, a moulded angle surviving at the base where it joined the floor. Both wall and foundation had been robbed at the western end of the trench. The northern room was 5m wide with a maximum length of 2.5m. Within the room were two stone-built features, oven 125 and tank 195 which may have related to a single domestic or possibly industrial function. A sequence of rammed chalk floors and occupation layers were recorded in the eastern part of the room. The southern room, also 5m wide and with a maximum length of 3m the trench, had a sequence of rammed chalk floors and occupation levels which survived to a maximum depth of 0.3m. In the north-east corner of the room there was a further infant burial. Flooring and occupation deposits were sealed by dereliction layers containing large quantities of wall plaster. It is likely that these two rooms had been terraced into the chalk of the hill slope. To the east lay a 2m wide corridor the primary flooring deposits of which were set over early Roman soil layers indicating that it had not been terraced into the hill-slope. East of the corridor a courtyard covered the rest of Trench WA3. The remains suggest a major structure probably built around the courtyard and fronting on to a street roughly on the line of Acland Road.

Structure 1610 was represented by a single wall in the northern part of Trench WA3 on the same alignment as, but slightly to the north of, early Roman Structure 1603.

In Trench WA4 a sequence of robbed wall trenches with some surviving wall foundations represented three successive buildings: 1611, 1612 and 1613. Occupation deposits and features were recorded within the area of Structures 1611 and 1612. The primary flooring deposits sealed early Roman Structure 1605. To the north the primary floor was crushed chalk floor and to the south finely crushed tile. The latter was cut by infant burial and an oven, with possible evidence of a second oven. In the northern part of the building a sequence of floors overlay the primary chalk floor, the final one of which sealed pottery of the third to fourth centuries. The final floor surface was covered by a medieval soil build-up (1024) and cut by five postholes. The postholes may represent an internal division of Structure 1612, although their stratigraphic position means that a later date cannot be ruled out.

Structure 1613 was represented by wall foundation 1388 in the north-west corner of Trench WA4 and was cut through Structure 1611. Structure 1613 may have been part of an enclosure around a well (1018) or represented part of a larger structure extending out of the trench. The well was found to extend 4.5m down to the water-table at 53.46m OD.

At least two further surfaces were added to the Roman road in Trench WA4 during this period, until it reached its maximum surviving level of 60.20m OD, 1.3m of metalling having been built up throughout the Roman period. The latest levels in the sequence contained more loam amongst the gravel than had the earlier deposits, but whether these represent the final late or post-Roman use of the road or are the result of later soil deposits mixing with the road surface was uncertain.

In Trench WA6, excavated in 1990, one major new building, Structure 4, occupied the greater part of the trench, although a courtyard evidenced by a wall extending out of the trench, presumably associated with a building to the north and probably originating in the third century, was found in the western part of the trench. Of two pits found within the courtyard, one (2174) produced pottery belonging to the fifth-century. Structure 4, was built over the north-western corners of early Roman Structures 2 and 3 and in part reused elements of Structure 2. The excavated part of Structure 4 was 24m long (including an extension or annex at the west end) and 7m wide. The main part of the building was divided into three rooms with *opus signinum* floors, that of the central room initially incorporating an oven, the only feature recorded within the building. The oven, which was later demolished and incorporated into the floor, produced a coin of AD 348–378. The *opus signinum* in the western room incorporated a coin of Constans dating to AD 335–337 and chalk patching of the *opus signinum* in the central room a coin of Valens, dated to AD 364–378. The chalk patching was overlain by other repairs and patches of occupation debris overlay 2084, the latest of these containing pottery of 4th and 5th-century AD date. A fourth room, which contained the badly worn remains of a tessellated floor extended beyond the trench to the south. The scale of the foundations, particularly on the western side suggests a building that could have been of more than one storey.

A stone-walled annex (2105) was added to the western side of Structure 4, filling the space between that building and the courtyard wall to the west.

On the South Walks House site the existence of stone-built structures in the Later Roman period was evidenced by 'a series of wall foundation trenches of probable third- to fourth-century date, largely robbed of stone ...' (Powell 2015, 171). As with the timber structures that existed in the area in the Early Roman period, the Later Roman buildings seem likely to have faced onto the continuation of

the Ackling Dyke road that cut across the site on a diagonal alignment compared with the town defences and majority of the street grid. The surviving foundations and robber trenches appeared to represent either elements of a single building, or more probably parts of two structures. There was little internal evidence relating to Building 1, although Building 2 did contain part of an *opus signinum* floor which probably extended into two rooms of the structure. Evidence relating to the Roman town defences was recorded on the southern side of the South Walks House site.

The finds from the Later Roman period again incorporate imported material and also higher status material traded from elsewhere in Britain. High status material included glass and further products of the Dorset shale industry and there were larger quantities of animal bone, but again what was found was suggestive of domestic activity.

4.2.5.3 Cotswold Archaeology Evaluation 2007 – The Roman-Period Evidence

Trenches CA1-3 excavated in 2007 were less than 3m square and this precludes the sort of phased interpretation generated from the larger Wessex Archaeology trenches summarised above. However they are important in that they provide insights into the archaeology of the western part of the Phase 2 development site. Trench CA1 was not excavated to natural, although the depth of natural was established by auguring at 2.89m below modern ground level within a cut feature (1004) of unknown form and function, but seemingly of post-medieval date. This feature cut through Roman-period layers, interpreted as episodes of dumping that were not bottomed, including 1005 which contained building material and third or fourth-century AD pottery. The possibility exists, given the nearby presence of stone-built Roman period buildings, that feature 1004 might be associated with the robbing of Roman-period walls. In Trench CA2 a Roman-period metal surface directly overlay the natural chalk which was 1.63 below the modern ground level in the area of the trench. In Trench CA3 there were a number of Roman period cut features that penetrated the chalk, some of which were not bottomed. Ditch 3016 occupied the southern side of the trench and contained within its fill a collapsed wall indicating the presence of Roman period buildings in the area. Trench CA3 is the only excavation, other than narrow service trenches, within any of areas suggested as representing 'deep disturbances', seemingly presumed to be modern, on the basis of a ground penetrating radar survey undertaken in 1999 (Wessex Archaeology 1999). It is worth noting that, while there are cut archaeological features in Trench CA3, overall the trench is not particularly deep, natural chalk was encountered at 1.36m below the modern ground level, nor is there any real evidence of disturbance once below a layer of modern rubble (3002) that acts as part of the make-up for the tarmac surface of the car park. (See Cotswold Archaeology 2007, 6-9 for a fuller description of the features).

4.2.6 Post-Roman (Fifth to sixth centuries AD)

For the reasons outlined above (Section 1.4.5) there is little clear evidence of this period known from the Charles Street site. However the 1989 excavations by Wessex Archaeology did record material which was demonstrably later than the late Roman buildings but did not contain pottery of medieval date ..., and in some cases was sealed by deposits that did, represents evidence of closely post-Roman activity, probably in the 5th and 6th centuries AD. All such evidence appears to be associated with the robbing of late Roman structures for building material.' (Adam *et al* 1992, 27). However in Trench WA3 a stone surface (140), perhaps representing hard standing, occupied the full width of the trench, and was crossed by a shallow gully (105) and there was a possible drain east-west (93) in the south-eastern corner of the trench. A stone surface (1022), aligned parallel to the Ackling Dyke Roman road, which presumably remained visible and in use, occupied the southern part of Trench WA4. Most of the other evidence that may belong to this phase from the 1989 excavations relates to stone-robbing activity dated by an absence of medieval pottery and evidence in Trenches WA3 and

(possibly) WA4 although the features in the latter trench could have related to medieval or early post-medieval activity (see below).

The 1990 excavations (Trench WA6) produced evidence two structures assigned to this phase. Structure 5 was represented by six postholes apparently forming the north-west corner of a rectangular structure, with some of the postholes being cut through the *opus signinum* floor (2063) of the western room of Later Roman Structure 4. Pottery recovered from the postholes dated to the third-fifth centuries AD. Part of another possible rectangular building (Structure 6) lay just to the north-east of Structure 5. Again the postholes produced pottery dated to the third-fifth centuries AD and were cut through *opus signinum* floor 2063 of Structure 4. Five postholes in the south-eastern corner of the trench may represent at least one other timber structure, extending beyond the trench. In addition some small, localised pockets of soil above damaged or deeper sections of floor occasionally held pottery of the 4th–5th centuries AD (Adam and Butterworth 1993, 17-18).

Most of the trenches excavated in 1989 and 1990 produced cut features (pits etc.) and layers of soil accumulation that could belong to this period, but lack diagnostic dating material.

The South Walks House excavations produced some evidence of post-Roman occupation that included a group of stake-holes cut through an *opus signinum* floor, pits, further postholes and a possible ditch terminal, as well as evidence of soil accumulation (Powell 2015, 175).

4.2.7 Saxon (circa AD 600 to 1066)

In the absence of diagnostic finds and scientific dates it is impossible to distinguish between the immediate post-Roman period and that subsequent period of Saxon control from the seventh century onwards. It is possible that some, or many, of the features and deposits on the Charles Street site described in the preceding Section could belong to the Saxon period. What is clear is that from the post-Roman period and into the medieval and post-medieval periods there was an ongoing process of soil development – the ‘soil accumulations’ or ‘urban soils’ referred to in various reports (Adam *et al* 1992, 29; Adam and Butterworth 1993, 18; Powell 2015, 175-176).

The site has produced no evidence recognised as relating to the Later Saxon royal borough.

4.2.8 Medieval Period (1066 to 1540)

At this time the site formed part of the East Walls open field, the cultivation and manuring of which will have contributed to the development of the soils sealing the *in situ* archaeological deposits. Other than agriculture the main activity recorded on the site during this period was further stone robbing in Trenches WA3 and WA4 (Adam *et al* 1992, 29), WA6 (Adam and Butterworth 1993, 18-19) and the South Walks House site (Powell 2015, 175). In Trench WA 1 medieval post-medieval levels were absent, partly because the level of natural chalk was relatively close to the present ground surface, and partly because modern disturbances obscured the first metre of stratigraphy (Adam *et al* 1992, 29).

4.2.9 Post-Medieval Period (AD 1540 – 1800)

Excavations has shown that this period saw further robbing of stone from Late Roman buildings in Trenches WA3, WA4 and WA6. In Trench WA2 postholes and stone features from a building of two phases (Structures 1604 and 1605) dating to the seventeenth century were found (Adam *et al* 1992, 29-30). This building was probably the barn rented by the Reverend John White in 1623 (see Section 1.4.9).

In Trenches WA2, WA3 and WA4 deposits of agriculturally sorted loams, with maximum surviving depths of 1.6 m were recorded. Although considerable quantities of redeposited Roman material were recovered from these deposits, post-medieval material was not common, suggesting either a low level of manuring or a fast soil build-up within the natural depression formed by the coombe (Adam *et al* 1992, 31).

In Trench WA6 four robber trenches and a pit in the area of Structure 4 were cut from a higher level produced the post-medieval pottery and some intrusive modern material (Adam and Butterworth 1993, 19).

4.2.10 Modern Period (AD 1800 – present day)

Within the Phase 2 development Trenches WA1 and WA2 lay either side of a large sewer trench. The area of these trenches had also been damaged by the construction of 2/3 Acland Road in the nineteenth century. The eastern side of Trench 1 had been additionally disturbed by a cellar, but a general soil accumulation survived intact over much of post-medieval barn 1615. Although the Eldridge Pope malthouse had stood in the area between Trenches WA3 and WA4 no evidence of damage was seen in Trench WA6. Only along the northern edge of Trench WA3 had modern footings caused disturbance (Adam *et al* 1992, 31).

In Trench WA6 more recent activity was confined to concrete foundations the eastern end of the trench – the site of 5–7 Acland Road; houses built in the 1920s.

5. Depth of Deposits

Given the data, and more particularly the time available for this study, was not possible to develop a detailed deposit model through the analysis of borehole data as was done for the London Olympic Park and involved analysing the data from 4,000 boreholes. Equally a lack of confidence in aspects of the interpretation of the 1990 GPR results (see Section 6.1) deprives the deposit model of potentially key data sets.

What is offered is a review of the information available from the evaluations and excavations to date on the Charles Street as collated by Cotswold Archaeology (2014, Appendix A) the key data from which is reproduced here as Table 1 and Figure 13.

Number on Figure 13	Top of Roman deposits (m AOD)	Present ground level (m AOD)	Depth of overburden (m)	Thickness of Roman deposits (m)	Top of natural (m AOD)	Depth to Top of natural (m)
14	57.96	61.47	3.51	undefined	undefined	undefined
15	60.09	61.23	1.11	undefined	undefined	undefined
16	60.14	61.32	1.18	0.60	59.54	1.71
27	59.65	61.50	1.85	1.18	<i>circa 58.47</i>	3.03
28	57.96	58.91	0.95	1.10	<i>circa 56.86</i>	2.05
29	59.04	60.73	1.69	undefined (maximum possible is 1.2m)	57.84 (Augured through base of pit)	2.89 (Augured through base of pit)
30	59.23	60.67	1.44	0.19	59.04	1.63
31	60.03	61.26	1.23	0.13	59.90	1.36

Table 1 – Depth of Deposits on the Phase 2 development site. Extracted from Cotswold Archaeology (2014) Appendix A

What does seem to be apparent from the recorded readings is the influence of the coombe crossing the site from west-southwest from the direction of the County Hospital site (Trevarthen 2008, figure 11) to east-northeast towards the Wollaston House Roman baths and the River Frome. There being a clear fall-off in the top of Roman period deposits and the level of natural from Readings 31 to 27 and 29 to 28, with Reading 16 demonstrating the location of the Neolithic post-built monument on the higher ground on the north side of the coombe.

6. Archaeological Potential of the site

6.1 Summary

Archaeological work within the area of the Charles Street Phase 2 development site: Wessex Archaeology Trenches WA1-3 and WA6, along with Cotswold Archaeology evaluation trenches (CA1-3), has demonstrated the presence of complex and well-preserved archaeological deposits and features of Neolithic and Roman date, and have shown the presence on a lesser scale of finds and features dating to the Mesolithic, Bronze Age and probably the Iron Age.

Less clear is the evidence for the immediately Post-Roman and Saxon periods, but that uncertainty in part reflects the character remains that might be anticipated from those periods: no use of mortared masonry construction, soil layers overlying readily recognisable Roman-period structures and not readily seen or understood in smaller scale interventions and a lack of diagnostic artefacts.

For the medieval and later periods the evidence derived from excavations to date and from documentary sources suggests that the site has limited potential to inform a better understanding of Dorchester in those periods.

The ground penetrating radar (GPR) survey (Wessex Archaeology 1999) has been used to suggest that there are major areas of disturbance with little or no archaeological potential (eg Mills Whipp 2014, Section 3.3.5) and to an extent this may be borne out by the report on the GPR survey:

‘Archaeological remains may survive in back yard areas associated with the more southerly parts of the former terrace along the [eastern] Charles Street frontage; the survey also suggests terrace footings may survive here. The results of the watching brief undertaken during clearance of the terrace suggest that such remains are unlikely to survive further north or beneath the northern car park access road, as deposits here were stripped to the chalk bedrock during car park construction.’
(Wessex Archaeology 1999, 3)

However the GPR report goes on to state:

‘In the north-west of the site, the survey suggests that archaeological remains may have survived the construction and removal of the terraced houses along Charles Street. Although a previous watching brief here failed to observe any remains and the area was cleared down to the chalk, the extent of this destruction is not known and has not been clarified by the survey.’ (Wessex Archaeology 1999, 4)

As noted above (Section 4.2.5.3), in Trench CA3 Roman-period features survived cut into the chalk bedrock and thus support the case for caution. Given an absence of unequivocal physical evidence that archaeological deposits and features have been completely removed, archaeological potential, albeit perhaps reduced, should be assumed in the areas identified as ‘disturbed’ in the GPR report. The major area of disturbance suggested on the basis of the GPR survey in the southern part of the site is largely outside the Phase 2 development area.

There is considerable topographic variation across the site, most notably where the car park falls to the south-east in the south-eastern corner of the Phase 2 site against Acland Road where the carpark surface is *circa* 3m below pavement level on Acland Road. Cotswold Archaeology (2014, 29) suggest that there appears to have been ‘ground reduction’ in the area of what they term Trenches 2c and 3 (Trenches WA3 and WA6 in this report) since they were excavated. In part Trench WA3

coincides with the low lying part of the site near Acland Road. No explanation, or date, can be offered for the removal of deposits in the vicinity of Trench WA3 in the period after 1989.

