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**No.7 Game Street at H J Oaks Ltd,  
Wheelock Corn Mills, Crewe Road,  
Sandbach, CW11 3RS (17/5828C)**

**March 2021 v1.0**



Level 2 Historic Building Record  
Project Code: A0298.1  
Report no. 0288





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Project Code: A0298.1  
Date: 26/03/2021  
Client: H J Lea Oakes Ltd  
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# **No.7 Game Street at H J Oaks Ltd, Wheelock Corn Mills, Crewe Road, Sandbach, CW11 3RS (17/5828C)**

## **March 2021 v1.0**

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## **1.0 NON-TECHNICAL SUMMARY**

Aeon Archaeology was commissioned by H J Lea Oakes Ltd to produce a level 2 historic building record of no. 7 Game Street, H J Oaks Ltd Wheelock Corn Mills, Crewe Road, Sandbach, CW11 3RS prior to demolition.

## 2.0 INTRODUCTION

Aeon Archaeology was commissioned by H J Lea Oakes Ltd, hereafter the Client, to produce a level 2 historic building record of no. 7 Game Street, H J Oaks Ltd Wheelock Corn Mills, Crewe Road, Sandbach, CW11 3RS prior to demolition as part of an extension to the existing pet superstore (NGR SJ 75040 59183) (figures 1-3).

Full planning permission was obtained by the Client on the 30<sup>th</sup> April 2019 from Cheshire East Council (ref: 17/5828C) with the following condition concerning archaeology being applied to the consent:

### *Condition 3 – Archaeology*

*No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. The work shall be carried out strictly in accordance with the approved scheme.*

### *Reason: To protect heritage assets*

The use of such a condition is in line with the guidance set out in paragraph 189, Section 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework (NPPF) (2019), published by the Department for Communities; and Local Government and Managing Significance in Decision Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning: 2 (Historic England 2015).

A written scheme of investigation (WSI) was produced by Aeon Archaeology in March 2021 (appendix I) which outlined the aims and objectives of the project and the methods by which they would be met.

This report and all subsequent mitigation will conform to the guidelines specified in Historic England's 'Understanding Historic Buildings: a guide to good recording practice' (2016) & *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (Chartered Institute for Archaeologists, 2020).

This report is offered for consideration to the Development Management Archaeologist (DMA) at Cheshire Archaeology Planning Advisory Service (CAPAS) for verification with reference to the Condition applied to the planning permission and the relevant provisions in NPPF.





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**Figure 01:** Location of proposed development site at 7 Game Street at H J Oaks Ltd, Wheelock Corn Mills, Crewe Road, Sandbach, CW11 3RS. Scale 1:20,000 at A4.

