

# 132 Wagstaff Lane, Jacksdale, Nottinghamshire Level 1 Historic Building Assessment & Recording



**For Derbyshire Properties (Estate Agents) Ltd.**

By Michael Lobb

Report Number: 009/2019

TPA Project Code: WAG

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## 1.0 Introduction

In October 2018, Trent & Peak Archaeology (TPA) was commissioned by Derbyshire Properties (Estate Agents) Ltd to undertake an archaeological survey of 132 Wagstaff Lane, Jacksdale, Nottinghamshire (NGR SK 45094 52027). The work was in response to proposals to demolish the building prior to redevelopment of the site.

The work took place in accordance with a planning condition outlined by Ashfield District Council which stated that:

*'A programme of historic building recording to Level 1 in accordance with Historic England's 'Understanding Historic Buildings – A Guide to Good Recording Practice' shall be submitted to and agreed in writing by the Local Planning Authority prior to demolition commencing.'*

A Written Scheme of Investigation (WSI) was submitted by TPA and approved by Ashfield District Council (Appendix 1). All work was carried out in accordance with guidance produced by Historic England (2016) and the Chartered Institute for Archaeologists (2014).

## 2.0 Results

A Level 1 Historic Buildings Assessment sheet was filled out on site and is included as Appendix 2. Results of the Level 1 photographic survey are included below as Plates 01-44, with scaled plans showing photographic locations presented as Figures 01-03. The site archive is currently held by Trent & Peak Archaeology prior to deposition with Nottinghamshire Museums.

