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**MORGAN SINDALL PSBP NORTH WEST  
BATCH**

# **Dee Point Primary School Rapid Cultural Heritage Desk- based Assessment**

**Submitted to:**  
Morgan Sindall plc  
6th Floor  
2 Anchorage Quay  
Salford Quays  
Manchester  
M50 3YW

**REPORT**

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### 1.0 INTRODUCTION

Golder Associates (UK) Ltd (Golder) was contracted by Morgan Sindall plc to prepare a rapid cultural heritage Desk-based Assessment (DBA) to assist in the preparation of a planning application for the proposed redevelopment of Dee Point Primary School (DPS). This cultural heritage report identifies the nature, location and status of known cultural heritage assets which are present within the vicinity of the DPS site and which may be influenced by the proposed redevelopment.

#### 1.1 Site Location and Study Area

The DPS site is located in Blacon, Cheshire at NGR SJ 379 671. The spatial scope of this assessment comprises all the land which may be required for the development (i.e. land situated within the 'red line boundary'), referred to as 'the site', together with a buffer of 500 m around the site, and referred to as the 'Study Area'.

In light of the site's urban context, a Study Area of 500 m was deemed sufficient to provide appropriate context of the baseline cultural heritage conditions.

#### 1.2 Assessment Methodology and Data Sources

A rapid DBA was carried out to identify the known cultural heritage assets within the Study Area, in turn informing on the cultural heritage and archaeological potential around the site and the likely impact of the proposed development/redevelopment.

Sources of information consulted for this assessment include:

- The National Heritage List (NHL), maintained by English Heritage, for information regarding statutorily designated assets (e.g. Listed Buildings, Scheduled Monuments).
- The boundaries of local designated Conservation Areas mapped by English Heritage;
- The Cheshire Historic Environment Record (HER) for details regarding non-designated assets in Cheshire;
- The Clwyd-Powys Archaeological Trust for details regarding non-designated assets in Clwyd;
- The Cheshire Historic Landscape Characterisation (HLC) project for details regarding the historic landscape;
- Cadw (Welsh heritage protection authority) for details of Welsh protected wreck sites; and
- Other online, freely available, published materials pertinent to the cultural heritage of the Study Area (e.g. Heritage Gateway, Pastscape, Archaeology Data Service).

For ease of reference, where a cultural heritage asset has been identified within the Study Area, the site has been given a unique ID number. These ID numbers comprise a two letter prefix, denoting site type, followed by a number. A complete list of these assets is presented in the Cultural Heritage Gazetteer in Appendix A. Their positions relative to the site are shown in Drawing DPS-HIST-0001. The HLC information is also provided in the Cultural Heritage Gazetteer, and is shown in Drawing DPS-HIST-0002.

Prefixes used in this report:

- **AR** – Non-designated archaeological remains;
- **HB** – Historic Building; and
- **HL** – Historic Landscape Character unit, as identified by the HLC project.



## 2.0 HISTORICAL AND ARCHAEOLOGICAL OVERVIEW

Whilst it is considered that a Study Area of 500 m is sufficient to provide adequate context of the baseline cultural heritage conditions around the site, a summary review of the historical and archaeological setting of the wider area is essential. A brief overview from a more synoptic perspective allows for a broader understanding of the baseline data from the outset. As such, this overview presents a summary of the recorded cultural heritage assets, including details of designated sites beyond the Study Area.

The available archaeological and heritage datasets indicate that, whilst there is a lack of designated assets around the site, there are a number of non-designated assets recorded in the vicinity. These are mostly boundary stones, demarcating various boundary lines. The administrative boundary of Chester is marked out by these stones, and a number appear to follow the England-Wales border. As might be expected considering the proximity to Chester, there is a Roman period site in the surrounding area. A second Roman site, a temporary military camp, was also postulated in the area using cropmark evidence, although this has since been rejected. Other than the possible Medieval saltersway along Kingswood Lane, the remaining assets around the site are generally post-Medieval or Modern. Wood Farm Pond IV is a former marl pit, one example of many in the region, which is shown on the first edition OS map in 1869. Extracted material would have been used as fertiliser or for building materials. To the north of the site are three 1960s tower blocks of social history interest; whilst to the south is the Chester Football Club's Deva Stadium.