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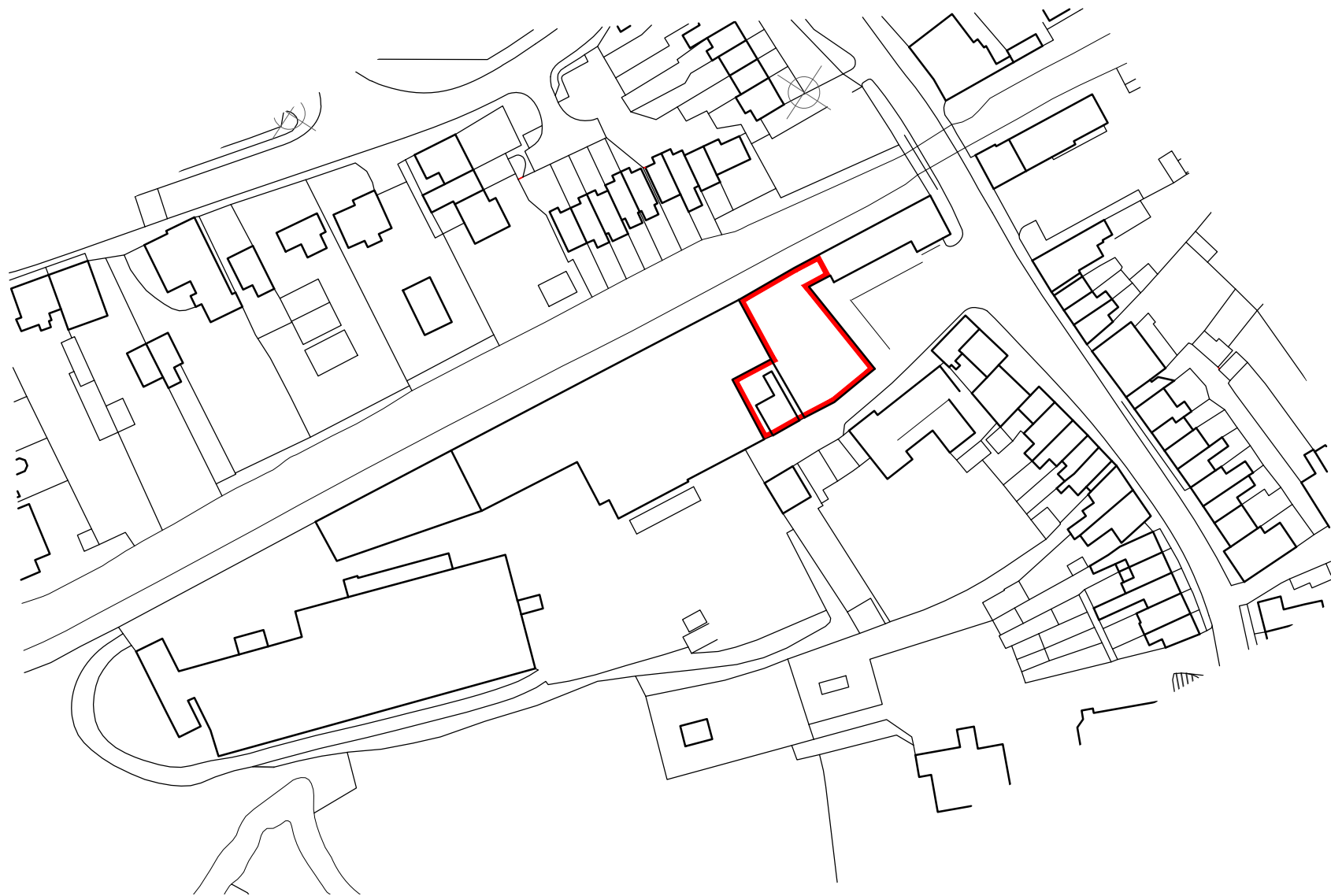


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**Figure 02:** Location of proposed development site at 7 Game Street at H J Oaks Ltd, Wheelock Corn Mills, Crewe Road, Sandbach, CW11 3RS. Scale 1:5,000 at A4.

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**Figure 03:** Location of proposed development site at 7 Game Street at H J Oaks Ltd,  
Wheelock Corn Mills, Crewe Road, Sandbach, CW11 3RS.  
Scale 1:1,250 at A4.

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### 3.0 REQUIREMENTS

#### 3.1 Building Record

The requirements are for an archaeological building record of no.7 Game Street prior to demolition, however should observations or desk-based research suggest the potential for significant features to be encountered during the site clearance/ground work, the archaeological contractor should make arrangements to undertake any appropriate supplementary recording work during the development. The DMA at CAPAS has requested that the building record be roughly commensurate with the Historic England's '*Understanding Historic Buildings: a guide to good recording practice*' (2016) **Level 2**.

Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use, but will not discuss in detail the evidence on which these conclusions are based.

The detailed photographic record will consist of Historic England's '*Understanding Historic Buildings: a guide to good recording practice*' (2016) elements:

- written account: 1-3, 6
- drawings: sometimes 1, sometimes one or more of 2-7
- photographs: 1,2,4

## **4.0 METHOD STATEMENT**

### **4.1 Level 2 Record**

#### **4.1.1 Written Account**

The written account included:

- The building's precise location as a National Grid Reference and address form;
- A note of any statutory designation and non-statutory designation;
- The date of the record, name(s) of the recorder(s) and archive location;
- A summary of the building's form, function, date, and sequence of development.

#### **4.1.2 Photographs**

The photographic record included:

- A general view or views of the building;
- The building's external appearance. Typically a series of oblique views will show all external elevations of the building and give an impression of its size and shape;
- The overall appearance of the principal rooms and circulation areas.

A Digital SLR (Canon 600D) set to maximum resolution was used throughout.