6.2 Neolithic

For the Neolithic the site could add to our understanding of the major post-built monument that extends southwards from the Greyhound Yard/Waitrose site and was sampled in Trenches WA1 and WA3. There may be substantially undisturbed post-pits under Dorchester Community Church and between Trench WA3 and Acland Road. The latter segment may be of particular interest as excavation there could further inform understanding of the relationship of the Neolithic monument to the combe crossing the site. In addition the northern-eastern corner of the site east and north of Trenches WA1 and WA3 would afford an opportunity to examine part of the interior of the Neolithic monument, an area that currently we have no information for. The fact that Trench WA2 did not provide any evidence relating to the interior of the monument need not indicate that there is no such evidence to be found – there is a clear possibility that as the monument approaches the coombe there may be a greater depth of accumulated material over it that could have protected additional contemporary features and/or surfaces. There is a need to further understand the apparent absence of the gully that roughly paralleled the post circle on northern two-thirds the Greyhound Yard site, but has been seen to adopt a converging course in the southern part of Greyhound Yard and Trench WA1 where post pit 531 may have had a direct stratigraphic relationship to the gully (623) which was removed by a Roman-period feature. It is not clear if the represents an element of the post circle monument or feature from earlier or later in the Neolithic.

6.3 Bronze Age

While the evidence for the Bronze Age on the site is limited any features found from that period may have the potential to inform an understanding of the response of later populations to the vestiges of the major Neolithic monument that must have remained as elements of landscape.

6.4 Iron Age

Whilst currently not certainly represented on the site any Iron Age features encountered could inform understanding of character of settlement and the nature of landscape in the period away from the obvious centres of power and status - Maiden Castle. Any Iron Age evidence might also contribute to the development of an understanding of why it was decided to place *Durnovaria* was located where it is, rather than in any other location.

6.5 Roman Period

Despite the evidence for stone robbing on the site it is clear that much of the Roman-period archaeology survives remarkably well, with in places deep sequences providing evidence of occupation throughout the Roman period. The fact that the Charles Street site remained undeveloped in medieval and post-medieval periods means that in Dorchester there is the opportunity to investigate intact sequences without the damage wrought in so many continuously and intensively occupied major Roman towns as a result of pit digging and other destructive later activity. In that sense the potential of the Charles Street site is closer to that of 'green field' Roman town sites such as Silchester, Wroxeter, Verulamium and Caistor-by-Norwich, rather than sites such as Winchester, Leicester or York which have seen centuries of superimposed occupation. That said the

robust nature of much Roman-period archaeology has meant that even in intensively occupied towns much high quality data often survives.

Any evidence relating to the early Roman period has the potential to advance our understanding of the origins and development of the urban community, while the presence of well-sealed deposits relating to the later town that seem to have been, in some areas of the site, little impacted by the medieval and later agricultural use and other activities should mean that there is a high potential to advance understanding of the domestic buildings of the third and fourth centuries and their context – a building cannot be understood by only examining the structure, evidence of associated activities such as rubbish disposal are crucial to understanding the population, their lifestyle, domestic arrangements and status. The presence of extensive back plot areas offers the prospect of further opportunities to recover sealed deposits of material that will provide data on the economic basis of the settlement and changes/developments through time. The apparent near absence of evidence relating to trade industry and the character of some of buildings and associated finds suggests that the Charles Street, if developed, would afford an opportunity to investigate a higher status area of the town using modern techniques and sampling strategies and compliment the work undertaken at the County Hospital site in the south-western part of the town (Trevorthen 2008; http://www.wessexarch.co.uk/projects/dorset/dorchester_hospital/specialist_reports/index.html).

6.6 Post-Roman and Saxon

These two periods are considered together because the potentials and issues for both are very similar. Dorchester can be presumed to have had a key role in the post-Roman period in the area, being a traditional seat of power and governance and by virtue of having defences in an uncertain world. Similarly its role in the transfer of power in the area to the Saxon Kings of Wessex and the development of a role in the new power structure as royal borough and eventually County town must have been crucial. However neither period is well understood. The potential for Dorchester as a whole to contribute to an understanding of these challenging periods has been recognised for many years; for example: ‘It is only at Dorchester that a suggestion of continuity from the Roman period can be made’ (Keen 1984, 242). Given the evidence for post-Roman occupation on the Charles Street site, as limited as it is at present, and the crucial nature of the questions involved suggests that every effort should be made to realise the potential to better understand these key periods of transition on the site, and as a result in Dorchester and the region more widely.

Equally the potential of the ‘dark earth’, the soil deposits overlying the stratified Neolithic, Roman and later archaeology was recognised in the discussion regarding previous applications for development on the site to the extent that the *Environmental Statement Technical Appendix 6 – Cultural Heritage Assessment* submitted in support of Application 1-D-10-000763 (May 2010) in advance of the Charles Street Phase 1 development (South Walks House) incorporated:

Research Aim 10: Address our lack of understanding of key transitional periods (sub-objective (e): late Roman/post-Roman transition). Priority should be attached to ascertaining at what date the late Roman structures were abandoned and urban life ceased in this part of Dorchester. The excavation provides an opportunity to implement a number of scientific techniques to better characterize the nature and formation processes of ‘dark earth’. (Cotswold Archaeology 2010a)

Which was supported and expanded on in the following statement in response to comments from English Heritage:

'In the ES [Environmental Statement] one of the stated Research Aims (10) was to address our lack of understanding of the late Roman/post-Roman transition, and it was stated that the excavation provides an opportunity to implement a number of scientific techniques to better characterise the nature and formation processes of 'dark'. The dark earth/agricultural soils overlying the top of the Roman/sub-Roman deposits have been heavily reworked in the medieval and post-medieval periods, and frequently contain post-medieval ceramics (ES Cultural Heritage Appendix para 4.23). Given the comparatively restricted area of the Phase 1 excavation, removal of these deposits by machine will be acceptable. **During the larger Phase 2 basement excavations a sampling strategy will be instigated to test the dark earth/agricultural soil in an effort to establish its mode of formation and chronology. The usefulness of micromorphological assessment will be considered.** (Cotswold Archaeology 2010b) [Author's emphasis]

Generally the term 'dark earth' is used to describe 'poorly stratified archaeological deposits that occur between Roman levels and overlying medieval and post-medieval archaeology' (Macphail *et al.* 2003, 350). In the case of the Charles Street site, given the history of medieval post-medieval agricultural activity to an extent the potential of the dark earth/agricultural soil deposits will be reduced. However the potential for undisturbed dark earth deposits of pre-medieval date is high, particularly in areas where features or soil of possible very late Roman, post-Roman or Saxon date may exist. Such areas may present caches of preservation, perhaps through having been protected/sheltered by the presence of walls or other features that restricted penetration/disturbance by the plough. Furthermore sampling of the dark earth generally for artefacts, for example through controlled metal detecting and sieving programmes, may offer the opportunity to recover finds that may indicate the prior existence of phases of activity on the site that have otherwise largely been lost.

6.7 South West Archaeological Research Framework

Overall the Charles Street Phase 2 site offers significant opportunities to contribute to areas of research identified in the *South West Archaeological Research Framework. Resource Assessment and Research Agenda* (Webster 2008) including:

Neolithic

- 4.3.3 The appropriation of natural topographic features – a priority framed with the Moorlands of Devon and Cornwall as the primary focus, but potentially relevant to Charles Street given the position of the post-built monument in relation to the coombe.
- 4.3.4 The landscape context of monuments – the positioning of the post-built monument, and other key Neolithic monuments in the area in relation to the chalk ridge, the River Frome and wetlands of the Frome Valley and the Winterbourne
- 4.5.2 Monumentality – The Dorchester area is specifically identified as one of the key '4th and 3rd millennium BC ceremonial centres on the Wessex Chalk'.

Roman

- 8.2.2 Urban settlement – In considering Dorchester as a whole it is acknowledged that an understanding of the 'topography of the town is slowly coming to light Little enough of its character is yet known'. Charles Street Phase 2 clearly has potential with respect this lacuna.

Early Medieval [ie. Post-Roman and Saxon in the terms of this study]

- 10.2.2 Urban Settlement – the decline of urban settlement in the major Roman towns, including Dorchester is noted, as is the paucity of evidence relating to that decline. Webster (2008, 173) suggest the possibility that occupation continued into his Early Medieval period

on the Greyhound Yard site after areas to the south, presumably including Charles Street had been given over to agriculture. However the accumulated information summarised above suggest the possibility of a similar continuation of occupation for some time on, at least part of, the Charles Street site.

With respect to Research Aims identified in the *South West Archaeological Research Framework. Research Strategy 2012-2017* (Grove and Cook 2012) the *Environmental Statement Technical Appendix 6 – Cultural Heritage Assessment* (Cotswold Archaeology 2010a, Section 5.37) lists

'Regional research aims which the fieldwork at Charles Street can seek to make a significant contribution to include:

- Research Aim 54: *Widen our understanding of monumentality in the Neolithic and early Bronze Age* (sub-objective (b): *better understand non-conventional monument forms*). It will be important to obtain better dating and context for the Late Neolithic palisaded monument
- Research Aim 34: *Improve our understanding of early Roman urban settlement*. This is a valuable opportunity to investigate the origins of the Roman town, and understand the trajectory of its early development. It also provides an opportunity to examine the backlands associated with structures where good artefactual and biological assemblages might be present. This has recently been highlighted as a weakness in Romano-British urban archaeology (Fulford *et al* 2006, 7-11). There is also the potential to examine spatial distributions and evaluate whether evidence for ritual activity can be discerned (cf. Woodward and Woodward 2004; Fulford 2001)
- Research Aim 22: *Improve our understanding of insect faunas and what they can tell us about past environments* (sub-objective (g): *insect faunas from Roman urban deposits*). There is the possibility of mineralized environmental assemblages from pits dug to the rear of the Roman structures
- Research Aim 10: *Address our lack of understanding of key transitional periods* (sub-objective (e): *late Roman/post-Roman transition*). Priority should be attached to ascertaining at what date the late Roman structures were abandoned and urban life ceased in this part of Dorchester. The excavation provides an opportunity to implement a number of scientific techniques to better characterize the nature and formation processes of 'dark earth'.

6.8 Potential for On-Site Display

While outside the brief for this study the issue of the potential to display some of the Roman period buildings was raised during a teleconference with the Members Working Group for the Charles Street site. While it should be emphasised that the Roman-period archaeological significance and potential on the site is High to Very High, the potential for the discovery of remains that could be displayed cost-effectively in a meaningful way is Low. The reason for this is very straight forward – the intensity of stone robbing on the site has meant that few walls survive above foundation level, if at all. On site interpretation could be provided by way of display boards and there is a obvious potential for material from the site to be made accessible to the public through displays in the new County Museum.

7. Assessment of Significance

7.1 What is 'Significance'?

The *National Planning Policy Framework* [NPPF] (DCLG 2012) has as one of its twelve Core Planning Principles that should underpin both plan-making and decision-taking:

- conserve heritage assets in a manner appropriate to their **significance**, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Annexe 2 to the NPPF provides a definition:

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Other relevant definitions for this study include:

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

In understanding the significance of the Heritage Assets on the Charles Street site it is crucial that they are looked at holistically – the totality of the evidence must be considered. Cotswold Archaeology (2014, Section 5.14) in considering such issues under the heading of 'Value' rather than 'significance' state that 'The remains of the late Neolithic palisaded monument and Roman town are manifestly of archaeological value', but go on to qualify that by suggesting that value would be 'high', 'if they survived intact'. Given the history of the site, which they rightly state has led to intrusion by foundations and services, in combination with 'areas of deep disturbance caused by a post-medieval structure' identified in the GRP survey have reduced that value. As indicated above (Section 6.1) the

veracity of conclusions regarding disturbance based on the 1990 GPR survey needs to be questioned, as does a further suggestion made by Cotswold Archaeology that ‘previous campaigns of archaeological excavation’ have also contributed to the lowering of the value of the surviving remains on the site (Cotswold Archaeology 2014, Section 5.14). This latter claim represents a misunderstanding of the concept of significance (or ‘Value’ as used by Cotswold Archaeology) – prior work on the site has served to enhance our understanding, and indeed prior evaluation has often been a prerequisite to the statutory designation of sites. An example is afforded by Bainesse Roman Roadside settlement and Anglian cemetery at Catterick, North Yorkshire (National Heritage List for England Number 1021209) which was scheduled after evaluation demonstrated the survival of Nationally Important remains worthy of protection despite the A1 dual carriageway having been built through the site in 1959 and part of the site being excavated during a programmes of upgrading in 1981-82 and 1993 (Brickstock *et al* 2007; Wilson *et al* 1996; Wilson 2002).

This study is not concerned with suggesting the designation of historic assets on the Charles Street site for protection as scheduled monuments, the criteria that are applied in designation are relevant to the issue of ‘significance’ as the NPPF requires planning authorities to treat ‘non-designated assets ... of equivalent significance to scheduled monuments, ... [as] ... subject to policies for designated assets (NPPF 2012, para 139). Given that duty the NPPF sets the following standards for dealing with designated assets (including Scheduled Monuments):

para 133 Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

para 134 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

In considering a recommendation for designation the Secretary of state will consider it against seven non-statutory criteria (<https://historicengland.org.uk/advice/hpg/has/scheduledmonuments/>):

1. Period
2. Rarity
3. Documentation supporting the monument’s significance
4. Group value with other heritage assets
5. Survival/condition
6. Fragility/vulnerability – suggesting the need for protection
7. Diversity of attributes that the monument holds

Historic England has published a series of Scheduling Selection Guides and that for *Religion and Ritual pre-AD 410* in considering period designation criteria for Neolithic monuments for Stone and Timber Circles the Guide states that: ‘As rare monument types which provides an important insight

into prehistoric ritual activity all surviving examples are worthy of preservation.’ (Historic England 2012, 11).

Settlements of the Roman period are covered by the Scheduling Selection Guide for *Settlements to 1500* (Historic England 2013). The selection guide recognises the difficulties of providing statutory protection for buried historic assets in living towns:

‘Towns and cities with origins lying in the Roman, post-Roman or medieval periods pose particular challenges: reconciling their modern-day needs with respect for their extremely important archaeology. They can possess deeply stratified deposits, which are often rich in structural remains, artefacts and environmental evidence, and all extending over many centuries. If remains of this kind and importance were identified in open land, they would undoubtedly qualify as being of national importance in their entirety. ... Today, control over the archaeological impacts of development in historic urban areas is generally secured through the planning system (as outlined in the NPPF) rather than the ancient monuments legislation. This should not obscure the fact that remains of national importance may well be involved, in which case paragraph 139 of the NPPF applies: in other words, the NPPF policies for designated assets apply, even if the asset concerned has not been scheduled. Clearly identifying such sites of equivalent national importance is an essential step in the development process, and greatly assists in managing such undesignated sites appropriately. (Historic England 2013, 15).

For the post-Roman period the Scheduling Selection Guide for *Settlements to 1500* recognises that: ‘Before the tenth century, the evidence for post-Roman urbanism in England is generally ambiguous; much remains to be discovered. Some activity continued in at least some former Roman towns and cities in the fifth and sixth centuries AD, but the exact nature and extent of this is unclear.’ (Historic England 2013, 9).

7.2 Archaeological Significance on the Charles Street Phase 2 development site

In the light of the above review of the criteria for designation it is possible to assess the significance, archaeological of the archaeological interest and, to an extent, setting of the heritage assets that exist on the Charles Street Phase 2 site.

Three periods stand out as being of very high significance, or potential significance: the Neolithic, Roman and possibly the Post-Roman/Saxon.

7.2.1 Neolithic

For the Neolithic the post-built monument is of a category from which all surviving examples are worthy of preservation based on the criteria in the Historic England Scheduling Selection Guide. In terms of the Secretary of States non-statutory criteria for Scheduling the monument meets the criteria in terms of: period and rarity and the previous work at Greyhound Yard, Church Street and on the Charles Street site all provide high quality supporting documentation. As an element of the Dorchester area Neolithic ritual landscape it is also clear that the monument has significant ‘group value’ and the presence of potentially associated features, including the converging gully along with the structural detail represented in the post pits means that the survival and condition of the monument are also significant considerations.

7.2.2 Roman Period

For the Roman period the Charles Street site has to be seen in the context of *Durnovaria*, one of only fourteen *civitas* capitals in England¹, and as the site has undoubted 'group value' with the other elements of the Roman town its significance is clear. As indicated above the level of understanding that is available with regard to the quality and range of the Roman-period remains on the site adds to its significance. Despite the episodes of stone robbing there are extensive areas of intact and important Roman-period deposits and features surviving on the site. The diversity of evidence: structures, back-plot areas, substantial assemblages of material culture (finds) and the potential for environmental material and a sequence stretching from the early Roman period to, potentially, into the post-Roman period serves to emphasise that significance.