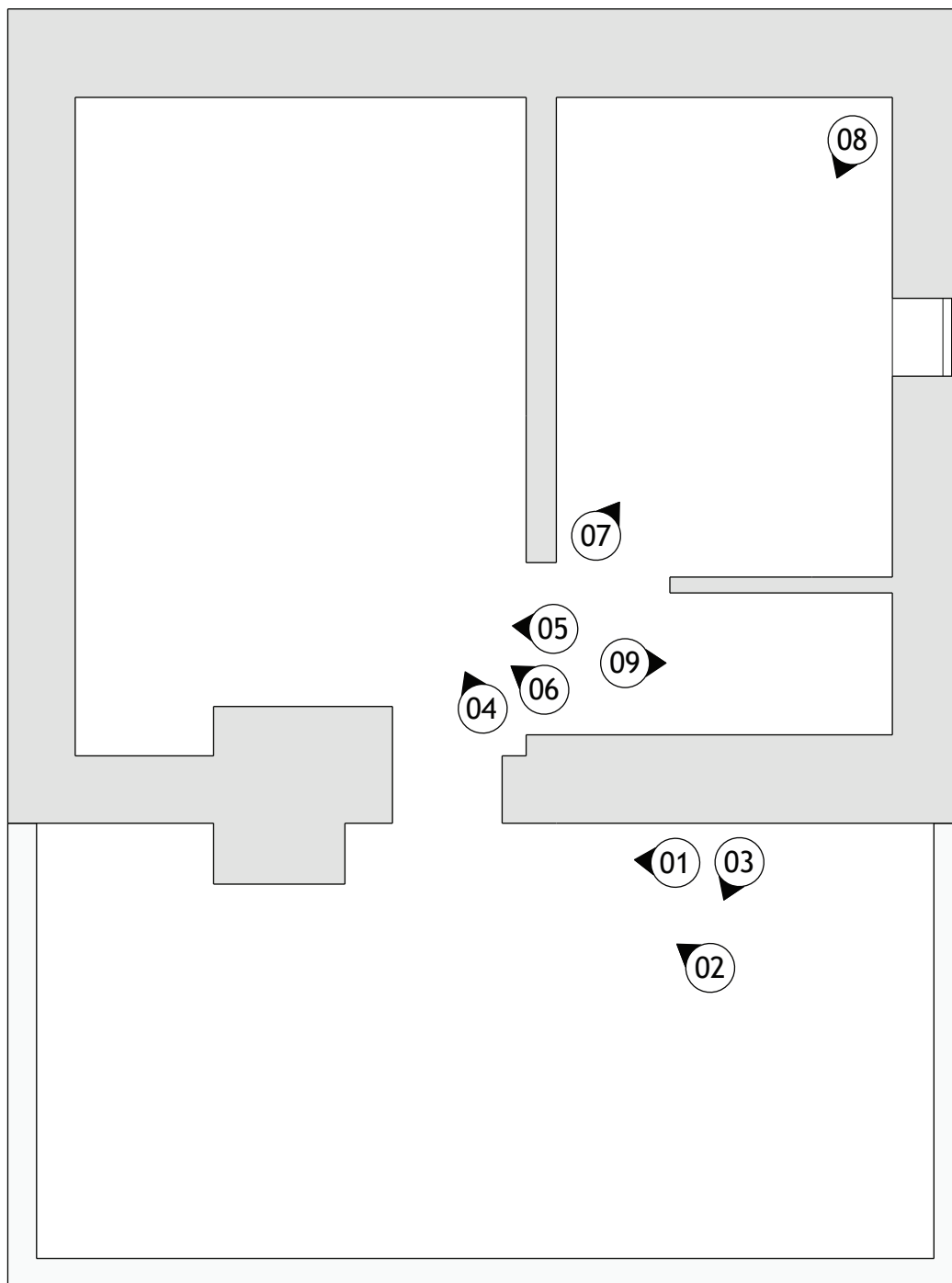
## 3.0 Acknowledgments

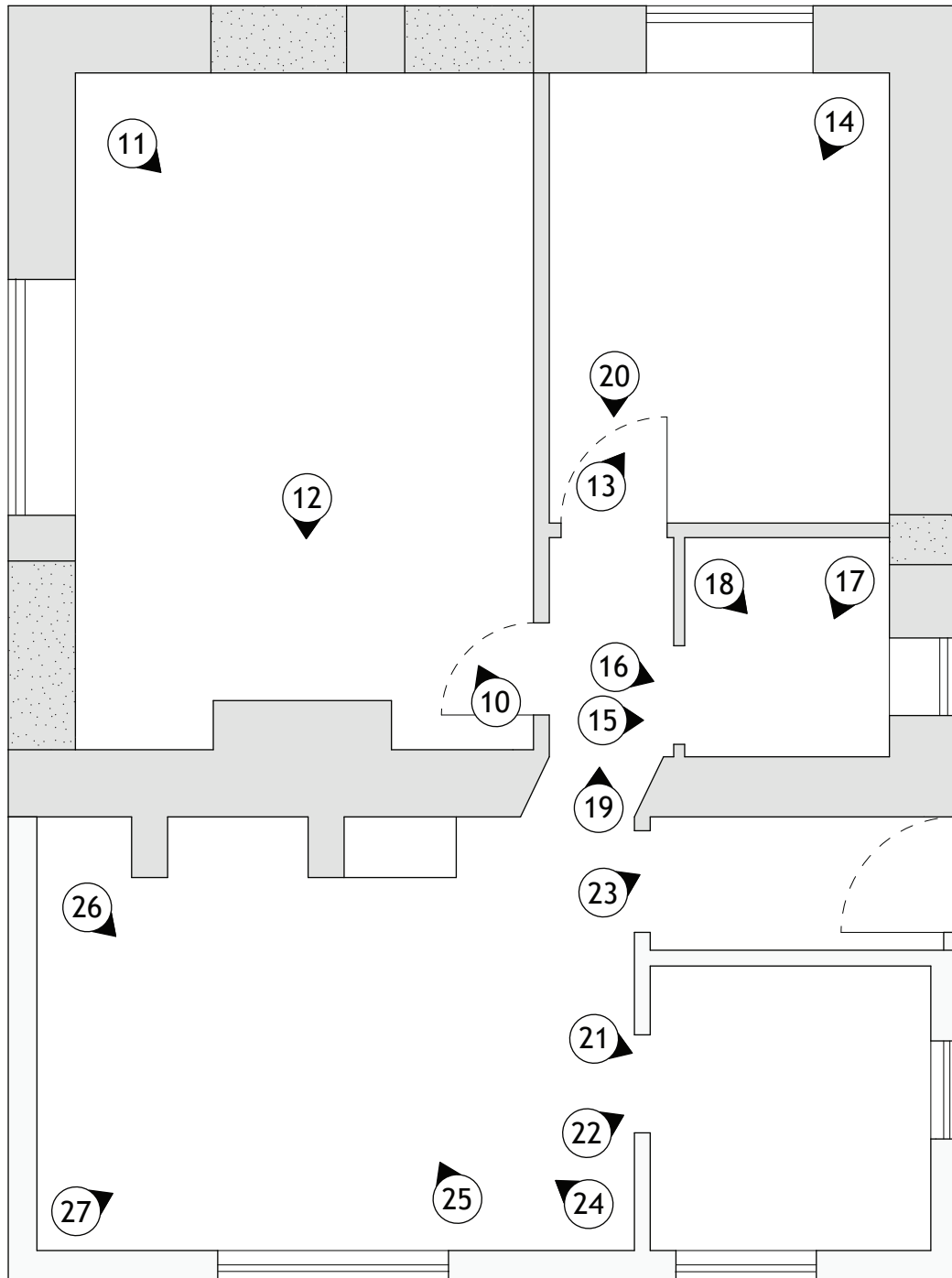
The project was commissioned by Derbyshire Properties (Estate Agents) Ltd. The project was managed on behalf of Trent & Peak Archaeology by Tom Hooley, with the onsite work being led by Michael Lobb. The report and figures were produced by Michael Lobb.

## 4.0 Bibliography

Chartered Institute for Archaeologists. 2014a. *Standard & guidance for the archaeological investigation and recording of standing buildings or structures*. Reading; ClfA

Historic England 2016. *Understanding Historic Buildings: A guide to good recording practice*. Historic England; Gloucestershire





