



Sainsbury's Supermarkets Ltd

Store Extension, Church Street, Warrington

Archaeology and Cultural Heritage Desk-Based Assessment

July 2011

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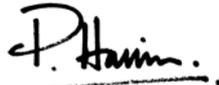
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1.0 Introduction

This Archaeological and Heritage Desk-Based Assessment has been prepared by Kirsten Holland, Principal Archaeologist, WYG on behalf of Sainsbury's Supermarkets Ltd to inform the development of a store extension and alterations to an existing Sainsbury's store at Church Street, Warrington.

1.1 Aims and Objectives

This study examines the cultural heritage potential of the proposed development site and the surrounding area. The aim of the study is to:

- Identify recorded cultural heritage sites within the site boundary;
- Identify the potential for previously unrecorded sites to be present within the site;
- Identify potential impacts and mitigation strategies where appropriate; and
- Make recommendations for further work where required.

Cultural heritage within this context includes all buried and upstanding archaeological remains, built heritage sites, historic landscapes and any other features that contribute to the archaeological and historic interest of the area. This assessment does not attempt to plot and review every archaeological find and monument; rather it aims to examine the distribution of evidence and to use this to predict the archaeological potential of the study area and the likely significance of the development proposals on those remains.

2.0 Site and Development Description

The development site is located in central Warrington, Cheshire and extends to approximately 3 hectares. The site is centred on SJ 61340 88475 (361340, 388475) and is at approximately 10m above Ordnance Datum.

The development site is bounded by the A57 Church Street to the south and east, School Brow to the north and Eldon Street and General Street to the west. There is residential development to the east and south and commercial development to the north and west. A site location plan can be seen in Appendix A (WYG Figure 1) and site photographs in Appendix B.



The site is currently a Sainsbury's supermarket with associated car parking. The existing site layout can be seen in Appendix A. The proposed development is to extend the store and make internal alterations. The primary external alterations which may have an impact on heritage features are extension and reconfiguration of the store front, new service areas to the rear and west, new car parking layout and landscape proposals. The new proposed layout can be seen in Appendix A.

3.0 Methodology

3.1 Assessment Methodology

Impact assessment has been carried out through the consideration of baseline conditions in relation to the elements of the scheme that could cause cultural heritage impacts. Baseline conditions are defined as the existing environmental conditions and in applicable cases, the conditions that would develop in the future without the scheme. In accordance with best practice this report assumes that the scheme will be constructed, although the use of the word 'will' in the text should not be taken to mean that implementation of the scheme is certain.

No standard method of evaluation and assessment is provided for the assessment of impact significance upon cultural heritage, therefore a set of evaluation and assessment criteria have been developed using a combination of the Secretary of State's criteria for Scheduling Monuments (Scheduled Monument Statement, Annex 1), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective). Professional judgment is used in conjunction with these criteria to undertake the impact assessment. The full assessment methodology can be seen in Appendix C.

3.2 Sources Consulted

A study area of approximately 500m radius from the approximate centre of the site (SJ 61340 88475) has been examined to assess the nature of the surrounding cultural heritage sites and place the recorded sites within their context.

This study has been undertaken taking into consideration the historical and archaeological background of the proposed development area. The sources consulted were:

- Cheshire Historic Environment Record (HER);



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- National Monuments Record (NMR);
- English Heritage and Local Planning Authority for designated sites;
- Historic mapping;
- Warrington Archives and Local Studies Library; and
- Appropriate documentary sources and archaeological journals.

A site walkover survey was undertaken on 7th June 2011 to assess the site for previously unrecorded heritage remains, the potential effect on the setting of designated heritage features and suitability for potential evaluation and mitigation measures.

4.0 Legislation and Planning Policy Context

4.1 Ancient Monuments and Archaeological Areas Act 1979

Scheduled Monuments are designated by the Secretary of State for Culture, Media and Sport on the advice of English Heritage as selective examples of nationally important archaeological remains. Under the terms of Part 1 Section 2 of the Ancient Monuments and Archaeological Areas Act 1979 it is an offence to damage, disturb or alter a Scheduled Monument either above or below ground without first obtaining permission from the Secretary of State. This Act does not allow for the protection of the setting of Scheduled Monuments.

4.2 Planning (Listed Buildings and Conservation Areas) Act 1990

The Act outlines the provisions for designation, control of works and enforcement measures relating to Listed Buildings and Conservation Areas. Section 66 of the Act states that the planning authority must have special regard to the desirability of preserving the setting of any Listed Building that may be affected by the grant of planning permission. Section 72 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.



4.3 Planning Policy Statement 5: Planning for the Historic Environment – 2010

Planning Policy Statement 5 (PPS5) sets out the Government’s national planning policies on the conservation of the historic environment. The PPS covers all aspects of the historic environment and heritage assets including designated assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Conservation Areas, Registered Parks and Gardens and Registered Battlefields) and non-designated assets. The PPS identifies that consideration of the historic environment and the requirements for assessment and mitigation of impacts on heritage assets should be proportional to their value and the effect of proposals on their significance. The PPS sets out the approach regional and local authorities should adopt in identifying and making provision for conservation of heritage within the plan making process (HE1-HE5) and in assessing development proposals within the context of applications for development (HE6-HE12).

The PPS states that the significance of heritage assets (including their settings) should be identified and the effect of the proposal on the significance of the asset should be assessed. Prior to validation the planning application should include sufficient information to enable the impact of proposals on significance to be assessed and thus where desk-based research is insufficient to assess the interest, field evaluation may also be required (HE6). The PPS includes policy principles to guide the determination of applications relating to heritage assets (HE7 and HE8) and additional principles to be considered for designated assets (HE9 and HE10).

Whilst the PPS reflects the Governments overarching aim that “the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations” it recognises that there are occasions where loss of significance is justified on the merits of new development. The more significant the asset and the greater the harm to the significance, the greater the justification needed. Policy HE11 outlines a number of principles for enabling development that should be considered in assessing the benefits and disbenefits. Where loss of significance as a result of development is considered justified, the PPS includes provision to allow for the recording and advancing understanding of the asset before it is lost using planning conditions or obligations (e.g. S106) as appropriate (HE12). The results of these investigations should be made available and the archive deposited in a suitable repository. A Planning Practice Guide (English Heritage, March 2010) provides further information and guidance on the interpretation and implementation of the PPS.



4.4 Local Policy and Guidance

The Warrington Unitary Development Plan was adopted in January 2006 and a number of policies were “saved” by the Secretary of State in 2008 under the provisions of the 2004 Planning and Compulsory Purchase Act. The plan contains six policies relevant to the development and heritage:

- BH5 Locally Important Buildings and Structures of Architectural or Historic Interest;
- BH8 Development in Conservation Areas;
- BH10 Development Proposals to Enable the Development of Built Heritage;
- BH12 Ancient Monuments and Archaeological Sites;
- BH13 Other Sites of Archaeological Importance; and
- BH14 Archaeological Evaluations.

The full text of the relevant policies can be seen in Appendix D.

5.0 Consultation

Consultation was undertaken with the Cheshire Historic Environment Record, English Heritage, and Warrington Archives and Local Studies Library for the provision of data for this report. The baseline results and potential impacts were discussed with Mark Leah, Development Archaeologist, Cheshire County Council (14/06/11) and the results of this discussion are incorporated into the report.

6.0 Baseline Data

6.1 Designated Sites

There are no World Heritage Sites, Scheduled Ancient Monuments, Registered Parks and Gardens or Registered Battlefields within the 500m study area.

There are 22 Listed Buildings within the study area. These are detailed in Appendix E and their locations can be seen on Figure 2. There are two Grade II* Listed Buildings: the Church of St Elphin (Site 1329734), which is located opposite the supermarket; and Cromwell House, a block of three 17th century black and



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white timber framed buildings (Site 1310102). The remaining buildings are all Grade II Listed and are predominantly residential houses although there are also several public houses and another church.

The Church Street Conservation Area is located within the study area and abuts the southern and eastern boundaries of the development site. The Conservation Area has been designated for its historic and townscape character. The area forms the core of the origin of the modern town of Warrington. The area also contains a variety of different aged buildings and forms, although there is a good collection of pre 18th century buildings (WBC, 2007a).

The Buttermarket Street Conservation Area is located in the south-west of the study area. It has been designed for its core of historic buildings, including the former townhouses of late 18th century and 19th century date and the architecturally important St Mary's Church. The original townscape character and feeling of enclosure have been damaged by modern road alterations but the area still retains parts of its special character (WBC, 2007b).

Winwick Street Conservation area is located in the north-west of the study area. It was designated as part of a Heritage Economic Regeneration Scheme in respect of the conversion and regeneration of the former Cheshire Lines warehouse and goods yard (WBC, 2000). This area does not have a Conservation Area Appraisal.

There are twelve Locally Listed Buildings within the study area and their locations can be seen on Figure 2, Appendix E. These buildings are not of sufficient heritage interest to be Listed at Grade I, II* or II, but are considered to be significant at a local level. In some cases Locally Listed Buildings are equivalent to the old Grade III Listing. In the vicinity of the development site these include residential houses located on Church Street to the north-east of the store and a public house on School Brow to the north-west of the store.

The development site also lies within an Area of Archaeological Potential (AAP) as identified by the Cheshire Historic Towns Survey (CCC, 2003a and b). The AAP can be seen on Figure 2. The area contains five Archaeological Character Zones (ACZs). The development site and the area to the east lie within ACZ 2, Norman Warrington. ACZ 2 is designated for the primary and secondary characteristics outlined in Table 1 below.

The area to the west is ACZ 3, Later Medieval Warrington and the area to the north ACZ Post-Medieval Expansion. This designation does not have statutory weight, but Policy BH14 of the Warrington Local Plan



indicates that where appropriate evaluations may be required in Areas of Archaeological Potential prior to development.

Table 1: Archaeological Character Zone 2, Norman Warrington

Primary Characteristics	
St Elphin's Church	St Elphin's church was recorded at Domesday, which indicates an origin of either early medieval or Conquest date.
Motte and Bailey Castle	Nothing of the 12 th century castle survives above ground. Mote Hill was the subject of a number of excavations in the 19 th century prior to its destruction.
Tenements	Settlement is likely to have developed in the vicinity of the church and the castle and potentially planned medieval tenements have been identified along Church Street.
Market Places	A market is likely to have been held in the vicinity of the church and castle, however a planned market place has potentially been identified at the west end of Church Street.
Secondary Characteristics	
Medieval and Post Medieval St Elphin's Church	The earliest fabric of the church is 14 th century in date, while most of the church dates to the 19 th century renovations.
Early Medieval Estate Centre?	Warrington was the focus of an important early medieval estate. This early settlement was potentially located within the immediate vicinity of St Elphin's church.
Boteler Grammar School	The Boteler Grammar School was founded in 1526 on what later became School Lane.
St Elphin's Rectory	The rectory was a moated site, which was occupied from the 14 th to the late 18 th century. In 1832 the moat was in-filled and a new house was built on the site.
Post Medieval Redevelopment	This Zone underwent domestic and industrial redevelopment during the post medieval period.