7.2.3 Post-Roman/Saxon Period

Based on the evidence recorded so far it is more difficult to make a detailed case for the significance of these periods on the site. However the mere presence of potentially post-Roman or Saxon deposits, given their rarity nationally means that these periods have to be regarded as potentially significant on the site. The Charles Street site is one of the few areas of Dorchester where it is appears that the medieval, post-medieval and modern development appears to have left some evidence of these poorly known periods. The association of features recorded to date with later Roman buildings suggests the possibility of contributing to a better understanding issues relating to the continuity (or not) of occupation within the walled area of Dorchester. Similarly, if assemblages of potential fifth-sixth century date can be identified they could help address issues relating to the life style of that period, nature of settlements and perhaps contribute to refining the British/Saxon cultural transition that is believed to occur in the seventh century in the area. In terms of the Secretary of State's non-statutory criteria for Scheduling the fragility/vulnerability of remains of these periods would also serve to enhance their status.

As the above summary should make clear on the Charles Street site archaeological remains of two, if not three periods, exist that would meet the Secretary of State's non-statutory criteria for scheduling, which means that the site must be regarded Nationally Important and therefore, under paragraph 139 of the NPPF need to be regarded as of 'equivalent significance to scheduled monuments, [and] should be subject to policies for designated assets'.

Even if the Post-Roman/Saxon elements of the site prove not to be nationally important, they would undoubtedly remain of regional significance, as would any Bronze Age and Iron Age evidence from the site given the current lack of understanding around the post-Neolithic use of the area and the extent of Iron Age occupation on what became the walled town of *Durnovaria*.

7.3 Historic England Site Summary

In the light of the above it is possible to state, in response to Objective 3 (Section 2) that the site summary offered by Historic England as an Appendix to the Project Brief is a broadly accurate and reasonable summary of the site. What it may overstate is the certainty of a military phase in Dorchester, which is likely but not proven, and also the existing level of understanding the function of the Roman-period buildings on the Phase 2 development site – currently there is an inadequate

¹ Up to the fourth century AD when a number of other sites, including Ilchester and Carlisle were given the status of *civitas* capital.

sample to state with certainty that, in addition to domestic occupation, there were shops and workshops, although both are to be expected.

8. Assessment of the potential impacts of construction and development options

8.1 Options for the site

The following section is in large part a response to the GL Hearn (2016) document *Dorchester Town Centre Development Proposal* but focusses on the possibilities offered for the Charles Street site and does not explore wider issues relating to development in Dorchester.

The Hearn document offers three options for the Charles Street phase 2 site as a basis for discussion, without specific development proposals:

Option 1 – Maintain, Improve and Promote

3.7 The first option is to maintain Charles Street largely in its current use, improve it with better public realm and environmental treatments and possibly introduce “pop up” or “soft” activities at times of the week, e.g. performance space, exhibitions, niche local markets, to help create a destination and brand. We note that Dorchester’s main market is located at Fairfield Road opposite Brewery Square and held every Wednesday.

Option 2 – Food store of circa 3,716 sq.m.

3.10 This option comprises a food store on the west part of Charles Street. It provides a floor area of 3,716 sq.m.

3.11 The access road in front of South Walks offices is reconfigured to deliver circa 257 car parking spaces with 162 at surface and 60 in an undercroft accessed by ramps, plus 35 spaces at Old Market. This represents a loss of 65 spaces compared to the existing provision of 322 spaces (Acland and Old Market). Alternatively, a decked car park could be provided to retain as much of the existing levels of spaces, subject to design, archaeological, occupier or viability issues.

3.12 The service yard is located in the north west corner of the site.

Option 3 – Large format retail units circa 5,574 sq.m.

3.13 This option looks to accommodate a number of larger retail units for comparison (e.g. fashion/lifestyle) retailers to meet current market gaps or the upsizing needs of existing retailers in the town centre.

3.14 The units are gathered on the western part of the scheme, with:

- A semi-underground car park at the existing level (+ 59.5) fits in the eastern part of the scheme with a surface car park on the top. (GL Hearn 2016, 15-17)

8.2 Development Options Impact Review

8.2.1 Introduction

The options as outlined all reject the inclusion of the two-storey basement carpark that was a key element of the withdrawn Simons’ scheme and was potentially so destructive archaeologically that it is difficult to envisage an appropriate and proportionate archaeological response that did not involve total, or near total excavation of the threatened area.

Of the options offered by Hearn's clearly Option 1 has the least potential archaeological impact. Although improving the site 'with better public realm and environmental treatments' might have limited and superficial archaeological implications the archaeological costs involved would be limited, although if there was any provision of enhanced services the impacts might be larger. Without specific proposals it is impossible to suggest a robust cost, but less than £10,000, including any post-excavation work and dissemination (publication) might be reasonable, and it would be difficult to envisage costs in excess of at most £15,000-£20,000 if the scheme did 'maintain Charles Street largely in its current use'. Any provision of archaeological information boards or other heritage-related initiatives designed to 'add value' and enhance the visitor/user experience to the refreshed site would be an additional cost.

Options 2 and 3 respectively would see the development of 50% and 40% of the car park area respectively and the level of threat to the surviving archaeological resource on the site, and the costs appropriate archaeological response would be determined by two factors:

1. The exact location and footprint of the development
2. The method(s) of construction adopted.

Key issues would be:

1. The detailed design of any 'undercroft' (Option 2) or semi-underground (Option 3) carparking.
2. What would be the minimum viable 'depth' for the building(s) in either option.
3. The reliance that can be put upon the results of the 1990 GRP survey in the light of Section 6.1.

8.2.2 Raft Construction

The least destructive construction option would be the creation of a concrete raft as the base for whatever building was constructed on the site, if such an approach could satisfy structural and building control requirements. Ideally such a raft would be 'floated' at the highest point of the base materials underlying the current carpark surface, with no foundations and, if required, the minimum number of piles to anchor the raft as demanded by engineering and building regulation requirements. The approach might generate 'townscape issues' as it might serve to raise the profile of the resulting building in relation to surrounding structures. If that were the case it might be preferable to opt for a single storey construction, as implied by Option 2, rather than the two-storey design offered in Option 3, but clearly any perceived townscape/design issues would have to be considered in the light of a specific building design proposal.

8.2.3 Piled Construction

The only other potential alternative to raft construction, that would reduce the impact of development on the archaeological resource, would be one based on piling. However that in itself raises issues with regard to the impact on and potential to understand the archaeological resource affected – the Historic England guidance on *Preserving Archaeological Remains. Decision taking for Sites under Development* (Historic England 2016) offers the following summary of issues relating to piling:

'Piling causes impacts in the footprint of the pile ... and depending on the type of pile used, may cause damage to the adjacent area of up to four times the area of the pile. The grouping of piles in clusters has the effect of making the area within the pile group inaccessible to future investigation and is thus equivalent to the total loss of this

material. Pile probing (using a machine to test for obstructions) can also cause high levels of often uncontrolled damage. (Historic England 2016, 18).

Piling, whether used to anchor a raft, as suggested might be necessary in the Option 2 approach, or as the main foundation technique can have significant impacts on *in situ* archaeological features and deposits. There are three main approaches to piling: Displacement piles which, as the name suggests, displace the material they pass through as they are driven into the ground; Vibro techniques and Replacement (or bored) piles where concrete and other reinforcement are introduced into a hole that has been bored out. With some bored pile techniques a casing is introduced, normally temporarily, to support the sides of the hole, whereas with Continuous Flight-Augured piles, the spoil is removed at the end of the operation as the piling material is introduced. Replacement piling, or any type, leads to little displacement of deposits, either vertically or horizontally, whereas displacement piles can have significant impacts – at the Marefair site in Northampton a 480mm diameter pile resulted in ‘disturbance up to 250mm either side. The total area of damage had a radius [perhaps should read ‘diameter’?] of approximately 1.0m and vertical displacement of over 1.0m.’ (Historic England 2015, 18). The archaeological implications of Vibro techniques are less well understood, but it is known that the vibration techniques do disturb adjacent archaeological deposits, potentially very significantly (Historic England 2015, 27). The cumulative impact of piling, which normally involves the installation of groups of piles joined together by pile caps (the area of which could be excavated), is greater than the impact of the same number of individual piles as the areas of ground within in pile group, below the level of the pile cap, will normally be rendered archaeologically inaccessible if the site is redeveloped in the future. In addition to the impact of the piles, pile groups and pile caps the impact of ground beams, usually used to piles or pile groups. The totality of the design of any piling proposal and how it links to other structural elements would be crucial to proposals to mitigate archaeological impacts through design (see Table 2).

The Historic England publication *Piling and Archaeology. Guidelines and Best Practice* (Historic England 2015) considers piling on archaeological sites at length.

Construction Approach	Archaeological Impact	Basis for Impact Assessment	Other Comments	Constraints
Hearn Option 1	Minimal			
Raft	Limited	Impact assessment based on no sub-base foundations and, at most, the limited isolated piles	The use of groups of piles would increase the archaeological impact	
Displacement or Vibro piling	Significant	Impact on archaeological deposits would extend beyond the area of the pile cap and the diameter body of the pile	Impact of pile caps could be mitigated by excavation, but could in effect produce a series of small ‘trial trenches’ that would be	

			difficult to understand in terms of the site as a whole.	
Replacement piles	Moderate	Impact on archaeological deposits would not extend beyond the area of the pile cap and the diameter body of the pile	Impact of pile caps could be mitigated by excavation, but could in effect produce a series of small 'trial trenches' that would be difficult to understand in terms of the site as a whole.	Would require use of cutting tools if piles located in areas where structural remains might be encountered
Continuous Flight Augur (CFA) piles	Moderate?	Impact on archaeological deposits would not extend beyond the area of the pile cap and the diameter body of the pile (but see 'Constraints')	Impact of pile caps could be mitigated by excavation, but could in effect produce a series of small 'trial trenches' that would be difficult to understand in terms of the site as a whole.	Historic England (2015, Table 3) recommends that CFA piles should be avoided on sites where structural remains are likely
Ground beam	Moderate/Significant	Would require the excavation of a series of small arbitrarily located (in archaeological terms) trenches	Would in effect produce a series of small 'trial trenches' that would be difficult to understand in terms of the site as a whole.	

Table 2. Summary of archaeological impacts of construction approaches considered

8.3 Carparking Areas and Provision of Services

8.3.1 Carparking

The desire to include car-parking in the development scheme, which understandable given that it represents a significant element in the current parking provision and is the most centrally placed of the car parks. The continued provision of surface carparking, as at present, has few if any archaeological implications, unless enhancement measures are proposed. More significant is the inclusion of 'undercroft' (Option 2) or semi-underground (Option 3) carparking in the proposals. If those elements could be accommodated within the lowest lying elements of the current car park area against Acland Road where, as noted above, the carpark surface is *circa* 3m below pavement

level on Acland Road, again the impact could be limited. However any proposals to ‘nibble’ into the surrounding areas to create the undercroft or semi-basement, or create a lift shaft serving the lower car park level, might have archaeological impacts beyond the volume of deposits that it might be proposed to remove. To justify the removal of deposits relating to the Neolithic, Roman or post-Roman/Saxon phases of the site, given their equivalent value, or in the case of the post-Roman/Saxon phases there probably equivalent value to designated sites, it would be necessary to have a reasonable certainty of being able to address research questions that would enhance understanding of the archaeological periods concerned for Dorchester as a whole.

8.3.2 Services

Whatever approach might be adopted on the site, other than Hearn Option 1, would not only involve the construction of a building or buildings and car-parking, but would also involve bringing in new or upgraded services. In the case of a slab-based approach the trenches necessary for the services might be one of the most destructive aspects of the development, particularly if a number of trenches were utilised for different services, or to provide the requirements of different units in Option 3. A solution to this issue would be the creation of, preferably one, ‘service corridor’ within in which all ground disturbance necessary for service provision was concentrated. The advantage of such an approach could be three-fold:

1. It would reduce the number of trenches
2. It might mean that services could be routed through archaeological sterile areas, or areas of less archaeological potential.
3. It would mean that, the more that the services could be concentrated into one ‘corridor’, the more archaeologically viable the resulting trench would be, it would be easier to excavate, produce a more intelligible record and have more chance of informing an increased understanding of the site and address research questions that would enhance understanding of the archaeological periods concerned of the site and Dorchester as a whole, unless a sterile zone could be utilised.

The Brief demands the consideration of impact development options on the heritage significance and value of the archaeological remains present on the site and in adjacent areas. Any fieldwork in mitigation of proposed destruction on the Phase 2 Development site would be involve impacts on the heritage significance and value of the archaeological remains present on the site and in adjacent areas, including the Scheduled Monument of ‘Part of Roman, Saxon and medieval town in the grounds of Wollaston House’ (National Heritage List number 1002384), which designation includes the Wollaston House Roman baths on the opposite side of Acland Road. This could only be effectively mitigated by the approach outlined above, in the considerations of impacts of carparking and service provision, of seeking to address research questions that would enhance understanding of the archaeological periods concerned for Dorchester as a whole.

9. How the heritage impacts would relate National Planning Policy Framework categories of significance and harm to heritage assets.

Section 7.2 establishes that the Charles Street Phase 2 development site contains heritage assets that of equivalent value to Scheduled Monuments for two, or possibly three, of the periods represented. Section 132 of the NPPF (DCLG 2012) states that:

‘Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.’

By accepting the equivalence in significance of remains on the Charles St site to sites protected as Scheduled Monuments, as allowed in NPPF Section 139, it is axiomatic that any remains on the site, or at least those of the Neolithic, Roman and post-Roman/Saxon periods, should be treated as being of the highest value

Section 133 of the NPPF does allow for ‘harm’ where the harm or loss is outweighed by the benefit of bringing the site back into use and where the nature of the heritage asset prevents all reasonable uses of the site. It is arguable whether the latter applies to the Charles Street site as it is in ‘reasonable use’ as a car park. However given the aspirations for Dorchester of West Dorset District Council in the West Dorset Weymouth & Portland Local Plan 2015 at Policy DOR4 and on the policies map where the Charles Street site is identified as

a key town centre site, to deliver significant new retail development with ancillary mixed uses”...and...”on completion, the site will form part of the primary shopping area,

the potential benefits that may derive from development of the site may be considered substantial. Therefore, although development may lead to ‘substantial harm or loss’ (ie destruction) of some, or some part, of the historic assets (ie archaeological deposits) on the site the overall balance may be one of less than ‘substantial harm’ for the site as a whole. In which case Section 134 is relevant:

‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.’

NPPF Section 141 states that:

‘Local planning authorities ... should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.’

Cumulatively the above provisions can be taken to mean that for the Charles Street Phase 2 site acceptable development proposals would need to balance the ‘substantial harm or loss’ to parts of the site that would arise from the removal of archaeological deposits of equivalent significance and value to scheduled monuments. That balance could be achieved through a combination of mitigation by design that, in line with the NPPF, would seek to conserve and preserve *in situ* key elements of that archaeological resource, and ‘preservation by record that saw the appropriate recording, analysis and dissemination of the result of the work.

The GL Hearn Options (Figure 14)

Under Hearn’s Option 3, which would only see building on *circa* 40% of the site it would be possible to position the proposed building(s) on the western side of the site, as they propose. This would avoid the Neolithic post-built monument as known within the site. However a rectangular footprint for the development of *circa* 80m north-south by 35m east-west, would come close to impinging or overlying the Roman-period buildings known in the western part of Trenches WA3 and WA6 and

would impinge on the area of the back plots to the west of the known buildings, along with any further, currently unknown, buildings or structures in that area. Both trenches WA3 and WA6 produced evidence belonging to either the post-Roman or Saxon periods which could indicate the presence of further evidence of those periods in the back plot areas that would also be impinged on by a 80m by 35m building in the area suggested. Such a development would leave the known Roman buildings and post-Roman/Saxon evidence in the area of Trenches WA3 and WA6 largely intact, and only substantially threatened by works associated with any car parking provision. The latter and any associated access ramp, if they could not be accommodated entirely above the existing car-park level, would threaten the Roman period buildings known to exist in and extending beyond Trench WA6. For the reasons given in Section 8.3.1 any mitigation excavation of such threatened deposits should be on a scale adequate to allow an understanding of the features and deposits encountered and contribute to a greater understanding of Roman Dorchester. An alternative development footprint could be a *roughly* 100m north-south by *circa* 28m east-west, if using the full length of Charles Street was acceptable – the narrower building would be further away from the known Roman buildings and the immediately adjacent areas of their back plots.

