

Allen Archaeology Limited

**SPECIFICATION FOR AN ARCHAEOLOGICAL WATCHING BRIEF:
182-184 BITTERNE ROAD WEST, SOUTHAMPTON**

Planning Application:	21/00412/FUL
Client:	A Head of Time Estates Ltd.
National Grid Reference:	SU 44034 13297
Date:	22nd March 2023
AAL Site Code:	SOBR23
Museum Accession Code:	pending
SOU site code	pending
HET Reference Number:	9772

1.0 Summary

This document is the project specification for an archaeological watching brief that has been prepared for A Head of Time Estates Ltd. It sets out a proposal for an archaeological watching brief to take place during the groundworks for the erection of *'a part 3 part 4 storey building with roof terrace, for use as specialist supported accommodation comprising 5 no.1-bed flats within use class C3, with associated communal accommodation and staff office at ground floor level, bin store and parking, following demolition of the existing building'* at 182 - 184 Bitterne Road West, Southampton, Hampshire (Figure 1 and 2).

The fieldwork, recording and reporting will be carried out in a manner consistent with current national guidelines, as set out in the Chartered Institute for Archaeologists *'Standard and guidance for archaeological watching briefs'* (CIfA 2020) and the Historic England document *'Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide'* (Historic England 2015a). All Historic England guidelines on archaeological practice will also be followed (www.historicengland.org.uk/advice/).

2.0 Site Location and Description

The site is within the valley of the Hum Hole stream, a tributary of the Itchen. The stream, now culverted in places, is c80m to the north of the site. The site is towards the base of a steep hill, situated in the Bitterne area of Southampton to the east of the River Itchen. The site is located at the junction of Bitterne Road West and Athelstan Road and is centred on NGR SU 44034 13297.

The bedrock geology has been recorded as comprising of London Clay Formation - clay, silt and sand overlain by a superficial geology of river terrace sand and gravel (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>), however, brickearth natural has been found on some sites in the vicinity and there is therefore a possibility of colluvial deposits towards the base of the slope.

3.0 Planning Background

A planning application has been submitted to Southampton City Council for *'Erection of a part 3 part 4 storey building with roof terrace, for use as specialist supported accommodation comprising 5 no.1-bed flats within use class C3, with associated communal accommodation and staff office at ground floor level, bin store and parking, following demolition of the existing building'* (Reference 21/00412/FUL). Planning has been granted conditionally including conditions 17 and 18, requiring the undertaking of a programme of monitoring and recording during groundworks for the scheme.

The approach adopted is consistent with the recommendations of the National Planning Policy Framework (NPPF), with the particular chapter of relevance being 'Section 16. Conserving and enhancing the historic

environment' (Ministry of Housing, Communities and Local Government 2021).

4.0 Archaeological and Historical Background

The Planning Archaeologist for Southampton City Council has noted that: *The application site is in Local Area of Archaeological Potential 16 (The Rest of Southampton), as defined in the Southampton Local Plan and Core Strategy, and about 78m east of LAAP 11 (Bitterne Manor and southern St Denys). It is not far to the east of the known Roman settlement of Clausentum (now Bitterne Manor), and just north of the projected line of the Roman road from Clausentum to Chichester. There is a potential for Roman evidence to be found on the site, including possible Roman extra-mural cemetery evidence. Prehistoric evidence has also been found in the area and may be present on the site.*

The existing building on the site is a single storey structure with ceramic-tiled roof, slate-roofed extensions, and a possibly-later false front. It is now located on the east corner of the Bitterne Road West/Athelstan Road junction. Historic maps suggest it was built in the early 20th century. The 1897 map shows the application site as part of a field immediate south of the main road, probably in the grounds of Chessel House which lay some way to the south-east. The 1909 map shows an embankment carrying a road from Chessel House to the later road junction, although shows no buildings at the junction. The 1933/1946 map shows the area developed for housing with Athelstan Road laid out and a pair of semi-detached buildings on the application site – probably the still-existing building. The location and form of the existing building suggests it was originally built as a lodge serving Chessel House. The map evidence would place its construction between 1909 and 1933/1946, probably some years earlier than other buildings in the area. It is a non-designated heritage asset under the NPPF.

5.0 Aims and Objectives

The aims are principally to determine the presence or absence of human use of the area, and the date, type, state of preservation, and extent of that use; to recover associated objects; and to record such evidence as does survive.

For the purposes of this project, archaeologically significant remains and contexts are defined as remains and contexts relating to pre-19th century human use of the area and the foundations of the existing building on the site that have not yet been grubbed out.

An additional aim is to identify and record the nature, dimensions, and relationship of natural deposits on the site and assess the potential of those deposits to contain or conceal archaeological evidence.

6.0 Watching Brief Methodology

When the start date for the fieldwork is known, and before the start of the fieldwork, a Southampton site code will be obtained from the SCCPA, to be used throughout the project.

All monitoring will be undertaken by one experienced field archaeologist. They will act strictly in accordance with the contents of this document and will adhere to national and local guidelines regarding agreed best practice for archaeological monitoring and recording projects. The contractor will inform the SCCPA when the specified fieldwork has begun, and when it has been completed.

The scheme of archaeological works will involve monitoring of all ground disturbances, including the grubbing out of existing foundations and services, as well as all groundworks for the new development, with the ability to stop and fully record archaeological features within the depth of the groundworks required for the scheme. If safe to do so, the sides and base of the groundworks trenches will be cleaned.

If archaeological remains are revealed, then hand excavation will be required wherever safe access to the excavations is possible. Should significant archaeological remains be exposed that cannot be adequately recorded under watching brief conditions, a meeting will be requested with the Southampton City Council

Planning Archaeologist (SCCPA) to agree a strategy for the appropriate management of the archaeological resource and an addendum to this WSI will be produced.