6.2 Archaeological and Historic Background

The Historic Environment Record holds details for 49 sites within the study area. Details of the sites can be seen in Appendix E and their locations can be seen on Figure 3. A detailed archaeological background for this area can be found in Cheshire Historic Towns Survey of Warrington (Shaw and Clark, 2003). The Cheshire survey was undertaken by Cheshire County Council, between 1997 and 2002. The survey examined 37 towns in Cheshire and the unitary authorities of Halton and Warrington. This report should be referred to for further detailed information. Through the course of research it became apparent that much of the archaeology of the area has been truncated or removed by modern industrial activity.



6.2.1 Prehistoric (up to 43AD)

Whilst there is much evidence for prehistoric activity throughout the wider region, it is considered that this period is not well understood (Hodgson and Brennand, 2007, 31). Evidence of prehistoric activity in the locality of Warrington include finds of early prehistoric stone axes (Hodgson and Brennand, 2006, 34) such as the concentration of Neolithic and Bronze Age stone and metal axes to the south of the River Mersey (CSMR records 480, 482, 486-490, 530), and to the north of the river around Winwick (CSMR records 491, 569, 577, 579), possibly suggesting a crossing point in the Warrington area. There are a number of Bronze Age burial sites to the south of the river (CSMR 461, 483, 492-4), and also to the north of the river, east of Winwick (CSMR 571/1/1-3; 588) where five Bronze Age barrows have been recorded (Hodgson and Brennand, 2006, 43). The discovery of timber piles in two locations by the banks of the Mersey (CSMR 477/0/1; 490/1) has led to the suggestion that there were lakeside settlements, perhaps of Iron Age date but this remains to be proven. Apart from these finds there is very little evidence to support prehistoric settlement in the town area. Other potential prehistoric finds include those from excavations at Lousher's Lane which revealed a small pit, reputedly of pre-Roman date, containing a possible sherd of Iron Age Pottery (Shaw and Clark, 2003).

Remains of what was considered to be a possible crannog were found during excavations for a new sewer in the 1930s, however excavations in 2003 demonstrated that these were of post-medieval date (Site 498/1). Timbers were found at a depth of nearly three metres below the surface in an upright position with post-medieval tool marks. Finds recovered include polished antler, a medieval pendant and a fragment of medieval slip-ware pottery (LP Archaeology, 2003).

6.2.2 Roman/Romano British (43AD to c.450AD)

Evidence for Roman influence in the region is great and the Roman origin of many settlements recognised since the 16th century, i.e. Leland and Camden, 1586 (Philpott, 2006, 59). Archaeological evidence suggests a major Roman settlement in the area of Wilderspool from the late 1st century AD to the early 4th century AD (Ordnance Survey, 1994; Shaw and Clark, 2003). Early investigations led to the identification of a possible trapezoidal fort adjacent to the River Mersey. A lack of archaeological evidence to this effect suggests that this was not the case, however the discovery of 1st century Roman military equipment fittings and the discovery of a tile stamped with the device of the Twentieth Legion in this area may suggest the presence of Roman soldiers, who were either stationed at, or passing through the area (Strickland, 1995). The importance of the area as a Roman settlement is demonstrated by the number of roads that converge upon it. An abandoned meander to the south of the parish church indicated the lowest crossing point of the



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River Mersey in the Roman period (AAA Archaeological Advisors, 2000). A possible section of the Warrington to Wigan Roman Road was uncovered 1.5m below the road surface north of St Elphin's Church (Site 627/1). Due to the level of industrialisation in the centre of Warrington no visible traces of the Roman road remain through the town (Margary, 1957).

The projected line of the Kings Street Roman Road runs through the centre of the study area and development site. Further evidence for Roman activity within the direct vicinity of the site includes a Roman coin from the reign of Marius, discovered in 1851 (Site 445). Within the broader area of Warrington, isolated inhumations have been recorded (Hinchcliffe and Williams, 1992, 116-118 cited in Philpott, 2006, 81).

6.2.3 Early Medieval (450AD to 1066AD) and Medieval (1066AD to c.1540AD)

Early medieval activity in the area is evidenced by the recovery of several log-boats capable of shipping goods inland (Griffiths, 1992, cited in Newman, 2006b, 111) along the shores of the Mersey, including several at Warrington. These are dated to the 9th–12th centuries and it has been suggested, alongside other evidence, that this is indicative of a trading zone (McGrail and Switsur, 1979, cited in Newman, 2006b, 111).

Further evidence is seen to the north of Warrington at Southworth Hall Farm, Winwick where an extensive inhumation cemetery was excavated. The site appeared to focus on an earlier Bronze Age burial mound (Freke and Thacker 1987 cited in Newman, 2006a, 101), a practice recorded elsewhere in the early medieval period (Williams, 1997, cited in Newman, 2006b, 101).

Warrington was the centre of a hundred (administrative area) at the time of the Norman conquest. It was established as a barony in 1230 (Field Archaeology Liverpool Museum, 1998). Warrington was first documented as "Walintune" in the Domesday Book and then "Werington" in 1246AD. It is derived from the Old English *erring + tun* meaning "farmstead by the weir or river dam" (Mills, 2003). Warrington was awarded a market charter in 1255, 1277 and 1285 and a market was held in Church Street until the 1850s. Warrington was evidently the focus of an important estate, however, it is difficult to establish when this was founded (Shaw and Clark, 2003). It was during the 13th century that a Friary (Friars of St Austin) was established in Warrington (Newman, 2006a, 129; Field Archaeology Liverpool Museum, 1998).



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There was certainly a bridge over the Mersey in the vicinity of Warrington by 1397. The bridge, erected in the reign of Henry VII, was on the site of the present main bridge and therefore the earlier one may well have been located close to the parish church (Ormerod, 1882).

After the Norman Conquest, Lancashire was granted to Roger of Poitou, who created the Barony of Warrington, which was held initially by Pagnus de Vilars and subsequently by the de Boteler family who held the Barony until the 16th century (Shaw and Clark, 2003), part of the park from this manor falls within the study area (Site 438/5). In a charter of William Pincerna 1231-1303, the bounds of the park are given and include references to the demarcation by a ditch in several parts. Part of the medieval park is now occupied by St Elphin's park (Site 438/5).

It has been suggested that there was a religious centre located in the vicinity of St Elphin's before the church was constructed, based upon a sacred well. St Elphin's well is located within the study area (Site 438/0/2), however, excavations have revealed that the core of the well is Medieval in origin. A further Medieval well known as "Hallumswalle" is located within the study area (Site 438/0/3). This well is mentioned in the deeds of the Legh family in 1465. It is currently covered by modern premises.

Prior to its destruction in 1841 for the construction of an orphanage, a large Motte and Bailey Castle existed within the study area (Sites 438/1/0 and 438/1/12). This was the manorial residence of the Boteler family, lords of Warrington, until it was destroyed by fire in around 1260. Excavations in 1841 revealed a wood-lined well, early medieval and Roman pottery sherds, a possible Saxon bronze fibula and two jet chess pieces. Evidence suggests that there was a structure that pre-dated the castle, which may have belonged to a pre-Norman manorial site.

The area of the site, namely Church Street, was first mentioned in "The Legh survey of 1485" indicating that it was already developed by this time (Field Archaeology Liverpool Museum, 1998). In 1580 a document concerning Easter dues records that there were eight people living in Church Street.

6.2.4 Post-Medieval Period (c.1540AD to 1900AD) and Modern (1900AD to present)

The motte of the castle at Mote Hill was reused in the 17th century, during the Civil War, as a canon platform. Warrington fell to the Parliamentarians during the siege and much of it was burned. Cromwell House to the south-west of the development site (Site 1310102) is reported to be where Cromwell stayed and sent dispatches from.



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The grounds of the 13th century friary continued to be used for burials but by the 19th century it was turned, in part, into a candle factory (Heawood, 2003, cited in McNeil and Newman, 2006, 156). Craft-based industries continued into the post-medieval period and the construction of the railway station, situated on the edge of the existing urban area, created a slight settlement shift, encouraging growth in the direction of the current urban area (Winchester, 2006, 68). Influence of long-distance trade sparked new industries, and certainly by the 17th century, clay tobacco pipes were being produced in the region, including Warrington (McNeil and Newman, 2006, 160).

Evidence of post-medieval activity within the study area is focussed on a 19th century wire works. Wireworking was one of the key industries in Warrington in the post-medieval period, growing from small backyard production into mass manufacturing. In addition to this, an evaluation carried out at Church Street in 2003 identified the remains of Victorian housing and evidence for ground levelling (LP Archaeology, 2003). The market which had been held in Church Street from the medieval period ceased by 1859.

A wire works was established on the site by John Rylands, in association with Nathaniel Greening who already had an established works at Bridge Street (Hayes and Crosby 2003). This works was originally founded in 1805 and was re-sited to Church Street in 1817 due to the need for expansion. By the late 1830s, the Church Street works was one of Warrington's major industrial concerns. Greening moved to new premises in 1843, with Ryland continuing to operate the Church Street works. Rylands thrived during the wars producing barbed wire and other military equipment. They also produced the trademark Rylink fencing. The works remained in place until the site was redeveloped as a supermarket in the 1980s.

A watching brief was carried out in association with the supermarket extension to the west of the store and alterations to the car parking facilities in 1998 (Gifford and Partners, 1998). Two profiles showed the 19th and 20th century remains of the wire works, including basements and demolition materials. Evidence was also recorded of buried garden and cultivation soils associated with the early 19th century back plots of houses along Church Street. No evidence was noted of features which cut the natural sand deposits.

Aerial photography (Aerial Photo HSL UK 16th May 1973 Run 26 frame 1767) shows the wire works occupying the whole of the development site with the exception of the north-east corner where the Petrol Filling Station is located. The central area of the site is shown as an open yard area. The area of the store itself and the area of the new extension are shown covered with buildings.



7.0 Historic Mapping Survey

Several maps were consulted in the preparation of this assessment, including Walworth and Donbavands Map of 1772, Hall's Plan of Warrington 1826, a plan based on the 1844 Ordnance Survey map, the 1851 Ordnance Survey 5ft to 1mile and the Ordnance Survey maps of 1890, 1907 and 1928. Extracts of selected historic maps can be seen in Appendix F.

The area of the site appeared on Walworth and Donbavands Map of 1772. Here, the area was shown as fields with few buildings to the north-east and to the south of the site. Some of the fields appeared to resemble earlier strip fields. By 1851 (Ordnance Survey 5ft to 1mile) the area in question showed the site of the wire works to the south on Church Street, with an increase in buildings (terraced housing) to the east of the field, on Church Place (named "Silk Horse Lane" on the 1772 map) and to the north on William Street and Eldon Street (streets which did not appear on the 1772 or 1826 maps, but did appear on the redrawn map of 1844). In general, the surrounding area was becoming more urbanised. This reflects the areas as depicted on the map based on the 1844 OS mapping which, although depicts the wireworks, does not name it as such.

By 1890, the wire works had extended and covered much of the site. The houses on Church Place, William Street and Eldon Street remain and the area of buildings (housing) had expanded both in the east and to the north and west of the wire works. The 1907 Ordnance Survey map showed further urbanisation surrounding the established wire works (also clear on the 1928 Ordnance Survey map).

Further maps that were consulted either did not show the area, or were not in enough detail. These included Warrington tenements map of 1747, the pre-1800 plan of Thomas Patten's estates in the township of Warrington, the late 19th century estate map of Mr Blackburne, Vawser's 1873 plan of Warrington, the 1875 plan of Warrington and the 1879 plan of estate in township of Warrington.