Hearn's Option 2 could be accommodated in the western part of the development site, but, even not allowing for a service yard on that side of the site, would potentially impinge on elements of the Neolithic enclosure in the area of Trench WA1 where they have been excavated, and would also impinge on the western elements of the Roman period buildings known in Trenches WA3 and WA6 and known to extend out of them to the north and south. An alternative location for the Option 2 building as proposed would be in the southern part of the site, but that would involve it being built over the whole of the area Trench WA6 and the low-lying area of the car park against Acland Road.

What the heritage impacts of any of the three suggestions made above for Hearn's Option 2 (southern side or western side of the site) and Hearn's Option 3 (western side of the site) would be in detail and how those impacts would relate National Planning Policy Framework categories of significance and harm to heritage assets would be entirely dependent on the method of construction chosen: construction on a raft, or some form of piling. In all cases a raft formed above archaeological levels and, if necessary anchored by the minimum number of, ideally, widely spaced replacement piles would cause the minimum impact.

Finally NPPF Section 136 states that:

'Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.'

There may be a need for further on site evaluation excavations (Sections 10 and 11), but in the spirit of the NPPF, and in light of the work on the site to date, this should only be agreed when there is a realistic expectation that, subject to the results of that work, there is a strong possibility that an acceptable, adequately funded and sustainable development proposal will be forthcoming.

10. Identification of appropriate archaeological responses

It should be possible to go a considerable way towards mitigating the impact of a development that provided the retail space proposed in either Option 2 located on the western side of the site or Option 3 located on the southern side by, in terms of building design, thereby reducing the need for 'preservation by record':

- Building on a raft with no foundations 'floated' over the site. This might be more suitable for a single storey structure as proposed in Hearn Option 2.
- Anchoring the raft, if necessary, with the minimum number of individual piles (fewer larger piles would be preferable to more smaller piles)
- Avoid the use of pile groups
- Adopting 'Replacement' piles rather than 'Displacement' or 'Vibro' piles
- Identify pile plans that would allow the use of CFA piles rather than Supported Replacement piles (ie. piling plans that avoid structural remains)
- Site any ground beams with a view to avoiding intact archaeological deposits
- Avoid additional ground disturbance in association with car park or access ramp construction
- Identify, ideally one, service corridor through which to bring in services
- Site attenuation tanks or any other additional infrastructure in archaeologically sterile areas

Archaeological investigation can contribute to mitigation by:

- Providing further evaluation data on the western part of the site to allow more informed building design and archaeological mitigation decisions including:
 - The nature of possible 'deep disturbance' identified in the south-west corner of the site in the GPR survey
 - The extent of deposit survival and cellarage in the area of the demolished terrace on the western side of the site
 - The extent of recent 'ground reduction' around Trenches WA3 and WA6.
- Devising a project that is based on realistic and potentially achievable research aims and objectives that may be answerable by work in areas of the site where archaeological mitigation is agreed
- Through 'preservation by record' offset any agreed harm to archaeological deposits by enhancing understanding of the site and Dorchester through analysis of the data produced and dissemination of the results
- Adding to public understanding of Dorchester's past through on site interpretation and off site exhibitions, talks etc. through a structured and resources Outreach programme

11. Recommendations for cost-effective and curatorially acceptable archaeological responses

1. Develop an Project Brief and Written Scheme of Investigation both framed in terms of research questions and aims and objectives that seek to advance understanding of the site and Dorchester area and communicate the results of the analysis of the data recovered
2. With a view to informing development design – further ground penetrating radar on the western side of the site using modern equipment (High Density Radar – readings at 80mm intervals) to:
 - Validate, or not, the results of the 1990 GPR survey in the south-western corner of the site
 - Provide further evidence relating to the extent of cellar and feature survival in the area of the demolished terrace of houses on the east side of Charles Street
 - Sample with GPR the area of the car park main area of the car park east of the former terrace of houses to establish if the technique picks up features in the ‘back plot’ areas
 - If successful extend GPR to all parts of the car park proposed for building or ‘undercroft’ or semi-basement parking, unless this can be demonstrated to involve no new ground disturbance
3. Evaluate GRP results with trial trenches – targeting possible areas of deposit/feature survival
4. Detailed review of extent and depth of archaeological trenches excavated to date to establish the extent of archaeological survival in stepped profiles and also of the extent of unexcavated features and deposits in the bottom of trenches.
5. Adoption where possible of a concrete raft as the base for construction activity
6. Using the evidence of 2 (above) seek to avoid construction activity in areas not known to archaeological sterile
7. Where ground disturbance in the area of surviving archaeological deposits is agreed ensure that areas excavated are of a sufficient size to allow interpretation of the deposits and features found
8. Utilise ‘service corridors’ in the building design to bring services onto site and thereby ensure that areas excavated are of a sufficient size to allow interpretation of the deposits and features found
9. In the case of pile locations and, if needed, ground beams consider the potential to amalgamate areas investigated so that they are of a sufficient size to allow interpretation of the deposits and features found. This would involve trading off areas of less potential or relatively poor preservation to maximise the information gain from the excavations
10. Given the Nationally Important nature of aspects of the archaeology on the site, and a strategy of trying to preserve as much as is practicable *in situ*, subject to items 6-8 (above) the on-site strategy should assume full excavation of threatened deposits and features.
11. All infrastructure for the development must be designed and agreed with a view to avoiding damage to archaeological deposits agreed for preservation *in situ*
12. A watching brief should be maintained, or a ‘permit to dig’ system implemented under the supervision of an ‘archaeological clerk of works’ [an archaeologist], during the construction phase to ensure that unexcavated areas are not damaged, or if they are the damage is minimised and appropriate recording is undertaken.
13. Any works involving ground disturbance should be preceded by deposit modelling of the areas impacted using borehole data and an assessment of deposit survival in ‘stepped’ sides of previous trenches if this is not done for the whole site as suggested under 4 (above), if this is not done for the whole site.

12. Potential resource Implications

Given that there are so many unknowns with regard to the development it is essential, once clear development proposals are available, that costings for Mitigation Excavations based on the those proposals are obtained.

12.1 Preamble

In the absence of specific proposals that identify the location, size and type of building(s) and the approach to be adopted in terms of building design and construction, the extent of any proposed ground disturbance and consequent scale of excavations and a duration for the watching brief on the construction programme, a realistic costing is difficult at best. The mitigation by design proposals and the archaeological responses to the remaining impacts have been designed so as to avoid areas of particular sensitivity, such as the Roman buildings and post-Roman/Saxon evidence known from Trenches WA3 and WA6, in the case of the later by the utilisation of 'rafted' construction. Given what is known of the site post-excavation costs are estimated on the basis of there being no water-logged material from the deposits to be investigated. What follows should be seen as providing **possible** ball-park costs (excluding VAT).

12.2 Further evaluation

GPR survey of the western side of the site	}	
	}	
GPR survey of 'back plots' area east of demolished houses	}	£6,240
	}	
Extension of GPR survey to other areas of the carpark proposed for building or undercroft/semi-basement parking	}	
	}	
Machine stripped trenches in area of demolished terrace of houses and 'deep disturbance' in south-west corner of site – 4 10x2m trenches (machine hire, archaeological supervision, recording and reporting – WDDC to close off parts of car park as necessary)		£5,000
Machine stripped 5mx2m trench in low lying area of car park to establish depth of modern material and extent of claimed ground reduction (machine hire, archaeological supervision, recording and reporting – WDDC to close off parts of car park as necessary)		£1,500
Establish depth of foundations/raft under Dorchester Community Church (breaker hire, archaeological supervision, recording and reporting)		£1,000
Total possible evaluation costs		£13,240

12.3 Mitigation Excavation

(including plant, fencing, equipment, site welfare facilities, Unit overheads)

1.	Hearn Option 2 - Concrete raft construction with limited piling and no impact from car park/ramp provision, some infrastructure and the adoption of a service corridor approach	£50,000
	‘Dark earth’ sample excavation	£15,000
	Outreach	£ 5,000
	Watching Brief = £1,000 a week (estimate 12 weeks)	£12,000
	Assessment, Analysis and Publication at 80% of excavation costs	£65,600
	Total for Mitigation Excavation Indicative Estimate A	£147,000
2.	Hearn Option 2 - Concrete raft construction with limited piling and some impact from car park provision, some infrastructure and the adoption of a service corridor approach	£70,000
	‘Dark earth’ sample excavation	£15,000
	Outreach	£ 5,000
	Watching Brief = £1,000 a week (estimate 12 weeks)	£12,000
	Assessment, Analysis and Publication at 80% of excavation costs	£81,600
	Total for Mitigation Excavation Indicative Estimate B	£183,600
3.	Hearn Option 2 - Piled construction with no impact from car park/ramp provision, some infrastructure and the adoption of a service corridor approach	£70,000
	‘Dark earth’ sample excavation	£15,000
	Outreach	£ 5,000
	Watching Brief = £1,000 a week (estimate 12 weeks)	£12,000
	Assessment, Analysis and Publication at 80% of excavation costs	£81,600
	Total for Mitigation Excavation Indicative Estimate C	£183,600
4.	Hearn Option 2 - Piled construction with some impact from car park provision, some infrastructure and the adoption of a service corridor approach	£90,000
	‘Dark earth’ sample excavation	£15,000
	Outreach	£ 5,000
	Watching Brief = £1,000 a week (estimate 12 weeks)	£12,000
	Assessment, Analysis and Publication at 80% of excavation costs	£97,600
	Total for Mitigation Excavation Indicative Estimate D	£219,600

5.	Hearn Option 3 - Concrete raft construction with limited piling and no impact from car park/ramp provision, some infrastructure and the adoption of a service corridor approach	£65,000
	‘Dark earth’ sample excavation	£15,000
	Outreach	£ 5,000
	Watching Brief = £1,000 a week (estimate 15 weeks)	£15,000
	Assessment, Analysis and Publication at 80% of excavation costs	£80,000
	Total for Mitigation Excavation Indicative Estimate E	£180,000
6.	Hearn Option 3 - Concrete raft construction with limited piling and some impact from car park provision, some infrastructure and the adoption of a service corridor approach	£85,000
	‘Dark earth’ sample excavation	£15,000
	Outreach	£ 5,000
	Watching Brief = £1,000 a week (estimate 15 weeks)	£12,000
	Assessment, Analysis and Publication at 80% of excavation costs	£93,600
	Total for Mitigation Excavation Indicative Estimate F	£210,600
7.	Hearn Option 3 - Piled construction with no impact from car park/ramp provision, some infrastructure and the adoption of a service corridor approach	£85,000
	‘Dark earth’ sample excavation	£15,000
	Outreach	£ 5,000
	Watching Brief = £1,000 a week (estimate 15 weeks)	£15,000
	Assessment, Analysis and Publication at 80% of excavation costs	£93,600
	Total for Mitigation Excavation Indicative Estimate G	£210,600
8.	Hearn Option 3 - Piled construction with some impact from car park provision, some infrastructure and the adoption of a service corridor approach	£120,000
	‘Dark earth’ sample excavation	£15,000
	Outreach	£ 5,000
	Watching Brief = £1,000 a week (estimate 15 weeks)	£15,000
	Assessment, Analysis and Publication at 80% of excavation costs	£124,000
	Total for Mitigation Excavation Indicative Estimate H	£279,600

13. Areas of Uncertainty and Risk

1. The lack of definite proposals means that the costings offered in Section 12, other than the potential further evaluation costs, are a best 'indicative' and could be subject to significant change when, building type and location, construction method and other information comes available.
2. There is a level of uncertainty regarding the interpretation of the results of the 1990 GPR survey in the south-western corner and on the western side of the site and the assumption that it demonstrates the presence of areas of deep disturbance in those areas (Section 6.1). Hence the proposals for further GPR survey and trial trenching if those areas are proposed for the construction of buildings.
3. Similarly there is only limited evidence on the character of features and deposits in the 'back plot' areas to the west of Trenches WA3 and WA6. Again GPR survey is proposed to address this should they be proposed for any activity involving ground disturbance below the make-up layers for the existing car park.
4. GPR also has the potential to provide additional information on the extent and form of the Roman buildings known in the areas around Trenches WA3 and WA6.
5. The claimed 'ground reduction' in the area of Trenches WA3 and WA6 needs verification, not least to demonstrate the depth of material overlying the Roman period deposits in that area. Again GPR survey might provide this information, otherwise trial excavation may be necessary to determine the depth of modern material.
6. The depth of the foundations/raft under Dorchester Community Church should be established to ensure that no damage is done to the underlying Neolithic features when the building is demolished.
7. The whole approach adopted in this report is predicated on the avoidance, or where absolutely unavoidable minimising, ground disturbance below the twentieth-century make-up layers for the car park surface. A more conventional approach would massively increase costs, potentially by up to three or four times, and would invalidate the approaches suggested.
8. Given the lack of detailed proposals, even if the approach outlined in this document is adopted, the costings offered in Section 12.3 should be regarded as indicative.

14. Conclusions

14.1 The Significance of the Archaeological Resource on the Site

The study has demonstrated that for the Neolithic and Roman period, and potentially for the post-Roman/Saxon period the Charles Street Phase 2 development site contains 'Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments,' which means under the NPPF (para 139) they 'should be considered subject to the policies for designated heritage assets.' The equivalence with scheduled monuments means that those phases must be regarded as Nationally Important.

14.2 Impact on Development Potential

Development on the site is possible. The NPPF, as considered in Section 9, does permit development of sites containing Nationally Important remains that will suffer substantial loss or harm when the development will bring substantial public benefit (NPPF para 133). However, the NPPF (paras 152, 176) also sets out the need for the mitigation of adverse impacts and such mitigation is crucial to the development of an acceptable and cost-effective proposals for the Charles Street Phase 2 site, particularly as there are 'legacy' commitments from the development of Charles Street Phase 1, South Walks House, notably a commitment to investigate 'dark earth' deposits during Phase 2 archaeological mitigation.

14.3 Potential Mitigation

Suggested approaches are set out in detail in Sections 8.2, 8.3, 10 and 11, but can be summarised as:

By Building Design:

- Adoption of a concrete raft 'floated' over archaeological levels as the base for construction, with the minimum number of piles to anchor it (if any)
- Minimise ground disturbance by ground beams, pile caps, and works associated with any undercroft or semi-basement parking provision to maximise preservation of archaeological remains *in situ*
- Use 'service corridors' to bring in services rather than multiplicity of trenches for individual services to minimise damage and maximise the potential for recovering intelligible archaeological data from any necessary excavation
- Locate infrastructure, such as attenuation tanks, to minimise impact on archaeological features and deposits, ideally in archaeologically sterile areas
- Develop the building design in co-operation with archaeological curatorial bodies (Historic England, Dorset County Council) and WDDC and/or the developers archaeological consultants/contractors to better integrate archaeological considerations into the design process and development programme.