Historic mapping depicts the site boundary as enclosed fields in 1882, with Blacon Point farm depicted to the east of the site. The landscape did not alter much until 1938, with some small scale development beginning to appear at this point. By 1954 Blacon Point is much reduced in size and, five years later, housing development is widespread around the site with a school depicted for the first time. The 1968 1:10,560 OS map of Flintshire labels the area north of the site as 'Blacon Camp'.

## 3.0 BASELINE CONDITIONS

### 3.1 Designated Assets

#### 3.1.1 Scheduled Monuments

English Heritage maintains a schedule of important historic sites and monuments that are protected under the Ancient Monuments and Archaeological Areas Act 1979. These are considered to be 'assets of the highest significance', and there is a presumption that 'substantial loss or harm' to such assets or their settings should be 'wholly exceptional' (NPPF Policy 132).

##### On-site

There are no Scheduled Monuments recorded within the site boundary.

##### Off-site

There are no Scheduled Monuments recorded within the Study Area. The nearest Scheduled Monument to the site is comprised of the walls, towers, gates and posterns of the City of Chester (NHL No. 1006785). This is located 2.04 km south east of the site boundary.

#### 3.1.2 Listed Buildings

The Secretary of State for Culture, Media and Sport is responsible for compiling a statutory list of buildings of special architectural or historic interest and English Heritage provides advice and maintains this list. Grade I and II\* Listed Buildings are considered to be 'assets of the highest significance', and there is a presumption that 'substantial loss or harm' to such assets or their settings should be 'wholly exceptional', whilst such damage to a Grade II Listed Building should be 'exceptional' (NPPF Policy 132).

##### On-site

There are no Listed Buildings recorded within the site boundary.



### Off-site

There are no Listed Buildings recorded within the Study Area. The nearest Listed Building to the site is the Grade II building at No. 5, Sealand Road (NHL No. 1375929), located 1.65 km south east of the site. To the north west is a Grade II Listed Building, designated and protected by Cadw, comprising the former Women's Land Army Hostel (Cadw Record ID 87601), a distance of 1.96 km from the site.

### **3.1.3 Registered Parks and Gardens**

English Heritage is enabled by Section 8C of the Historic Buildings and Ancient Monuments Act 1953 (inserted by Section 33 of, and Paragraph 10 of Section 4, to the National Heritage Act 1983) to compile the *Register of Parks and Gardens of Special Historic Interest in England*. Although the Register is non-statutory, Registration is a material consideration in planning terms (*Planning Policy Guidance Note 15*, 2, 24 September 1994) and local authorities are required to take the historical importance of sites into consideration when considering planning applications.

Grade I and II\* Parks and Gardens are considered to be 'assets of the highest significance', and there is a presumption that 'substantial loss or harm' to such assets or their settings should be 'wholly exceptional', whilst such damage to a Grade II Park or Garden should be 'exceptional' (NPPF Policy 132).

### On-site

There are no Registered Parks and Gardens recorded within the site boundary.

### Off-site

There are no Registered Parks and Gardens recorded within the Study Area. Overleigh Road Cemetery (NHL No. 1001607) is the nearest Registered Park and Garden to the site. It is Grade II and situated 2.7 km south east of the site.

### **3.1.4 Conservation Areas**

Local authorities have the power to designate as a Conservation Area any area of 'special architectural or historic interest' that is seen as worth protecting or enhancing. Local authorities have extra powers in such areas as regards demolition, minor developments, and the protection of trees.

### On-site

There are no Conservation Areas recorded within the site boundary.

### Off-site

There are no Conservation Areas recorded within the Study Area. The nearest Conservation Area to the site is the Chester City Centre Conservation Area, located 1.8 km south east of the site boundary. Also in close proximity is the Liverpool Road Conservation Area, located 2.07 km east of the site boundary.

### **3.1.5 World Heritage Sites**

The Convention Concerning the World Cultural Heritage (1972), ratified by the UK Government, provides the United Nations Educational, Scientific and Cultural Organisation (UNESCO) with the power to inscribe sites of international importance as World Heritage Sites. Local authorities and stakeholders are encouraged to protect these sites through the production of Management Plans, which aim to manage the sites in a sustainable fashion.