8.0 Site Walkover Survey

A walkover survey was undertaken on 7th June 2011. The weather was dry and overcast. Photographs of the site can be seen in Appendix B.

The site is an existing Sainsbury's supermarket and petrol filling station with associated car parking and service yard areas. The supermarket was constructed in the mid 1980s and extended in the late 1990s and is typical of this date. The site contains numerous mature trees around the boundary of the site fronting



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Church Street to provide a landscape screen and young trees within the car park. There are no visible features of heritage interest within the development site.

The west of the store is adjacent to the Apple Court Care Home and Eldon Street which are not of heritage interest. The rear of the store fronts directly onto School Brow and this area is of negligible historic townscape or heritage interest.

The south and east of the development site fronts onto Church Street and the Conservation Area. This Conservation Area includes several buildings of medieval date and other post-medieval buildings of interest. The coherence of the Conservation Area has however been diminished and there is not a uniformity in built form or townscape.

Cromwell House is located to the immediate south-west of the store, however it now stands as a relatively isolated building of medieval date in this area which the setting of is diminished by modern street furniture. Immediately opposite the store are modern houses which do not front the street but are positioned at a slight angle away from it reducing the linear enclosed feel of the street. The Church of St Elphin is set back from the road and the spire remains a landmark across the town. The former cemetery, now a park, is opposite the east of the store with the two landscape boundaries mirroring each other.

9.0 Historic Landscape Character

Historic Landscape Characterisation has been undertaken for Cheshire. The results of the characterisation within the study area can be seen on Figure 4, Appendix G. The development site and its immediate surroundings to the south, west and north are described as 20th century settlement reflecting the areas redevelopment from its previous industrial character. The area of St Elphins Church and its associated residential houses are described as post-medieval settlement as are a number of other areas across the study area, however, these have become detached and are largely surrounded by modern development. There is a band of active post-medieval industrial activity to the north of the development site.

10.0 Heritage Potential and Impact Assessment

10.1 Designated Heritage Sites

There are numerous designated sites to the south and east of the development site. These encompass the Church Street Conservation Area and Listed Buildings and Locally Listed Buildings within them such as



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Cromwell House, St Elphins Church, its gateway and cobbles and residential houses on Church Street. The overall value of the designated assets physically is considered to be high based on the presence of the Grade II* Listed Church and Cromwell House, however, their setting has been diminished and the Conservation Area and settings have reasonable coherence and integrity, rather than considerable. The overall value of the settings and historic townscape of these sites is considered to be medium. The Conservation Area includes the landscape buffer on the southern boundary of the store. The existing baseline setting of these features is currently a moderately busy road, existing supermarket and other recent development on the south of Church Street and the mature trees within the park and boundaries to the supermarket site.

The setting of the Church is focussed around its immediate environs which are better preserved than other parts of Church Street and the vegetation which screens the supermarket from this area limits the existing effect on setting. The Church spire is a landmark feature visible across many parts of the town. The existing supermarket development does not affect the visibility of this spire which rises above the surrounding built environment. The trees surrounding the area also help to disassociate the spire from the surrounding built form. When travelling east along Church Road into the Conservation Area the church spire forms a dominant landmark at the end of the road. Whilst the supermarket is visible in the same view as the spire it does not overlap with, or dominate and detract from the spire.

There will not be any direct physical impacts on the designated sites from the re-development. The re-development of the store will retain the landscape buffer to the south of the store which forms part of the Conservation Area. The existing landscape buffer on the west of the site between the car park and Apple Court Care Home will be enhanced. These landscape buffers will screen the majority of the re-development from the designated sites. The re-development will enhance the quality of the stores built environment and public realm areas (e.g. car park, store entrance) through the introduction of good design measures and materials. Compared to the baseline conditions there is anticipated to a small positive impact upon the setting of the Listed Buildings and Conservation Area through the changes in the general built environment, however, this will be quite limited to the general appearance and will not significantly affect the understanding or appreciation of the heritage assets. The value of the designated sites settings and historic townscape character is considered to be medium. The magnitude of impact from the re-development will be negligible beneficial and therefore the significance of effect will be neutral.



10.2 Non-Designated Sites

Within the development site there are records of the Rylands wire works (Site 4244/39/0) and a rope walk (Site 4244/67/0). Any buried archaeological remains of the rope walk are considered to be of negligible heritage interest as the nature of production at these sites means that there would be few features of archaeological or heritage interest and the development of the wireworks and the subsequent construction of the supermarket are anticipated to have disturbed any further remains. The re-development will involve enhancement of the landscape buffer and alterations to the car park in this area which will result in minimal ground works and hence a negligible magnitude of impact. The heritage value of the rope works is considered to be negligible and therefore the significance of effect would be neutral.

The Rylands wireworks are of interest to the local community and of potential wider heritage interest with regard to the industrialisation of this area and the wire working industry. In particular areas of heritage interest would be the early power generation and transmission systems which reflect the rapid changes from small scale to mass production manufacturing. It is uncertain to what extent the earliest phases of the wireworks will have been removed by subsequent 20th century re-developments. Earlier phases of these types of industrial site can often be incorporated into later phases or can be preserved beneath factory floors or yards. The potential archaeological evidence would be enhanced by archives of the site and company. The overall value of the wireworks is therefore considered to be low-medium.

The re-development will require limited intrusive ground works to create new foundations for the extension. The main areas of ground works will be the store frontage and west of the store. These areas are likely to have been substantially disturbed during the original construction and 1990s extension to the store. The watching brief undertaken on the store extension identified remains of the wireworks, but these largely consisted of the remains of basements and demolition rubble. It is therefore unlikely during this phase of extension that features of key or significant heritage interest (e.g. power generation) will be disturbed. The magnitude of impact is therefore considered to be negligible negative and the significance of effect is considered to be neutral.

Several features were identified within the development site from historic mapping. These were mainly post-medieval housing which fronted Church Street and several streets in the east of the development site. These houses are likely to have been of only local heritage interest and low value if any buried archaeological remains were recovered, however the wholesale redevelopment of the site for the wireworks included numerous buildings across this area are likely to have truncated any archaeological remains.



Store Extension, Church Street, Warrington

Within this area of the site the car park will be renewed which will not involve ground works to any significant depth therefore there will be no impact on these remains.

There is a very limited potential to discover previously unrecorded archaeological remains within the development site. Whilst the site is located within an Area of Archaeological Potential due to its medieval focus of the town and potential for early medieval settlement within the development site itself there are likely to be limited remains of these periods. The development of the post-medieval housing along Church Street and into the development site may have reflected earlier housing, but is likely to have truncated many of these remains, particularly with cellars. The subsequent development and then expansion and alterations to the wireworks is also likely to have truncated remains. The watching brief during the supermarket expansion in the 1990s did not identify any evidence of archaeological features cut into the natural sands. The limited nature of ground works for the store extension under consideration in this report mean that the potential to identify previously unrecorded archaeological remains during this redevelopment is negligible.

11.0 Proposed Evaluation and Mitigation Measures

No mitigation measures are proposed with regard to effects on the designated heritage sites as the existing landscaping will be retained. This landscape buffer lies within the Conservation Area therefore should any alterations be proposed to the trees, wall or other features as a result of final landscape design then consultation should be undertaken with the Local Authority Conservation Officer to determine whether Conservation Area Consent should be applied for.

No mitigation measures are proposed with regard to effects on the non-designated heritage sites. The extent of the redevelopment and limited significance of remains means that further archaeological evaluation or mitigation is not considered to be necessary or proportionate for this development.

12.0 Residual Effects and Conclusions

There are not considered to be any significant residual effects on heritage assets as a result of this development. The alterations to the store requiring limited ground works and the retention of the existing landscape buffer, means that there will not be significant effects on the setting of heritage assets in the area or on potentially buried archaeological remains.



Store Extension, Church Street, Warrington

It should be noted that the Conservation Area boundary includes the landscape buffer on the south of the site and therefore any future alterations to this may require Conservation area Consent. In addition whilst this development will not affect buried archaeological remains, features of interest may still be preserved under the supermarket and car park and therefore any wholesale alterations to the site layout may affect features in future.



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Store Extension, Church Street, Warrington

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Aerial Photos

Aerial Photo HSL UK 16th may 1973 Run 26 frame 1767

Historic Mapping

Ordnance Survey mapping: 5ft to 1mile - 1851; Lancashire Sheet CXVI.1.8 1:500 - 1890; Sheet CXVI.1-1894; Sheet CXVI.1- 1907; Sheet CXVI.1 - 1928

Warrington tenements map 1747 (CRO Ref: DWW1/186)

Walworth and Donbavands Map, 1772 (WL)

Plan of Thomas Patten's estates in township of Warrington pre-1800 (CRO Ref: DWW1/63)

Hall's Plan of Warrington 1826 (WL Ref: WMS 2821)

Plan of 1844 based on the Ordnance Survey map of 1844 (WL Ref: WMS 422)

Plan of Warrington, Vawser 1873 (CRO Ref: DWW 1/308)

Plan of Warrington 1875 (CRO Ref: P316/5448/464)

Estate map of Mr Blackburne, late 19th century (CRO Ref: DWW1/53)

Plan of estate in township of Warrington 1879 (CRO ref: DWW1/2)

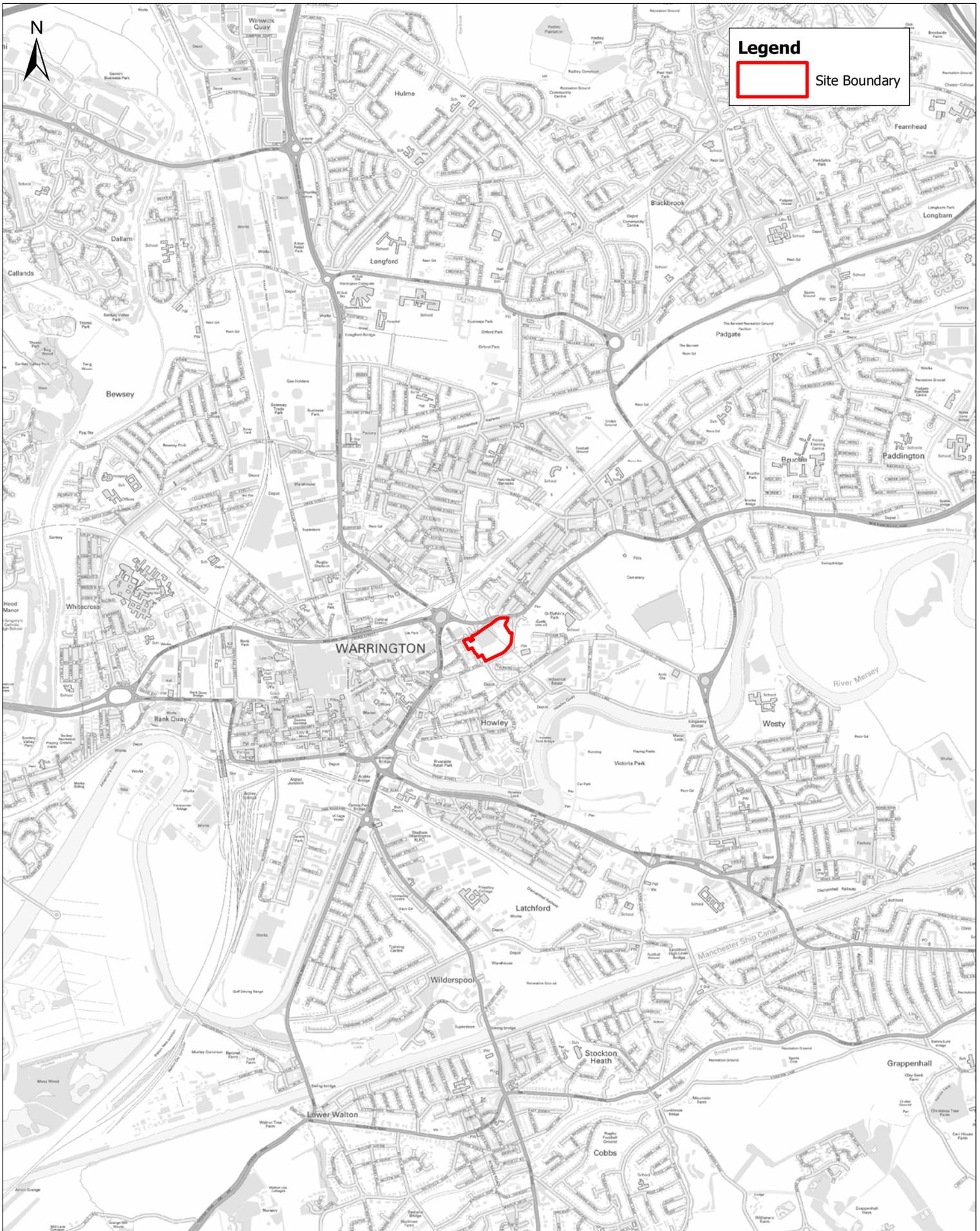
Store Extension, Church Street, Warrington