A full written record of the archaeological deposits will be made on standard Allen Archaeology Limited recording sheets. The Soil Survey Field Handbook (Soil Survey of England and Wales) and Munsell colour chart will be used to describe soils (The edition of the Munsell chart will be recorded in the site report and archive. Other soil colour charts must not be used). All archaeological features will be drawn in plan and section, as well as a selection of sections to show the general stratigraphic sequence. A plan will be drawn at an appropriate scale to show the area exposed during groundworks and its relationship with more permanent topographical features such as streets. The plan will also show the location of contexts observed by the contractor. Where observation of the groundworks is limited to certain parts, the plan will also show this. Sections to be drawn will be marked with string and nails and allocated an individual drawing number with a comprehensive record of all drawings to be maintained, with the location of every section drawing plotted onto the site master plan and correctly referenced. All sections will be drawn at an appropriate scale (1:10, 1:20 or 1:50), with Ordnance Datum heights being displayed on each drawing.

Digital photography will form an integral part of the recording strategy (at a minimum resolution of 10 megapixels), and all photographs will incorporate scales, an identification board and directional arrow.

Disturbance of human remains in a disused burial ground is illegal unless sanctioned by a Ministry of Justice licence. If human skeletal remains are uncovered, the contractor will apply to the MoJ for a licence to remove them and their removal will involve archaeological excavation of the remains. The excavation and post-excavation work on the human remains are not dealt with by this project brief and such work must be agreed with the SCCPA.

Any artefacts found during the investigation that are deemed to be 'treasure' (as defined by the Treasure Act 1996) will be removed from site to a secure store and reported to the appropriate coroner's office.

All finds of all classes will be collected, other than obviously modern finds from topsoil and subsoil contexts. The spoil from the excavated trenches will be examined for further artefact recovery. Finds collected during the fieldwork will be bagged and labelled with the appropriate deposit context number, while registered finds will be 3D located and bagged individually with the deposit context number and small find number. If necessary, the relevant specialist will visit the site during fieldwork to advise on the artefact collection and retention strategies. Finds will be retained and processed according to the standards laid down in '*Standards for the Creation, Compilation and Transfer of Archaeological Archives*' (Southampton City Council 2016) at the offices of Allen Archaeology Limited. These will then be submitted for specialist assessment as to their potential and significance for further analysis and study to the following organisations/persons (depending on their availability):

Sarah Percival	Early prehistoric pottery
Sarah Bates	Worked lithic materials
Andy Peachey	Later prehistoric and Roman ceramics
Sue Anderson	Post-Roman ceramics and CBM
Hannah Russ	Animal bone
Tania Kausmally	Human bone
Adam Daubney	Other finds
Ellen Cooper	Environmental analysis
David Dungworth	Slag and other metal working debris
York Archaeological Trust Conservation	Conservation

The contractor will ensure that, where they exist, type series housed by Southampton City Council's Archaeology Collections are the principal ones referred to in compiling specialist reports (At the time of

issue, type series exist for pottery and stone).

If the excavation results in the recovery of unstable artefactual remains (e.g. metallic objects, preserved wood/leather), following agreement from the client, Allen Archaeology Limited will commission the services of Dr Graham Morgan (GCM Conservation) to advise and implement conservation of unstable artefacts; to undertake x-ray analysis and to provide an assessment of potential summary, and any necessary investigative conservation, which will then be attached to the main report. All metal finds other than those made of gold and lead (and those exemptions set out in "Standards for the Creation, Compilation and Transfer of Archaeological Archives") are x-radiographed as part of the recording process and in advance of the Collections Assessment described below.

At an early stage of the post-excavation process, AAL will enable Southampton City Council's Curator of Archaeological Collections (Richard.Henry@southampton.gov.uk) to carry out a Collections Assessment of the material archive, as stipulated in 'Standards for the Creation, Compilation and Transfer of Archaeological Archives'. To ensure the long-term stability of the finds and their availability for future study, AAL will ensure that an assessment of conservation needs and subsequent necessary work is carried out by a qualified archaeological conservator, or in a recognised conservation laboratory. The conservator and the laboratory must be approved by the Curator of Archaeological Collections. Full records (which will form a part of the archive) must be kept of any treatment given. Based on the results of the Collections Assessment, AAL will ensure that all finds and other items of archaeological interest removed from the site are analysed and recorded by specialists, to agreed standards, and with the approval of the SCCPA. Specialist work may need to be carried out on; all metalwork, all bone, including worked bone and human remains and other organic remains; industrial waste; ceramic material; glass; and lithic material. The contractor will ensure that data about complete, identifiable, itemised objects are transferred onto Southampton City Museum's Archaeological Object Record Sheets. The sheets will then be entered into the computerised Collections Database, and where necessary the contractor will make allowance for the costs involved in computer entry.

7.0 Environmental Works

All environmental sampling, processing, analysis and reporting will be undertaken in line with the guidance set out in the English Heritage document 'Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-excavation' (2011). Mrs Ellen Cooper is the named environmental consultant, who will be responsible for liaising with other specialists. Samples will be taken from deposits that have the potential to provide information on the preservation conditions and potential of analysis of all biological remains. Where dating by artefacts is insecure, samples will be taken from deposits that require analysis for final mitigation or enhancement of the project design. If appropriate during the investigation, specialist advice will be sought from the environmental archaeologist, including a site visit to develop the sampling strategy. Processing of environmental remains will take place at Whisby Lodge, Hillcroft Business Park, Whisby Road, Lincoln by AAL.

Samples may include bulk samples, waterlogged samples, radiocarbon samples, dendrochronology, archaeomagnetic, pollen samples and column or monolith samples. Bulk samples will be taken from a selection of stratified contexts that have produced good dating evidence, and sufficient in number to establish the range and quality of the environmental evidence. Samples will also be taken from undated contexts that have the potential to yield important palaeoenvironmental evidence and provide material for scientific dating to enhance the results of the assessment.

Radiocarbon, dendrochronology, archaeomagnetic, pollen and monolith samples will be collected where such sampling is necessary to inform a brief for subsequent work, i.e. from an important undated series of archaeological features, ditch or channel sediments where both dating and pollen assessment may be needed to establish the palaeoenvironmental potential of the feature and buried soils where an

assessment may be important for informing any future excavation strategy.

Animal bone will be hand collected from all excavated features, and from processed samples. This will be identified and assessed by the named specialist (Jen Wood), with any recommendations for future archaeological work on the site.