World Heritage Sites are considered to be 'assets of the highest significance', and there is a presumption that 'substantial loss or harm' to such assets or their settings should be 'wholly exceptional' (NPPF Policy 132).

### On-site

There are no World Heritage Sites recorded within the site boundary.



### Off-site

There are no World Heritage Sites recorded within the Study Area. The Liverpool - Maritime Mercantile City designation (NHL No. 1000104) is the nearest, covering the city's riverfront and docklands area. It is 21.9 km north of the site boundary.

### 3.1.6 Registered Battlefields

Since 1995, English Heritage has compiled the *Register of Historic Battlefields*. Local authorities are required to take the historic importance of these sites into consideration when considering planning applications and the inclusion of a battlefield on the Register will serve to highlight a site's potential.

Registered Battlefields are considered to be 'assets of the highest significance', and there is a presumption that 'substantial loss or harm' to such assets or their settings should be 'wholly exceptional' (NPPF Policy 132).

### On-site

There are no Registered Battlefields recorded within the site boundary.

### Off-site

There are no Registered Battlefields recorded within the Study Area. The nearest is the location of the 1645 Battle of Rowton Heath (NHL No. 1000031) in Cheshire, located 8.06 km south east of the site boundary.

### 3.1.7 Protected Wrecks

The Protection of Wrecks Act (1973) allowed the Government to apply a statutory designation to a number of wreck sites. Designated sites are identified as being likely to contain the remains of a vessel, or its contents, which are of historical, artistic or archaeological importance.

### On-site

There are no Protected Wrecks recorded within the site boundary.

### Off-site

There are no Protected Wrecks recorded within the Study Area. The nearest is the Resurgam Submarine wreck on the Denbighshire coast. The wreck is the world's earliest extant powered submarine built in 1879, and is located 47.3 km north west of the site boundary.

## 3.2 Non-Designated Assets

### 3.2.1 Archaeological Remains

#### On-site

There is one non-designated sites recorded within the site boundary site that may contain archaeological remains. The site is wholly contained within the parcel of land that was formerly used as a military training camp in the Second World War. A former golf course, the land at **AR-1** was commandeered by the Ministry of Defence in 1939 and converted to a training camp. It became the 26<sup>th</sup> Machine Gun Training Centre, one of just two machine gun training centres at the time. The current DPS site stands upon the former assault course and rifle range area of the camp. Aerial photography indicates that this area included practice trenches.

#### Off-site

There are 12 non-designated sites (**AR-2** to **AR-13**) recorded within the Study Area that may contain archaeological remains. The details of these sites are provided in Table 1.



**Table 1: Non-designated Archaeological Sites within Study Area**

ID	Site Name	Site Type	Period	Distance and relationship to site
AR-2	Bank Farm Roman Coin	Findspot	Roman	422 m west
AR-3	Bank Farm Boundary Stone	Monument	post-Medieval	167 m south west
AR-4	Sealand Boundary Stone XV	Monument	post-Medieval	153 m south
AR-5	Sealand Boundary Stone XIV	Monument	post-Medieval	185 m south
AR-6	Sealand Boundary Stone XIII	Monument	post-Medieval	304 m south
AR-7	Sealand Boundary Stone XII	Monument	post-Medieval	401 m south
AR-8	Sealand Boundary Stone XI	Monument	post-Medieval	468 m south
AR-9	Blacon Point Roman military camp	Monument	Roman	127 m south
AR-10	Blacon Point	Monument	Medieval	288 m north east
AR-11	Lower King's Ferry Turnpike Trust	Monument	post-Medieval	69 m south west (runs north west to south east and then east, to south of site)
AR-12	Isolation Hospital, Blacon Point	Monument	early 20th century	290 m south east
AR-13	Historic administrative boundary for Chester parish	Monument	Medieval to post-Medieval	40 m south

As Table 1 shows, a number of these assets are boundary stones, or are related to the demarcation of various boundaries. Sites **AR-4, -5, -6, -7** and **-8** are a series of boundary stones that demarcate a single boundary.

### 3.2.2 Historic Buildings

#### On-site

There are no Historic Buildings (e.g. non-designated, historically significant, locally listed structures) recorded within the site boundary.