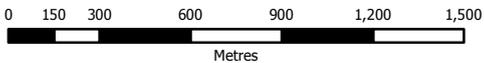
Appendices



Appendix A – Site Location and Proposed Development Plan



Legend
 Site Boundary

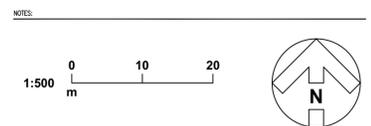
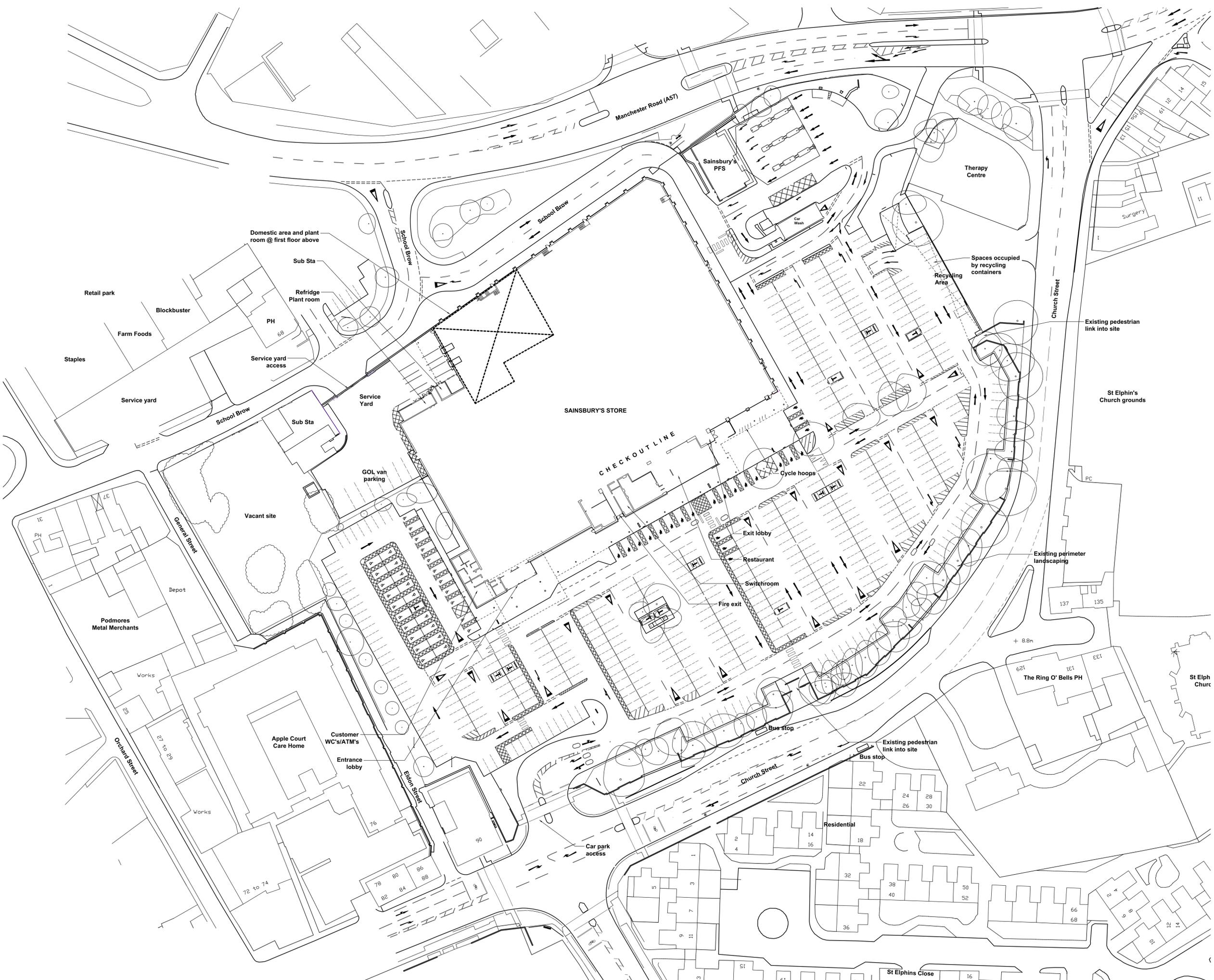


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 Sheet Size: **A4** Scale of Original: **1:25,000**
 Client: **Sainsbury's Supermarkets Ltd**
 Project: **Church Street Warrington**

PMC Created:	KRH Checked:	June 2011 Date:	V1 Version:
Site Location Plan			
Office: 4154	Project No: A071299	Figure No: 1	

Arndale Court
 Headingley
 Leeds
 LS6 2UJ
 TEL: +44 (0)113 2787111
 FAX: +44 (0)113 2750623
 e-mail: enviro@wyg.com





EXISTING AREAS
 GROSS INTERNAL (GF) 79,492 sq ft (7,385 sq m)
 GROSS INTERNAL (FF) 7,513 sq ft (698 sq m)

TOTAL GROSS INTERNAL 87,005 sq ft (8,083 sq m)

GROSS EXTERNAL (GF) 81,247 sq ft (7,548 sq m)
 GROSS EXTERNAL (FF) 8,138 sq ft (756 sq m)

TOTAL GROSS EXTERNAL 89,384 sq ft (8,304 sq m)

EXISTING CAR PARKING
 STANDARD PARKING + PARENT AND CHILD 479
 DISABLED SPACES 30

TOTAL CUSTOMER PARKING 509
 (Spaces occupied by recycling containers not included)

CYCLE HOOPS 8
 (2 cycles per hoop)

REVISION: * BY: APS CHECKED: DATE: 22/06/2011
 INITIAL ISSUE

PLANNING

PLOT DATE:

Sainsbury's

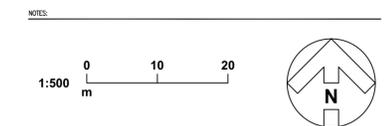
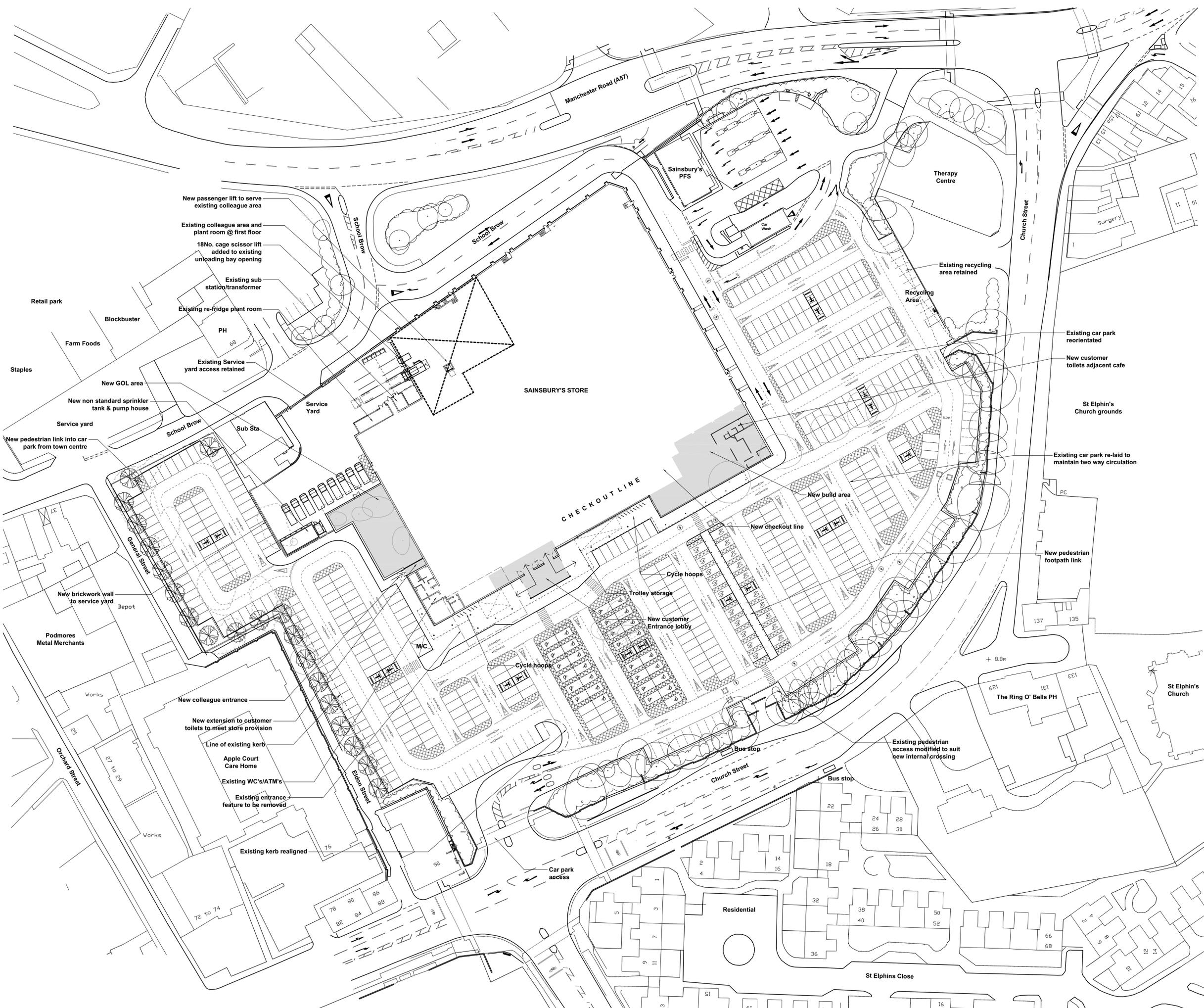
CLIENT: CHURCH STREET, WARRINGTON