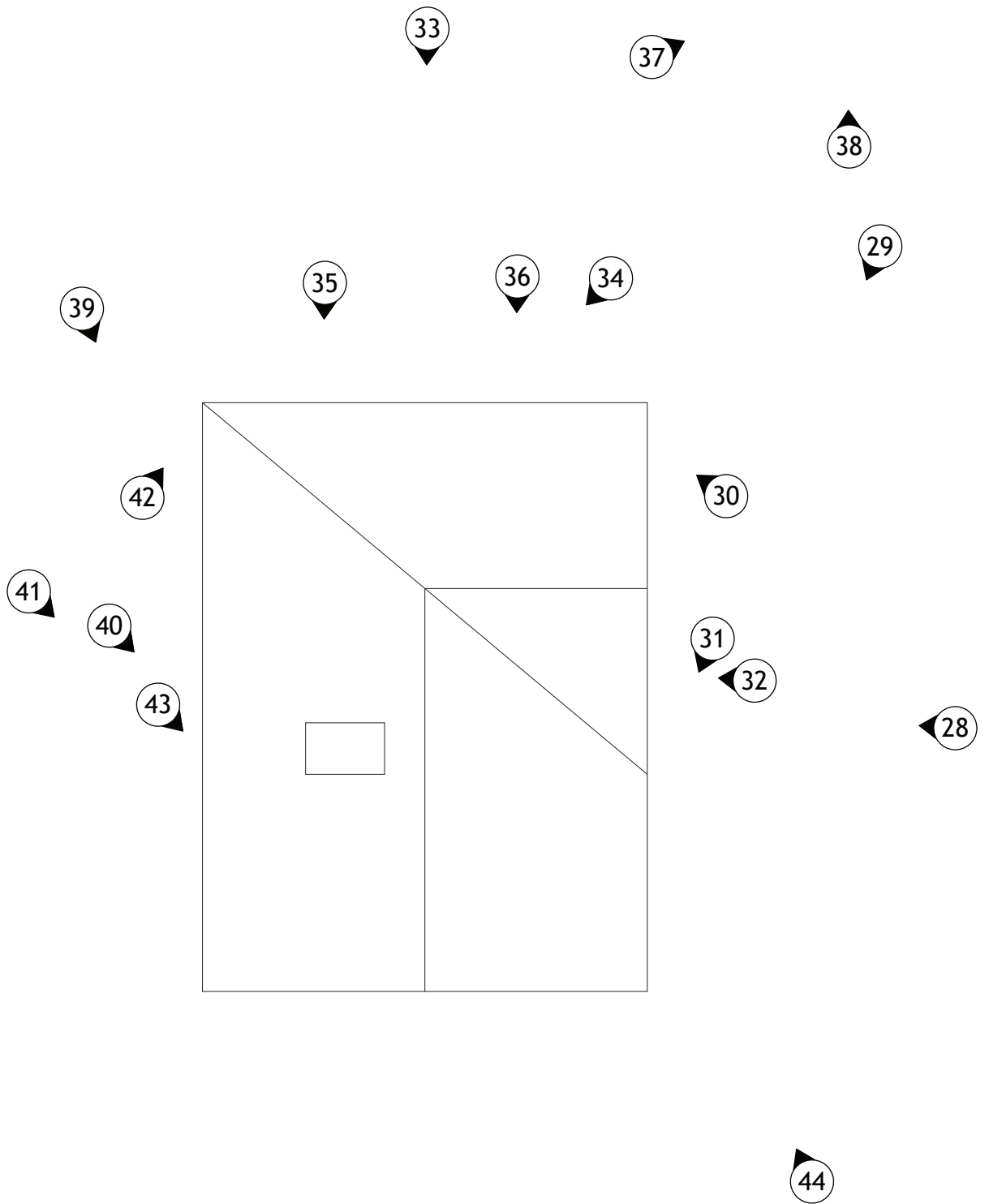






Plate 01 - First floor interior from the southeast



Plate 02 - First floor interior from the south



Plate 03 - First floor interior from the east



Plate 04 - First floor interior from the south



Plate 05 - First floor interior from the southeast



Plate 06 - First floor interior from the south



Plate 07 - First floor interior from the west



Plate 08- First floor interior from the east



Plate 09 - First floor interior from the northwest



Plate 10 - Ground floor interior from the south



Plate 11 - Ground floor interior from the north



Plate 12 - Ground floor interior from the northeast



Plate 13 - Ground floor interior from the west



Plate 14 - Ground floor interior from the east



Plate 15 - Ground floor interior from the northwest



Plate 16 - Ground floor interior from the north





Plate 17 - Ground floor interior from the east



Plate 18 - Ground floor interior from the north



Plate 19 - Ground floor interior from the southwest



Plate 20 - First floor interior from the northeast



Plate 21 - Ground floor interior from the north



Plate 22 - Ground floor interior from the west



Plate 23 - Ground floor interior from the west



Plate 24 - Ground floor interior from the south



Plate 25 - Ground floor interior from the south



Plate 26 - Ground floor interior from the north



Plate 27 - Ground floor interior from the west



Plate 28 - Exterior from the southeast



Plate 29 - Exterior from the east



Plate 30 - Exterior from the south



Plate 31 - Exterior from the east



Plate 32 - Exterior from the southeast





Plate 33 - Exterior from the northeast



Plate 34 - Exterior from the east



Plate 35 - Exterior from the northeast



Plate 36 - Exterior from the northeast



Plate 37 - Outbuildings from the northwest



Plate 38 - Outbuildings from the southwest



Plate 39 - Exterior from the north



Plate 40 - Exterior from the north



Plate 41 - Exterior from the north



Plate 42 - Exterior from the west



Plate 43 - Exterior from the north



Plate 44 - Exterior from the south

## **Appendix 1**

Written Scheme of Investigation for an Archaeological Watching  
Brief and Building Survey.

132 Wagstaff Lane, Jacksdale, NOTTINGHAM

2018

**Prepared for: Derbyshire Properties**

**TPA Project Code: WAG**

**TPA Report no: 139/2018**

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Appendix 1: Historic Buildings Record

**132 Wagstaff Lane, Jacksdale,**

**NOTTINGHAMSHIRE**

**Archaeological Watching Brief and  
Level 1 Historic Building Survey**

**Written Scheme of Investigation (WSI)**

**Site Name:** 132 Wagstaff Lane, Jacksdale, Nottingham, NG16 5JP

**NGR:** (NGR) SK 45091 52027

**Client:** Derbyshire Homes

**Proposed Development:** Demolition of existing bungalow and erection of two dwellings.

**Planning Reference:** V/2018/0106

**Geology:** Pennine Middle Coal Measures Formation - Mudstone, siltstone and sandstone. Sedimentary bedrock formed between 318 and 309.5 million years ago during the Carboniferous period. No superficial deposits recorded.

**Land Use:** Residential

**Previous Archaeological Work:** None

**1. Introduction**

- 1.1 This Written Scheme of Investigation for an Archaeological Watching Brief and Level 1 Historic Building Survey has been prepared by Trent & Peak Archaeology (T&PA) for Derbyshire Homes ahead of planned land redevelopment. Works will comprise the demolition of the current bungalow and the erection of two additional dwellings (planning reference V/2018/0106).
- 1.2 The extant bungalow sits within the Whimsey Engine and Brake House Complex, which brought minerals from the Portland Collieries to the canal wharfs at Jacksdale on the Cromford Canal along a 3-mile railway. Ground disturbance in this area has a high potential to disturb areas of preserved sub-surface rails and steeper blocks, many of which have been identified at adjacent properties, for which a program of archaeological mitigation is required as a condition of planning approval.
- 1.3 The proposed development area (PDA) is situated within the former mining village of Jacksdale, within the district of Ashfield, Nottinghamshire. The site is bounded on all sides by roadways, modern residential development and agricultural farm land. Lying close to the Derbyshire border, the village of Jacksdale represents the most westerly placed village in the county, which is surrounded by a number of interlinking villages of Westwood, Ironville, Selston, Brinsley and Pye Hill. The PDA sits on a north-easterly slope at a height of c.102m AOD.
- 1.4 This document is the Written Scheme of Investigation for the proposed archaeological watching brief and level 1 historic buildings survey. It outlines the principal objectives of the work, and the detailed methodology by which the works will be carried out. Its implementation will be conducted under the approval and monitoring of the Nottinghamshire County Council (NCC).