#### **4.1.3 Drawings**

The drawn record included:

- A site plan showing the location and orientation of photographs. This will label all room spaces and indicate any architectural features of note.

### **4.2 Processing data, illustration, report and archiving**

Following completion of the record as outlined above, a report was produced incorporating the following:

- A copy of the design brief and agreed specification
- A site location plan
- A plan illustrating the location and direction of photographs
- Basic background and relevant historical, descriptive or analytical detail
- A full bibliography of sources consulted
- Illustrations, including plans and photographs, will be incorporated within the report.

## 5.0 ARCHAEOLOGICAL AND HISTORICAL RECORD

No.7 lies on the north side of Game Street at the southern edge of Wheelock, c270m south of the town centre. It is flanked to the north, east and west by modern commercial units, with the Trent and Mersey Canal lying beyond to the north.

The building consists of a two storey rectangular building orientated northeast-southwest, with a later single storey extension on its north-western elevation.

The Development Management Archaeologist (DMA) at the Cheshire Archaeology Planning Advisory Service (CAPAS) made the following consultee comments regarding the proposed development:

*The dwelling proposed for demolition is depicted on the Sandbach Tithe Map of c.1841, which reveals that it once formed one of a terrace of properties, recorded as houses and yard owned by Coleman and occupied by James Sutton & Co. Subsequent Ordnance Survey maps depict the terrace as being comprised of 4 houses, however during the late 20th century three of the properties were cleared and only number 7 now survives.*

## **6.0 DIGITAL DATA MANAGEMENT PLAN**

### **6.1 Type of study**

Level 2 historic building record of no. 7 Game Street, H J Oaks Ltd Wheelock Corn Mills, Crewe Road, Sandbach, CW11 3RS prior to demolition as part of an extension to the existing pet superstore (NGR SJ 75040 59183).

Photographs, digital text, annotated plans.

### **6.2 Format and scale of the data**

Photographs taken in *RAW* format and later converted to *TIF* format for long term archiving and *JPEG* format for use in the digital report, converted using *Adobe Photoshop*. All photographs renamed using *AF5* freeware with the prefix (*project code\_frame number*) and a photographic metadata created using Microsoft Excel (*.xlsx*) or Access (*.accdb*).

Written descriptions taken in digital *.txt* format and sent via email to ensure a digital backup copy at time of record.

Annotated plans scanned as *.PDF* files.

### **6.3 Methodologies for data collection / generation**

Digital data will be collected / generated in line with recommendations made in the Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives* (2014. Rev 2020). Sections 3.3.1 and 3.3.3 are relevant:

*3.3.1 Project specifications, research designs or similar documents should include a project specific Selection Strategy and a Data Management Plan.*

*3.3.3 Project designs or schedules of works etc should outline the methodology used in recording all information, in order to demonstrate that all aspects of archive creation will ensure consistency; for instance in terminologies and the application of codes in digital data sets, highlighting relevant data standards where appropriate*

### **6.4 Data quality and standards**

Consistency and quality of data collection / generation shall be controlled and documented through the use of standardised procedure as outlined in the WSI. This will include the use of standardised data capture file formats, digital proformas, data entry validation, peer review, and use of controlled vocabularies.

### **6.5 Managing, storing and curating data.**

All digital data will be organised into Aeon Archaeology proforma project file systems and backed up to the cloud using *Digital River's Crashplan* with additional copies made to external physical hard drive.

### **6.6 Metadata standards and data documentation**

Digital metadata created using Microsoft Excel (*.xlsx*) or Access (*.accdb*) of all photographic plates.



Paper metadata created from Aeon Archaeology proformas for contexts, artefacts, environmental samples, watching brief day sheets, trench sheets, and basic record sheets and then scanned to create digital .PDF copies.

### **6.7 Data preservation strategy and standards**

Long term data storage will be through the submission of digital (.PDF) reports to the regional Historic Environment Record (HER); submission of digital (.PDF) reports and a project completion form to the Oasis database; submission of the scanned (.PDF) archive, photographic plates (.TIF), and metadata (.xlsx) (.accdb) to the Archaeology Data Service (ADS); and retention of copies of all digital files at Aeon Archaeology on physical external hard drive and uploaded to the cloud.

