

**WATKIN JONES GROUP** 

FORMER STAGECOACH DEPOT, LIVERPOOL ROAD, CHESTER

ARCHAEOLOGICAL WATCHING REPORT

**NOVEMBER 2018** 



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ARCHAEOLOGICAL WATCHING REPORT

**NOVEMBER 2018** 

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## **SUMMARY**

Wardell Armstrong LLP were commissioned by Watkin Jones Group to maintain an Archaeological Watching Brief during the redevelopment at the former Stagecoach Depot, Liverpool Road, Chester.

The Watching Brief was required as a result of the results of an Archaeological Evaluation conducted by Wardell Armstrong as part of the same development. The Watching Brief comprised monitoring the removal of the concrete slab across the Site and the excavation of the foundations for Block C of the development.

The removal of the concrete slab across the Site exposed the location and extent of truncation from the construction of the bus depot. Despite the localised truncation the Watching Brief of Block C recorded a deeper stratigraphic sequence of homogenous buried soils, preserved as a result of the natural bedrock lying on an east-facing incline. No features or deposits of archaeological significance were identified during the Watching Brief.



#### 1 INTRODUCTION

## 1.1 Circumstances of the Project

- 1.1.1 Wardell Armstrong LLP (WA) were commissioned by Watkin Jones Group (hereafter referred to as 'the Client') to undertake an Archaeological Watching Brief at the former Stagecoach Depot, Liverpool Road, Chester (hereafter referred to as 'the Site'). The Site is centred on National Grid Reference (NGR) SJ 40415 67020 (Drawing ST16678-001). The Archaeological Watching Brief was required to mitigate the impact on the known archaeological resource from the redevelopment of the Site.
- 1.1.2 Planning permission was granted for the demolition of existing buildings and construction of 323 units of purpose built managed student accommodation, together with ancillary and communal facilities, landscaping and car parking (17/03386/FUL).
- 1.1.3 The development was identified to affect potential below ground archaeological remains, as identified in the previously conducted Archaeological Evaluation. As a result, the Local Planning Authority, Cheshire West and Chester Council (CWACC) agreed that the appropriate mitigation for the Site, in order to satisfy the discharge of Condition No. 16, was to maintain an Archaeological Watching Brief during demolition and construction works for Block C, in the eastern extent of the Site.
- 1.1.4 An Archaeological Watching Brief is defined as 'a programme of monitoring and investigation carried out during a non-archaeological activity within a specified area of land or development where construction operations may disturb or destroy archaeological remains' (CIFA 2014a).
- 1.1.5 The methodology for the programme of Archaeological Watching Brief has been presented in the Written Scheme of Investigation (WA 2018a) and was developed in consultation with Mark Leah of Cheshire Archaeological Planning Advisory Service (CAPAS) (Pers. Comm. 24/05/2018). In addition, this WSI conforms to the guidelines and standards laid down in the following documents:
  - Standard and Guidance for an Archaeological Watching Brief, Chartered Institute for Archaeologists: Reading (CIFA 2014a);
  - Code of Approved Conduct for the Regulation of Arrangements in Field Archaeology, Chartered Institute for Archaeologists: Reading (CIFA 2014b);
  - Standards and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials, Chartered Institute for Archaeologists:



## Reading (CIFA 2014c);

- Management of Archaeological Research Projects in the Historic Environment (Morphe), Historic England: London (HE 2015);
- WA Archaeology Technical Manual 1: Fieldwork Recording; Wardell Armstrong (West Midlands), Wardell Armstrong: Birmingham (WA 2017a);
- WA Archaeology Technical Manual 2: The Taking and Recording of Environmental and Other Samples from Archaeological Sites; Wardell Armstrong (West Midlands), Wardell Armstrong: Birmingham (WA 2017b);
- WA Archaeology Technical Manual 3: Treatment of Finds; Wardell Armstrong (West Midlands), Wardell Armstrong: Birmingham (WA 2017c); and
- WA Archaeology Technical Manual 5: Site Survey, Techniques and Methodologies;
   Wardell Armstrong (West Midlands), Wardell Armstrong: Birmingham (WA 2017d).



#### 2 BACKGROUND

# 2.1 Location and Geological Context

- 2.1.1 The Site is located off the eastern side of Liverpool Road to the north of the centre of Chester city (Drawing ST16678-001).
- 2.1.2 The Site is an irregular polygon in plan and covers an area of approximately 0.4 hectares. The Site is bounded by Liverpool Road to the west, properties of Abbot's Nook to the north, Victoria Road to the east and commercial units to the south.
- 2.1.3 The Site lies predominantly flat at an average elevation of 30m AOD and is a disused bus depot with a ground surface of modern tarmacadam.
- 2.1.4 The underlying solid geology of the Site consists of Triassic Rocks (undifferentiated) sandstone and conglomerate interbedded. A sedimentary bedrock formed approximately 200 to 251 million years ago in the Triassic Period in an environment previously dominated by rivers. The bedrock is overlain by superficial deposits of Diamicton Till, superficial deposits formed up to 3 million years ago in the Quaternary Period (British Geological Survey, 2018).