PROJECT: EXISTING SITE PLAN

DRAWING: SCALE: DATE: 1:500@A1 May 2011

Hadfield Cawkwell Davidson

17 Broomgrove Rd, Sheffield, S10 2LZ. T 0114 266 8181 F 0114 266 6246 www.hcd.co.uk
 Architecture | Engineering | Interior Design | Masterplanning | Urban Design
 DISCIPLINE: ARCH / 2008-021 / P01



PROPOSED AREAS
 GROSS INTERNAL (GF) 90,762 sq ft (8432 sq m)
 GROSS INTERNAL (FF) 7,513 sq ft (698 sq m)

TOTAL GROSS INTERNAL 98,275 sq ft (9,130 sq m)

GROSS EXTERNAL (GF) 92,700 sq ft (8,612 sq m)
 GROSS EXTERNAL (FF) 8,138 sq ft (756 sq m)

TOTAL GROSS EXTERNAL 100,837 sq ft (9,368 sq m)

PROPOSED CAR PARKING
 STANDARD PARKING + PARENT AND CHILD 470
 DISABLED SPACES 30

TOTAL CUSTOMER PARKING 500

MOTORCYCLE PARKING 2 bays

CYCLE HOOPS 15
 (2 cycles per hoop)

FOR DETAILS OF LANDSCAPING PROPOSALS REFER TO ARTHUR AMOS ASSOCIATES DRAWINGS

TREES TO BE REMOVED

REVISION: * BY: APS CHECKED: DATE: 22/06/2011
 INITIAL ISSUE

PLANNING

PLOT DATE:

Sainsbury's

CHURCH STREET, WARRINGTON

PROJECT:

PROPOSED SITE PLAN

DRAWING: DRAWN BY: APS SCALE: 1:500@A1 DATE: JUNE 2011

Hadfield Cawkwell Davidson

17 Broomgrove Rd, Sheffield, S10 2LZ. T 0114 266 8181 F 0114 266 6246 www.hcd.co.uk
 Architecture | Engineering | Interior Design | Masterplanning | Urban Design
 DISCIPLINE: ARCH / 2008-021 / P02
 S:\Architecture\2008-021\Drawings\Plot Sheets\Planning\P02.dwg



Appendix B – Site Photographs

Store Extension, Church Street, Warrington



Photograph 1: Existing store entrance.



Photograph 2: West of store car park in vicinity of store extension. Apple Court Care Home in background.

Store Extension, Church Street, Warrington



Photograph 3: South of store car park and southern landscape boundary.



Photograph 4: Petrol filling station and rear of store.

Store Extension, Church Street, Warrington



Photograph 5: View along Church Street Conservation Area from store entrance/Cromwell House to St Elphin's Church.



Photograph 6: East side of Church Street Conservation Area and Listed Buildings.



Appendix C – Assessment Methodology



Cultural Heritage Impact Assessment Methodology

No standard method of evaluation and assessment is provided for the assessment of significance of effects upon cultural heritage, therefore a set of evaluation and assessment criteria have been developed using a combination of the Secretary of State’s criteria for Scheduling Monuments (Scheduled Monument Statement, Annex 1), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective). Professional judgement is used in conjunction with these criteria to undertake the impact assessment.

Value

The table below provides guidance on the assessment of cultural heritage value on all archaeological sites and monuments, historic buildings, historic landscapes and other types of historical site such as battlefields, parks and gardens, not just those that are statutorily designated.

Value	Examples
Very High	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives Grade I Listed Buildings and built heritage of exceptional quality Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity, or extremely well preserved historic landscapes and townscapes with exceptional coherence, integrity, time-depth, or other critical factor(s)
High	Scheduled Monuments, or assets of national quality and importance or than can contribute to national research objectives Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s)
Medium	Designated or undesignated assets of regional quality and importance that contribute to regional research objectives Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association Designated or undesignated special historic landscapes and townscapes with



Value	Examples
	reasonable coherence, integrity, time-depth or other critical factor(s) Assets that form an important resource within the community, for educational or recreational purposes.
Low	Undesignated assets of local importance Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives. Historic (unlisted) buildings of modest quality in their fabric or historical association Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.
Negligible	Assets with very little or no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest.

Magnitude

The magnitude of the potential impact is assessed for each site or feature independently of its archaeological or historical value. Magnitude is determined by considering the predicted deviation from baseline conditions. The magnitude of impact categories are adapted from the Transport Assessment Guidance (TAG Unit 3.3.9) and Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07.

Magnitude of Impact	Typical Criteria Descriptors
Substantial	Impacts will damage or destroy cultural heritage assets; result in the loss of the asset and/or quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood. (Negative) The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation



Magnitude of Impact	Typical Criteria Descriptors
	and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource. (Positive)
Moderate	Substantial impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. (Negative) Benefit to, or restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be bought into community use. (Positive)
Slight	Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. (Negative) Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced. (Positive)
Negligible / No Change	Very minor loss or detrimental alteration to one or more characteristics, features or elements. Minor changes to the setting or context of the site. No discernible change in baseline conditions (Negative). Very minor benefit to or positive addition of one or more characteristics, features or elements. Minor changes to the setting or context of the site No discernible change in baseline conditions. (Positive).

Magnitude (scale of change) is determined by considering the predicted deviation from baseline conditions. Quantifiable assessment of magnitude has been undertaken where possible. In cases where only qualitative assessment is possible, magnitude has been defined as fully as possible.

During the assessment any embedded mitigation has been considered in the impact assessment and this is clearly described in this section (cross referring the development description). Therefore, the magnitude of the impacts described herein will be stated before and after additional mitigation has been taken into consideration.



Store Extension, Church Street, Warrington

Impacts may be of the following nature and will be identified as such where relevant:

- Negative or Positive.
- Direct or indirect.
- Temporary or permanent.
- Short, medium or long term.
- Reversible or irreversible.
- Cumulative.

Significance

By combining the value of the cultural heritage resource with the predicted magnitude of impact, the significance of the effect can be determined. This is undertaken following the table below. The significance of effects can be beneficial or adverse.

Significance of Effects	Magnitude of Impact			
	Substantial	Moderate	Slight	Negligible / no Change
Very High	Major	Major – Intermediate	Intermediate	Minor
High	Major – Intermediate	Intermediate	Intermediate – Minor	Neutral
Medium	Intermediate	Intermediate – Minor	Minor	Neutral
Low	Intermediate – Minor	Minor	Minor – Neutral	Neutral
Negligible	Minor-Neutral	Minor-Neutral	Neutral	Neutral

Significance should always be qualified as in certain cases an effect of minor significance could be considered to be of great importance by local residents and deserves further consideration. The significance of effect is considered both before and after additional mitigation measures proposed have been taken into account.

Effects of intermediate significance or greater are considered to be significant effects within the context of planning policy and Environmental Impact Assessment.



Appendix D – Planning Policies



Warrington Unitary Development Plan, January 2006

BH5 LOCALLY IMPORTANT BUILDINGS AND STRUCTURES OF ARCHITECTURAL OR HISTORIC INTEREST

Buildings and structures which, although not of national listed building status, are valued for their contribution to the local scene as good examples of local architectural styles or for their historic associations, will be included on a local list produced by the Council. Development proposals likely to have an adverse effect on a building or structure included on the Local List will not be permitted unless it can be clearly demonstrated that there are reasons for the development which outweigh the need to safeguard the particular local architectural or historic value involved, and that any damage is the minimum necessary to enable the development to proceed.

To be included on the local list, a building should be substantially unaltered and retain the majority of its original features and either:

1. be a good example of a particular local building type, craftsmanship, architectural quality, style or detailing, or
2. display physical evidence of periods of local economic, technical or social significance, well-known local people or historic events.

BH8 DEVELOPMENT IN CONSERVATION AREAS

Development within conservation areas, or which although outside a conservation area affect its setting, views in or views out, should preserve or enhance the character or appearance of the area. Development which would be detrimental to the character or appearance of a conservation area will not be permitted. In general this will include:

1. the display of advertisements which are unsympathetic to the particular character of the conservation area by reason of size, design, illumination, or materials;
2. development which would adversely affect the setting and character of listed buildings (including the local list);
3. development inappropriate to the character and appearance of the conservation area by reason of unsympathetic siting; scale; height; bulk; shape; roofline; colours; or materials;
4. unsympathetic alteration of or addition to shops and commercial premises including blinds, awnings or canopies, and security measures which are of inappropriate design, colour, or materials;
5. development which would adversely affect the historic and established urban grain, including plot size and shape; plot arrangements; building footprint; bulk and roofline; pathways; lanes; alleyways; streets and open spaces, including important spaces between buildings.



BH10 DEVELOPMENT PROPOSALS TO ENABLE THE PRESERVATION OF THE BUILT HERITAGE

Development for which a special case is made in relation to the preservation or enhancement of the borough's built heritage, and without which the particular asset would be lost, will be given favourable consideration provided that all the following criteria are met:

1. the enabling development will not materially detract from the archaeological, architectural, historic, or landscape interest of the heritage asset, or materially harm its setting;
2. the proposal avoids the detrimental fragmentation of the management of the heritage asset;
3. the enabling development will secure the long-term future of the heritage asset, and where applicable, its continued use for a sympathetic purpose;
4. the problem arises from the inherent needs of the heritage asset, rather than from the circumstances of the present owner, or the purchase price paid;
5. financial assistance is not available from any other source;
6. it is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the heritage asset, and that its form minimises any associated disbenefits; and
7. the value or benefit of the survival or enhancement of the heritage asset outweighs the long-term cost to the community (i.e. the disbenefits) of providing the enabling development.

BH12 ANCIENT MONUMENTS AND ARCHAEOLOGICAL SITES

Development which would adversely affect Scheduled Monuments and other nationally important archaeological sites and monuments, or their settings, will not be permitted.

BH13 OTHER SITES OF ARCHAEOLOGICAL IMPORTANCE

Development which could adversely affect other known sites and monuments of archaeological importance will not be allowed unless it can be demonstrated that the particular site or monument will be satisfactorily preserved in situ, or that where preservation in situ is not justified and feasible, appropriate and satisfactory arrangements have been made for the excavation and recording of remains.

BH14 ARCHAEOLOGICAL EVALUATIONS

Where development affects sites of known or suspected archaeological importance, or Areas of Archaeological Potential, the Council may require the applicant to submit a professional archaeological evaluation prior to the determination of the planning application, as the basis for assessing the effects of the development on the archaeological resource.