Through Archaeological Mitigation:

- Develop research-question led Brief and Written Scheme of Investigation for the site that addresses questions that will contribute to a better understanding of the site and the Dorchester area
- Additional GPR survey and evaluation trenches, particularly on the western side of the site to inform building design and provide additional data on areas of archaeological destruction and survival
- Excavation of any agreed areas of ground disturbance below levels associated with the modern car park, preferably as areas large enough to allow the recovery of intelligible data

- Consider offsetting areas of small areas of loss or harm against the opportunity to excavate areas large enough to allow the recovery of intelligible data
- Develop an programme of Outreach and public information to effectively communicate the developing understand of the site and the Dorchester area

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Wilson, P R 2002 *Roman Bathhouse Excavations at Wollaston House, Dorchester, Dorset. A structural Summary* [draft report] (supplied by Historic England)

15.3 Unpublished sources and archives

Dorchester Urban Archaeological Database – Mapping of interventions and monuments (held by Dorset HER)

Maps held by Dorset History Centre:

- 1611 J Speed's map of Dorchester (ref M15)
- 1723 W Stukeley Plan (ref 402)
- 1771 Hutchins plan (ref M78/6)
- ?1810 Plan of Dorchesre (ref D1/OE.1)
- 1834+ Map of Dorchester (undated) (ref D/COOE.6)
- 1840 Dorchester Tithe Map (ref T/DO)
- 1844 Fordington Tithe map (ref T/FOR)
- 1848 District of Dorchester Surveyed for the Public Health Act 1848 Sheet 2 (ref photocopy 93)
- 1810 Map of Dorchester (corrected 1848) (ref D/COOE.7)
- 1886 Plan of Dorchester 1:500 (40.15.14)
- 1887 Plan of Dorchester 1:500 (ref 40.15.19)
- 1889 Part of Sale Particulars in Charles Street and Acland Road (ref D/COOE.9)
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- 1929 Ordnance Survey Map (ref XL15)

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http://www.wessexarch.co.uk/projects/dorset/dorchester_hospital/specialist_reports/index.html

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Historic England 2010 *Research Strategy for Prehistory* [Consultation Draft]

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<https://you.38degrees.org.uk/petitions/save-dorchester-s-archaeology>

<https://www.facebook.com/savedorch/>

<http://pastscape.org.uk>

<http://archaeologydataservice.ac.uk/archives/>

16. Illustrations and Mapped Information

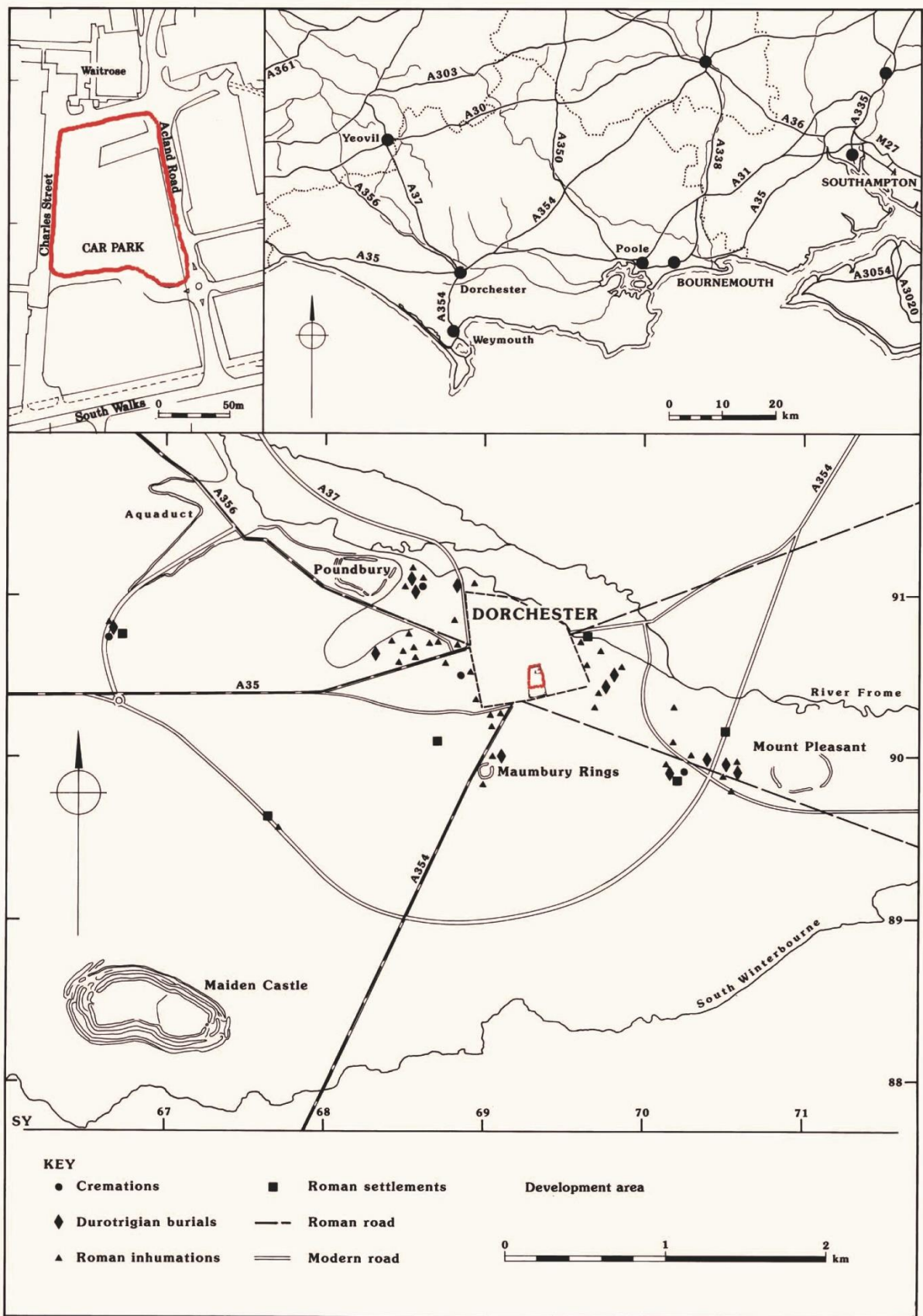


Figure 1 – Site location and the Iron Age and Roman landscape (Figure - Adam *et al* 1992, figure 1)

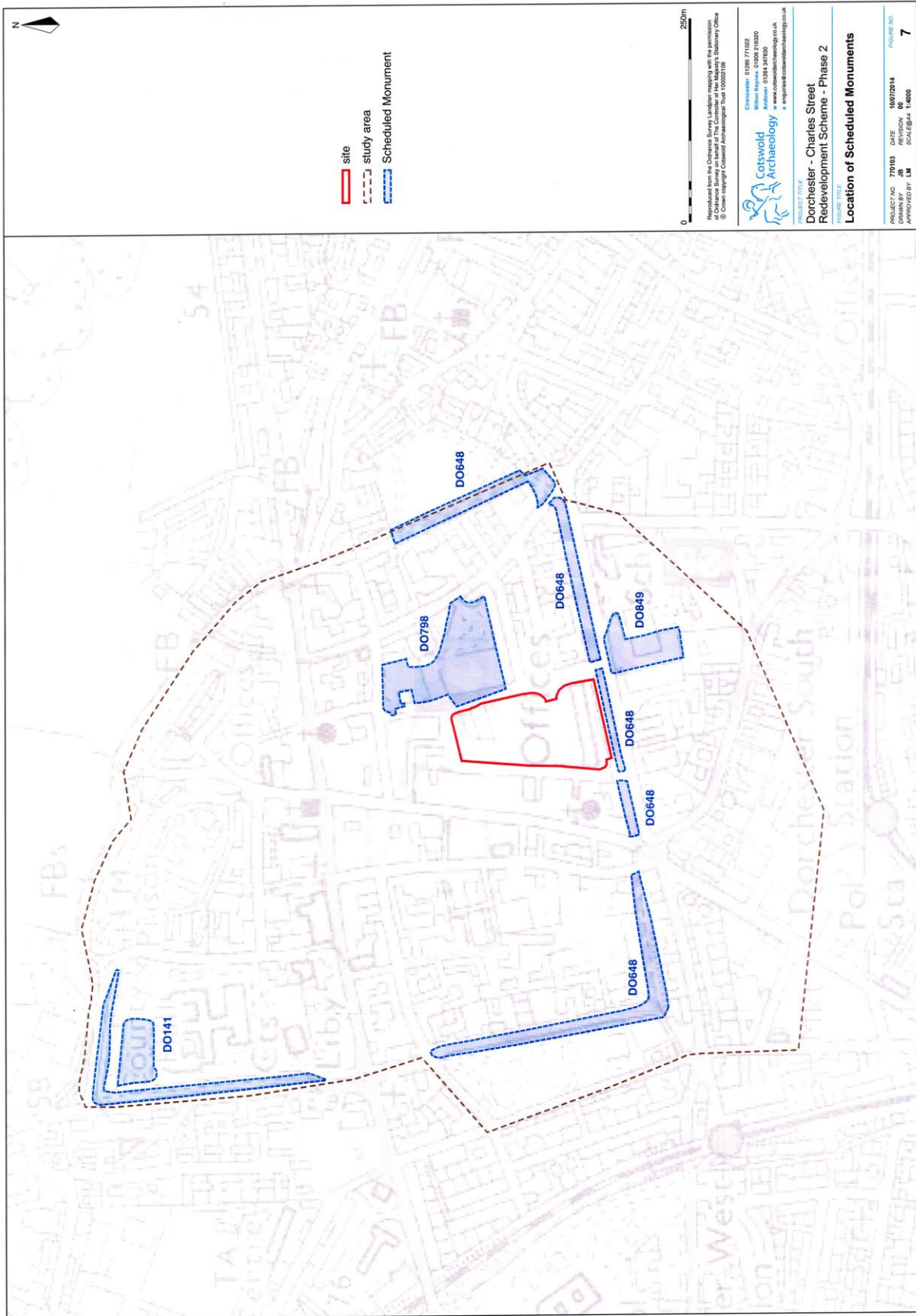


Figure 2 – Scheduled Monuments in the central area of Dorchester (in blue). Area outlined in red is the Charles Street Development Phase 1 and 2. (Figure - Cotswold Archaeology 2014, figure 7)



Figure 3. Roman Dorchester (Adam *et al* 1992, figure 3)



Figure 4 - Four maps of the south-eastern quarter of Dorchester from 1772 to 1929. A: Part of Hutchings 1772 map of Dorchester. B: Part of the 1848 manuscript map of Dorchester. C: Part of the 1848 Ordnance Survey map. D: Part of the 1929 Ordnance Survey map. (Figure – Draper 1992, figure 6)

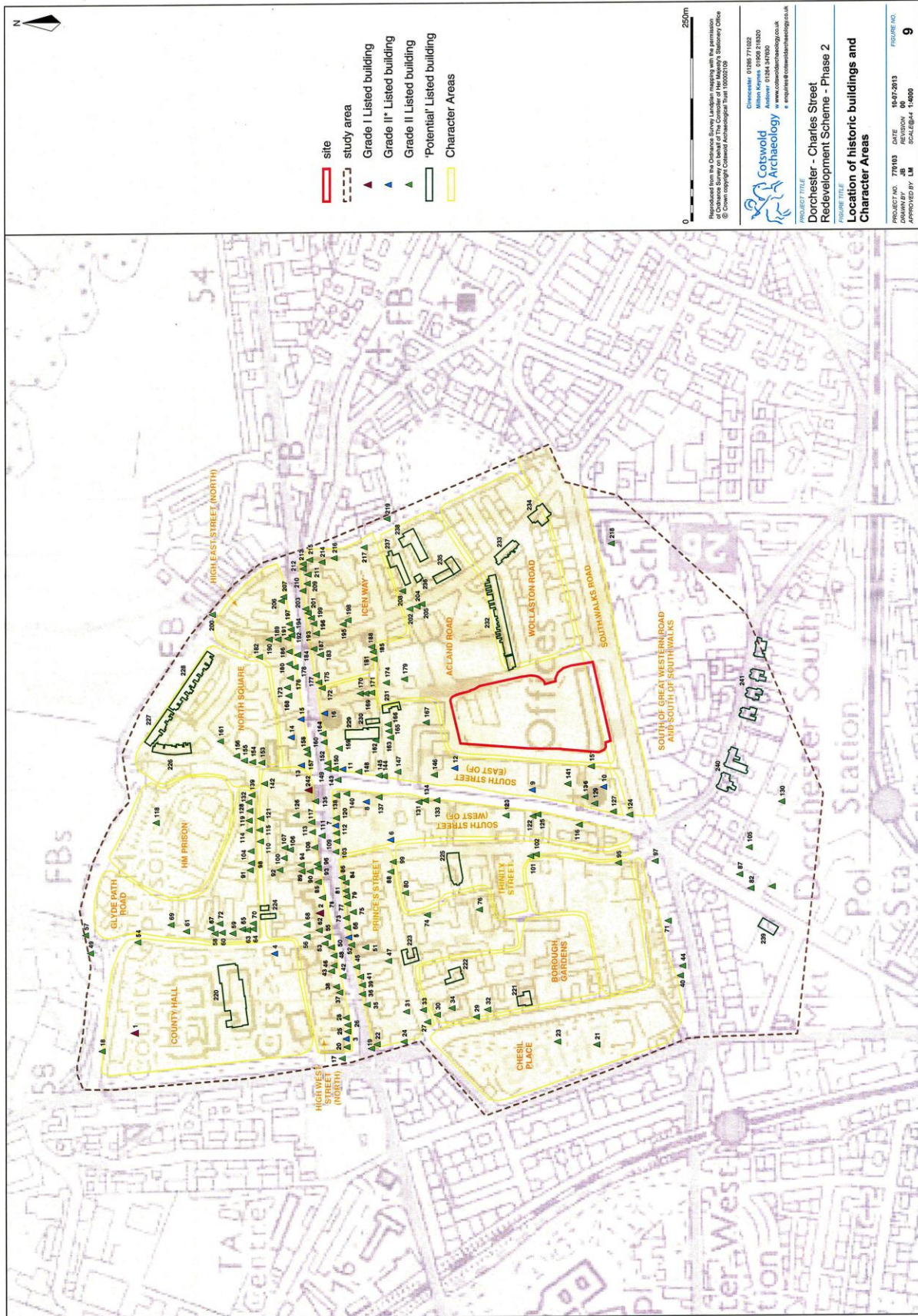


Figure 5 – Listed Buildings and ‘potential’ Listed Buildings in the central area of Dorchester. Area outlined in red is the Charles Street Development Phase 1 and 2. (Figure - Cotswold Archaeology 2014, figure 9)

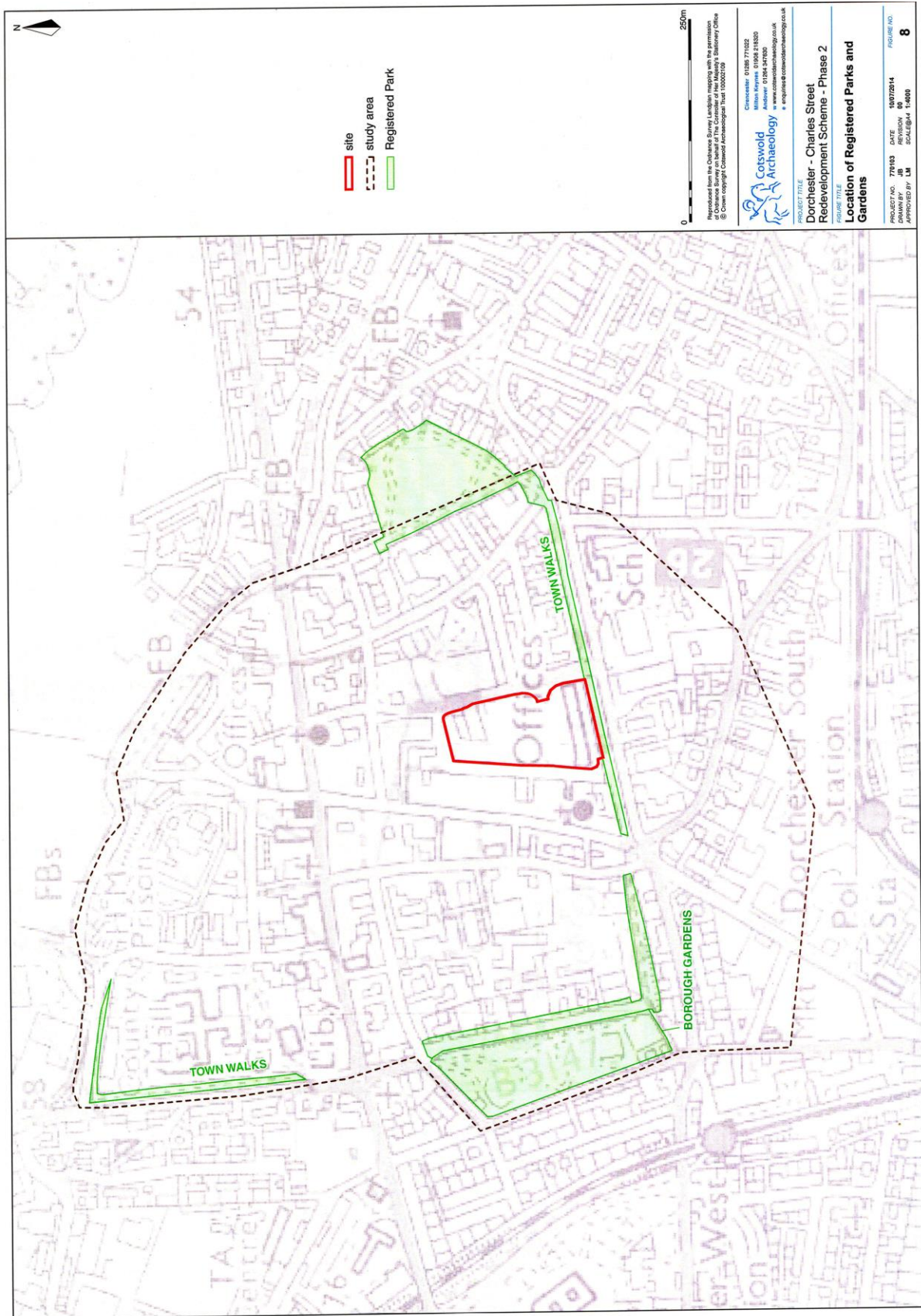


Figure 6 – Registered Parks and Gardens in the central area of Dorchester. Area outlined in red is the Charles Street Development Phase 1 and 2. (Figure - Cotswold Archaeology 2014, figure 8)