## 2.2 Historical and Archaeological Background

2.2.1 A Desk-Based Assessment (DBA) report was completed by WA for this development (WA, 2017e), the results of which are summarised below.

## **Archaeological Character Zone**

2.2.2 The Site is located within Zone 31: Upper Northgate Street of the Archaeological Character Zones (Cheshire West and Chester 2014). This character zone is defined by the possible extent of a Roman cemetery, although there is some debate as to its extent and validity in the area. There have been a number of burials reported including two cremations from Chester College and an inhumation from the Northgate roundabout (c.85m south of the Site) The area is crossed by two major Roman roads leading into the fortress via the Northgate. Roman cemeteries were frequently situated along the principal roads in and out of a fortress or town; similar cemeteries are known to the south at Handbridge and to the east at Boughton. Character Zone 31 lies within the Priority Area which denotes its high archaeological potential to contain archaeology of potentially national significance, there is a strong archaeological potential for Roman to post medieval remains.



#### **Prehistoric**

- 2.2.3 As of yet there is no evidence for Prehistoric activity within the Site boundary or within a 250m area of the Site. Prehistoric activity within the Chester area as a whole appears to be transient and dispersed.
- 2.2.4 Later activity, dating to the Iron Age (700 BC-42 AD), has been attested to at Frodsham Street (460m south-east of the Site) in the form of plough marks, domestic rubbish at Eastgate Row (705m south of the Site) and a potential structure and Iron Age agricultural deposits recorded on the site of the Amphitheatre (Wilmott and Garner, 2017).

#### Roman

2.2.5 The Site is located within an area characterised as a possible Roman cemetery outside the north wall of the Roman fortress (Character Zone 31: Upper Northgate Street) (HER references DCH1265/ 8013/3). However, the archaeological evaluation undertaken as part of this development recorded significant levels of truncation, effectively limiting the potential for burial remains.

#### Medieval

- 2.2.6 Although no medieval assets have been recorded by the HER within the Site boundary, previous fieldwork within the search area has revealed significant medieval activity (see section Previous Archaeological Work below).
- 2.2.7 The Chapel of St Thomas Becket, mentioned in St Werburgh's chartulary 1190, is located 25m to the west of the Site (HER reference 10854). A number of disarticulated human remains were found in 1961, thought to have been associated with the chapel (HER reference 10949). The Chapel was demolished in a siege during the Civil War.

## **Post-medieval and Modern**

- 2.2.8 There are no post medieval assets recorded by the HER within the Site boundary.
- 2.2.9 Braun's map of 1580 shows the land within the boundary of the Site on the edge of settlement, specifically as gardens and/or orchards to the rear of properties fronting Northgate Street,
- 2.2.10 The earliest detailed map of the Site, the Tithe map (1844) showed buildings in the western part of the Site, some fronting Liverpool Road, with undeveloped land to the rear (in the east). The nature of these buildings, whether they were residential or industrial, is uncertain. The 1873 Ordnance Survey (OS) map, showed terraced housing



- in the western part of the Site, and the undeveloped land to the east as gardens. The 1875 Town Plan identified the properties in the south-west corner of the Site, as Fluitt's Court (old-maps.co.uk).
- 2.2.11 The 1898 OS map showed the establishment of some additional properties in the east of the Site, fronting Victoria Road.
- 2.2.12 The 1908 OS map identifies the site of a former Swedenborgian Church, or New Church, adjacent to the southern boundary of the Site. The same building was first shown on the 1873 OS map, and therefore post-dates the Burial Acts of 1853, which restricts burials to approved burial grounds.
- 2.2.13 By the time of the production of the 1959 OS map, a large depot had been established across most of the Site (old-maps.co.uk). Fluitt's Court in the south-west of the Site had bene renamed as 'The Pebbles'.
- 2.2.14 The 1973 OS map, which showed part of the Site, showed 'The Pebbles' had been demolished and replaced by a bus depot.

## **Archaeological Evaluation (Drawing ST16678-008)**

- 2.2.15 The Archaeological Evaluation undertaken on Site (WA 2018b) has shown that the western extent of the Site has been heavily truncated prior to the construction of the depot. A potential quarry hollow, being 9.60 m in depth was the only feature recorded in this area of the site.
- 2.2.16 In the eastern extent of the Site, where buried soils are preserved below the slab, two ditches were exposed and recorded cutting the bedrock.
- 2.2.17 Despite being located within an Archaeological Priority Area, the level of truncation present on Site and the general lack of archaeological material recovered was identified by the Archaeological Evaluation. This resulted in an archaeological condition for the maintenance of an Archaeological Watching Brief during development.



## 3 AIMS AND OBJECTIVES

- 3.1.1 The primary aims of the project were to provide archaeological monitoring/recording during the excavation activities in order to mitigate the impact on the known archaeological resource from the development.
- 3.1.2 The general aims of the watching brief were to:
  - Investigate the location, extent, nature and date of any archaeological features or deposits that may be present within the area of Block C of the development; and
  - Monitor intrusive groundworks for archaeological deposits and features, with consideration for potential cremation burials.