## 2. Archaeological and Historical Background

2.1 The proposed development area (PDA) sits within the former mining village of Jacksdale, along a prior railway route for the movement of mineral. The village dates broadly to the 19<sup>th</sup> century, and was developed for the housing of miners and their families. Prior to c.1811, the land had been parcelled into three farmsteads. A number of community excavations have taken place along the route of the early tramway under the Portland Path Project, which identified steeper blocks and rails.

2.2 A search of the Nottinghamshire Heritage Gateway Historic Environment Record (NHER) identifies 6 known heritage assets within the village of Jacksdale, which include the projected path of the railway, and Brake House, thought to have existed within the PDA.

### *Prehistoric*

2.3 No evidence for prehistoric finds, features or deposits have been identified within the PDA or a 500m radius.

### *Romano-British*

2.4 Dispersed pottery fragments, coins and other unstratified material of a c.2<sup>nd</sup> century date is recorded by the NHER. These have been predominantly identified immediately south-east of the site near the Dove Green/Jacksdale road junction (L2420). The pottery sherds were identified within a relative proximity to earlier finds from the 1830's, which comprised a small Roman coin hoard held within a well preserved earthenware vessel (L2417). The findspot is also noted on the Ordnance Survey map of 1921, which further identifies an unrecorded number of possible cremation urns. Limited excavations of the area in the 1960's produced no additional Romano-British material.

### *Early Medieval - Medieval – Modern*

2.5 No evidence for Early-Medieval or Medieval activity has been identified by the HER. A number of small nearby farmsteads or dispersed hamlets were seemingly in place by Domesday (c.1086), though little is known about their function or development during this period. The nearby village of Selston appears to be the earliest known settlement in the area. Place name evidence suggests that this village originated as a small personal farmstead, the current name is a derivative of *Seli('s)*- (Old English; personal name) and *-tūn* (enclosure/ farmstead/ settlement) sometime in the early medieval period (UON 2018).

2.6 Little is known about the medieval development of the site or its environs. Records and historic mapping shows the place-name Jacks Dale (L(J). cks Dale) in use by at least 1774, with earlier records pertaining to the lease of "poor or low-lying land" around 1675 to farmers from nearby hamlets of Bagsthorpe and Underwood (Selston Parish Council 2018).

2.7 The growth of Jacksdale is almost certainly associated with the opening of the Pye Hill Colliery in 1874, which utilised the construction of the Portland Railway/Tramway, built by Josias Jessop Engineer and Butterley Company, which opened in June 1823. The railway spanned 3 miles, the path of which is still evident in route of Wagstaff Lane, and utilised rope and horse transport of wagons along most of the route. Along the track were steam engines, known as Whimsey Engines, these were also used to pull wagons up the incline, with one also acting as a brake to slow the wagons. Sandersons Plan of 1835 identifies the engines along the railways, however no such annotation is given to the site at 132 Wagstaff Lane. 132 Wagstaff Lane is understood to have been the Engine Tenter's dwelling. The railway was abandoned in 1893, when the Butterley Company considered the mines to no longer be profitable. Within 6 years of closing the engine and brake house had been demolished, with only the Engine Tenter's dwelling surviving. Land within the PDA is understood to be part of the Whimsey Engine and Brake House complex. While a building is identifiable at this site in 1835 it is not clear what this building is due to the lack of annotation on the plan (Britt Pers. Comms. 2018).

### 3. Objectives

3.1 The objective of the archaeological work is:

- To ensure that any archaeological information present in the areas undergoing destructive removal of deposits are recorded appropriately and the results presented within a report (preservation by record).

### 4. Aims

4.1 Within the limitations of the proposed groundwork the excavation will look to resolve where possible a number of significant questions in relation to the use of the railway for the movement of extracted minerals from the Portland Collieries to the Jacksdale Wharf on the Cromwell canal:

- Determine the existence of any activity pre-dating the known post-medieval/modern origins for the site.
- Identify the presence of archaeological deposits relating to the former railway/tramway, including rails and steeper blocks.
- Determine the potential for surviving sub-surface remains of the Brake House complex, thought to have existed within the PDA.

### 5. Research Objectives

5.1 The programme of archaeological mitigation proposed herein may reveal evidence that allows research priorities highlighted by regional research frameworks.

5.2 A number of research questions as part of the East Midlands Research Framework were found to be significant in response to proposed works;

- *What roles have different transport systems played in the development of industry, commerce, agriculture, and settlement?*
- *How have industrialisation and population growth impacted upon settlement patterns and the agricultural economy?*
- *How can we enhance our record of mines and surface features associated with extractive industry and their relationship to markets, settlements and transport?*

5.3 The *East Midlands Historic Environment Research Framework (EMHERF) Interactive Digital Resource* hosts a digitised version of Knight, D., Vyner, B. and Allen, C.'s (2012) *East Midlands Heritage and Updated Research Agenda and Strategy for the Historic Environment of the East Midlands*.