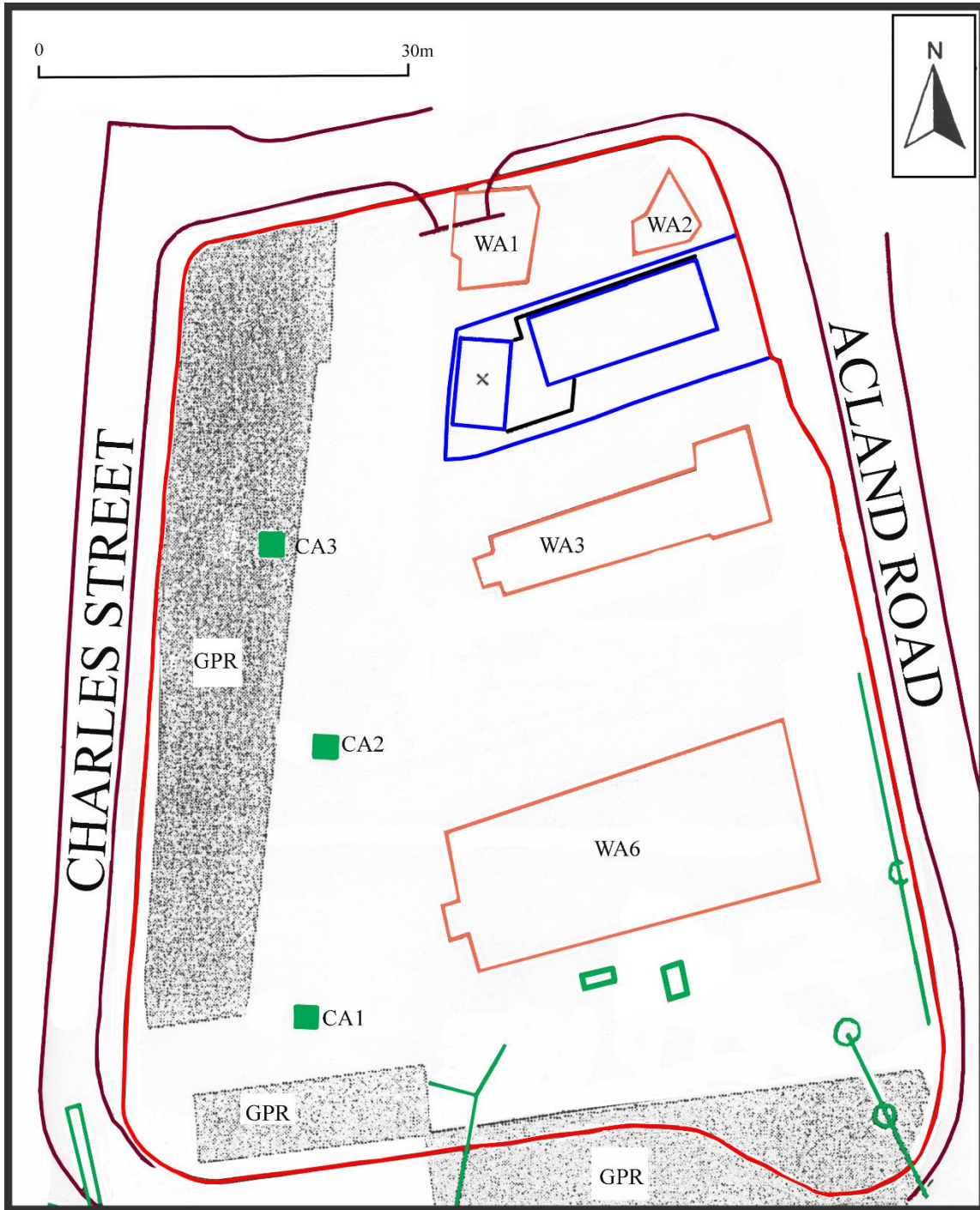


Figure 7 – Charles Street Phase 2 Development site, previous archaeological work. WA1-6 = Wessex Archaeology trenches from 1989 and 1990; CA1-3 = Cotswold Archaeology 2007; Unlabelled green trenches and areas = Wessex Archaeology watching brief and evaluation 1984-1985; GPR = 1990 Ground Penetrating Radar survey areas.

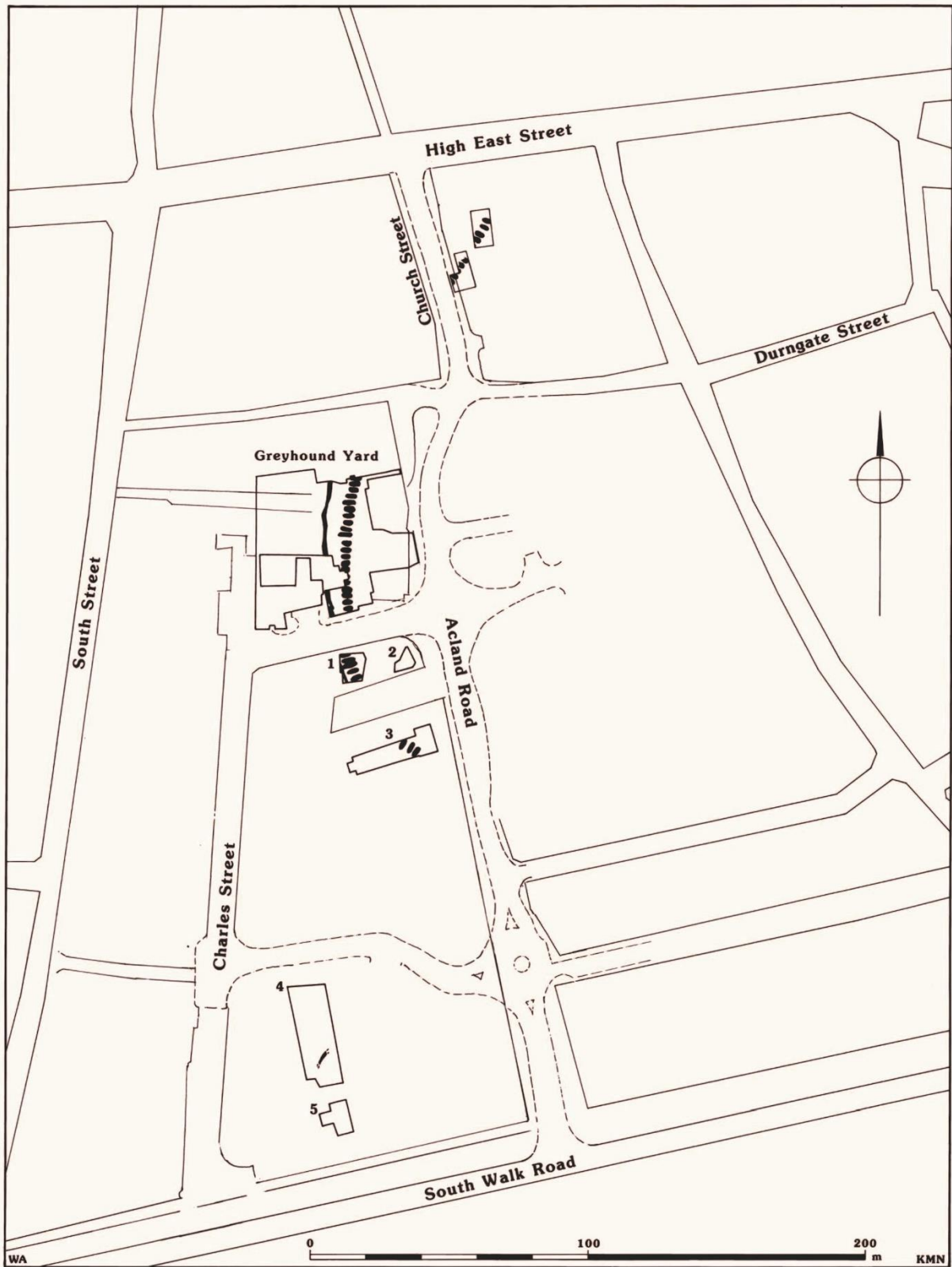


Figure 8 – Neolithic features on the Charles Street site and nearby sites (Figure – Adams *et al* 1992, figure 2)

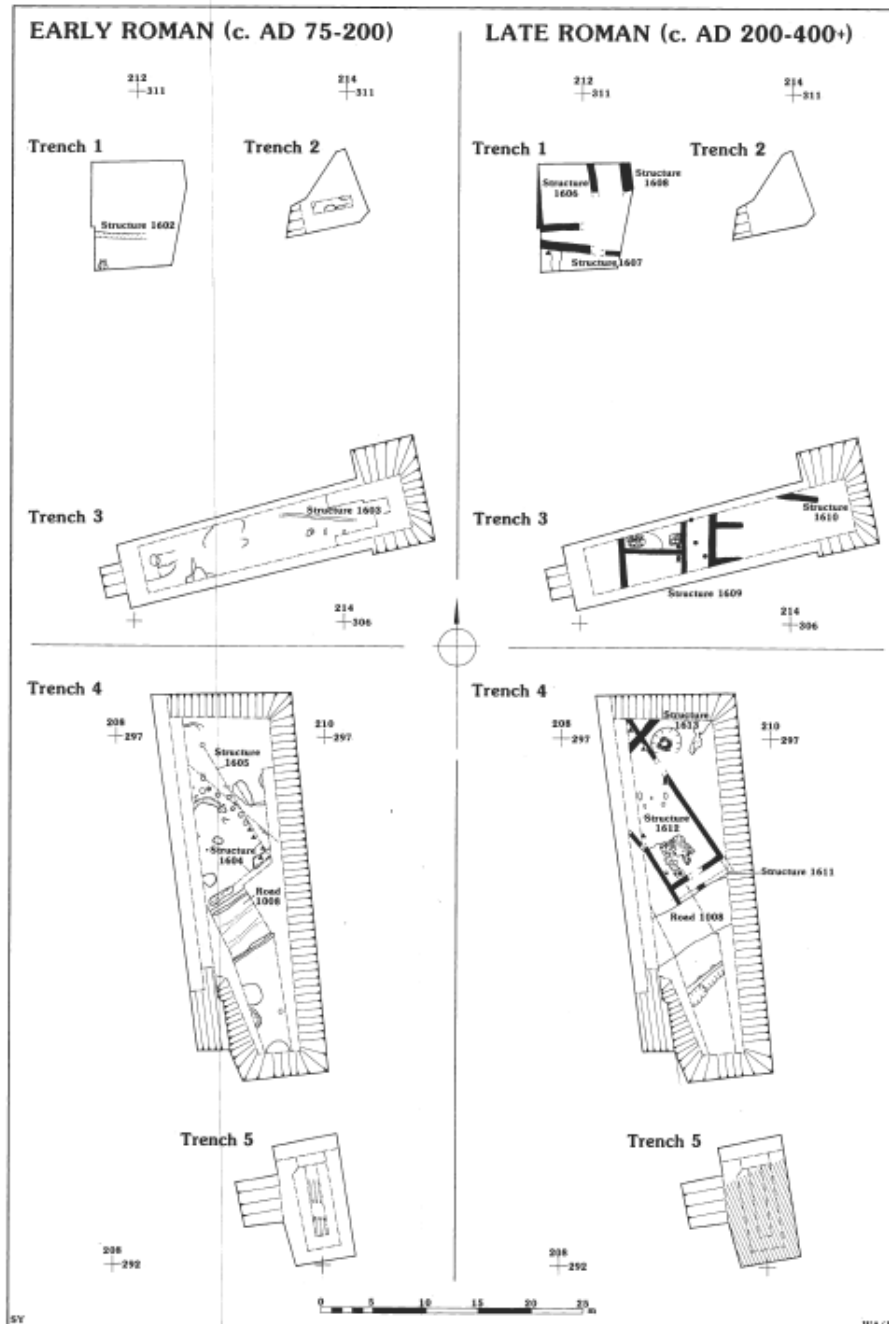


Figure 9 – Wessex Archaeology Trenches WA1-5 1989 - The Roman period features (Adam *et al* 1992, figure 38)

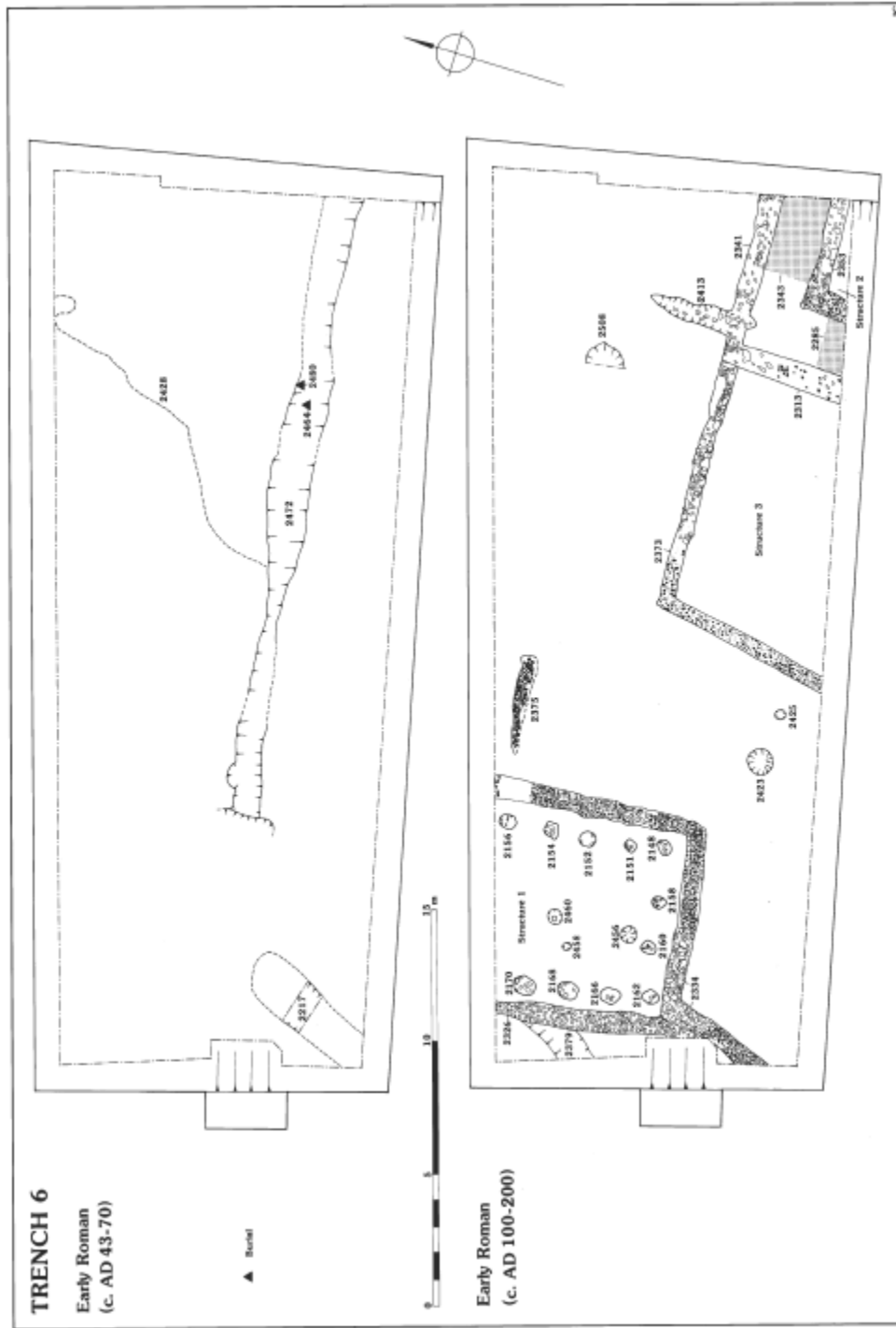


Figure 10 – Wessex Archaeology Trench WA6 1990 – Early Roman Features (Figure - Adam and Butterworth 1993, figure 4)



Figure 11 – Later Roman buildings on the Charles Street site and nearby sites (Adam *et al* 1993, figure 4)