8.0 Post-Fieldwork Methodology

Once the fieldwork element is completed, a fully illustrated report will be compiled, within six weeks of the completion of the fieldwork. This will be an unbiased account of the results of the archaeological scheme of works. The fully illustrated report will include the following information:

- A summary sheet with the following information: site name/address, SOU Site Code, contractor site code, HET consultation number, Planning application number, NGR, Fieldwork dates, type of fieldwork, Name of contracting unit, Report author, Name of client and full fieldwork dates
- A non-technical summary of the results, including all periods represented on the site, including those present only as residual finds in later contexts
- A description of the archaeological and historical setting of the site. When referring to previous archaeological fieldwork or recording in Southampton, the "SOU" site code must be given (SOU xxxx). For findspots, buildings or other sites, the HER monument record number (MSHxxxx) must be used, if known.
- Description of the topography and geology of the investigation area
- Description of the aims of the project, the methodologies used during the investigation and discussion of their effectiveness in the light of the results
- A text describing the results of the investigation
- If archaeologically significant remains are found, the report will include a detailed archaeological background section using licenced HER data and a full map regression with figures.
- Overall plan of the site showing excavated areas and also areas not observed (i.e. groundworks that were missed or agreed not to be observed), accurately geo-referenced to OS digital Mapping, with levels in metres OD. OS digital mapping will be OS Mastermap or equivalent.
- Detailed plans of each area investigated, showing the archaeological features exposed, with levels in metres OD
- Detailed plans of complex archaeological remains, with levels in metres OD
- Detailed section drawings of the archaeological features, with levels in metres OD
- Appendices of specialist reports on the artefacts and palaeoenvironmental samples from the site, and finds catalogues
- An appendix with a context summary list with soil descriptions and dimensions
- Appropriate photographs of the site and specific archaeological features or groups of features
- Analysis of the results in relation to other sites of similar identity within the region and beyond

9.0 Curatorial Monitoring

Curatorial responsibility for the archaeological works on the site rests with the Southampton City Council Planning Archaeologist (SCCPA). As much notice as possible will be given prior to the commencement of the project to enable them to make appropriate monitoring arrangements.

The English Heritage Regional Science Advisor is also granted access to the site during the archaeological

works to provide advice on archaeological science matters. As much notice as possible will also be given to the advisor in advance of the works.

Internal monitoring will be by the author of this specification.

10.0 Archive

Southampton City Council will be the depository of the archive, once the period of post-fieldwork analysis and report-writing is complete; and will assume title to all material recovered from the fieldwork for inclusion in its collections.

The written, drawn, and photographic archive will be brought up to a standard that will allow for the publication of a detailed summary report.

A summary of the contents of the archive will be prepared, which itself will form a part of the archive.

The archive will be prepared, compiled, and presented in accordance with the standards laid down in '*Standards for the Creation, Compilation and Transfer of Archaeological Archives*' (Southampton City Council, 2016).

The archive will be deposited making allowance for the long-term archive-storage costs that will be incurred by Southampton City Council, including the costs of deposition of the digital archive with the Archaeology Data Service.

The written and drawn archive will be copied onto microfiche which satisfies the criteria set out by Historic England. The microfiche will itself form part of the archive. A master copy will be deposited with the Historic England Record Centre at Swindon.

Where part of the archive is defined as treasure, the developer accepts responsibility for any compensation eventually awarded the landowner.

The planning conditions will not be discharged until all reports (both in PDF and paper format) and GIS files have been received and approved by the SCCPA/HER, and until the archive has been approved by the Curator of Archaeological Collections, Richard Henry.

11.0 Report Dissemination

An initial draft copy of the report will be sent in digital format to the Southampton City Council Planning Archaeologist (SCCPA). Once the report has been approved, AAL will send a full-colour paper copy of the report to each of the following: the developer; the SCCPA (for the HER); the Special Collections section of Southampton Public Library. AAL will also deposit a full-colour paper copy of the report as part of the archive (see below).

AAL will supply the SCCPA with one copy of the approved report in PDF format (for the HER), either by email or on disk as appropriate. The PDF will be text searchable with good quality figures and images. All report drawings and photographs will be included in the PDF file, and the selecting of text and graphics security option will be set at "allowed".

AAL will supply the HER Officer (her@southampton.gov.uk) with a trench plan, registered to the National Grid; also a digital copy of trench plans and feature-distribution or phase plans (where phase plans are appropriate). The format will be preferably MapInfo TAB; otherwise Auto CAD DWG/DXF (saved as ACAD 2000), ArcInfo ESRI Shape, or Intergraph/Microstation Design.

AAL will supply the HER Officer with digital copies of the photographs used in the report, for general use by the SCCPA and HER. These will be supplied in TIFF format at least 600 dpi resolution.

AAL will retain full copyright of the report under the Copyright, Designs and Patents Act 1988 with all rights reserved; but will give permission for the SCCPA to freely copy the report and photographs for the purposes of archaeological research or development control within the planning process, without reference to the contractor.

At the appropriate time, AAL will send a short report of the evidence for inclusion in the summaries compiled by relevant journals.

If important features and finds are uncovered during the fieldwork, the information from this site may deserve a wider publication than the limited-distribution report allowed for above. If so, in addition to what is specified above, within an agreed time period of the end of the fieldwork, the contractor will prepare a report of an appropriate standard and arrange its publication in an appropriate form.

12.0 Variations to the Proposed Scheme

Variations to the proposed scheme will only be made following written confirmation from the Southampton City Council Planning Archaeologist (SCCPA).

Should any further investigation be required beyond the scope of the brief for works, or this specification, then the cost and duration of those supplementary examinations will be negotiated between the client and the contractor.

13.0 Health and Safety

All work will be carried out in a way that complies with the Health and Safety at Work Act 1974 and its related regulations and codes of practice. Employees of Allen Archaeology will perform their duties in accordance with company safety policy, with senior staff responsible for monitoring compliance with health and safety requirements and legislation.

A site Risk Assessment will be carried out in advance of any archaeological fieldwork.

14.0 Policies

Allen Archaeology Limited has stringent health and safety, equal opportunities and environmental policies that have been validated through the Institute for Archaeology as part of the Registered Organisation process, and through the Utilities Vendor DataBase. Copies of the policy statements can be provided upon request.