<http://archaeologydataservice.ac.uk/researchframeworks/eastmidlands/wiki/>

### 6. Methodology

#### 6.1. Proposed archaeological work

6.1.1 These works are necessitated by a condition of planning approval, which states:

*The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.*

*A programme of historic building recording to Level 1 in accordance with Historic England's "Understanding Historic Buildings- A Guide to Good Recording Practice" shall be submitted to and agreed in writing by the Local Planning Authority Prior to demolition commencing.*

*In addition to this;*

*No development shall take place within the application site until details of a written scheme of investigation for an archaeological watching brief have been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the scheme shall be implemented in full accordance with the approved details.*

## **6.2. Detailed Methodology: Archaeological Watching Brief and Buildings Survey**

### **6.3. Phase 1: Level 1 Historic Building Survey**

- 6.3.1 Ashfield District Council have placed a condition for a programme of historic building recording to Level 1 in accordance with Historic England's 'Understanding Historic Buildings – A Guide to Good Recording Practice'.
- 6.3.2 The historic building recording will be carried out according to standards and guidance produced by Historic England (2016) and CIfA (2014). A Level 1 historic building record comprises a basic visual record, supplemented by the minimum of information needed to identify the building's location, age and type. Level 1 surveys are typically of exteriors only, although the interior may be recorded if it contributes significantly to the understanding of the building.

#### *Photography*

- 6.3.3 The photographic record of the building will record:
- A general view or views of the building in its wider setting;
  - The building's external appearance in a series of oblique views to give an overall impression of its size and shape. Where individual elevations include complex historical information, views at right-angles to the plane of the elevation will also be captured.

#### *Written account*

- 6.3.4 A concise written summary will be produced to record the following information:
- The precise location of the building as an address and in the form of a National Grid reference;
  - A note of any statutory designation or non-statutory designations;
  - The date when the record was made, the name of the recorder and the location of any archive material;
  - A summary statement describing the building's type or purpose, historically and at present, its materials and possible date so far as these are apparent from a superficial inspection
- 6.3.5 The written account will be made onsite and in the office on a pro forma recording sheet, an example of which is shown as Appendix 1

### **6.4. Phase 2: General Watching Brief**

- 6.4.1 **It is essential that adequate time is allowed for the inspection, cleaning and recording of the deposits exposed within the groundworks, both during excavation if significant deposits are present and before any backfilling occurs by the contractor.** This includes time to inspect spoil heaps for any datable or significant archaeological artefacts. Inspection time will depend on the extent and complexity of the archaeological deposits exposed, and

may include possible limited excavation to record and remove archaeological remains.

- 6.4.2 Recording of all works will include the position and depths of the excavations and the deposits exposed, by drawing (both in section and plan where applicable) and photograph, for further details of recording see below (Detailed Specification of Archaeological Recording). All archaeological deposits or remains, in particular those medieval or earlier in date, will where possible be cleaned by hand, examined and recorded.
- 6.4.3 All recording will result in 'the preparation of a report and ordered archive, in line with the guidelines of the ClfA Institute for Archaeologists (Standard and Guidance: for an archaeological watching (2014)).

### **6.5. General conditions**

- 6.5.1. All works will be undertaken in accordance with this WSI and to standards defined by ClfA guidelines for recording of archaeological sites (2014c).

#### *Staffing.*

- 6.5.2. The work will be undertaken by suitably qualified members of TPA (see Section 2.3 below) according to accepted archaeological practice and the 'Standards & Guidance' produced by the Chartered Institute for Archaeologists (2014a and b).

#### *Commencement of the Watching Brief.*

- 6.5.3. The groundworks are anticipated to begin as soon as practicable following approval of this WSI.

#### *Notice of commencement*

- 6.5.4. Notice of the commencement of works to the Ashfield District Council Conservation Officer, or other appointed representative of the Local Planning Authority, will be given as early as practicable before onsite activities begin.

#### *Services.*

- 6.5.5. The client will be responsible for carrying out any necessary service checks prior to groundworks, and will provide plans of all services within the development.

#### *Base maps.*

- 6.5.6. The client is requested to supply copies (preferably digital) of base maps for Trent & Peak Archaeology to use in the report.

#### *Fencing.*

- 6.5.7. The client will be responsible for securing the site/area of excavation from unauthorised public access.

### **6.6. Fieldwork**

- 6.6.1. All archaeological deposits or remains will, where possible, be cleaned by hand, examined and recorded.

#### *Recording policy.*

- 6.6.2. Recording will, as a minimum, include the location and extent of deposits/features within areas of excavation, and their depth/elevation both by scale drawing (section and/or plan where applicable) and photograph (digital). For further details of the recording methodology see **Section 7** below.

### *Excavation*

- 6.6.3. All drain run and soakaways will be hand dug by the principal contractor under constant archaeological supervision.
- 6.6.4. The client must ensure that the contractor has been made aware of the archaeological constraint on their operations.

### *Report/assessment of post-excavation requirements.*

- 6.6.5. A record of the results, whether positive or not, will be made and a report presented to the client within 3 months of the completion of fieldwork.
- 6.6.6. The final report, which will include the results of detailed analysis and study of finds/samples/materials recovered from the archaeological excavations will follow the structure outlined below (*Section 4: Detailed Specification of Archaeological Recording*).

### **6.7. Project Staffing**

- 6.7.1. Archaeologists will be fully qualified, experienced, and in possession of valid CSCS cards (CVs can be supplied upon request).
- 6.7.2. The excavation will be managed by Tom Hooley (Assistant Project Manager) 07771 388776 thooley@yorkat.co.uk.
- 6.7.3. The project team will consist of 1 member of qualified TPA supervisory staff: To be confirmed upon approval of this WSI and determination of date for commencement of groundworks.
- 6.7.4. Staff may be replaced with equivalently qualified personnel if circumstances dictate.

### **6.8. Reporting and Liaison**

- 6.8.1. A report on the results, whether positive or not, will be prepared in the appropriate format and presented to the client and the curator within 3 months of the completion of the fieldwork. For further details of the contents of the report see below.