### **6.8 Suitability for sharing**

All digital data will be placed within the public realm (through the channels in 6.8) except for where project confidentiality restricts the sharing of data. All data sets will be selected / discriminated by the Senior Archaeologist at Aeon Archaeology and written permission will be sought from all project specific Clients prior to the sharing of data.

### **6.9 Discovery by potential users of the research data**

Potential users of the generated digital data (outside of the organisation) will be able to source the data and identify whether it could be suitable for their research purposes through access granted via the ADS and Oasis database websites. Requests can also be made for data through the regional HER's and directly to Aeon Archaeology ([info@aeonarchaeology.co.uk](mailto:info@aeonarchaeology.co.uk)).

### **6.10 Governance of access**

The decision to supply research data to potential new users will be via the associated website request (ADS, Oasis database, HER) or via the Senior Archaeologist when made directly to Aeon Archaeology.

### **6.11 The study team's exclusive use of the data**

Aeon Archaeology's requirement is for timely data sharing, with the understanding that a limited, defined period of exclusive use of data for primary research is reasonable according to the nature and value of the data, and that this restriction on sharing should be based on simple, clear principles. This time period is expected to be six months from completion of the project however Aeon Archaeology reserves the right to extend this period without notice if primary data research dictates.

### **6.12 Restrictions or delays to sharing, with planned actions to limit such restrictions**

Restriction to data sharing may be due to participant confidentiality or consent agreements. Strategies to limit restrictions will include data being anonymised or aggregated; gaining participant consent for data sharing; and gaining copyright permissions. For prospective studies, consent procedures will include provision for data sharing to maximise the value of the data for wider research use, while providing adequate safeguards for participants.

### **6.13 Regulation of responsibilities of users**

External users of the data will be bound by data sharing agreements provided by the relevant organisation or directly through Aeon Archaeology.



## **6.14 Responsibilities**

Responsibility for study-wide data management, metadata creation, data security and quality assurance of data will be through the Senior Archaeologist (Richard Cooke BA MA MCifA) at Aeon Archaeology when concerning data generation and early/mid-term storage. Upon deposition with digital depositories the study-wide data management, metadata creation, data security and quality assurance of data will be the responsibility of the specific organisations' themselves.

## **6.15 Organisational policies on data sharing and data security**

The following Aeon Archaeology policies are relevant:

- Aeon Archaeology Archive Deposition Policy 2019
- Aeon Archaeology Quality Assurance Policy 2019
- Aeon Archaeology Conflict of Interest Policy 2019
- Aeon Archaeology Outreach Policy 2019
- Aeon Archaeology Digital Management Plan 2020

## **7.0 BUILDING DESCRIPTION**

### **7.1 External description of no.7 Game Street (plates 1-7)**

No.7 Game Street is a two-storey rectangular building measuring 6.7m in length by 5.14m in width, not including the rear extension, and is orientated northeast to southwest. It has a double pitched roof of grey slate and grey ridge tiles with two square brick built chimney stacks straddling the roof pitches over the gable ends. The south-western chimney stack is larger in height with two ceramic chimney pots. The north-eastern chimney stack is without ceramic pots.

The external elevations are all constructed from red brick bonded by Portland cement, which has been clad in its entirety with grey render which has been scored to create a coursed ashlar appearance.

#### Principle southeast facing elevation

There is a light grey PVC gutter at eaves height with a light grey PVC downspout at the left-hand end. Immediately beneath the gutter there is a protruding brick corbel table which is also been clad in grey render. At first floor height there are two equally spaced windows consisting of six pane double glazed casements in white PVC frames. At ground floor level there are two equally spaced windows consisting of six pane double glazed casements in white PVC frames. There is a centralised doorway opening at ground level permitting access to the interior of the property via a single, brown painted wooden board door in light grey painted wooden frames - which are seated upon stone copings, and with a red painted stone threshold.

#### South-western gable elevation

This elevation has a half projecting chimney breast. At the base of the chimney breast a crack in the render denotes a previous fireplace opening of the now demolished next door terraced house. At eaves height there is an unpainted wooden fascia board. The elevation is otherwise featureless.

#### North Western rear elevation

The northwest facing elevation has a cast iron gutter at eaves height with the partial remains of a cast iron downpipe at the right-hand end. At first floor height there has been at least two window portal openings that have been bricked up. The ground floor level of this elevation is obscured by a single storey extension.