15.0 Insurances

AAL maintains Employers Liability Insurance to £10,000,000.00, Public Liability Insurance to £5,000,000.00 and Professional Indemnity Insurance to £2,000,000.00. Copies of insurance documentation can be supplied upon request.

16.0 Copyright

Allen Archaeology Limited shall retain full copyright of any commissioned reports under the *Copyright, Designs and Patents Act 1988* with all rights reserved; excepting that an exclusive license is hereby provided to the client for the use of such documents by the client in all matters directly relating to the project described in this document.

License is also given to the archaeological curator to use the documentary archive for educational, public and research purposes. This license does not cover commercial use of the material by Southampton City

Council or a third party. Data with regard to the project that is held by Southampton City Council may be published on the Heritage Gateway, and the report may be read by other commercial contractors following submission to the Southampton City Council Planning Archaeologist (SCCPA).

The author of any specialist contribution to a report shall retain intellectual copyright of their work and may make use of their work for educational or research purposes for further publication.

17.0 Bibliography

CIfA, 2020, *Standard and guidance for archaeological watching briefs*, Institute for Archaeologists, Reading

English Heritage, 1991, *Management of Archaeological Projects*. Historic Buildings and Monuments Commission for England. London

English Heritage, 2002, *Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-excavation*, English Heritage

English Heritage, 2004, *Human Bones from Archaeological Sites: Guidance for Producing Assessment Documents and Analytical Reports*, English Heritage

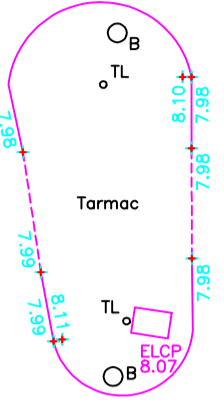
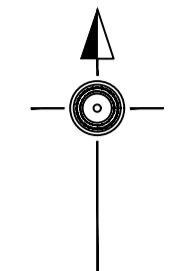
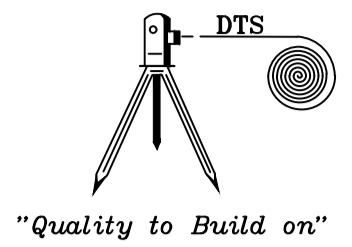
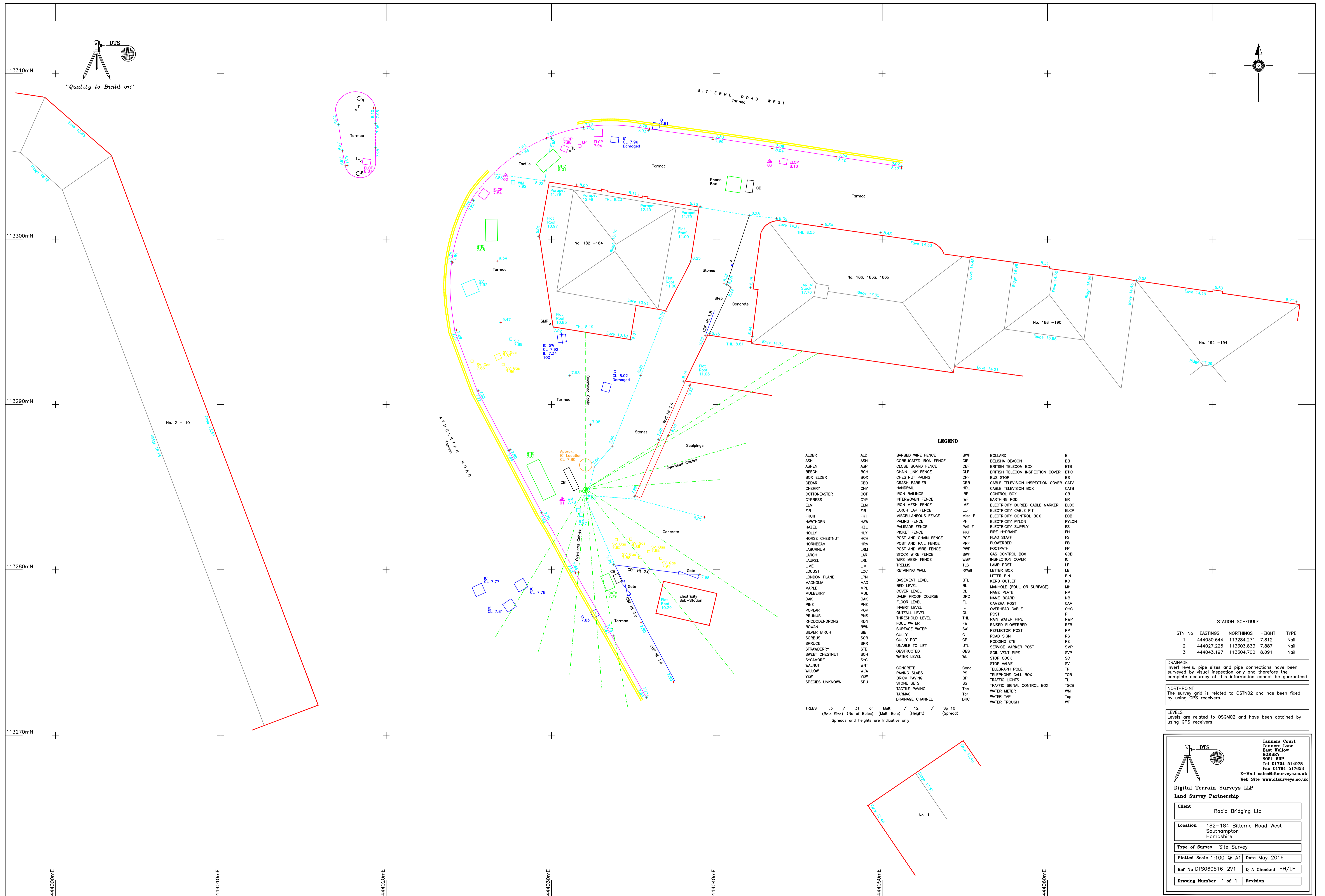
English Heritage, 2005, *Guidance for Best Practice for Treatment of Human Remains Excavated from Christian Burial Grounds in England*, English Heritage