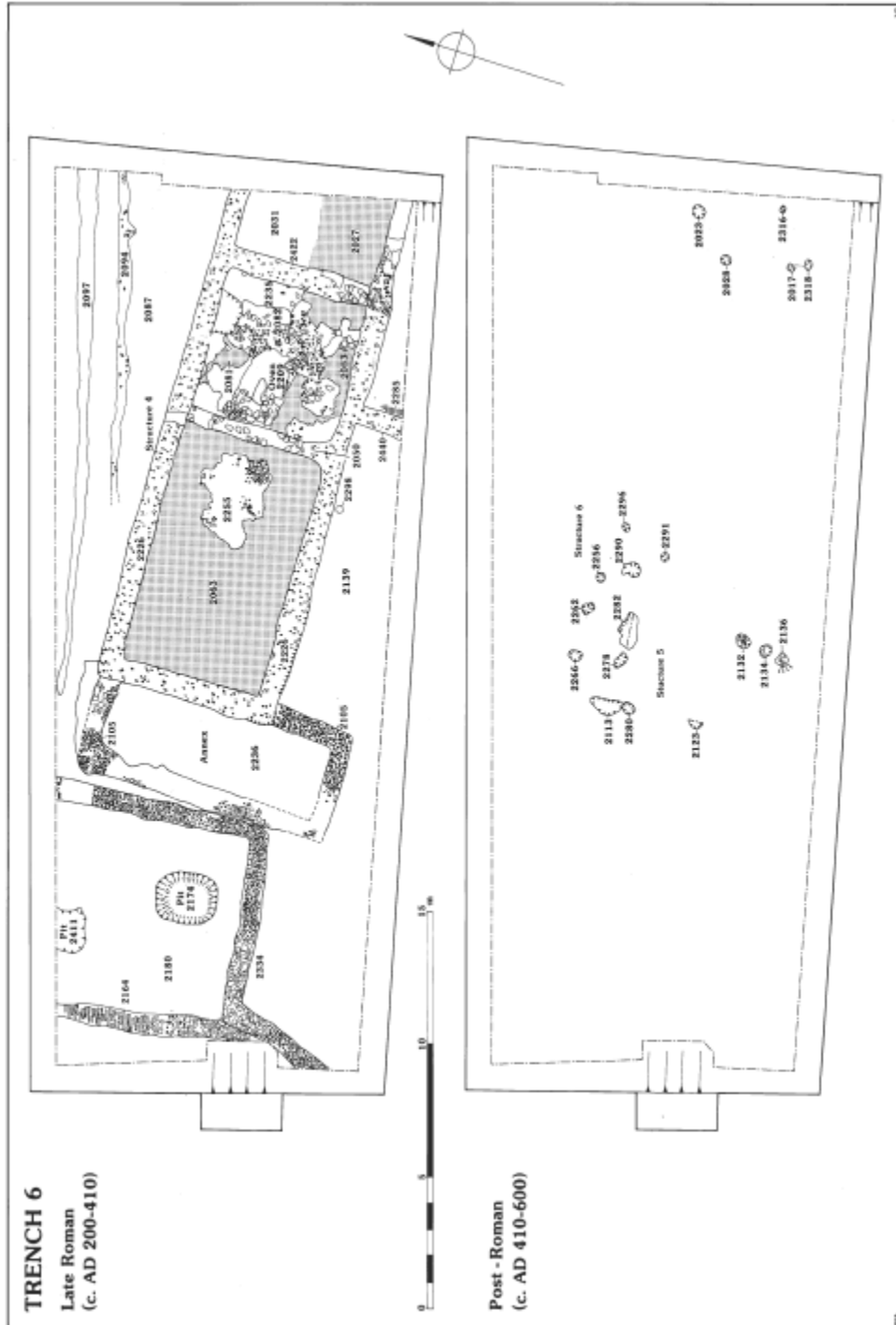


Figure 12 – Wessex Archaeology Trench WA6 1990 – Late and Post-Roman features (Figure - Adam and Butterworth 1993, figure 5)

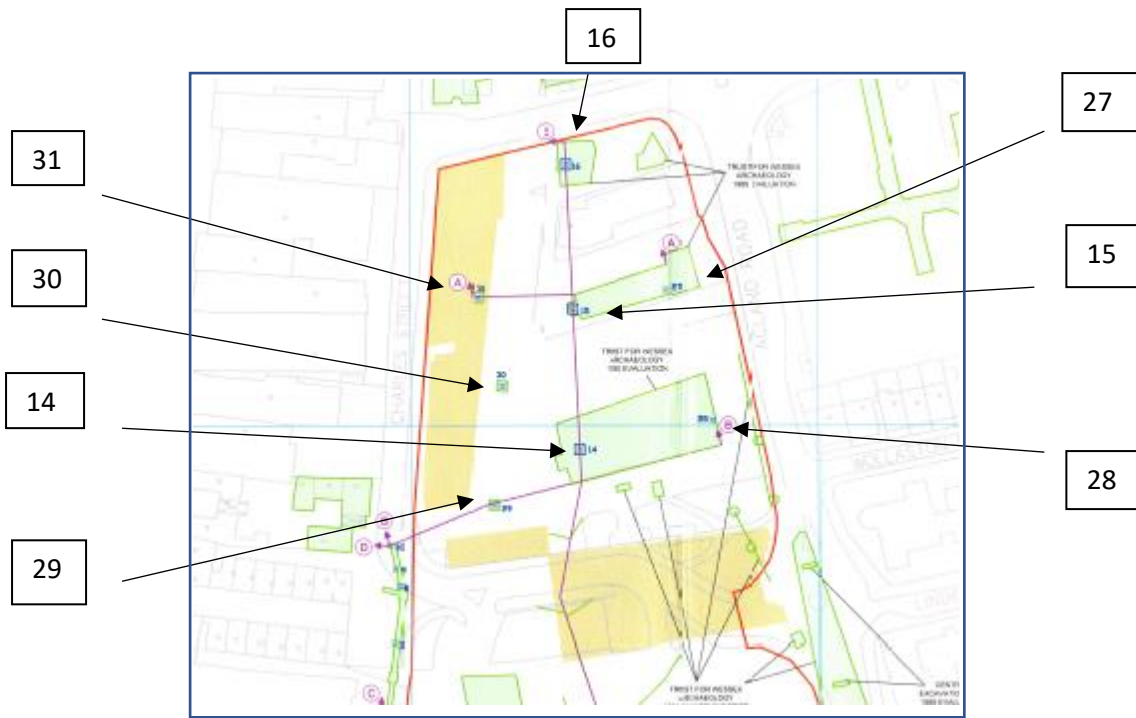


Figure 13 – Location of levels on the top of Roman deposits and natural within the Charles Street Phase 2 development area – see Table 1 for values (Extract from Cotswold Archaeology 2007b, figure 3)

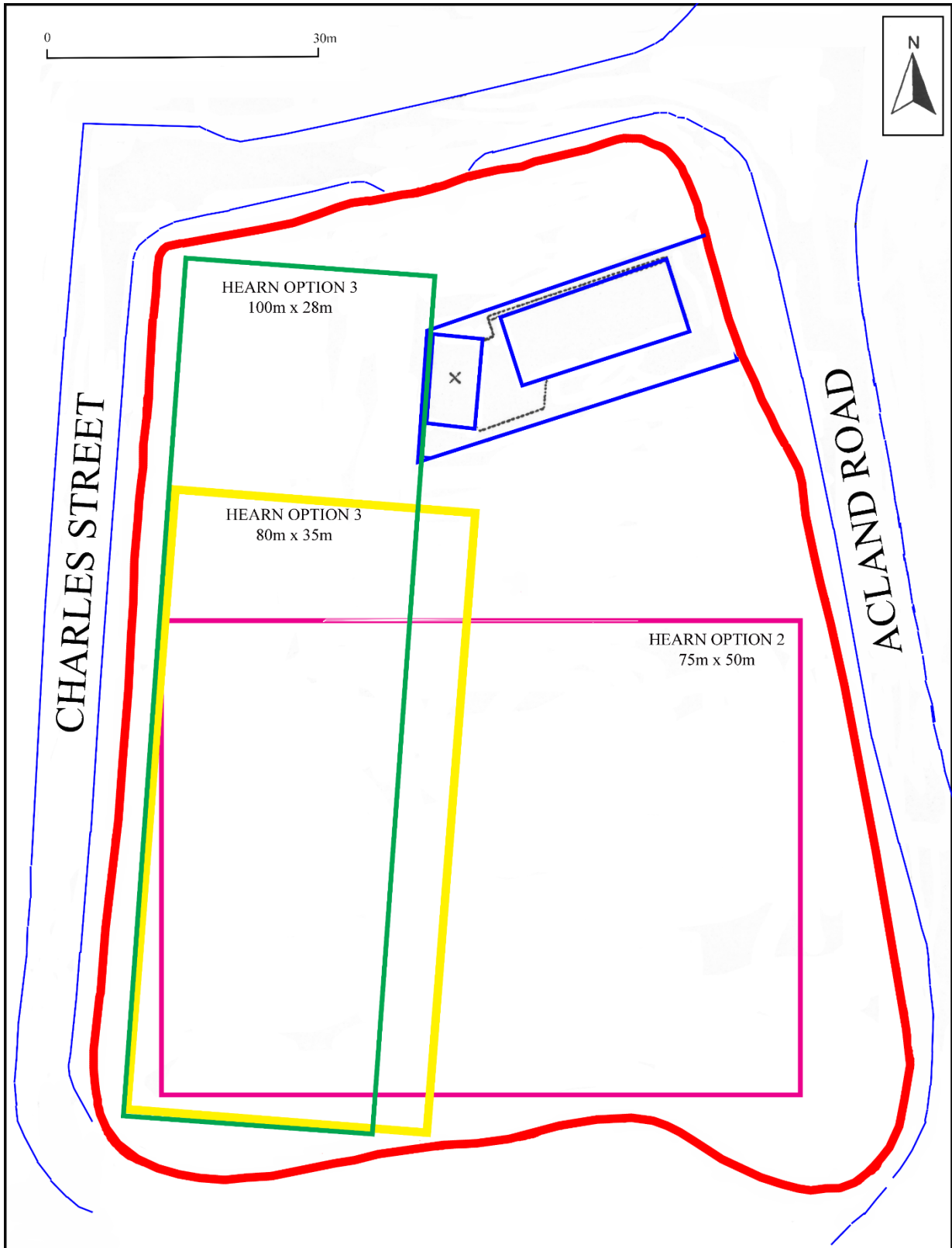


Figure 14 – Suggested locations for and possible site footprints of, GL Hearn Options 2 and 3 buildings. Two proposals for Option 3 are shown

17. Appendices

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APPENDIX 1 Brief issued by West Dorset District Council

Brief for archaeological appraisal and assessment, Charles Street, Dorchester, Dorset

1. Introduction

1.1 Background

The Council requires an archaeological appraisal / assessment and statement of the potential archaeological implications of development on the site known as 'the Charles Street site' in Dorchester town centre, bounded by Charles Street to the west, Acland Road to the east, Greyhound Yard to the north and the District Council offices (South Walks House) to the south (*see accompanying map*).

1.2 Aims and objectives

The aims of the appraisal and assessment (henceforth referred to as the Appraisal) are to enable the Council and potential developers to understand the potential archaeological implications of development on the site, and of appropriate archaeological responses in the form of mitigation by design or archaeological investigation and recording, which might be required as part of any development scheme. As far as existing information permits, the appraisal will provide evidence-based information to enable informed and reasonable decisions to be made on the suitability of development proposals, including layout and design, in relation to archaeological heritage assets.

Also refer to the Site Summary, provided by Historic England, included at the end of this Brief; the Brief that is provided by the Council does not assume the validity of the assertions in the Summary. This Brief requires that the information that is provided in the Site Summary be reviewed.

The appraisal will:

- Make full and effective use of existing information available on the site and its relevant context, including previous information in support of planning applications, and the accompanying culture and heritage statement (and its update), and consistent with previous advice provided by Historic England.
- Characterise the archaeological resource of the site and its immediate environs. Archaeological deposit modelling will form an important element in this characterisation.
- Establish the archaeological potential of the site, and the significance of the affected archaeological remains and assets in terms of local, regional, national and international importance.
- Identify any significant areas of uncertainty and risk due to gaps in existing knowledge which may need to be filled before a full assessment (if that is necessary and if so to be defined at a later date) can be made of the site's archaeological potential, and make recommendations for the most cost-effective ways of obtaining the necessary information.

- Identify the potential archaeological impact of a broad range of possible construction and development options, and outline the pros and cons of the main options (see section 3). The Appraisal should focus on the options identified by GL Hearn but should not preclude other construction and development options.
- Identify the potential impact of development on the heritage significance and value of the affected archaeological remains.
- Identify appropriate archaeological responses in the form of mitigation by design or strategies for archaeological investigation and recording, which would be required in line with local and national planning policies and good professional practice, and the potential cost and time implications of these responses.
- Provide information on the archaeological implications of development in such a form that it can contribute towards devising the layout and design of development on the site, and the selection of development options
- Provide an authoritative and objective basis for informed decision-making by the Council and other interested parties on development proposals for the site.

It is anticipated that the majority of the work would be desk-based, with visits to the site and to consult sources of information and key specialists (see 3 below); the Brief does not expect or require any on site investigatory works/excavations.

1.3 Project Design

In advance of commencement of the appraisal the consultant should prepare a project design and submit this for approval by the council.

1.4 Timescale

The Council expects this Appraisal work to be drafted within 4 weeks of the commission, after which there is likely to be a period for independent review and briefing with the Council's Member Working Group, before the Appraisal is finalised.

1.5 All work should be carried out in accordance with:

- this brief and the agreed project design.
- site-specific requirements set out in section 3 below.
- the relevant published *Standards and Guidance* produced by the Chartered Institute for Archaeologists.

2. Sources of information to be appraised:

The appraisal should review published and archive sources of historical, archaeological, geographical, topographical and environmental data relevant to the area of the development and its context. In particular, the assessment should examine published and unpublished reports of previous archaeological work on the site and other areas in Dorchester or elsewhere relevant to the appraisal.

It is anticipated that the majority of the work will be desk-based, with visits to Dorchester and elsewhere to consult sources of information as required, including those listed below.

Sources consulted should include:

- The Dorset County Historic Environment Record;
- Records at the Dorset County Museum (where relevant);
- The National Monuments Record;
- Geological Maps;
- Historic maps of the site and its environs;
- Historic documents held in the County Records Office, local museums, libraries or other archives (where relevant);
- Appropriate archaeological and historical journals and books;
- Unpublished archaeological reports and archives, including those held by relevant museums and local societies;
- All available borehole, trial pit and trial trench data from the site and its immediate environs;
- Any other geophysical and/or geotechnical data available;
- Archaeological contracting units which have undertaken investigations of the site;
- Other key specialists in relevant aspects of Dorchester's archaeology or in archaeological techniques relevant to the site.

A site inspection should be carried out and information relating to current land use and any other factors which might affect the nature and survival of the archaeological resource (e.g. the presence of cellars, basements etc.) should be collected.

3. Site specific requirements

3.1 Period coverage

The appraisal should encompass archaeological remains from the prehistoric, Roman, sub-Roman and post-Roman, medieval and post-medieval periods; the degree of attention paid to individual periods will be determined by the level of significance of their respective archaeological remains.

3.2 Development options

The Appraisal should consider the archaeological implications with a focus on the options described in the GL Hearn report for the Charles Street site but also consider a range of development options, involving different forms of construction and ground interventions.

The potential forms of development to be considered include:

- Ground levelling and/or removal of surface layers of present hard surfaces and building foundations in order to provide a construction level.

- Basement: ground removal for full-depth or half-depth basements, for instance for car parking, service bays etc.
- Piled foundations / pile walls driven in from the construction level.
- Conventional strip and raft foundations.
- Service trenches, including drainage runs and soakaways.
- Hard standings for roads, car-parking etc., together with associated foundations and drainage runs / soakaways.

The appraisal should describe the pros and cons of the potential range of broad development options, with a focus on those which involve minimal below-ground works with minimal archaeological work, with less focus on those options with major ground works involving complete removal of deposits and intensive archaeological work.

4. Reporting

4.1 Report preparation

The information gathered from the above sources should be summarised in a report, prepared in a readily reproducible format in digital form (and hard copy if required), the digital format to be agreed with the Council.

The Council may ask the consultant to present their findings to the Council Working Group at the council offices in Dorchester.

The report should include the following:

- **A non-technical summary**, outlining the principal reason for the work, its objectives and main results.
- **Introduction**, including acknowledgements, site description, brief summary of the planning background and archaeological background.
- **Aims and objectives**, reflecting the aims set out in this Brief and the Project Design;
- **Scope of the appraisal**: the sources consulted (including details of any variation to the agreed Project Design), described and explained as appropriate.
- **Results**: set out as a series of objective statements, organised in relation to the aims and objectives of the appraisal. Technical terminology (including dating or period references) should be explained where necessary to enable the report to be used by non-archaeological readers.

This section should include:

- A summary of the archaeological and historical information about the site.