This extension is rectangular in shape and measures 7.1m in length by 2.3m in width, and is orientated northeast to southwest. This extension is constructed from machine made red brick bonded by Portland cement. This extension has a mono pitched roof of ceramic tile with a light grey PVC gutter at eaves height with light grey PVC downpipe at the right-hand end. There is a single doorway opening at the left-hand end permitting access to the interior of the building via a light grey painted, wooden board door set in a light grey painted wooden frame. To the right of the doorway opening is a single pane fixed window in light grey painted wooden frame and with ceramic sill. Beneath this window the area has been blocked up with red brick and denotes a former doorway opening. At the right-hand end of the elevation is a six pane casement window in light grey painted wooden frame with light grey painted stone sill. The southwest facing elevation of the extension is clad in render and the north-eastern elevation is not visible due to a bordering property.

### North Eastern gable elevation

This elevation is featureless aside from some red bricks are visible where render has fallen away. Where this brickwork is visible it appears to have previously been painted white and there is a suggestion that the bond is a running bond.



**Plate 01:** Southeast facing principle external elevation, from the southeast. Scale 1.0m.



**Plate 02:** Southeast and southwest facing external elevations, from the south. Scale 1.0m.



**Plate 03:** Southwest facing external elevation, from the south.





**Plate 04:** Southwest and northwest facing external elevations, from the west. Scale 1.0m.



Plate 05: Northwest facing external elevation, from the west. Scale 1.0m.





**Plate 06:** Northwest facing external elevation showing blocked windows, from the west.



**Plate 07:** Northeast facing external elevation, from the east.

## **7.2 Internal description of No.7 Game Street (plates 8-23)**

### Room 1- Living Room

A rectangular room orientated northwest to southeast and measuring 4.6m in length by 3.7m in width. The ceiling and walls are all papered and painted white, aside from the chimney breast which is in a stone effect wallpaper. The north-eastern elevation has a blocked up single doorway opening at the left-hand end, which would have permitted access to the pantry and cellar stairs. There are two equally spaced electric light wall fittings in the centre of the elevation. At the right-hand end is a single doorway opening permitting access to Room 2 via a white painted wooden chipboard door in white painted wooden frame. The floor level steps up at this doorway opening to accommodate the cellar beneath room 2.

The southeast elevation has a single doorway opening at the left-hand end permitting access to the exterior of the property via a white painted wooden board door in light grey painted wooden frame. At the right-hand end there is a six pane double glazed casement window in white PVC frame and with a white painted wooden sill. Between the doorway and the window is a wall mounted wooden cupboard.

The south-western elevation has a centralised projecting rectangular chimney breast, with a centrally mounted modern gas fire with cream coloured tile, art-deco style fire surround with matching hearth and fender.

The northwest elevation has a half turned alighting, closed staircase at the left-hand end which is accessed via a white painted wooden board door within white painted wooden frame. To the right of centre is a single doorway opening permitting access to room 3 via a white painted wooden chipboard door set within white painted wooden frame.

At the base of the elevations there is a single course of orange red quarry tiles which have been painted white. The floor is of orange-red quarry tiles overlaid by a geometric patterned carpet.

### Room 2 - Small Living Room (Parlour)

A rectangular room orientated northwest-southeast and measuring 3.2m in length by 2.3m in width. The ceiling and walls are all papered and painted white, aside from the north-eastern elevation which is painted red with the remains of a paisley wallpaper.

The north-eastern elevation has a rectangular projecting chimney breast to the left of centre with an art-deco style, open fireplace with cream coloured tiles. To the right and left of the chimney breast are fixed wooden shelves.

The south-eastern elevation has a centralised six pane double glazed casement window in white PVC frame and with white painted wooden sill.

The south-western elevation has a single doorway opening at the left-hand end permitting access to room 1 via a white painted wooden chipboard door in white painted wooden frame. The floor is of orange-red quarry tiles.

### Room 3 - Kitchen

A rectangular room orientated northeast-southwest and measuring 4.5m in length by 1.8m in width. The ceiling is of wooden boards painted white. The walls are papered with a blue and white repeating design. The north-eastern elevation has a single centralised doorway opening permitting access to room 4 via a white painted wooden board door in white painted wooden frame.