#### Off-site

There is one Historic Building recorded within the Study Area. The Mathew Henry Chapel, **HB-1**, was constructed in 1965 and is located 323 m south of the site boundary.

### 3.2.3 Historic Landscape

The Cheshire HLC identifies seven HLC units within the Study Area, comprising five broad groups. The site is contained entirely within one HLC unit, **HL-1**. The details of these HLC units are provided in Table 2.

**Table 2: Historic Landscape of site and Study Area**

ID	Broad Group	Land Use	Relationship to site
HL-1	settlement	20 <sup>th</sup> century settlement	on-site
HL-2	woodland	post-Medieval plantation	off-site
HL-3	post-Medieval fieldscapes	post-Medieval field systems	off-site
HL-4	recreation	20 <sup>th</sup> century recreation	off-site
HL-5	post-Medieval fieldscapes	post-Medieval field systems	off-site
HL-6	settlement	post-Medieval settlement	off-site
HL-7	industry	20 <sup>th</sup> century industry	off-site



## 4.0 IMPACT ASSESSMENT

### 4.1 Summary and Potential Impacts

There is one non-designated archaeological asset, **AR-1**, recorded within the site boundary. The site was used as a military training camp during the Second World War, with the specific location of the site described in the HER as being occupied by a rifle range, assault course and an area of practice trenches. It is possible that evidence of this activity may be present in the undisturbed areas of the site where the redevelopment is proposed, although the likelihood of such remains surviving and their value as a heritage asset is questionable. It is assumed that the creation of this portion of the camp, particularly the excavation of the practice trenches, would have impacted upon any pre-existing archaeological remains, if they were present, and so this lessens the potential for pre-WWII archaeological remains surviving on-site.

A possible Roman military camp (**AR-9**), identified from RAF aerial photography in the 1980s, is documented in the HER 127 m south of the site. **AR-9** was rejected as a Roman camp in 1994 by the RCHME Roman Camps in England Project, however this is not commented upon in the HER entry. Whilst the potential for undiscovered on-site Roman archaeological remains to exist may be considered to be lower in the context of this rejection, the unidentified rectangular enclosure thought to represent an archaeological site may still be significant. There is potential for undiscovered archaeological remains associated with **AR-9** to exist on the site, and so there is potential for the project to impact upon them, if they are present. The potential for any undiscovered on-site archaeological remains associated with the other 11 non-designated archaeological sites is considered to be low.

A negligible impact upon **HB-1** is anticipated.

In conclusion, it is considered that there is potential for the proposed redevelopment to adversely impact the cultural heritage of the site if archaeological remains relating to **AR-1** and **AR-9** are present below the surface (e.g. if the rectangular feature at **AR-9** is positively identified as being archaeological in origin).

### 4.2 Proposed Further Work

It is recommended that further archaeological work is carried out prior to redevelopment commencing to assess the likelihood of archaeological remains surviving on-site. Further desk-based work is recommended comprising the study of the existing aerial photographic archive, reporting the results and preparing a rectified map. In addition, a detailed investigative study into the layout and design of the Second World War military camp is proposed. Following the conclusions of this work, it is recommended that consultation with the County Archaeologist is undertaken to determine whether any evaluation works are required on-site prior to construction (e.g. targeted geophysical survey, trial trenching) and/or the need for a watching brief during earthworks.



## Report Signature Page

GOLDER ASSOCIATES (UK) LTD

Angus Marrison  
Project Manager

Paul Wheelhouse  
Associate / Cultural Heritage Consultant

AM/PW/Imp

10 October 2014

Company Registered in England No.1125149.

At Attenborough House, Browns Lane Business Park, Stanton-on-the-Wolds, Nottinghamshire NG12 5BL