Appendix E – Designated Heritage Sites



Designated Cultural Heritage Sites (National Monuments Record and Historic Environment Record)

Identifier	Grid Reference	Period	Description	Grade
1310102	SJ 61304 88348	Post-Medieval	Cromwell House. A block of three 17th century cottages which have been well restored. Timber framed "black and white" with mostly original timbering. Restored flag roof with gable ends. It was probably originally part of a single house.	II*
1329731	SJ 60935 88260	Post-Medieval	Roman Catholic Church of St Mary. Built in 1877 by Pugin and Pugin. Stone church in a decorated style with many internal features remaining.	II
1161372	SJ 61469 88396	Post-Medieval	Ring O' Bells Public House. 18th century inn built of brick to two storeys. Low single storied wing to the right extending to Church Street.	II
1323682	SJ 61199 88946	Post-Medieval	The Albion Public House and outbuildings. 1896 with late 20th century alterations. Red brick with sandstone and terracotta dressings beneath a Welsh slate roof. It is a courtyard plan with the public house occupying the street corner to the left and the attached range of outbuildings enclosing the service courtyard to the right.	II
1139423	SJ 61469 88396	Post-Medieval	131 (now part of Ring O' Bells) and 133 (Church House). 18th century brick houses at Church entrance. Two low storeys with flag roof and brick chimneys.	II
1310107	SJ 60952 88298	Post-Medieval	Building on the corner of Naylor Street dated 1817. Ground floor is roughcast with painted brick above. Brick arches to the windows.	II
1139422	SJ 61207 88269	Post-Medieval	Former National School (now Camping Equipment Showroom). Dates 1833 a tall storey brick building with parapet and band between storeys. Four arched entrances carved "girls" and "boys". Forms part of a group.	II
1310108	SJ 60969 88319	Post-Medieval	Vigo House, including gateway. Early 19th century house on the site of an earlier building. Storey storeys, brick with a slate roof, stone parapet and cornice. Windows are restored casements resembling sashes.	II
1161392	SJ 61478 88421	Post-Medieval	135 and 137 Church Street. A mid 19th century pair of houses on the cobbled entrance to the church. Built of rusticated stone with steep slate roofs and stone chimneys.	II

Store Extension, Church Street, Warrington

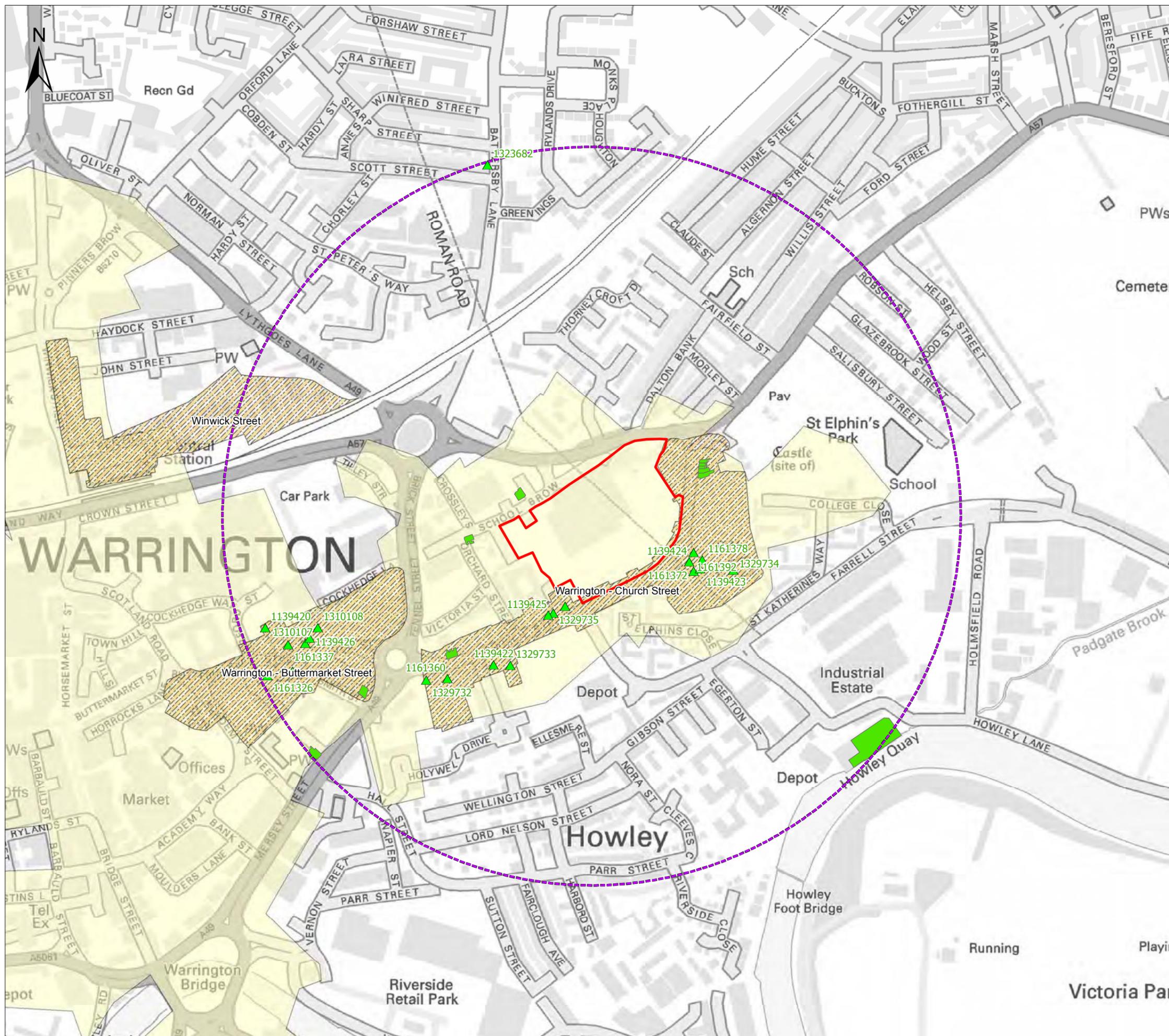


Identifier	Grid Reference	Period	Description	Grade
1329734	SJ 61532 88397	Medieval	Church of St Elphin. Medieval fragments include the chancel which is mostly 14th century. The present church is mainly 1859-67. It has a wide nave, wide aisles, crossing tower and tall spire. It has an elaborate organ screen and some glass by Pugin. There are some medieval monuments, although most are of 18th and early 19th century date.	II*
1161337	SJ 60929 88296	Post-Medieval	Trustee Savings Bank. Stone faced front, the rest brick with stone dressings and slate roof. Forms part of a group.	II
1139424	SJ 61472 88408	Post-Medieval	Cobbles at entrance to St Elphin's and pavement. Short cobbled road leading from Church Street to gateway of St Elphin's Church and flanked by the Ring o Bells and Nos 131-137 together with a pavement of stone flags.	II
1161326	SJ 60901 88254	Post-Medieval	82 and 84 Buttermarket Street. Pair of late 18th or early 19th century adjoining houses. Three storeys, brick with a slate roof. Forms part of a group.	II
1329735	SJ 61288 88339	Post-Medieval	86 and 86A Church Street. Probably 18th century, brick with boxed eaves. Two storeys with a plan door. There is an additional doorway on the angle which was once a shop.	II
1161378	SJ 61490 88411	Post-Medieval	Gateway to Church of St Elphin. Two stone gate piers, rusticated, square with cornice and irons. Two iron gates and a curved iron arch over with low stone side walls and two small iron side gates for pedestrians. 18th century.	II
1139420	SJ 60898 88319	Post-Medieval	95 Buttermarket Street. Detached house set behind the garden to the left of the Trustee Savings Bank. Probable mid 19th century with three storeys and a slate roof. Forms part of a group with the surrounding buildings.	II
1139426	SJ 60958 88305	Post-Medieval	2 (Bank House) and 4 (Dial House) Dial Street. Pair of 18th century houses with stone bases, brick with stone cornice eaves. Doors up steps with segmental headed fanlight. Built 1817.	II
1396897	SJ 61456 88475	Post-Medieval	142-160 (even) Church Street. A terrace of mid 19th century cottages opposite the churchyard in Georgian tradition, brick, slate roof with small front gardens.	II
1329732	SJ 61116 88248	Post-Medieval	25 to 31 (odd) Church Street. Late Georgian brick houses in terrace with stone band and base. Two storeys with wood eaves and slate roof. Four 12-paned sash windows on each floor.	II

Store Extension, Church Street, Warrington



Identifier	Grid Reference	Period	Description	Grade
1161360	SJ 61145 88250	Post-Medieval	Bull's Head Public House. Restored 17th century inn, Date in gable is 1685. Two storeys with slate roof. Has an old batten door in a restored surround.	II
1329733	SJ 61230 88268	Post-Medieval	Marquis of Granby Public House and Sykes Shoe Repairs. Restored 17th century inn with shoe repair workshop in the attached former stables. Two storey, timber framed "black and white" and cement infilling. Doors are restored batten. Dated 1660.	II
1139425	SJ 61281 88336	Post-Medieval	General Wolfe Public House. Early 19th century brick with slate roof, two storeys and sash windows.	II



Legend

-  Site Boundary
-  Study Area
-  Conservation Areas
-  Listed Buildings
-  Locally Listed Buildings
-  Area of Archaeological Potential



PMC Created:	KRH Checked:	June 2011 Date:	V1 Version:
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Client: **Sainsbury's Supermarkets Ltd**

Project: **Church Street Warrington**

Title: **Designated Heritage Sites**

Office: 4154	Project No: A071299	Figure No: 2
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Appendix F – Recorded Heritage Sites



Recorded Cultural Heritage Sites (National Monuments Record and Historic Environment Record)

Identifier	Grid Reference	Period	Description
4244/7/0	SJ 6096 8820	Post-Medieval	Running Pump Tannery, Warrington. Marked on the 1850 town plan and OS first edition maps.
4244/22/0	SJ 6094 8847	Post-Medieval	Cockhedge Cotton Factory. A complex containing a ropewalk, reservoir, forge and Cotton Factory marked on the 1826 plan of Warrington. It is unknown how they were associated to each other. It also span yarn for the carpet trade.
4244/14/0	SJ 6183 8823	Post-Medieval	Homesfield Tannery. Marked on the first, second and third edition OS maps.
4244/61/0	SJ 6120 8851	Post-Medieval	Iron Foundry, High Street. It was marked as disused by the time of the 1890 town plan and the first edition OS map.
4244/16/0	SJ 6169 8885	Post-Medieval	Fairfield Tannery. Marked on the OS first and second edition maps.
4244/64/0	SJ 6118 8817	Post-Medieval	Ellesmere Wire and Brush Works. Marked on the 1890 town plan and first edition OS map.
4244/103/0	SJ 6125 8842	Post-Medieval	Wire Works, General Street. Marked on the 1890s town plan of Warrington.
4244/104/0	SJ 6125 8853	Post-Medieval	Ropewalk, School Brow. Marked on the 1890 town plan of Warrington.
4244/13/0	SJ 6114 8839	Post-Medieval	Fennel Street Tannery. Marked on the OS first edition map. Several test pits were made in the area prior to development and a machine-cut trench was also examined. There were 1.5m of cinder-based deposits with hydrocarbon contamination. They also demonstrated survival of tanning pits and other wooden structures.
4244/37/0	SJ 6093 8823	Post-Medieval	Allen's Cotton Factory. Cotton mill marked on the 1850 town plan of Warrington. Several boilers marked on the map seem to be part of the complex.
4244/38/0	SJ 6099 8834	Post-Medieval	Wire Works, Cockhedge Lane. Wire works marked on the 1850 town plan of Warrington.