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Health and Safety Executive, 2009, *A guide to health and safety regulation in Great Britain*, The Office of Public Sector Information

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SCC, 2016, *Standards for the creation, compilation and transfer of archaeological archives*, Southampton City Council



LEGEND

ALDER	ALD	BARBED WIRE FENCE	BWF	BOLLARD	B
ASH	ASH	CORRUGATED IRON FENCE	CIF	BELISHA BEACON	BB
ASPEN	ASP	CLOSE BOARD FENCE	CBF	BRITISH TELECOM BOX	BTB
BEECH	BCH	CHAIN LINK FENCE	CLF	BRITISH TELECOM INSPECTION COVER	BTIC
BOX ELDER	BOX	CHESTNUT PALING	CPF	BUS STOP	BS
CEDAR	CED	CRASH BARRIER	CRB	CABLE TELEVISION INSPECTION COVER	CATV
CHERRY	CHY	HANDRAIL	HEL	CABLE TELEVISION BOX	CATB
COTONEASTER	COT	IRON RAILINGS	IRF	CONTROL BOX	CB
CYPRESS	CYP	INTERWOVEN FENCE	IWF	EARTHING ROD	ER
ELM	ELM	IRON MESH FENCE	IMF	ELECTRICITY BURIED CABLE MARKER	ELBC
FIR	FIR	LARCH LAP FENCE	LLF	ELECTRICITY CABLE PIT	ELCP
FRUIT	FRF	MISCELLANEOUS FENCE	Misc F	ELECTRICITY CONTROL BOX	ECB
HAWTHORN	HAW	PALING FENCE	PF	ELECTRICITY PYLON	PYLON
HAZEL	HZL	PALUSADE FENCE	Pal F	ELECTRICITY SUPPLY	ES
HOLLY	HLY	PICKET FENCE	PWF	FIRE HYDRANT	FH
HORSE CHESTNUT	HCH	POST AND CHAIN FENCE	PCF	FLAG STAFF	FS
HORNBEAM	HRM	POST AND RAIL FENCE	PRF	FLOWERBED	FB
LABURNUM	LRM	POST AND WIRE FENCE	PWF	FOOTPATH	FP
LARCH	LAR	STOCK WIRE FENCE	SWF	GAS CONTROL BOX	OCB
LAUREL	LRL	WIRE MESH FENCE	WMF	INSPECTION COVER	IC
LIME	LIM	TRELLIS	TLS	LAMP POST	LP
LOCUST	LOC	RETAINING WALL	RWall	LETTER BOX	LB
LONDON PLANE	LPLN	BASEMENT LEVEL	BTL	LITTER BIN	BN
MAGNOLIA	MAG	BED LEVEL	BL	MANHOLE (FOUL OR SURFACE)	MH
MAPLE	MPL	COVER LEVEL	CL	NAME PLATE	NP
MULBERRY	MUL	DAMP PROOF COURSE	DPC	NAME BOARD	NB
OAK	OAK	FLOOR LEVEL	FL	CAMERA POST	CAM
PINE	PNE	INVERT LEVEL	IL	OVERHEAD CABLE	OHC
POPLAR	POP	OUTLET LEVEL	OL	POST	P
PRUNUS	PNS	THRESHOLD LEVEL	THL	RAIN WATER PIPE	RWP
RHODOGENDRONS	RDN	FOUL WATER	FW	RAISED FLOWERBED	RFB
ROWAN	RWN	SURFACE WATER	SW	REFLECTOR POST	RP
SILVER BIRCH	SIB	GULLY	G	ROAD SIGN	RS
SORBUS	SOR	GULLY POT	GP	RODDING EYE	RE
SPRUCE	SPR	UNABLE TO LIFT	UTL	SERVICE MARKER POST	SMP
STRAWBERRY	STB	OBSTRUCTED	Obs	SOIL VENT PIPE	SV
SWEET CHESTNUT	SCH	WATER LEVEL	WL	STOP COCK	SC
SYCAMORE	SYC	CONCRETE	Conc	STOP VALVE	SV
WALNUT	WNT	PAVING SLABS	PS	TELEGRAPH POLE	TP
WILLOW	WLW	BRICK PAVING	BP	TELEPHONE CALL BOX	TCB
YEW	YEW	STONE SETS	SS	TRAFFIC LIGHTS	TL
SPECIES UNKNOWN	SPU	TACTILE PAVING	Tac	TRAFFIC SIGNAL CONTROL BOX	TSCB
		TARMAC	Tar	WATER METER	WM
		DRAINAGE CHANNEL	DRC	WATER TAP	Tap
				WATER TROUGH	WT

TREES .3 / 3T or Multi / 12 / Sp 10
 (Bole Size) (No of Boles) (Multi Boles) (Height) (Spread)
 Spreads and heights are indicative only

STATION SCHEDULE

STN No	EASTINGS	NORTHINGS	HEIGHT	TYPE
1	444030.644	113284.271	7.812	Nail
2	444027.225	113303.833	7.887	Nail
3	444043.197	113304.700	8.091	Nail

DRAINAGE
 Invert levels, pipe sizes and pipe connections have been surveyed by visual inspection only and therefore the complete accuracy of this information cannot be guaranteed

NORTHPOINT
 The survey grid is related to OSTN02 and has been fixed by using GPS receivers.

LEVELS
 Levels are related to OSGM02 and have been obtained by using GPS receivers.