VAT No. 209 0084 92

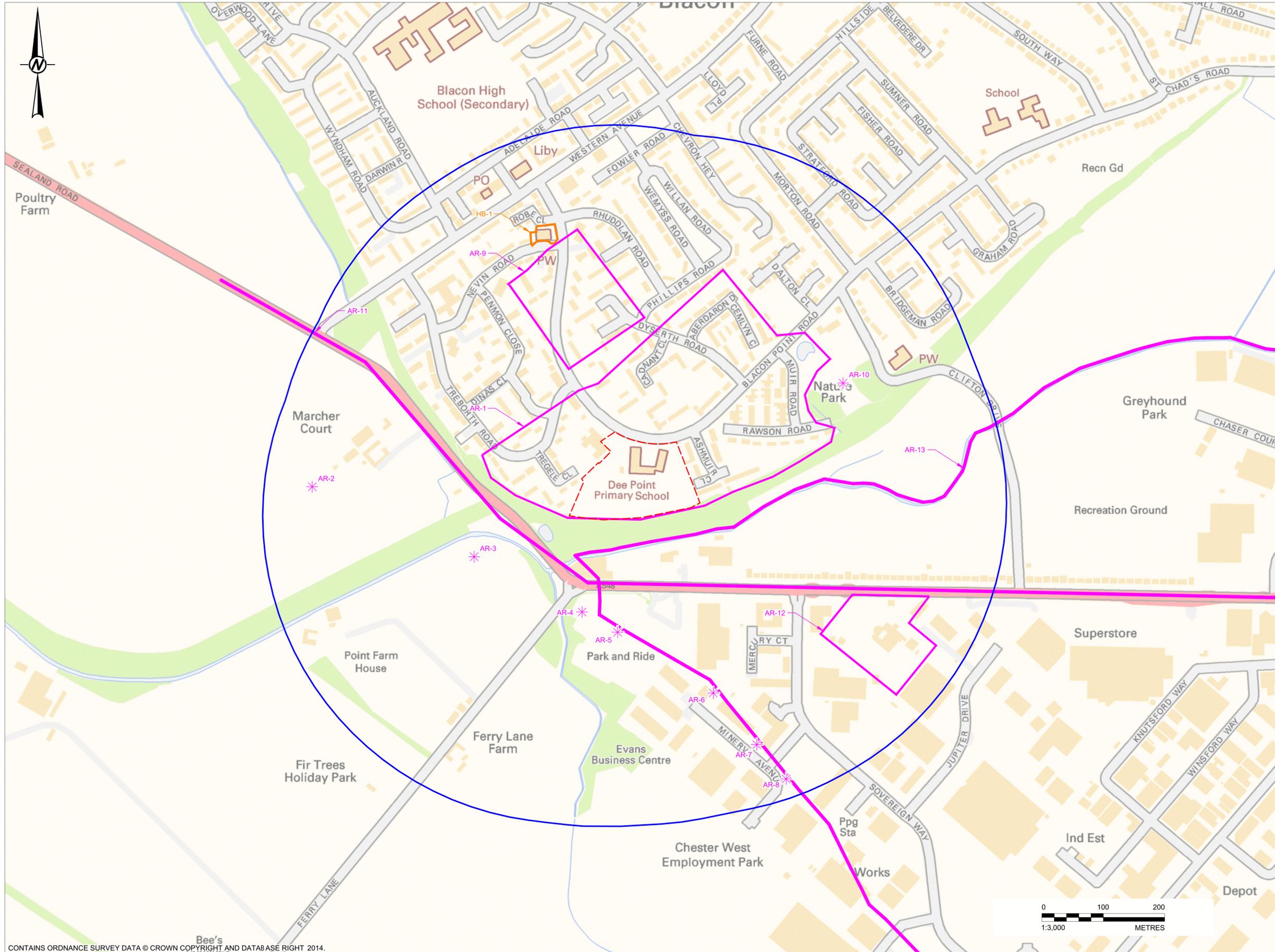
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# **DRAWINGS**