## 4 METHODOLOGY

# 4.1 Fieldwork Strategy

- 4.1.1 In accordance with discussions held between WA and Mark Leah, an archaeological Watching Brief was designed in order to satisfy the stated objectives of the project as set out under Section 3.
- 4.1.2 The Watching Brief was undertaken in accordance with the WSI (WA 2018a). The fieldwork was undertaken between the 22<sup>nd</sup> of May and 10<sup>th</sup> of October 2018. All excavations were monitored by a suitably experienced archaeologist.
- 4.1.3 In advance of the fieldwork WA corresponded with the Client to ensure that all reasonable measures were taken to identify any constraints and had obtained information from the Client on the presence of services, any ecological constraints, the presence of Public Rights of Way, the presence of contaminated land or any other risks to health and safety.
- 4.1.4 The excavations were completed using a 360° tracked excavator, utilising both toothed and toothless ditching buckets. During the excavation of the overlying hardcore deposits and excavation through the natural bedrock and toothed bucket was used, during all excavations of sealed soil deposits a toothless bucket was used to maximise the potential for identification of archaeological deposits and features.
- 4.1.5 Once opened all plan and section surfaces were inspected for potential archaeological deposits and features. All deposits and features were recorded according to accepted professional standards (CIfA 2014c) and to those as set out in the WA Field Manual (2017a) and sufficient data was recorded to allow the production of this report.
- 4.1.6 Each deposit was assigned a unique identifier (context number) and were recorded and numbered individually on WA pro-forma context sheets. A general record of the work, comprising a description and discussion of the archaeology was maintained as appropriate. Context sheets were filled in by the archaeologist excavating the feature or deposit.
- 4.1.7 Sections of deposits or features were drawn at an appropriate scale (typically 1:10 or 1:20). Significant archaeological features were drawn in plan at an appropriate scale (typically 1:20 or 1:50). All detailed plans and sections have been related to the National Grid.



4.1.8 A full digital photographic record of the work was kept, including general working shots to illustrate Site progress and more detailed shots of the ground works. The digital photographic record is regarded as part of the Site archive.

## 4.2 Artefact Recording Methodology

- 4.2.1 All stratified artefacts were retained on Site and returned to the office where they were identified, quantified and dated to period. On completion of the fieldwork, finds were cleaned and packaged according to standard guidelines (CIFA 2014c). Please note, the following categories of materials will be discarded after a period of six months following the submission of this report, unless there is a specific request to retain them (and subject to the collection policy of the relevant depository):
  - where unstratified;
  - modern pottery;
  - assessed material having no obvious grounds for retention.
- 4.2.2 All modern material, for example CBM or metal occurring as a result of the depot demolition, was discarded on Site.

#### 4.3 The Archive

- 4.3.1 A full professional archive has been compiled in accordance with *Guidelines for the Preparation of Excavation Archives for Long Term Storage* (Brown 2011; UKIC 1990) and *Standard Guide to Best Practice for Archaeological Archiving in Europe* (Perrin et al 2014). Digital data (photographic as well as reports, graphic data etc.) will be securely stored in an appropriate format and media which can be maintained in perpetuity in their original form and in line with current best practice (Brown 2011).
- 4.3.2 The archive will be deposited with the Cheshire West and Chester Museum Service and all document associated with the project will be marked with a HER reference, with copies of the report sent to Museum, available on request. The original archive will be accessible using a unique project identifier that will be issued by the Cheshire West and Chester Museum Service in due course.
- 4.3.3 In addition, WA has used an internal site code during the course of the archaeological investigations which was placed on all documents, artefacts and any other items that may be associated with the project. The internal site code is **LIV-B**.
- 4.3.4 WA supports the **O**nline **A**cces**S** to the **I**ndex of Archaeological Investigation**S** (**OASIS**) project. This project aims to provide an online index and access to the extensive and



expanding body of grey literature, created from developer-funded archaeological work. As a result, details on the findings of this project will be made available by WA as part of this national project. The project can be accessed under the unique project identifier **Wardella2-333687**.



#### 5 ARCHAEOLOGICAL RESULTS

- 5.1.1 The Archaeological Watching Brief was undertaken in two phases; Phase 1 was conducted during the removal of the concrete slab across the Site, equating to an area of 3,580m² and the excavation of a Geotechnical survey pit, undertaken from the 22nd May to the 12th of June 2018 (Drawing ST16678-017). Phase 2 was undertaken during ground works for Block C of the development between the 2nd of July and the 10th of October 2018. The intrusive ground works for Block C comprised the excavation of thirty concrete stanchions, linking ground beams, underpinning of the northern, eastern and southern boundary walls and excavations of a 4m wide, 10m long attenuation tank and a 5m by 5m crane base (Drawing ST15579-018).
- 5.1.2 At the time of the Watching Brief the Site was a disused bus depot with no extant buildings remaining on the Site (Plate 1).
- 5.1.3 Results are detailed below by phase, deposit numbers are given in **(parenthesis)** and cut numbers are given in **[square brackets]**. Not all contexts are illustrated but all are stored within the Site archive.