- An account of the archaeological potential of the site.
- An assessment of the significance of the archaeological remains and assets of the site in relation to other comparable sites, and where appropriate expressed in terms of local, regional, national and international significance.
- An assessment of the potential impacts of a range of construction and development options on the heritage significance and value of the archaeological remains present on the site and in adjacent areas.
- How the heritage impacts would relate National Planning Policy Framework categories of significance and harm to heritage assets.
- The identification of appropriate archaeological responses in the form of mitigation by design or archaeological investigation and recording, which would be required in line with local and national planning policies and good professional practice.
- Recommendations for cost-effective and curatorially acceptable archaeological responses including:
 - o Avoidance of the loss or destruction of archaeological remains through their preservation *in situ*.
 - o Archaeological investigation and recording, ranging from continual archaeological monitoring during construction works to the controlled destruction of archaeological remains through full archaeological excavation.
 - o Non-destructive methods of survey, investigation and recording.

The report should indicate the potential resource implications of the required archaeological responses and identify areas of particular archaeological sensitivity which might involve high archaeological costs and resources.

- The identification of any significant areas of uncertainty and risk due to gaps in existing knowledge which need to be filled before a full assessment can be made of the site's archaeological potential.

The Charles Street site and its environs has been subject to previous archaeological interventions, evaluations and assessments, the results of which will be considered by the consultant. The report should note any areas where there is a lack of archaeological information essential for informed decision-making on future development, and recommendations should be made for the most cost-effective ways of obtaining the necessary information.

- o **Conclusions:** a summary of the findings of the appraisal.
- o **References and bibliography:** a comprehensive list of sources consulted (including electronic sources) giving full bibliographic details and location where appropriate. Where sources referred to in 3 above have not been consulted, the reasons for this should be explained.

- **Appendices and illustrations**, as appropriate, including a copy of the brief and/or project design.
- **Mapped information** for the site and its context (with OD levels where available and appropriate), which should include:
 - All historic environment designations in the area (i.e. the Charles Street site and its environs) including Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Parks and Gardens.
 - Any other relevant environmental designations in the area.
 - The culture and heritage statement (and its update), prepared in support of planning applications in 2010 and 2013.
 - Other relevant archaeological sites, historic buildings or other features of the historic environment.
 - Areas in the Charles Street site and its immediate environs where levels of archaeological interest are likely to have been destroyed by past and present buildings and features (such as building foundations, cellars, basements, deep floor slabs, service trenches, soakaways, etc.), or have been removed by previous archaeological work (note should be made of the extent of the previous archaeological excavation and its practical implications for any future construction or archaeological work).
 - Details of archaeological deposits within the Charles Street site and its immediate environs. As the site is an urban one with a long history and complex archaeological levels, information should be mapped in such a way as to best express the likely depths of archaeology across the site and areas where it may have been destroyed. Deposit modelling should be undertaken where there is sufficient information.

4.2 Copyright etc.

Arrangements for the ownership and copyright of the Appraisal will be specified in a written contract or agreement between the council and the consultant.

All aspects of publicity must be agreed at the outset of the project between the council and the consultant undertaking the appraisal.

4.3 Peer review

The consultant should be prepared to provide the report for peer review by one or more specialists (to be agreed with the council) who are conversant with the academic, archaeological contracting and curatorial fields.

4.3 Archiving

On completion of the work a digital copy of the report in PDF format should be provided to the County Archaeology Service to be passed to the Historic Environment Record (HER).

Site summary

Dorchester encapsulates a major part of the story of Roman Britain from the 1st to the 5th century, and is considered to be one of England's twenty or so most important Roman towns. It developed from an early Roman military fortress into the town of *Durnovaria*, one of the select group of Roman regional tribal 'civitas' capitals and one of only a small handful along the south coast. The Charles Street site lies within the Roman walled town and whilst the site lies away from the municipal and administrative core of the Roman town, it was by no means an undeveloped corner. Previous archaeological work here shows that it contains the complex remains of Roman street-front houses and shops, with workshops, service building, yards and gardens behind. The site lies within the town wall, close to the Roman south gate and the southern extension of the defences, and had a relatively high density of street front development due partly to the presence of the diagonal Ackling Dyke street, which is likely to have origins in the pre-urban Roman military phase, or even in the pre-Roman prehistoric period. There is evidence for high status Roman buildings in the area (including extensive street front ranges and a possible courtyard building on the east side). The site also lay adjacent to a baths complex to the east which is further evidence that this was a well-developed urban area with full urban amenities. The remains on the site span the whole period of Roman occupation, and include rare and important surviving evidence from the late Roman – early post-Roman period, when Roman civilisation was giving way to the Saxon and early medieval settlement which laid the foundations for the thriving medieval and later county town. Remains from these later periods are also known to survive in parts of the site.

Below the Roman levels, the site also contains important prehistoric remains, notably part of a large Neolithic monument discovered in excavations carried out prior to the 1980s redevelopment of Greyhound Yard to the north of the present site. It consists of a circular setting of massive tree trunks, comparable in size to a henge, and is so far unique in Britain. The monument, together with the Neolithic henge sites nearby at Mount Pleasant, Flagstones and Maumbury Rings (later reused as a Roman amphitheatre), indicate that this town centre site was once part of one of a major Neolithic ritual landscape similar to those at Avebury and Stonehenge. The Charles Street site thus has potential for archaeological remains of Neolithic ritual activity between the Greyhound Yard monument and Maumbury Rings to the west. Evidence from other prehistoric periods has also been noted in previous work on the Charles Street site, representing Bronze Age and Iron Age activity prior to the arrival of the Romans.

Keith Miller, Historic England

17.10.2016

APPENDIX 2 Project Design as submitted by Rarey Archaeology

(Excludes Appendices 3 and 4 – *Curriculum Vitae* and List of Publications for Dr P R Wilson)

**Project Design for an
Archaeological Appraisal and Assessment of
the ‘Charles Street site’, Dorchester, Dorset
in response to a brief
issued by West Dorset District Council**

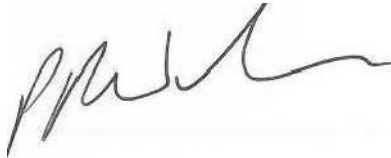
WDDC Ref: Brief for Archaeological Appraisal_20161103 - Final

Rarey Archaeology ref: CSDor 2016 PD



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DOCUMENT CONTROL GRID

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1. Preamble

Rarey Archaeology is pleased to provide this project design in line with, and in response to, the *Brief for archaeological appraisal and assessment, Charles Street, Dorchester, Dorset* (Brief for Archaeological Appraisal_20161103 - Final) issued by West Dorset District Council (hereafter WDDC) by email and dated 7 November 2016.

2. Summary description of the Project

Production of an archaeological appraisal and assessment of the proposed development area known as Charles Street Phase 2 in Dorchester, Dorset. Provide commentary on the potential importance of the site and offer an assessment of potential mitigation measures.

3. Aims and objectives

In line with the WDDC Brief the Appraisal will:

- Review previous work on the Charles Street site.
- Assess the current state of knowledge regarding the site including the character of the archaeological resource.
- Assess the potential of the site in the wider context of Dorchester.
- Assess the significance of the site in terms of local, regional, national and international significance.
- Identify any areas of uncertainty and risk due to gaps in existing knowledge.
- Identify the potential impact of potential construction and development options.
- Identify the potential impact of development on the heritage significance and value of known and suspected archaeological remains on the site.
- Identify appropriate archaeological responses and opportunities for mitigation by design.
- Provide information on the archaeological implications of the development to inform development layout and design proposals.
- Provide an authoritative and objective archaeological assessment to inform decision-making with respect to the site.

4. Project Scope

In line with the WDDC brief no fieldwork, other than a site visit, is proposed as part of this project. The appraisal will be based on those sources that can be made available/accessed within the four week window identified by WDDC for completion of the project. The project will consider all periods of occupation that may be present on the site, not just the Roman.

5. Methodology

5.1 Summary

In line with the WDDC Brief this project design is for a largely desk-based assessment using:

- Existing published and 'grey literature' reports relating directly to the site.
- Other published and 'grey literature' reports relating to other archaeological interventions in the vicinity of the site.
- Other sources relating to the archaeological, geological and built environment context of the site and the Dorchester area.

5.2 Sources

A range of sources, as outlined in Section 2 of the WDDC Brief and reproduced below, will be consulted, either remotely where possible or by personal visit where necessary or appropriate:

1. The Dorset County Historic Environment Record.
2. Records at the Dorset County Museum (where relevant).
3. The Historic England Archive (formerly National Monuments Record - Swindon) and possibly the Historic England South-West Regional office (Bristol) if necessary.
4. Geological Maps.
5. Historic maps of the site and its environs.
6. Historic documents held in the County Records Office, local museums, libraries or other archives (where relevant).
7. Appropriate archaeological and historical journals and books.
8. Unpublished archaeological reports and archives, including those held by relevant museums and local societies.
9. All available borehole, trial pit and trial trench data from the site and its immediate environs.
10. Any other geophysical and/or geotechnical data available.
11. Archaeological contracting units which have undertaken investigations of the site.
12. Other key specialists in relevant aspects of Dorchester's archaeology or in archaeological techniques relevant to the site.

It is anticipated that WDDC, as the owners of the site, may be able to supply copies of some technical reports, such as borehole or other geotechnical data, should it not be available via the WDDC Planning Application pages and not held by the Dorset County HER. Therefore a visit to WDDC Offices may be necessary

5.3 Site Access

In line with the WDDC brief a site visit will be necessary. It is assumed that given current site use (car parking) access will not be an issue, but would be facilitated by WDDC as site owners if necessary.

5.4 Report production

Following completion of site, museum and archive visits an illustrated report will be produced utilising the data available in line with the WDDC brief (see 7 – below).

6. Programme

If this offer of services is accepted – the following work flow is proposed:

6.1 Project Set-up

Arrange visits to: Dorset County HER, Dorset County Museum, Dorset History Centre/County Records Office, Historic England Archive, Historic England Excavation and Analysis Team (Portsmouth) for Wollaston House Roman baths report, Cotswold Archaeology)(Kemble) and Oxford Archaeology (Oxford) for other unpublished reports.

Arrange for copies of utilities maps should these not be available from WDDC.

6.2 Research

Obtain and assess relevant published material: Society of Antiquaries of London Library; Roman Society Library; Brotherton Library, University of Leeds.

Undertake site visit, visits to museums, archives and other identified repositories.

Contact appropriate specialists in Dorchester's archaeology and with expertise with respect to possible mitigation methods/strategies (see Annexe 1).

6.3 Reporting

- i. Synthesise results of research (published material, grey literature, results of visits).
- ii. Provide a summary of the archaeological/historic environment context of the site.
- iii. Identify lacunae/gaps in current archaeological knowledge of the site.
- iv. In the light of (iii) identify any potential need for additional evaluation.
- v. Assess archaeological potential of site, including as far as is possible potential character of deposits, potential depth of deposits.
- vi. Identify, as far as is possible, areas of no or limited archaeological potential.
- vii. Review design, engineering and archaeological mitigation options given the evidence assembled under (i-v).
- viii. Identify priority research questions for any archaeological mitigation of areas that may be impacted by development.

7. Report Structure

In line with WDDC brief the report will incorporate:

A non-technical summary, outlining the principal reason for the work, its objectives and main results.

Introduction, including acknowledgements, site description, brief summary of the planning background and archaeological background.

Aims and objectives, reflecting the aims set out in the Brief and this Project Design.

Scope of the appraisal: the sources consulted (including details of any variation to the agreed Project Design), described and explained as appropriate.

Results:

- A summary of the archaeological and historical information about the site.
- An account of the archaeological potential of the site.
- An assessment of the significance of the archaeological remains and assets of the site in relation to other comparable sites, and where appropriate expressed in terms of local, regional, national and international significance.
- An assessment of the potential impacts of a range of construction and development options on the heritage significance and value of the archaeological remains present on the site and in adjacent areas.
- How the heritage impacts would relate to National Planning Policy Framework categories of significance and harm to heritage assets.
- The identification of appropriate archaeological responses in the form of mitigation by design or archaeological investigation and recording, which would be required in line with local and national planning policies and good professional practice.
- Recommendations for cost-effective and curatorially acceptable archaeological responses.
- The identification of any significant areas of uncertainty and risk due to gaps in existing knowledge.

Conclusions: a summary of the findings of the appraisal.

References and bibliography: a comprehensive list of sources consulted (including electronic sources) giving full bibliographic details and location where appropriate.

Appendices and illustrations, as appropriate, including a copy of the brief and/or project design.

Mapped information for the site and its context as specified in the WDDC brief.

8. Report Format

The report will be prepared using standard Microsoft Office software.

The format(s) for submission to WDDC will be agreed with the Council. It is anticipated that digital submission will be required, possibly supported by the submission of one or more hard copies.

9. Copyright

If the Appraisal is commissioned arrangements for the ownership and copyright will be agreed between WDDC and Rarey Archaeology. It is anticipated that any agreement would accept the right of Dr Pete Wilson to be identified as the author of the report.

10. Peer Review

It is noted that the Appraisal may be submitted for peer review. It is accepted that such peer review may lead to a need for revisions to the appraisal as submitted.

11. Archiving

On final agreement of the report a .pdf copy will be supplied to the County Archaeology Service for inclusion in the Historic Environment Record.

12. Insurance

Rarey Archaeology carries £250,000 of Professional Indemnity Insurance provided through Towergate Insurance. Details of the Policy can be supplied if required.

13. Costing

It is anticipated that the research and production of the Appraisal will take a maximum of 20 working days which would be charged at £250 a day (+ expenses at cost). Only days worked would be charged for.

The following breakdown is indicative and it may be necessary to rebalance time allocations between Tasks:

Fees

Project set-up/ arrangement of access to sources – 1 day		= £250
Library visits to obtain publications (Society of Antiquaries, Roman Society, Leeds University)	2 days	= £500
Site visit, and visits to Portsmouth, Dorchester, Swindon, Oxford, Kemble, Bristol as necessary	6 days	= £1500
Liaison with Specialists on Dorchester and mitigation	1 day	= £250
Desk-based research – assessing source material	5 days	= £1250
Draft, edit report and submit report	5 days	= £1250
Revisions to report – post peer review No Charge (if no travel involved)		
	Total Fees	£5,000

Expenses

HER charges and/or charges for utilities or other required information not available through WDDC would be charged at cost.

Mileage at 45p a mile:

Yorkshire to Dorchester, Portsmouth, Swindon, Oxford, Kemble (700 miles approx)	= £315
Weaverthorpe to Leeds (110 miles)	= £49.50
Weaverthorpe to York for London train (64 miles)	= £28.80

Train Fare

York-London return for Library research (approx)	= £153
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Accommodation and Subsistence

5 nights dinner B&B in Budget Hotel (as needed)	= £600
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Estimate of expenses = £1146.30
(+ HER charges etc)

Subsequent to the submission of the Appraisal

Any attendance at site meetings or meetings with WDDC or others after submission of the Appraisal would be chargeable at £250 a day (including travel time) + expenses at cost.

ANNEXE 1

Potential Specialist Consultees

Specialists in Dorchester's Archaeology

It is anticipated that, in addition to staff of contracting units active in Dorchester in recent years, this group will include Dr Christopher Sparey-Green (excavator of Poundbury) and Dave Batchelor (excavator of Wollaston House baths).

Specialists in mitigation issues

This will include Dr Jane Sidell (Historic England Inspector with particular expertise of mitigation issues), Dr Jim Williams (Historic England Senior Science Advisor and lead on piling and site monitoring issues) and potentially Drs Ian Panter and Glyn Davies (York Archaeological Trust/ArcHeritage) who undertook the research that informed the development of the Historic England advice *Piling and Archaeology: Guidelines and Best Practice* (revised edition 2015).

ANNEXE 2

RAREY ARCHAEOLOGY

Rarey Archaeology is an independent consultancy found by Dr Pete Wilson, an archaeologist of some 35 years' experience of archaeological fieldwork and curatorial support work. Pete is a specialist in the Roman period, but has also worked on a wide variety of urban and rural sites of all periods.

While with Historic England and its predecessor bodies he negotiated and provided advice on a wide range of fieldwork, post excavation and curatorial management projects, both as a Project Assurance Officer (i.e. Project Monitor) and also as Head of Research Policy (Roman Archaeology) a post he held from 2005-2012.

While working for Historic England and its predecessor bodies it was necessary to be aware of the potential for legal challenge and/or the need to be able to defend advice or opinions offered at Public Inquiry. This approach has been embedded in the practices of Rarey Archaeology to provide clients with confidence in services provided.

A *Curriculum Vitae* and a List of Publications are attached as Annexes 3 and 4 **[not included with this version]**.