**Drawing 1 - Study Area**

**Drawing 2 – Historic Landscape Characterisation**



**LEGEND**

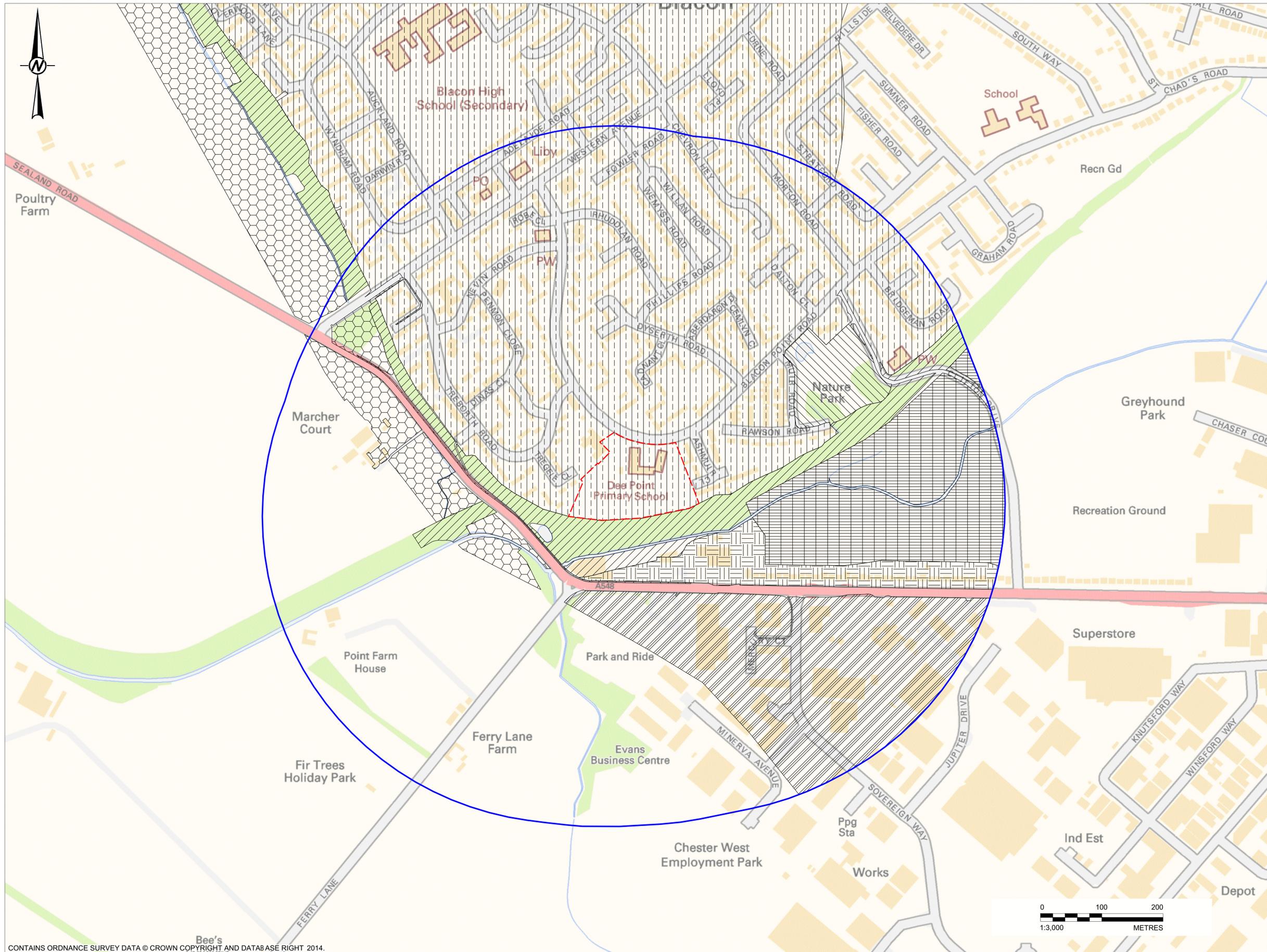
- School Boundary
- 500 m Study Area
- ✱ Archaeological Remains
- Historic Buildings

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North West Batch Priority Schools Building Programme

<b>MORGAN SINDALL</b>	<b>MORGAN SINDALL</b>		
<b>INVESTMENTS</b>			
<b>Dee Point Primary School</b>			
DRAWING TITLE <span style="float: right;">A1</span>			
<b>Cultural Heritage Assets within DPS Study Area</b>			
SCALE	DATE	DRAWN BY	CHECKED BY
As indicated	23.09.14	TJ	CR
PROJECT NUMBER	DRAWING NUMBER	REVISION	
13514520653	DPS-HIST-0001	1	

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- LEGEND**
- School Boundary
  - 500 m Study Area
  - Historic Landscape - HL-1
  - Historic Landscape - HL-2
  - Historic Landscape - HL-3
  - Historic Landscape - HL-4
  - Historic Landscape - HL-5
  - Historic Landscape - HL-6
  - Historic Landscape - HL-7