#### 5.2 **Demolition - Phase 1**

- 5.2.1 Conducting the Watching Brief during the concrete slab removal was required due to the potential for isolated, discreet features and cremation burials and for the potential to record the extent of the c.9.60m deep quarry hollow which was exposed in Trench 1 of the Evaluation.
- 5.2.2 The 0.30m thick concrete slab was removed directly from the top of the natural red sandstone bedrock (Plate 2) which sits at an elevation of 30m AOD across the western extent of the Site. Attesting to the Site being truncated prior to construction of the depot (extent shown in blue on Drawing ST16678-017).
- 5.2.3 A small geotechnical pit was excavated next to the eastern boundary gate to test for hydrocarbon contamination. The pit was excavated to bedrock to 1.20m in depth and exposed a stratigraphic sequence which was consistent across the area and given in detail below.
- 5.2.4 No archaeological features or deposits were exposed during the removal of the concrete slab and the works in the western extent of the Site did not require the exposure or excavation of the quarry hollow, so this was not recorded.



#### 5.3 **Construction - Phase 2**

- 5.3.1 Evaluation trenches excavated in the eastern extent of the Site recorded preserved buried soil horizons and two potential boundary ditches; as such, a Watching Brief was required for development of Block C (Drawing ST16678-018).
- 5.3.2 Excavations of the concrete stanchions, ground beams, attenuation tank and crane base exposed a consistent stratigraphic sequence across the area.
- 5.3.3 All of the excavations were required to expose the very compacted, dark brownish red coarse sandstone bedrock. The bedrock was variable in durability, the upper surface either comprised closer bedded, resilient sandstone or of loosely laminated, fragmented sandstone which eroded quickly on exposure (group context 1026) (Plate 3). The natural sandstone bedrock was naturally undulating but predominantly lay on an east-facing incline; the bedrock was exposed at 30m AOD in the centre of the Site, declining to an average of 28.8m AOD at the eastern boundary.
- 5.3.4 The natural bedrock was overlain by a 0.30-0.50m thick buried soil horizon, of firm, mottled, yellowish-brown, silty clay with occasional inclusions of fine sand (group context 1027) (Plate 4). This buried soil is likely an, as of yet, unrecorded superficial deposit overlying the bedrock or a pre-agricultural soil.
- 5.3.5 Context (1027) was in-turn sealed by a 0.40-1.20m thick moderately firm and friable, very dark greyish brown sandy, clayey silt buried cultivation soil (group context 1024) (Plate 5). The depth of the agricultural soil varies greatly due to the natural slope of the underlying bedrock.
- 5.3.6 Context (1024) was first identified as an agricultural soil during the Evaluation due to the presence of furrows recorded in Trench 8. A small assemblage of post-medieval finds was recovered from the cultivation soil, including sherds of post-medieval ceramic and one complete ceramic egg. On consideration of the volume of (1024) excavated during the course of the Watching Brief, very little material culture was retrieved.
- 5.3.7 Works between the removal of the concrete slab in Phase 1 and the commencement of Phase 2 included increasing the ground level for Block C by spreading a 0.30-0.80m thick layer of loose mid reddish-orange sandstone crush with demolition inclusions (1005); as such (1005) sealed all of the deposits across the eastern extent of the Site (Plate 6).



- 5.3.8 The excavations required to install concrete underpinning along the northern, eastern and southern boundaries of the site exposed the sandstone foundations of the boundary walls and the extent of truncation from services and the construction of Victoria Road (Plate 7).
- 5.3.9 Underpinning the extant northern boundary brick wall **[1004]**, required 1m segments to be excavated and filled with concrete along the length of Block C.
- 5.3.10 The 1m wide excavations exposed the east to west aligned wall foundation (group [1028]), which was constructed of medium sized blocks of sandstone with a mixture of rough- and fine-faced blocks utilised, unbonded with irregular coursing extending for between 1m 1.20m in height (Plates 8 & 9). Only the south-facing elevation was exposed, so the thickness of the foundation could not be ascertained.
- 5.3.11 Underpinning works in the northeastern corner of the Site exposed an isolated potential feature within the south-facing section, sealed by [1028]. Potential pit or ditch cut [1022] was 1.50m wide and 0.70m deep and cut the buried soil horizon (1027) (Plate 10).
- 5.3.12 Context [1022] was filled by a layer of loose, pale yellow clay, (1021), which was 80mm thick and likely the eroded (1027) material from the edge of the cut, overlain by a 100mm thick, moderately firm, mid greyish-brown, clayey sand, (1020), likely the basal siltation of the feature. (1020) was sealed by a 0.65m thick, moderately loose, mid grey sandy silt, (1019), of abandonment fill. (1019) was sealed by a deposit of moderately firm, dark grey sandy silt, (1018), which was exposed for 0.50m in the section. Deposit (1018) directly underlies wall [1004] and given the limited view of the deposit within the section, this could either be an upper deposit of the feature, or more likely the same as group (1024). No dating material was recovered from the fills of [1022] making the feature of limited interpretative value, given the stratigraphic sequence the feature has a terminus post quem of 1959 when a depot had been established across the Site.
- 5.3.13 The underpinning of the eastern boundary alongside Victoria Road exposed the level of truncation caused by the construction of the road (Plates 11 & 12). Potential remnants of a former post-medieval boundary wall and foundation fronting Victoria Road may remain, directly overlying buried soil (1027) and bedrock (1026).