Store Extension, Church Street, Warrington



Identifier	Grid Reference	Period	Description
4244/63/0	SJ 6114 8813	Post-Medieval	Fustian Cutting Shop, Ellesmere Street. Marked on the 1890 town plan and the first edition OS map.
4244/68/0	SJ 6151 8814	Post-Medieval	Florence Cotton Mill. Mill also has a reservoir and water tank. It was depicted on the 1890s town plan and OS first edition maps.
4244/60/0	SJ 6101 8871	Post-Medieval	Iron Foundry, St Peter's Way. It was marked as disused on the 1890 town plan and the first edition OS map.
4244/39/0	SJ 6136 8845	Post-Medieval	Rylands Wire Works. Wireworks marked on the 1850 town plan. It was also depicted on the 1890 plan but had expanded by this time. It was started at the end of the 18th century by George Ainsworth and Nathaniel Greg. John Rylands replaced Ainsworth as a partner before 1812.
4244/62/0	SJ 6107 8816	Post-Medieval	Mersey Boiler Works. Marked on the 1890 town plan and the first edition OS map.
4244/102/0	SJ 6111 8821	Post-Medieval	Timber Yards, Dutton Street. Two timber yards marked in the 1890s town plan of Warrington.
4244/67/0	SJ 6129 8839	Post-Medieval	Ropewalk, Eldon Street. Marked on the 1890 town plan and the first edition OS map.
4244/70/0	SJ 6169 8829	Post-Medieval	Howley Saw Mills. A sawmill marked on the 1890s town plan and first edition OS maps. It had a timber yard attached to it.
436/1/0	SJ 7204 6953	Roman	King Street Roman Road. A Roman Road that has been traced from Warrington to Sandbach for 18 miles. It is covered by canal works and industrial developments along some of its course.
438/0/5	SJ 6148 8835	Medieval	Tithe Barn, Warrington. The Tithe Barn is referred to in the Rent roll of the Legh family from 1465 to 1803. Building appears on Halls 1826 map of Warrington.
438/5	SJ 6160 8850	Medieval	St Elphin's Park. Park attached to the manor of Warrington at the Castle. In a charter of William Pincerna 1231-1303, the bounds of the park are given and include references to the demarcation by a ditch in several parts. Part of the medieval park is now occupied by St Elphin's Park.

Store Extension, Church Street, Warrington



Identifier	Grid Reference	Period	Description
438/8	SJ 6134 8858	Post-Medieval	Boteler Grammar School. Founded in 1526 by Sir Thomas Boteler, Knight of Bewsey. A house in Warrington and adjoining croft were the original school house and the schoolmaster's house was in Bag Lane. Rebuilt in 1688 and 1757 and 1829 but demolished by 1862. The present buildings were opened in 1863 no earlier remains surviving.
445	SJ 6100 8822	Roman	Roman Coin found in Back Irlam Street, Warrington. Coin of Marius found in 1851.
498/1	SJ 6110 8821	Post-Medieval	Dutton Street Crannog. Timbers were found at a depth of nearly 3 metres below the surface in an upright position and various shaped pieces of wood were also recovered in 1931. Finds included a piece of polished antler, a medieval pendant and a fragment of medieval slip-ware pottery. Subsequent excavations in 2003 demonstrated that these timbers were of post-medieval date and not a crannog.
438/0/13	SJ 6107 8838	Unknown	Unnamed Site in Warrington. Ruins of an unspecified type at Fennel Street. Shown on 1851 OS map of Warrington
438/12	SJ 6107 8838	Post-Medieval	Winwick Road, Warrington Site of burial ground. Site of burial ground adjacent to St John's Chapel, Winwick road. Shown on an 1826 plan of Warrington.
438/1/0	SJ 6162 8851	Medieval	Mote Hill/The Mount. A Motte and Bailey castle built after the Norman Conquest. The manorial residence of the Boteler family, lords of Warrington, until it was destroyed by fire in around 1260. Excavations in 1841 revealed a wood-lined well, early medieval and Roman pottery sherds and a possible Saxon bronze fibula and two jet chess pieces. 17th century material suggests that this site may later have been used during the Civil War see record 438/0/12.
438/4	SJ 6149 8831	Medieval	St Elphin's Rectory/Parsonage House. First Recorded in the 13th Century in 1701 the site comprised of an 8-bayed parsonage and a 3-bayed barn, stable, orchard and garden with a moat. Demolished in 1832.

Store Extension, Church Street, Warrington



Identifier	Grid Reference	Period	Description
627/1	SJ 6153 8853	Roman	Roman Road - Warrington to Wigan. Possible section of Roman road revealed north of St Elphin's Church. At 1.5m below present ground surface a road surface formed of large pebbles in grey sand with dark soil, containing pottery of various periods lay was excavated.
438/0/3	SJ 6103 8823	Medieval	Hallumswalle. A well mentioned in the deeds of the Legh family in 1465. Now covered by modern premises.
438/0/2	SJ 6169 8847	Medieval	Site of St Elphins's Well. Possibly a Medieval Holy Well. The 1849 Ordnance Survey map shows St Elphin's 'Bath' as small group of buildings adjoining the west side of a well enclosure.
438/0/12	SJ 6162 8851	Post-Medieval	Mote Hill/The Mount. Site of a Civil War Battery. A layer of clay, sand and 17th century relics were recovered in 1841.
438/3/1	SJ 6149 8845	Post-Medieval	St Elphin's Churchyard Burial Vault. The top of a probable post-medieval brick burial vault was revealed at a depth of 0.4m during groundwork in 1999.
438/15	SJ 6101 8827	Post-Medieval	Bridewell. 19th Century Sessions House and Police Station, built in 1813 demolished 1901.
4511	SJ 6126 8844	Post-Medieval, Modern	100 Church Street. A watching brief revealed the remains of brick built buildings with basements and a brick surface. Probably associated with the Wire Works on 1880 Ordnance Survey map.

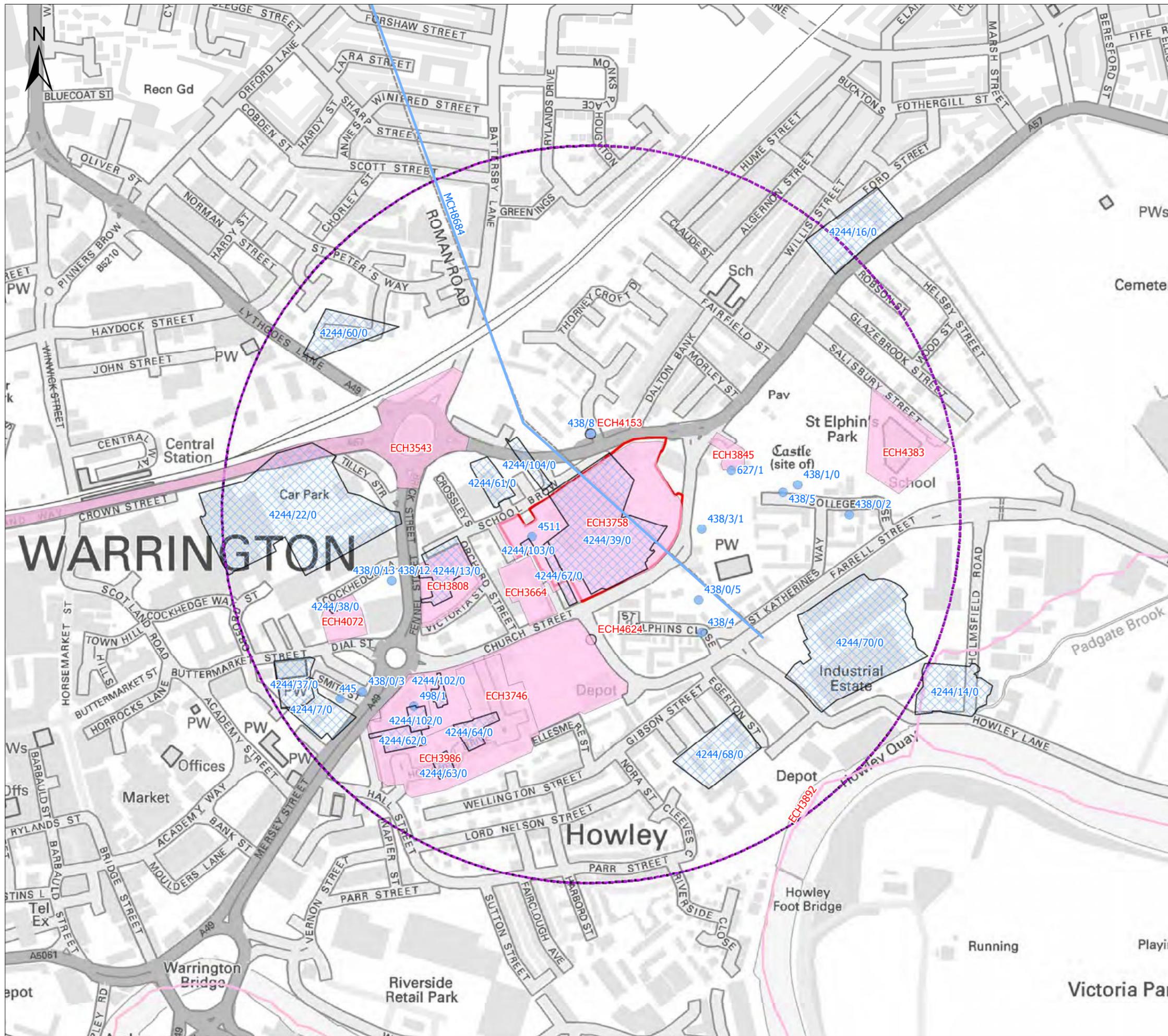


Archaeological Interventions

Identifier	Grid Reference	Period	Description
ECH3543	SJ 6060 8855	Unknown	Warrington Southern Expressway Phase III. No further information.
ECH3664	SJ 6125 8836	Post-Medieval	General Wolfe Public House, Warrington. Trial trenching revealed extensive modern disturbance towards the front of the site and deep landscaping deposits to the rear, beneath which undated ditch features were discovered.
ECH3746	SJ 6121 8821	Unknown	Land at Church Street, Warrington. No further information.
ECH3758	SJ 6133 8845	Post-Medieval	J Sainsbury's, Warrington. Two profiles were obtained which demonstrated evidence of the 19th and 20th century wireworks on the site including the basements and demolition rubble. There was also evidence of buried garden soils and cultivation soils reflecting the earlier 19th century uses as back plots to houses on Church Street.
ECH3808	SJ 6115 8837	Unknown	Land at Fennel Street, Warrington. No further information.
ECH3845	SJ 6152 8855	Roman, Medieval	21-23 Manchester Road, Warrington. The evaluation found a ditched former boundary to the church and some 19th century pottery. An abandoned meander to the south of the parish church indicated the lowest crossing point in Roman period was also discovered. The post-medieval and modern activity has removed any evidence for earlier remains.
ECH3892	SJ 9813 7769	Unknown	Mersey Bollin catchment: rapid archaeological survey. No further information.
ECH3986	SJ 6115 8818	Neolithic to Iron Age, Post-Medieval	Archaeological Evaluation Report on land known as Church Street, Warrington. Successfully undertaken to relocate crannog at end of Dutton Street, originally found in 1931 but not recorded in situ. Metal tool marks are clearly of post-medieval date, possibly related to open drain with timber revetment. Other trenches identified Victorian demolished housing remains and ground levelling.