DTS
 Tanners Court
 Tanners Lane
 East Wellow
 ROMSEY
 SO51 6DP
 Tel 01704 514978
 Fax 01704 517653
 E-Mail sales@dtssurveys.co.uk
 Web Site www.dtssurveys.co.uk

Digital Terrain Surveys LLP
 Land Survey Partnership

Client: Rapid Bridging Ltd

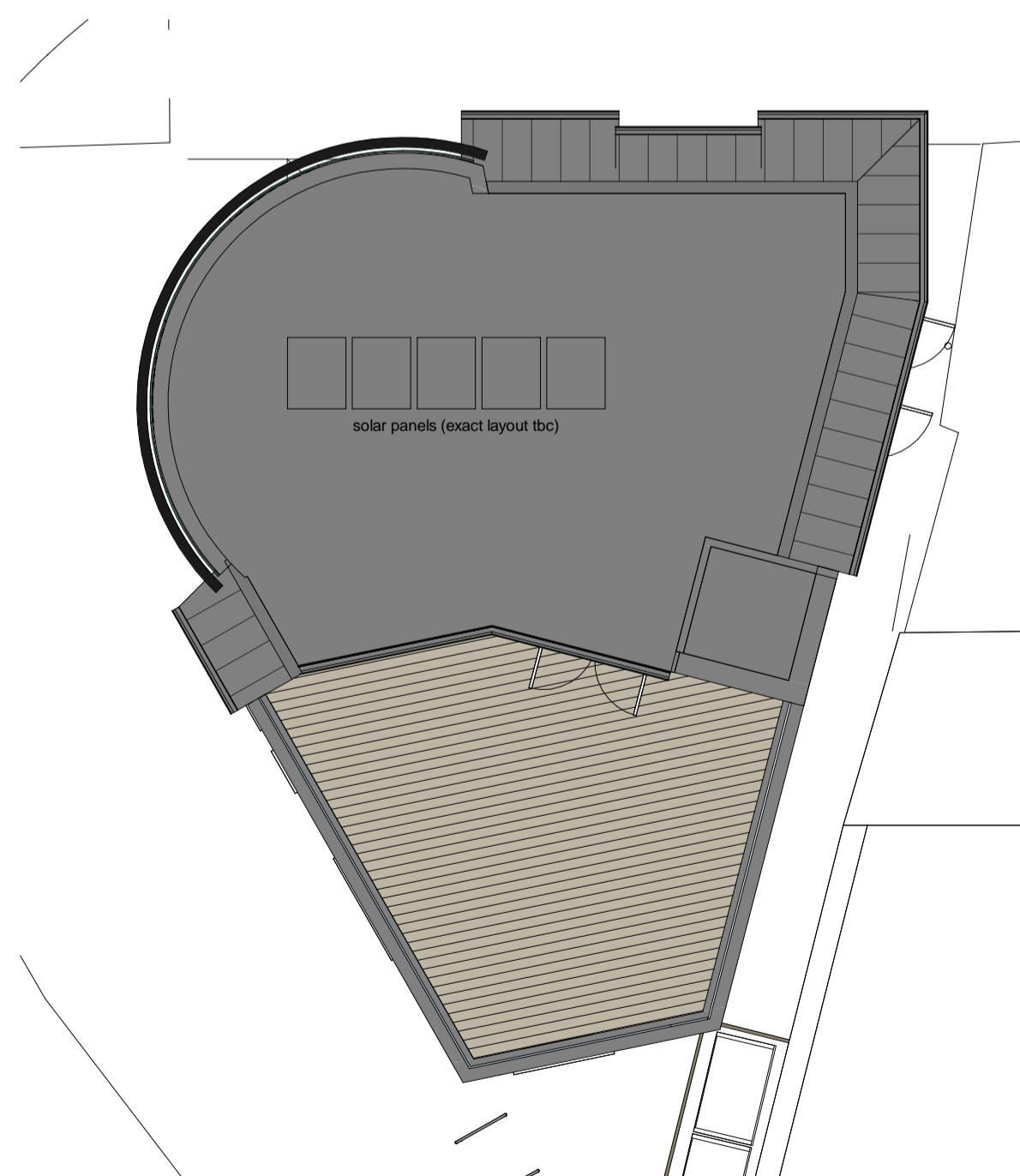
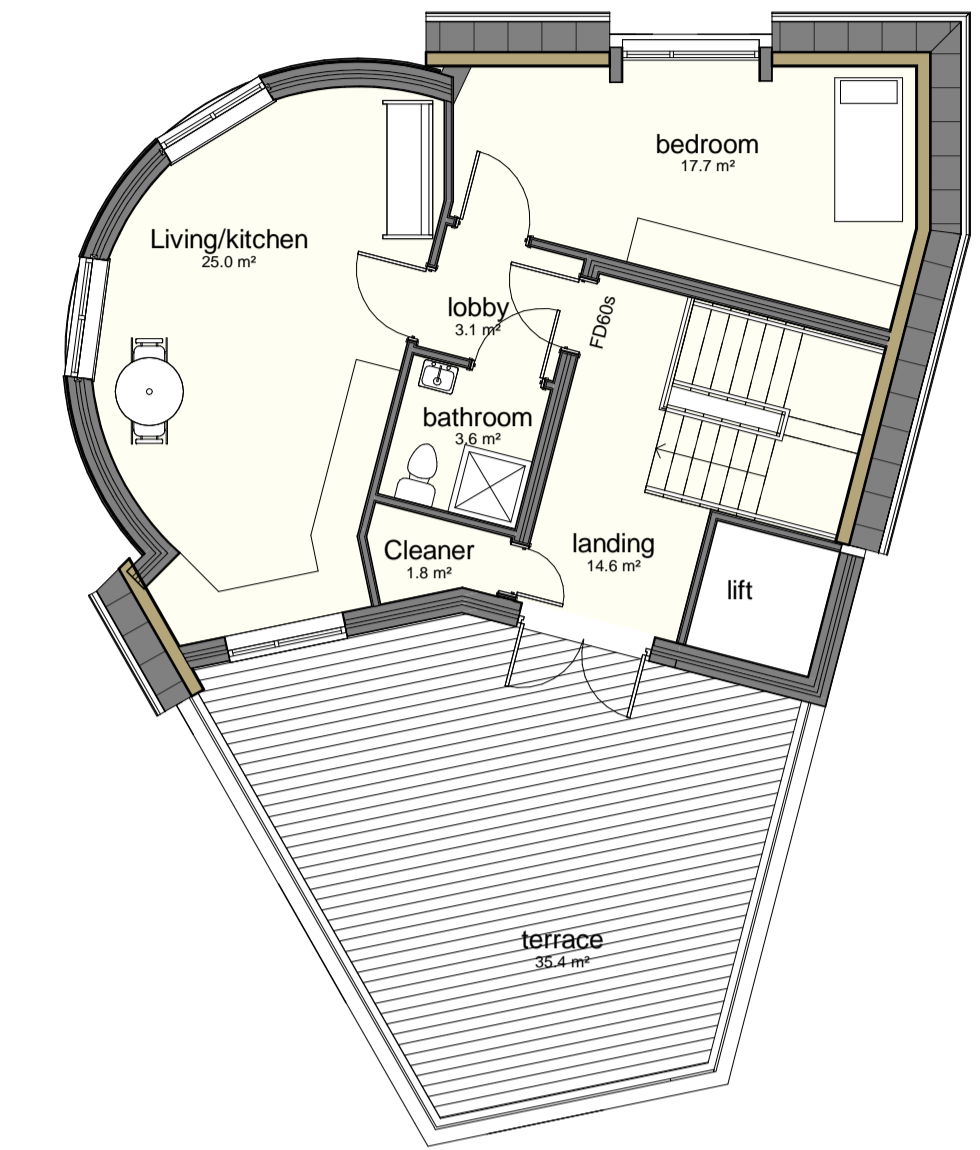
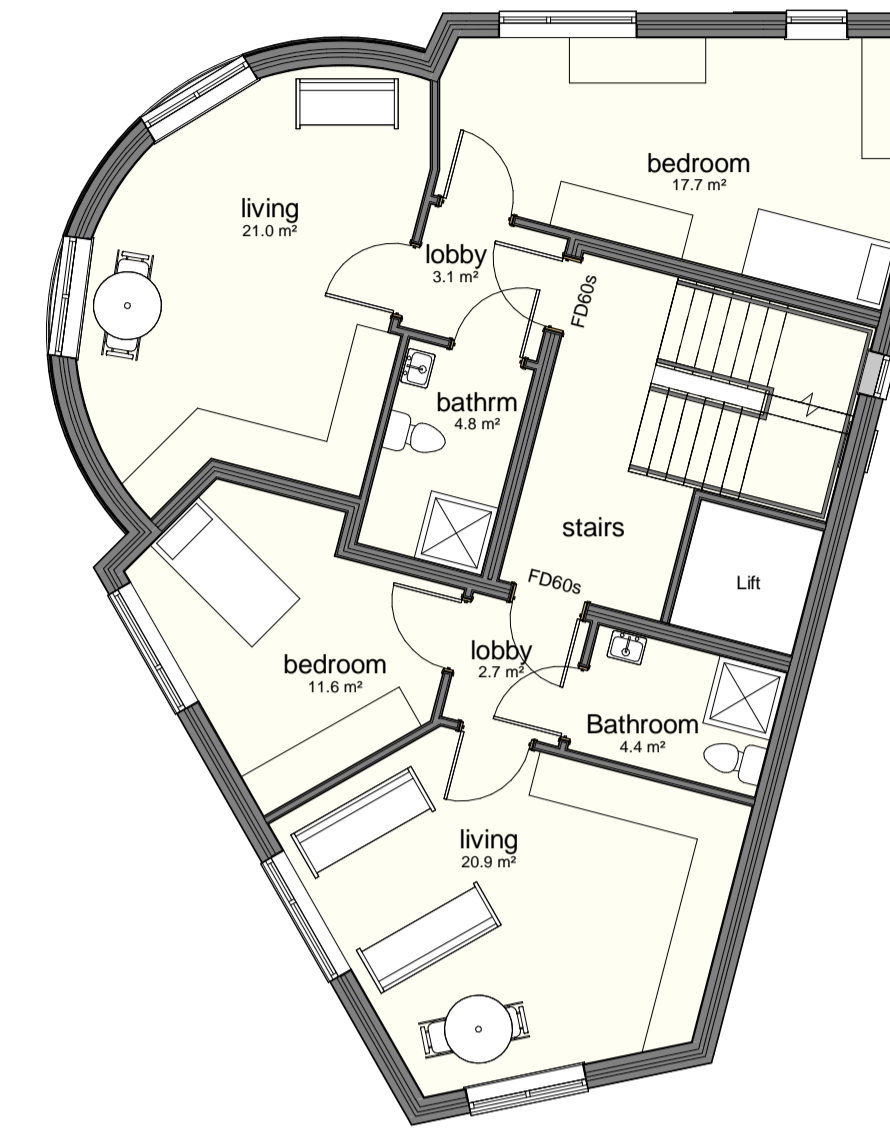
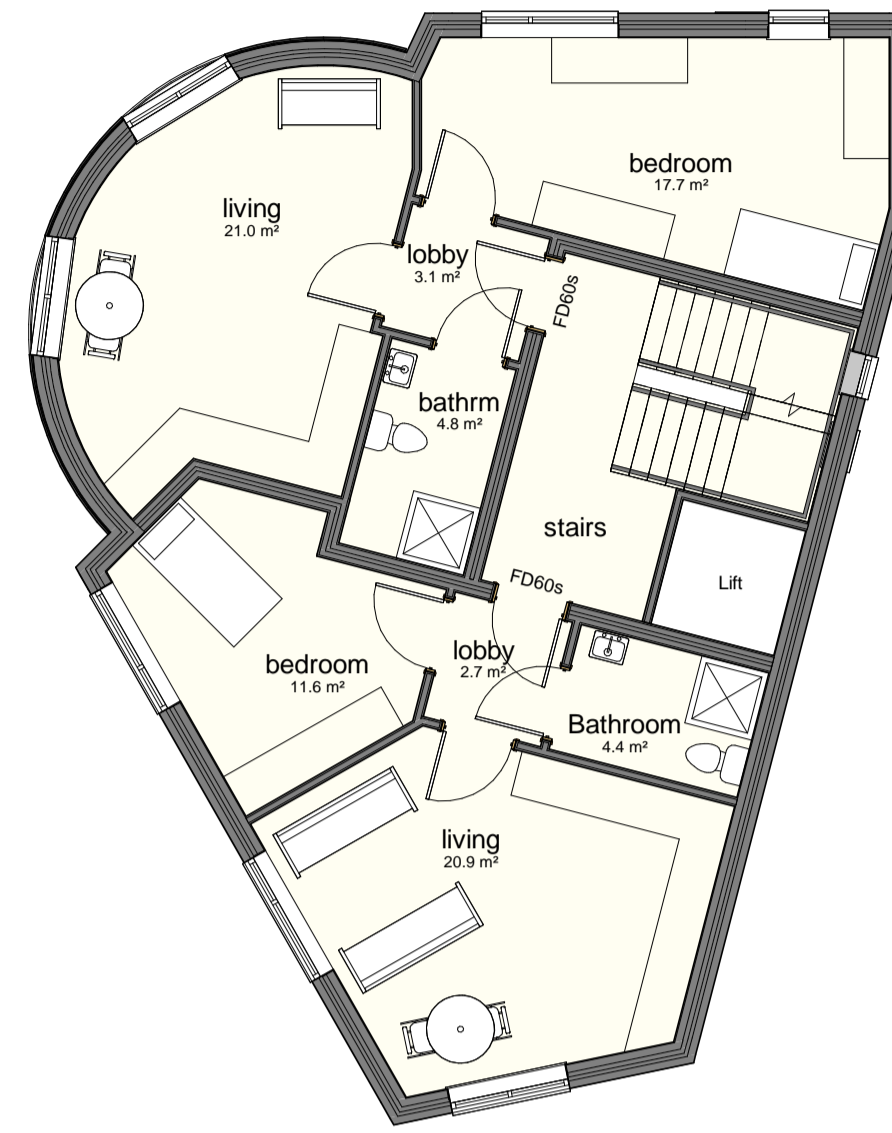