5.3.14 No further archaeological deposits or features were uncovered during the foundation works for Block C and no further artefactual material was recovered from the deposits exposed.



#### 6 ARCHAEOLOGICAL FINDS

#### 6.1 Introduction

- 6.1.1 A combined total of 8 artefacts, weighing 773g were recovered from the Watching Brief at Liverpool Road, Chester, Cheshire West.
- 6.1.2 All finds were dealt with according to the recommendations made by Watkinson & Neal (1998) and to the Chartered Institute for Archaeologists (CIfA) Standard & Guidance for the collection, documentation, conservation and research of archaeological materials (CIfA 2014c). All artefacts have been boxed according to material type and conforming to the deposition guidelines recommended by Brown (2011), EAC (2014) and the Grosvenor Museum (Cheshire West Museums Service 2011). The project has the unique identifiers LIV-B/ ST16678.
- 6.1.3 The material archive has been assessed for its local, regional and national potential and further work has been recommended on the potential for the material archive to contribute to the relevant research frameworks.
- 6.1.4 The finds assessment was compiled by Megan Stoakley and Sue Thompson.

## 6.2 **Post-medieval Pottery**

- 6.2.1 Eight post medieval ceramic artefacts were recovered during the watching brief phase, LIV-B (group context 1024). The pottery is in good condition.
- 6.2.2 The pottery was examined and recorded according to guidelines published by the Medieval Pottery Research Group (PCRG, SGRP & MPRG 2016).
- 6.2.3 Fabric types include Buckley-type coarse red earthenware (CRE), plain refined white earthenware (RWE), Transfer Print (Willow Pattern) and several sherds of Staffordshire-type slipware.
- 6.2.4 Vessel types include scalloped and non-scalloped plates, a tureen, jars, platters, tea pot and teacups. A complete ceramic egg was also recovered from context (group context 1024); dummy eggs are still used by poultry keepers to encourage hens laying. This example is probably late 19<sup>th</sup> century.
- 6.2.5 The pottery assemblage spans the 18<sup>th</sup> to 20<sup>th</sup> centuries.
- 6.2.6 No further analysis is warranted.



## 7 SYNTHESIS

- 7.1.1 WA were commissioned by the Client to undertake an Archaeological Watching Brief during the redevelopment at the former Stagecoach Depot, Liverpool Road, Chester.
- 7.1.2 The Watching Brief was required as the result of an Evaluation conducted by WA as part of the same development. The Watching Brief comprised monitoring the removal of the concrete slab across the Site and the excavation of the foundations for Block C of the development.
- 7.1.3 Demolition Phase 1 of the Watching brief for the removal of the concrete slab exposed the areas of truncation from the construction of the bus depot and the extent of scalping done to the Site.
- 7.1.4 Construction Phase 2 of the Watching Brief for groundworks of Block C exposed a deeper stratigraphic sequence of homogenous buried soils, preserved due to the natural bedrock lying on an east-facing incline. Phase 2 also allowed for the recording of further truncation of the Site from services, drainage and post-medieval structures.
- 7.1.5 No features or deposits of archaeological significance were identified during the Watching Brief.



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Appendix 1
Plates



Title: Shot of Site, commencement of slab removal, looking southsouthwest

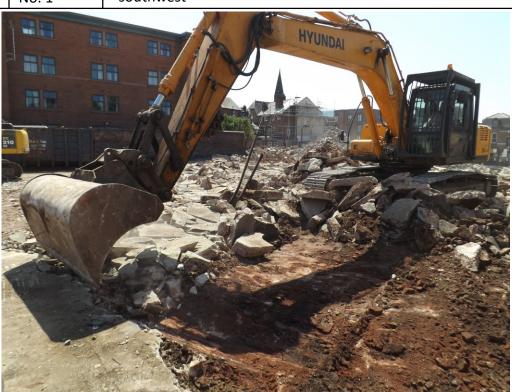


Plate No. 2 Title: Shot of machine removing concrete slab directly onto sandstone, looking southwest

wardell armstrong

Client: Watkin Jones Group

Project: Former Stagecoach, Liverpool Road, Chester



Title: Oblique shot of east-facing section of crane base excavation, with  $2 \times 1m$  scales



Plate No. 4 Title: South-facing section of underpinning exposing (1027) overlying bedrock (1026), with 1m scale

wardell armstrong Client: Watkin Jones Group

Project: Former Stagecoach, Liverpool Road, Chester



Title: North-facing section of ground beam trench, showing depth of (1024), with 1m scale