Identifier	Grid Reference	Period	Description
ECH4072	SJ 6101 8834	Medieval, Post-Medieval	Marches Archaeology, St Mary's Parish Centre. Three trenches were excavated to evaluate the site. They found extensive modern disturbance particularly towards the south of the site. Possible late 17th/early 18th century property boundary was seen and a medieval soil was identified which sealed three pits and two gullies of medieval date.
ECH4153	SJ 6133 8857	Medieval, Post-Medieval	Desk-Based Assessment of Sixpenny Fields Dalton Bank. Assessment found that a school had been on this site since 1526. Prior to this the site was agricultural land.
ECH4373	SJ 6180 8850	Roman, Post-Medieval	St Elphin's Primary School, Salisbury Street, Warrington. Evaluations identified a Roman gully and mortaria fragments and a post-medieval ditch. Absence of other features indicated that the area was potentially wet during other periods.
ECH4383	SJ 6177 8857	Roman, Post-Medieval	St Elphin's Primary School, Salisbury St. Warrington. Evaluations after watching brief ECH4373. No further features found.
ECH4624	SJ 6153 8839	Unknown	County Council Watching Brief at St Elphin's Church. No Further information.

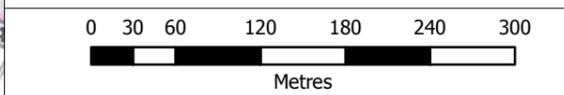


Legend

- Site Boundary
- Study Area
- Heritage Site Polygon
- Heritage Site Point
- Heritage Site Linear
- Heritage Event Polygon
- Heritage Event Point
- Heritage Event Linear

Heritage Site

Heritage Event



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Client: **Sainsbury's Supermarkets Ltd**

Project: **Church Street Warrington**

Title: **Recorded Heritage Sites**

Office: 4154	Project No: A071299	Figure No: 3
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Appendix F— Historic Mapping



Walworth and Donbavands Map, 1772



Plan of 1844 based on the Ordnance Survey map of 1844

Store Extension, Church Street, Warrington



Ordnance Survey map, 5ft to 1mile – 1851

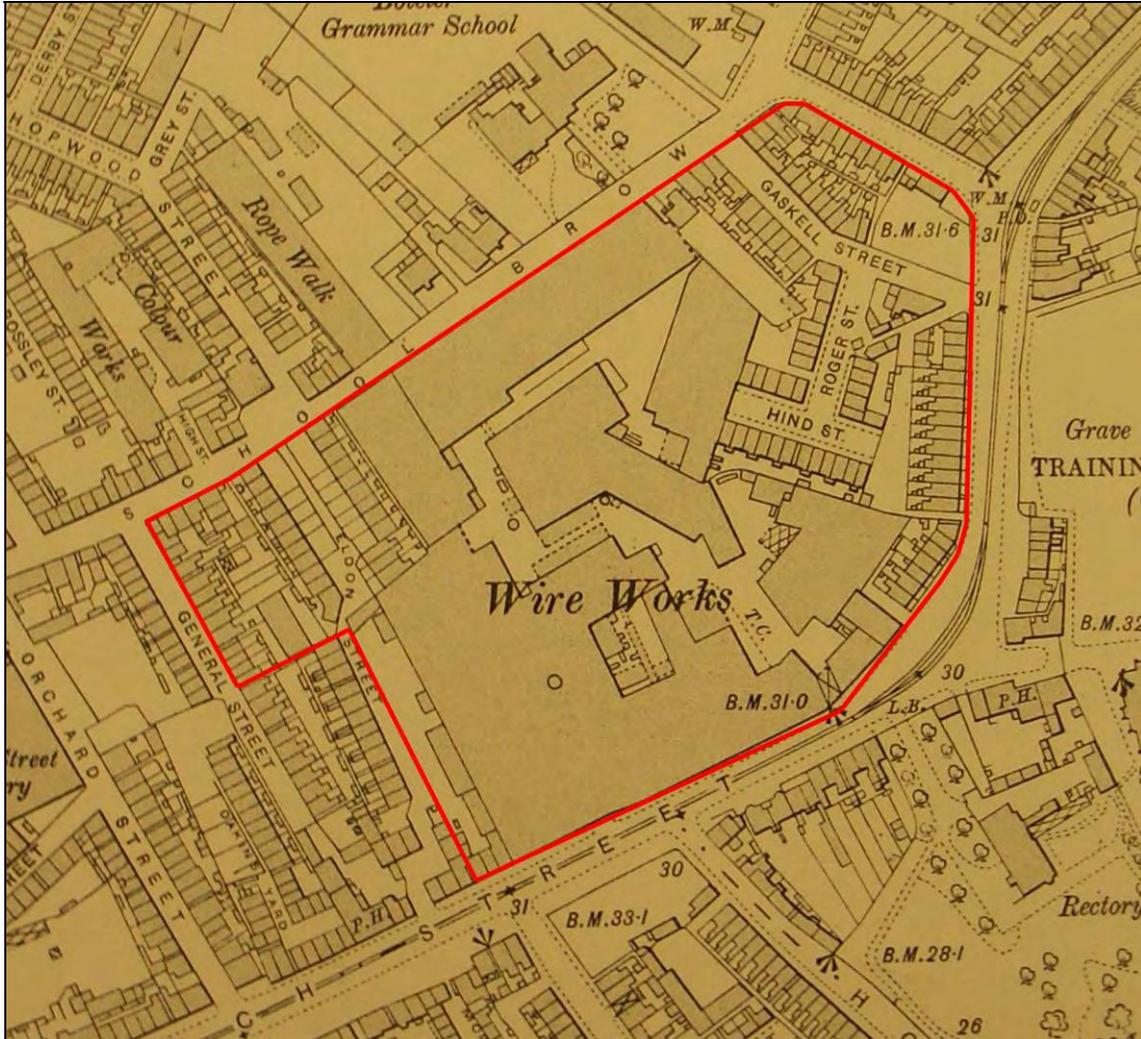
Store Extension, Church Street, Warrington



Ordnance Survey map, Lancashire Sheet CXVI.1.8, 1890

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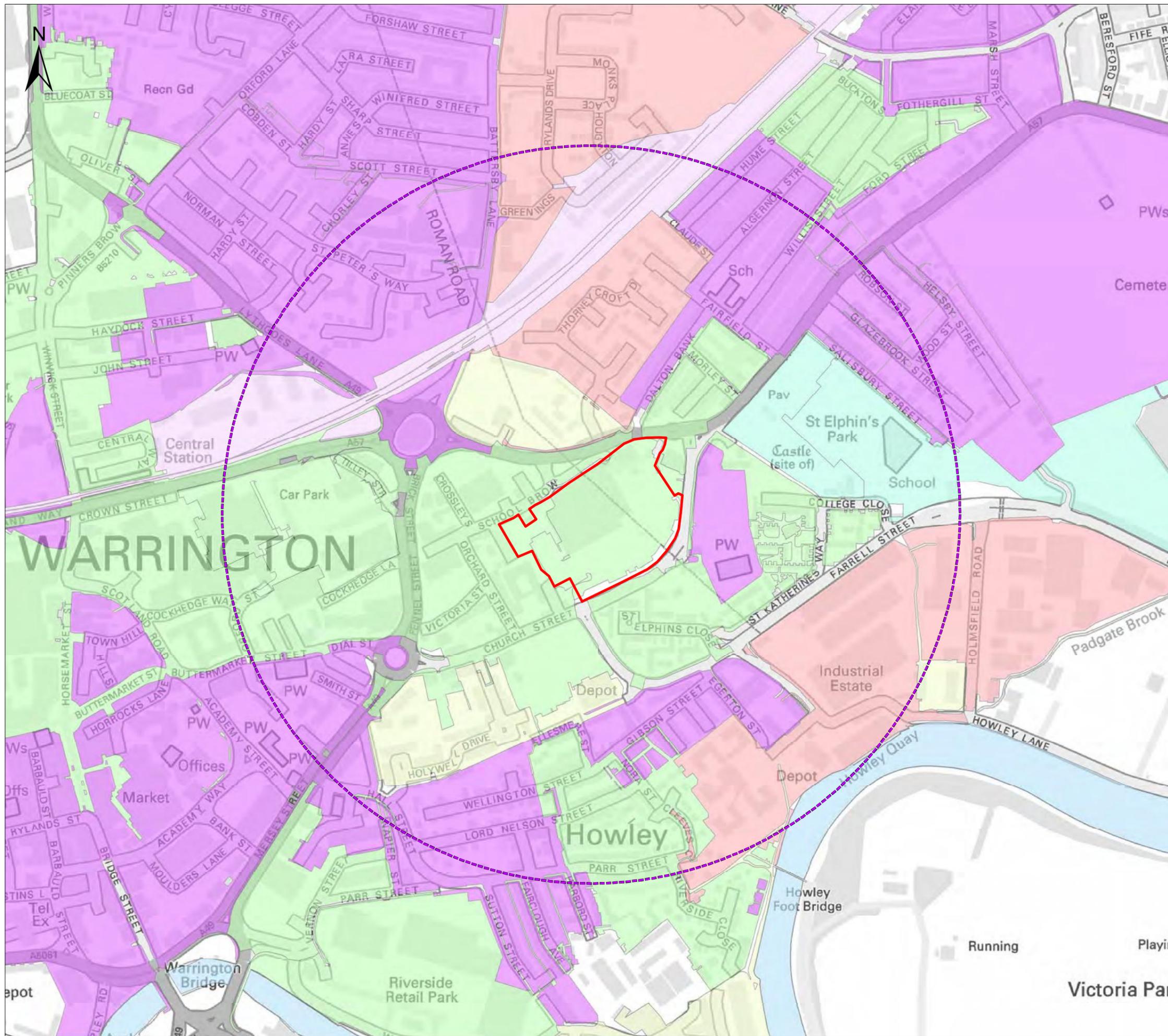
Store Extension, Church Street, Warrington



Ordnance Survey map, Sheet CXVI.I - 1907

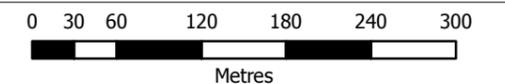


Appendix G – Historic Landscape Characterisation



Legend

- Site Boundary
- Study Area
- Historic Landscape Character
- C20th Industry Active
- C20th Recreation
- C20th Settlement
- Natural Water Bodies
- Post Medieval Communications Active
- Post Medieval Industry Active
- Post Medieval Settlement



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Client: **Sainsbury's Supermarkets Ltd**

Project: **Church Street Warrington**

Title: **Historic Landscape Character**

Office: 4194	Project No: A071299	Figure No: 4
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Appendix H – Report Conditions



Cultural Heritage Assessment, Store Extension, Church Street, Warrington

This report is produced solely for the benefit of **Sainsbury's Supermarkets Ltd** and no liability is accepted for any reliance placed on it by any other party unless specifically agreed in writing otherwise.

This report is prepared for the proposed uses stated in the report and should not be used in a different context without reference to WYG. In time improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of WYG using due skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented as the best obtained within the scope for this report.

Reliance has been placed on the documents and information supplied to WYG by others but no independent verification of these has been made and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors

November 2008

WYG Environment Planning Transport Ltd