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 INVESTMENTS

Dee Point Primary School			
DRAWING TITLE	A1		
Historic Landscape Characterisation			
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# **APPENDIX A**

## **Gazetteer**



## APPENDIX A

### DPS RAPID CULTURAL HERITAGE DBA

**Table 1: Cultural Heritage Gazetteer (Archaeological Sites) (NB those sites with MCH in their HER ID are from Cheshire HER and those without are from the Clwyd-Powys Archaeological Trust)**

ID	HER ID	Record Type	Site Name	Description	Period	Easting	Northing
AR-1	MCH10604	MON	Blacon Point (Second World War) Training Camp	Bombing range, training camp, practice trench, rifle range	Modern (WWII)	33794	36722
AR-2	100170	FS	Bank Farm Roman Coin	Roman gold aureus of tiberius found at bank farm, sealand in 1952.	Roman	337380	367070
AR-3	37954	MON	Bank Farm Boundary Stone	Boundary marker recorded during dee estuary historic landscape survey.	post-Medieval	337644	366956
AR-4	103904	MON	Sealand Boundary Stone XV	Indicated location of boundary stone - not located. Possibly hidden in vegetation.	post-Medieval	337820	366866
AR-5	103903	MON	Sealand Boundary Stone XIV	Two boundary stones next to one another. One inscribed 1762 hawarden parish measuring 0.42m by 0.5m.the other is unmarked and measures 0.80m by 0.30m.	post-Medieval	337878	366833
AR-6	103902	MON	Sealand Boundary Stone XIII	Boundary stone of pink sandstone measuring 0.90m by 0.32m by 0.20m.	post-Medieval	338034	366734
AR-7	103901	MON	Sealand Boundary Stone XII	Indicated location of boundary stones - not now locatable.	post-Medieval	338105	366650
AR-8	103900	MON	Sealand Boundary Stone XI	Two recumbent stones - one inscribed 'hm"m' and '1785', measuring 0.56m by 0.27m by 0.17m. The other is unmarked and measures 0.49m by 0.37m.	post-Medieval	338153	366594
AR-9	MCH9115	MON	Blacon Point Roman military camp	Fort, military camp	Roman	33781	36737
AR-10	MCH21173	MON	Blacon Point	Township	Medieval	33824	36723
AR-11	MCH20427	MON	Lower King's Ferry Turnpike Trust	Toll road	post-Medieval	33853	36697
AR-12	MCH20628	MON	Isolation Hospital, Blacon Point	Isolation block	early 20th century	33830	36681
AR-13	MCH21137	MON	Historic administrative boundary for Chester parish	Parish boundary, boundary stone	Medieval-post-Medieval	34000	36589

**Table 2: Cultural Heritage Gazetteer (Historic Buildings)**

ID	Building Name	Period	Easting	Northing
HB-1	Mathew Henry Chapel (Blacon point)	20 <sup>th</sup> century (1965)	33775	36748



## APPENDIX A

### DPS RAPID CULTURAL HERITAGE DBA

**Table 3: Cultural Heritage Gazetteer (Historic Landscape Characterisation)**

<b>ID</b>	<b>Broad Group</b>	<b>Land Use</b>
HL-1	settlement	20 <sup>th</sup> century settlement
HL-2	woodland	post-Medieval plantation
HL-3	post-Medieval fieldscapes	post-Medieval field systems
HL-4	recreation	20 <sup>th</sup> century recreation
HL-5	post-Medieval fieldscapes	post-Medieval field systems
HL-6	settlement	post-Medieval settlement
HL-7	industry	20 <sup>th</sup> century industry

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For more information, visit [golder.com](http://golder.com)

Africa	+ 27 11 254 4800
Asia	+ 86 21 6258 5522
Australasia	+ 61 3 8862 3500
Europe	+ 44 1628 851851
North America	+ 1 800 275 3281
South America	+ 56 2 2616 2000

[solutions@golder.com](mailto:solutions@golder.com)  
[www.golder.com](http://www.golder.com)

**Golder Associates (UK) Ltd**  
**Golder House**  
**Tadcaster Enterprise Park**  
**Station Road**  
**Tadcaster**  
**North Yorkshire**  
**LS24 9JF**  
**UK**  
**T: [+44] (0) 1937 837800**