Plate No. 6 Title: Oblique shot of north-facing section of ground beam trench, showing demolition (1005) overlying (1024), with 1m scale

wardell armstrong

Client: Watkin Jones Group

Project: Former Stagecoach, Liverpool Road, Chester



Plate No. 7

Title: South-facing section of underpinning along northern boundary wall, with 1m scale



Title: Oblique shot of south-facing section of underpinning against [1028]



Client: Watkin Jones Group

Project: Former Stagecoach, Liverpool Road, Chester



Plate No. 9

Title: South-facing section of [1028], with 1m scale



Title: South-facing section of [1022], with 1m scale



Client: Watkin Jones Group

Project: Former Stagecoach, Liverpool Road, Chester



Plate No. 11

Title: West-facing section of underpinning alongside Victoria Road, with 1m scale



Plate No. 12 Title: West-facing section of 1m segment of underpinning alongside Victoria Road, with 1m scale

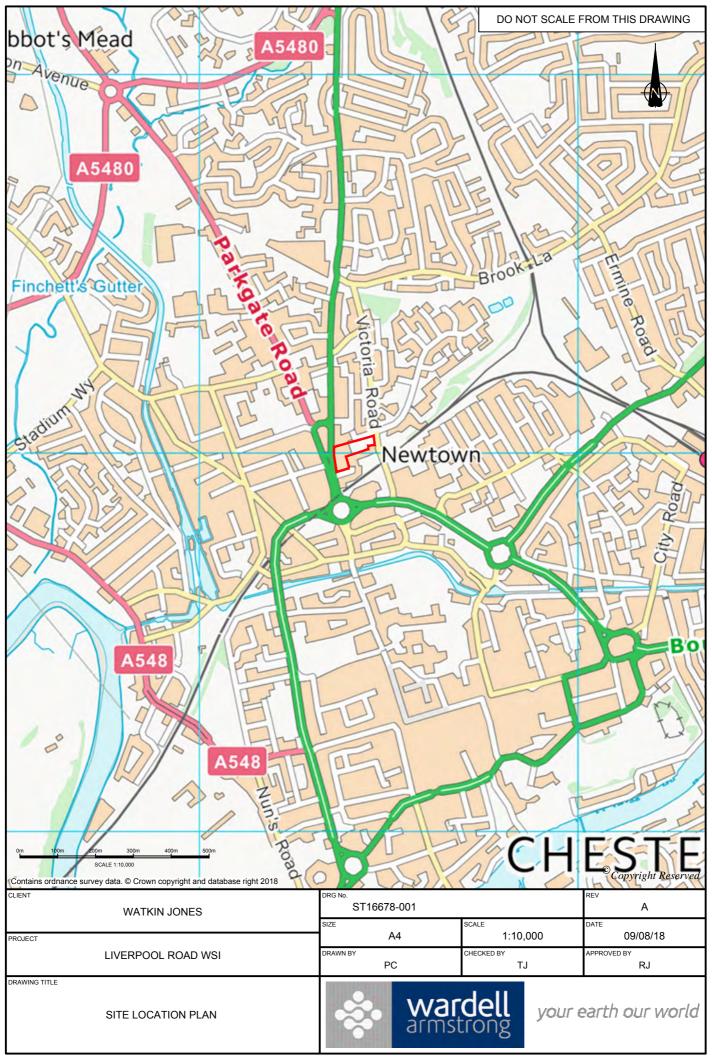


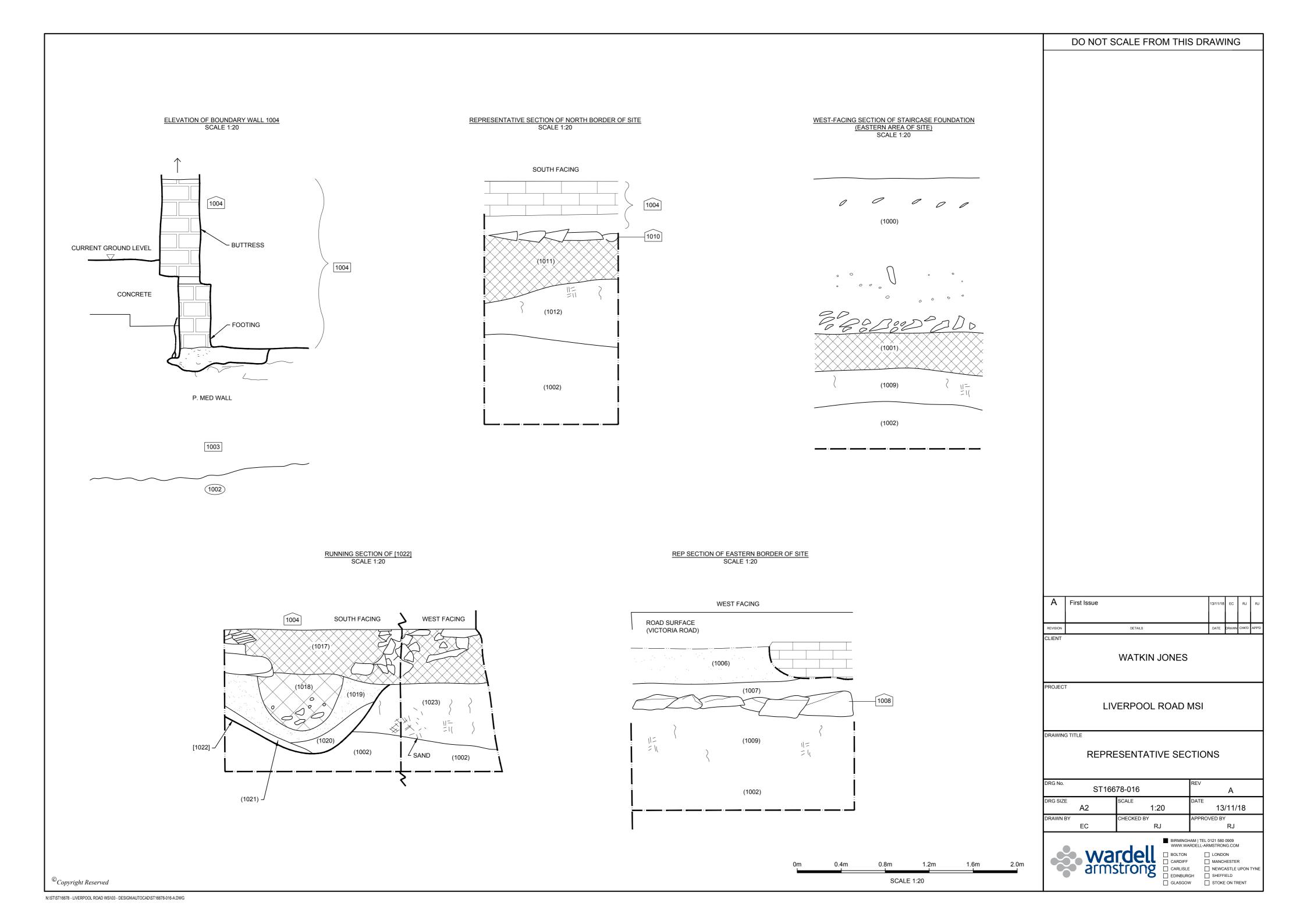
Client: Watkin Jones Group

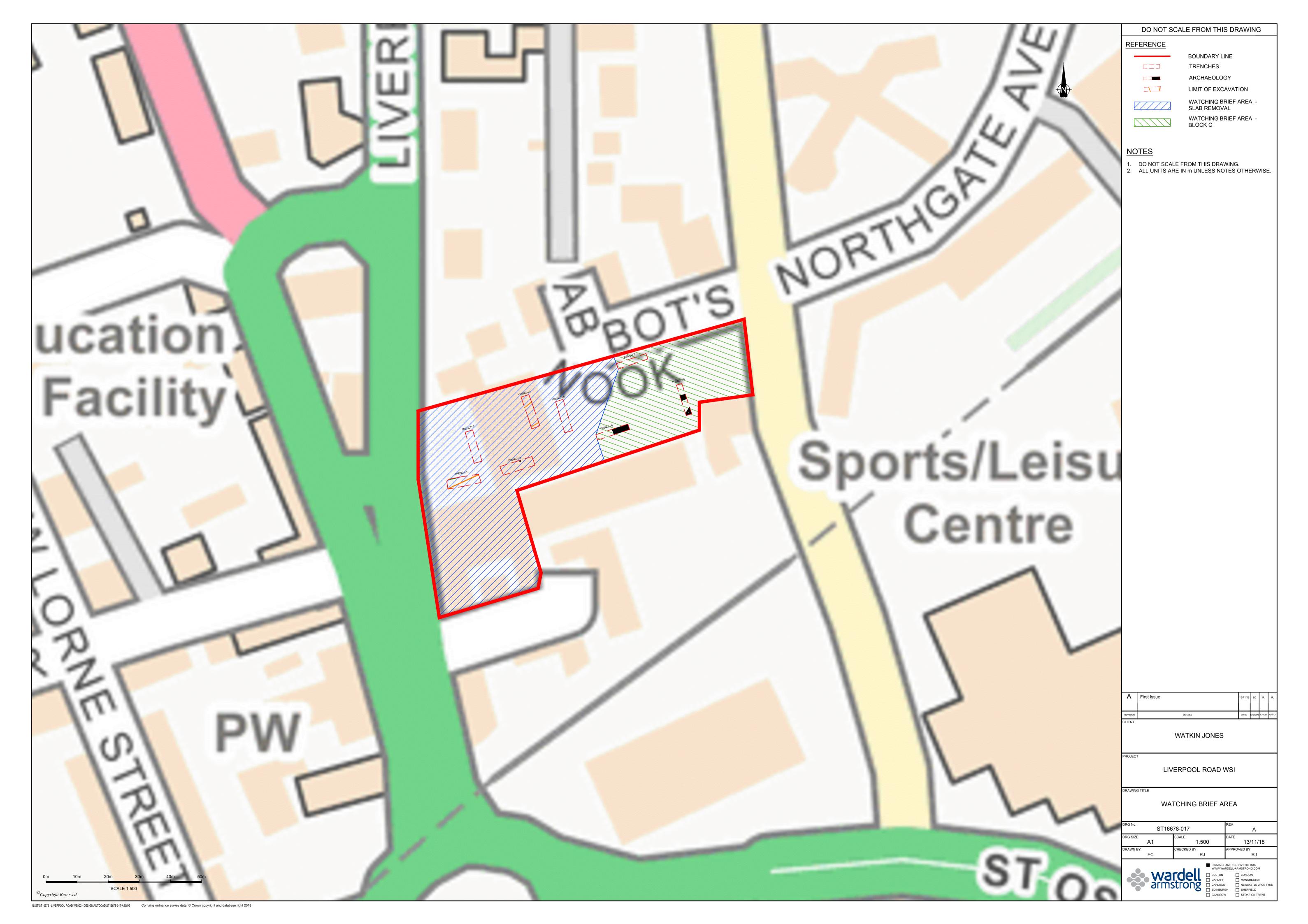
Project: Former Stagecoach, Liverpool Road, Chester