### **6.9. Welfare, Access and Insurance**

- 6.9.1. The client will ensure safe access to the ground-works and make toilet and hand-washing facilities available to archaeological staff.
- 6.9.2. As part of York Archaeological Trust, TPA carries the appropriate public, third party and employee insurances, copies of which are available for inspection if required.

### **6.10. Health and Safety**

- 6.10.1. TPA will adhere to all relevant health and safety regulations (copies of YAT/TPA Health and Safety policies are available on request). No archaeological staff will be allowed to enter the site until they have undergone a health and safety induction organised by TPA and/or the principal contractor.
- 6.10.2. TPA will complete a task-specific Risk Assessment safe-working Method Statement before the commencement of the excavation, and copies of this will be made available to the client, and all site-staff.
- 6.10.3. This document will be in compliance with the industry guidelines laid out in FAME Manual, *Health & Safety in Field Archaeology*.
- 6.10.4. TPA staff will wear appropriate personal protective equipment at all times.

## **7. Detailed Specification of Archaeological Recording**

### **7.1. Archaeological Watching Brief methodology**

*Trent & Peak Archaeology will implement the following procedure:*

- 7.1.1. The investigation will be carried out in accordance with the code of conduct of The Chartered Institute for Archaeologists (2014a).
- 7.1.2. Within the confines of site safety, contexts (the smallest usefully-definable unit of stratification) will be cleaned by hand and recorded.
- 7.1.3. All finds will be assigned an individual finds code. In-situ finds will be recorded three dimensionally, while finds from spoil will be noted in relation to their location within the trench/stripped area on the basis of the context from which they are recovered.
- 7.1.4. Excavation will be sufficient to securely establish the character, stratigraphic relationship and, where possible, date of features.
- 7.1.5. Written records will be maintained on site according to the TPA recording manual (TPA, 2015).

### **7.2. Additional Resources**

- 7.2.1. Should substantial structural remains or artefacts of similar archaeological significance be encountered, the immediate advice will be sought of the client/consultant and the Ashfield District Council Conservation Officer.
- 7.2.2. In the event that archaeological remains are uncovered which would require additional resourcing, the site-representative of the client and the appointed representative of Ashfield District Council will be informed immediately, with a proposal for the most effective measures for dealing with the remains.
- 7.2.3. If such remains cannot be preserved *in situ*, their excavation may require contingency resources and additional time, Ashfield District Council will be informed of such events and their input requested.
- 7.2.4. Should ground works expose complex or extensive remains of either archaeological or palaeoenvironmental significance then, following negotiation with the client and the appointed representative of the Ashfield District Council, there may be a requirement for additional resources beyond that of a single person watching brief.
- 7.2.5. Additional resourcing/time would be agreed sufficient to achieve an appropriate level of excavation, sampling and recording in compliance with the planning condition and the principal of preservation by record. This would include, but not be limited to, additional staffing, specialist site attendance and funding of specialist assessment during post-excavation reporting.



### **7.3. Recording**

#### *Plans*

- 7.3.1. Plans of all contexts including features will be drawn on drafting film in pencil at a scale of 1:20 or 1:50, and will show at least:
- context numbers,
  - all colour and textural changes,
  - principal slopes represented as hachures,
  - levels expressed as O.D. values, or levelled to permanent features if benchmark absent,
  - sufficient details to locate the subject on a 1:500 plot of the area of ground-works and OS 1:2500 map (i.e the national grid).

#### *Sections*

- 7.3.2. Sections will show the same information, but levelling information will be given in the form of a datum line with O.D./arbitrary value; the locations of all sections will be shown on the plan.

#### *Photographs*

- 7.3.3. Photographs of each context will be taken as DCLR digital images (as per Brown 2007); together with general views illustrating the principal features of the excavations.
- 7.3.4. Written records will be maintained as laid down in TPA recording manual (as accepted by all regional county archaeologists).

### **7.4. Sampling (Palaeoenvironmental & Industrial residues)**

- 7.4.1. Appropriate sampling of deposits of palaeoenvironmental potential and residues and debris from industrial processes will be conducted in accordance with Table 1 (see below), with appropriate amendments following subsequent specialist advice.
- 7.4.2. Samples (both palaeoenvironmental and industrial) will be assessed, followed by full analysis and reporting where appropriate following receipt of specialist advice from the Historic England Senior Science Advisor.

Table 1 – Preliminary Site Sampling Strategy\*

Feature type	Sediment condition	Overall scope of sampling	MM	C14	Pollen/Diatoms	Ch	BP/BS	Bo	Waterlogged wood
			Small kubiena tin	2cm cubed sediment or charcoal 1cm	column in gutter /tin+ Clingfilm	40L	20L	40L	In bag with water
Man-made feature or buried soil	Waterlogged organic (looks 'peaty')	each occurrence series of samples if thick (20L every 10cm)			X	X	X	X	X
	Dry visible charred wood with final growth rings/bark visible	each occurrence (C14 selected: best is twigs)		X		X		X	
	Dry visible charred material	each occurrence, at thickest point, series of samples if thick (>150mm)	X	X	X	X		X	
Any	Wood structure	retain all, keep damp, bag each timber separately		X					X
Industrial residues / debris etc.		All process stages to be represented					X		
*Adjustments to be made following specialist advice and liaison with NCC Principal Archaeologist where appropriate.									