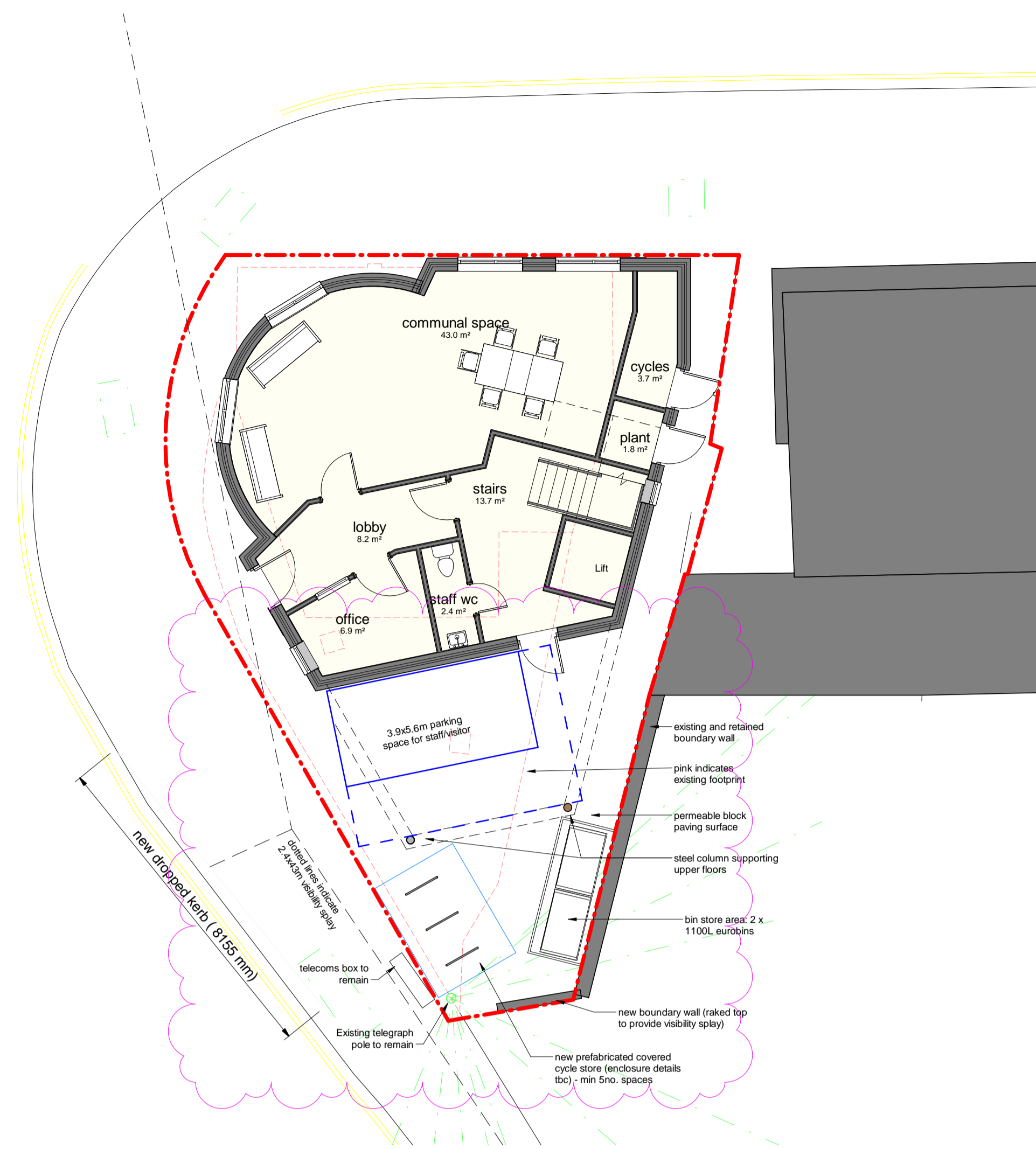
Location: 182-184 Bitterne Road West, Southampton, Hampshire

Type of Survey: Site Survey

Plotted Scale: 1:100 @ A1, Date: May 2016

Ref No: DTS060516-2V1, Q & A Checked: PH/LH

Drawing Number: 1 of 1, Revision:



C	GJ	vehicle and cycle parking, and bin storage, amended	20/05/21
B	GJ	parking bay amended	08/04/21
A	GJ	solar panels added to roof	08/03/21

PLANNING



Tollgate Estates, Stanbridge Earls, Romsey SO51 0HE
romsey@s4architects.co.uk
t: 01794 511255 www.studiofourarchitects.com

client **A Head Of Time Estates Ltd**
project **182-184 Bitterne Road West, Southampton: supported living**
title **Proposed floor plans**

date	scale	paper	drawn	checked
21/02/21	1 : 100	A1	LJH	GJ
job no.	dwg. no.	rev. no.		
37009	120	C		