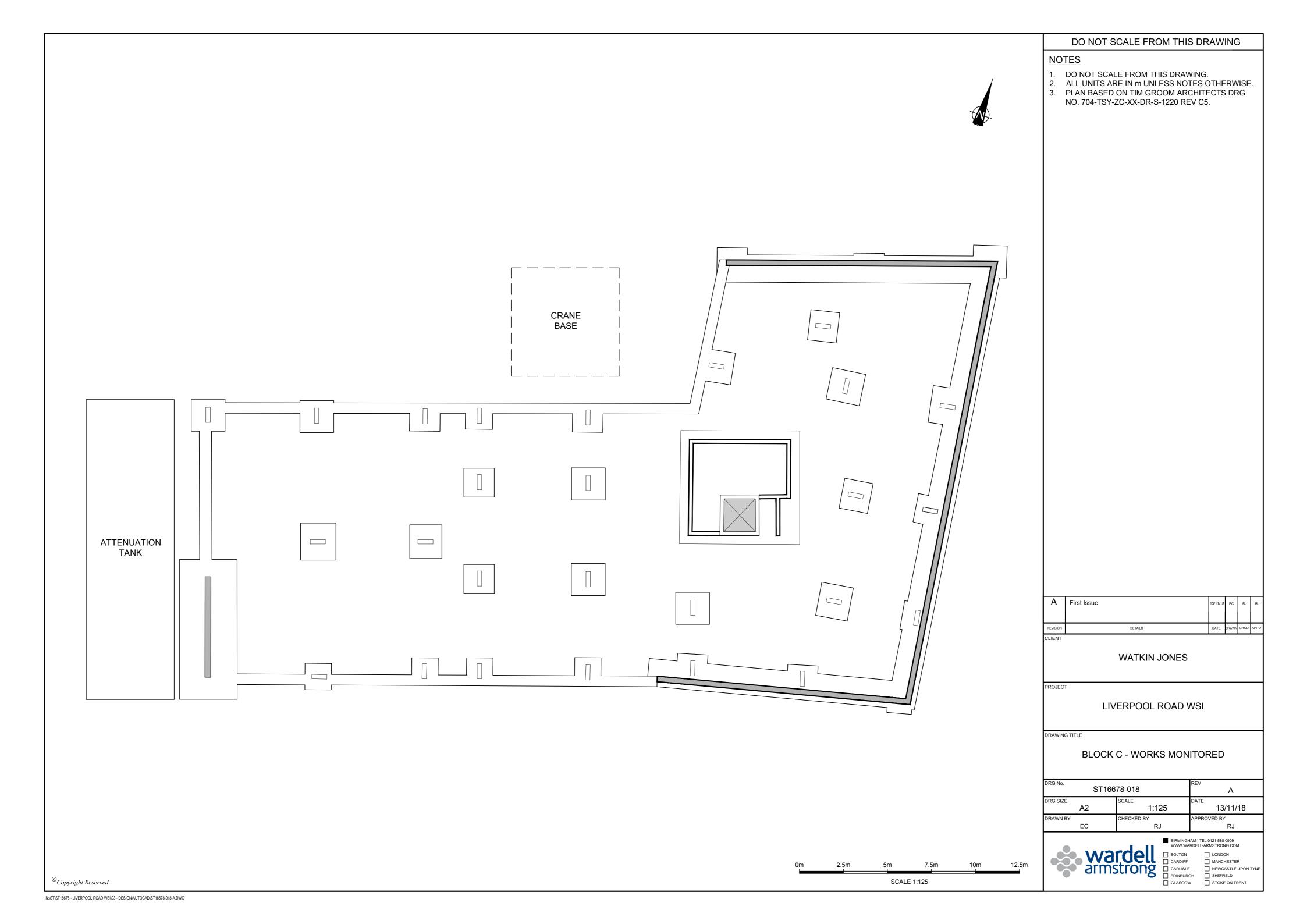


Appendix 2
Drawings









## wardell-armstrong.com

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