**Abbreviations** MM Micromorphology C14 Radiocarbon Po/Dm Pollen/diatoms Ch Charred material BP Waterlogged Beetles/Plant remains Bo small bone Wd wood. BS – Bulk Sample (industrial waste/residues/processing debris)

### 7.5. Post excavation Processing

- 7.5.1. All finds will be stored as recommended in "*First aid for finds*" (by the Archaeology section of the United Kingdom Institute for Conservation), and marked with the site-, and find-codes, and relevant accession numbers. These will be deposited with an appointed Nottinghamshire Museum under the assigned accession number (to be requested if significant finds are recovered) on completion of the final report if deposition is deemed necessary.
- 7.5.2. Artefacts will be submitted to:
- **Prehistoric pottery** for assessment to Dr. D. Knight (TPA)
  - **Romano-British pottery** to A. Beeby (Ind); Jerry Evans (Ind)
  - **Anglo-Saxon/Mediaeval pottery/tile** to P. Blinkhorn (Ind)
  - **Flint** to P. Webb (University of Southampton)
  - **Palaeoenvironmental remains** to K. Krawiec (TPA)
  - **Zooarchaeological remains** to Dr. K. Poole (TPA)
  - **Human Remains** to K. Smart (TPA)
  - **Wood artefacts/Conservation** to S. Allen (YAT-York)
  - **Roman to Mediaeval metalwork** to Dr. H Jones, L. Elliott, Dr. S. Malone (TPA)
  - **Coins** to R. Gurney (Independent)
  - **Industrial Residues** to G. McDonnell (Ind)

### 7.6. Report

- 7.6.1. A verbal report and, where appropriate, textual summary will be provided to the client on completion of fieldwork.
- 7.6.2. A full report on the results of the Archaeological Watching Brief will be compiled within 3 months of the completion of fieldwork.
- 7.6.3. Subject to the this analysis and reporting, in order to comply with planning conditions and the *Revised NPPF* (2018) (Paragraph 186), and upon completion of specialist reports, a final archival report on results of the Watching brief will be completed within and copies provided to:
- The Client.
  - Ashfield District Council
  - Nottinghamshire County Council Historic Environment Record

#### The report will include:

- Non-technical summary
- Introductory statement
- Aims and purpose of the project
- Methodology
- An objective summary statement of results
- Conclusion
- Illustrations at appropriate scales, all to include levels tied to Ordnance Datum.
- Illustrative site photography, including key features and working shots
- Supporting data, tabulated or in appendices, including as a minimum a basic quantification of all artefacts, ecofacts and structural data including recommendations for retention/discard and proposals for conservation.
- Index to archive and details of archive location; confirmation of archive transfer arrangements including a provisional timetable for deposition.
- References
- A copy of the OASIS form

### *Dissemination*

- 7.6.4. The results will be submitted for publication within the annual summary, if applicable, in the appropriate journal, If significant results are discovered then an individual report of an appropriate level of detail, will also be submitted for publication to a suitable academic journal.

### *Copyright*

- 7.6.5. Trent & Peak Archaeology shall retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved excepting that it hereby provides exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project, with no limitation on the number of times that the client may reproduce any report. The client's contribution will be acknowledged in any future use of the work by TPA.

## **7.7. Archive**

### **The archive will be fully indexed and contain where relevant:**

- copies of correspondence relating to fieldwork
- site notebooks/diaries
- original photographic records
- site drawings (plans, sections, elevations)
- original context records, matrix diagrams showing stratigraphic sequence of all contexts. artefacts
- original finds records
- original sample records
- original skeleton records
- computer discs and printout

## **7.8. Archive and Finds Deposition**

- 7.8.1. Notification to Nottinghamshire Museums, or other appointed depository, using the appropriate form will be made once the necessity for a physical archive has been established, in line with current guidelines.
- 7.8.2. Copies of the Report will be lodged with the HER/UAD and OASIS.
- 7.8.3. Where discoveries are adjudged to be significant and meriting museum deposition the following will still apply:
- 7.8.4. Finds will remain the property of the client with deposition at the Nottinghamshire Museums Store, or other appointed depository, subject to their approval.
- 7.8.5. The paper and digital archive generated by T&PA will remain the property of the Unit until deposited within the Nottinghamshire Museums Store, or other appointed depository:
- 7.8.6. All finds and archive will be deposited with the Nottinghamshire Museums Store, or other appointed depository, with arrangements and accession number to be agreed. Written notification of completion of fieldwork will be given to the museum curator and the appointed representative for Ashfield District Council.
- 7.8.7. Depositional arrangements will then proceed in line with *Procedures for the transfer of Archaeological Archives* (as supported by reference to specialist opinion, regional and national research agendas) whereby a *Transfer of Title* form will be completed and the archive accessioned. Written notification of final deposition of archive will be given to the Archaeological Advisor.

## **7.9. OASIS**

- 7.9.1. Prior to commencement of the fieldwork an OASIS online record will be initiated (<http://ads.ahds.ac.uk/project/oasis/>). A copy of this document will be included in the report.

## **7.10. Monitoring**

- 7.10.1. All phases of the investigation will be undertaken in line with the relevant '*Standard and Guidance*' documents prepared by the CIfA (Chartered Institute for Archaeologists).
- 7.10.2. TPA will keep the client and the appointed representative for Ashfield District Council regularly informed of progress during the project and facilitate the monitoring of the project at each stage, including post-excavation.
- 7.10.3. The client and representative from Ashfield District Council will be informed at the earliest opportunity of any unexpected discoveries, especially where there may be a need to vary the project design.
- 7.10.4. TPA will maintain an ongoing dialogue with the consultant/client to enable the need for modifications to the project to be independently considered and validated, and to control and validate the use of available contingencies.
- 7.10.5. TPA will keep the consultant/client informed of all material facts of the archaeological investigations. This will include agreeing any changes to the approved methodology or programme of works, and invitations to inspect any uncovered remains at appropriate stages in the fieldwork programme. Representatives of Ashfield District Council will be free to visit the site at any stage of the fieldwork to ensure that the project is being carried out in accordance with the approved WSI.

## **8. PROVISIONAL TIMETABLE**

- 8.1.1. A minimum of one week's prior notice of the commencement of the development is to be given to the archaeological contractor and the appointed representative for Nottinghamshire County Council, or Ashfield District Council. The name and contact telephone number of the attending archaeologist(s) will be provided at this time, with a CV available on request.
- 8.1.2. A provisional timetable has to be agreed for commencement of groundworks. Once confirmation of approval of this WSI has been received, the client will be informed of this fact, and the appointed representative of the Local Planning Authority, will be informed of project commencement.

## 9. REFERENCES

Brown, D.H. 2007. *Archaeological Archives – A guide to best practice in creation, compilation, transfer and curation*. (IFA/AAF).

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ClfA. 2014. Standard and guidance for the archaeological investigation and recording of standing buildings or structures Chartered Institute for Archaeologists

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English Heritage 2008 *Management of Research Projects in the Historic Environment, PPN3 Archaeological Excavation*.

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Historic England Listings Guide (an Online Resource)

Historic England. 2016. Understanding Historic England: A Guide to Good Recording Practice Historic England

Nottinghamshire HER: <http://www.heritagegateway.org.uk/Gateway>

Palmer, J. J. 2018. OpenDomesday (A digital Resource) <https://opendomesday.org>

Knight, D., Vyner, B, and Allen, C. 2012. *East Midlands Heritage: An Updated Research Agenda and Strategy for the Historic Environment of the East Midlands*. Derbyshire: Buxton Press.

UON 2018. Key to English Place-Names (A Digital Resource) <http://kepn.nottingham.ac.uk/>

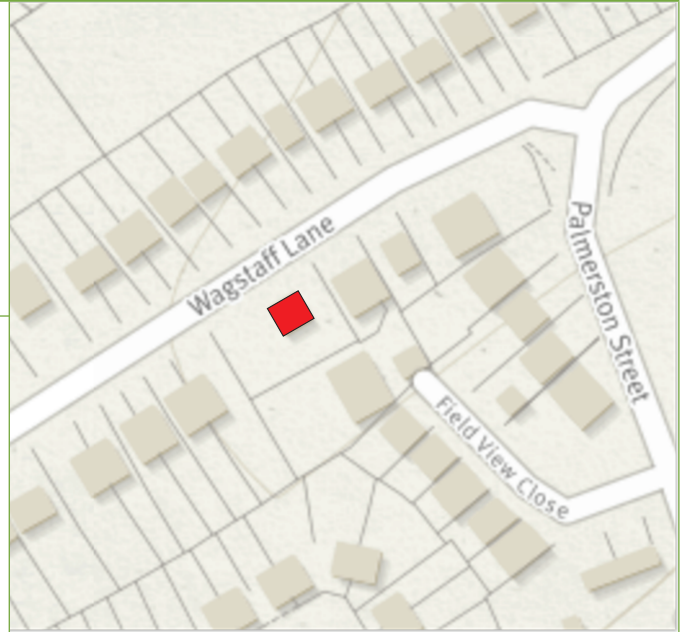


## LEVEL 1 HISTORIC BUILDING RECORD

### Site Address & Location

132 Wagstaff Lane  
Jacksdale  
Nottingham  
NG16 5JP

NGR SK 45094 52031



### Statutory or Non-Statutory Designations

None

**Assessment Details** (name of recorder, date of record, location of archive)

**Summary Statement** (building's type or purpose, historically and at present, its materials and possible date(s))

**Additional Notes/Sketches**



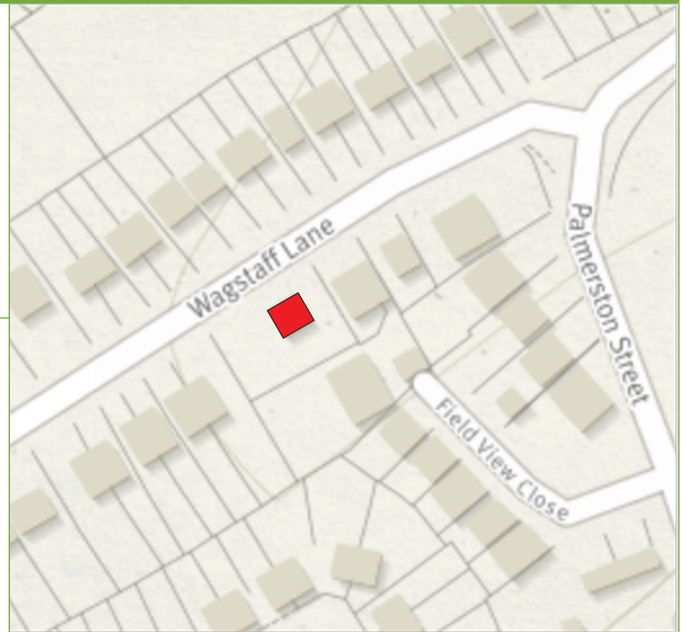
## Appendix 2

## LEVEL 1 HISTORIC BUILDING RECORD & PHOTOGRAPHIC SURVEY

### Site Address & Location

132 Wagstaff Lane  
Jacksdale  
Nottingham  
NG16 5JP

NGR SK 45094 52031



### Statutory or Non-Statutory Designations

None

### Assessment Details

Assessment and Recording took place on the 30th October 2018. The recording was carried out by Michael Lobb. The archive is held at Trent & Peak Archaeology prior to deposition with Nottinghamshire Museums.

### Summary Statement

The building is currently a house but was believed to have originally been part of Whimsey Engine and Brake House complex, and possibly represented an Engine Tenter's dwelling.

The structure is a one storey building of two distinct phases. The earlier phase is constructed of squared stone walls with a tiled roof. The south-western extension to the structure appears to have been added in the early to mid-20th century and is comprised of brick walls with a slate roof.

All of the windows in the current building are late 20th century PVC replacements.

Although the building has been proposed as an Engine Tenter's dwelling, the thickness of the walls with associated tie plates, as well as the original positioning of doors and windows suggest that it had a more industrial function associated with the Portland Railway/Tramway and possibly represents the Whimsey Engine and Brake House, although no fixtures or fittings related to this use remain.

### Additional Notes/Sketches