The south-eastern elevation has a single doorway opening to the left of centre permitting access to room 1 via a white painted wooden chipboard door set within white painted frame.

The south-western elevation is featureless.

The north-western elevation has a six pane casement window set within white painted wooden frame at the left-hand end. Within the centre of the elevation is a fixed single pane window in white painted wooden frame. At the right-hand end of the elevation is a single doorway opening permitting access to the exterior of the property via a white painted wooden board door in white painted wooden frame. Most of this elevation is dominated by a fixed kitchen work surface, sink and cooker.

The floor is of light beige linoleum.

### Room 4 - Bathroom

A rectangular room orientated northwest-southeast and measuring 1.8m in length by 1.8m in width. The ceiling is of wooden boards painted white and the walls are all of exposed brickwork painted white. The north-eastern elevation has a two pane casement window set within light grey painted wooden frame at the left-hand end, beneath this is a white ceramic bath tub.

The south-eastern elevation has a single doorway opening at the right-hand end permitting access to room 5 via a light grey painted wooden board door in light grey painted wooden frame.

The south-western elevation has a centralised single doorway opening permitting access to room 3 via a white painted wooden board door in white painted wooden frame.

The north-western elevation has a cast iron downpipe at the left-hand end which was formerly a flue for a cast-iron burner and at the right-hand end is a modern water cylinder.

The floor is of a mixed colour design linoleum.

### Room 5 - Pantry

A rectangular room orientated northeast-southwest and measuring 2,2m in length by 1.4m in width. The ceiling is of exposed wooden floorboards of the floor above and the walls are all rendered and painted white.

The northeast elevation is featureless.

The southeast elevation has a number of fixed wooden shelving units but is otherwise featureless.

The southwest elevation originally had a single doorway opening but has since been blocked up and papered over.

The northwest elevation as a single centralise doorway opening permitting access to room 4 via a light grey painted wooden board door in light grey painted wooden frame.

The floor is of wooden boards with a removable rectangular hatch which leads to the stone cellar steps.

#### Room 6 - Cellar

A rectangular room orientated northwest-southeast and measuring 3.2m in length by 2.4m in width. The ceiling is of vaulted redbrick painted white and the walls are all of exposed red brick painted white.

The north-eastern elevation is featureless.

The south-eastern elevation has a fixed stone cold storage shelf above which is an air brick leading to ground level.

The south-western elevation is featureless.

The north-western elevation has a single centralised doorway opening but without door and frame with alighting stone steps to the ground floor larder – room 5.

#### Room 7 – Bedroom

A rectangular room orientated northwest-southeast and measuring 3.7m in length by 2.8m in width. The ceiling is plastered and painted dark blue and the walls are all papered and painted orange.

The northeast elevation is featureless.

The south-eastern elevation has a centralised six pane double glazed casement window in white PVC frame and with white painted wooden sill.

The south-western elevation has a projecting rectangular chimney breast to the right of centre, with a fixed wardrobe at the left hand end.

The north-western elevation is a thin wooden board partition with four equally spaced transom windows at ceiling height and a single doorway opening at the right-hand end permitting access to the staircase but without door.

The floor is of a brown patterned carpet.

#### Room 8 – Bedroom

A rectangular room orientated northwest-southeast and measuring 4.6m in length by 3.2m in width. The ceiling is plastered and painted white and the walls are all of a floral wallpaper.

The northeast elevation has a projecting rectangular chimney breast to the right of centre, with an open fire to the left of centre with an art-deco style fire surround and hearth in cream coloured tile.

The south-eastern elevation has a six pane double glazed casement window in white PVC frame and with white painted wooden sill, to the left of centre.

The southwest elevation has a single doorway opening at the right-hand end permitting access to the stairwell via a white painted wooden board door in white painted wooden frame.

The northwest elevation is featureless.

The floor is a mixture of patterned linoleum and floral carpet.





**Plate 08:** Room 1 (Living Room), from the southeast. Scale 1.0m.



Plate 09: Room 1 (Living Room), from the northwest. Scale 1.0m.





**Plate 10:** Room 1 (Living Room) showing blocked up doorway, from the south. Scale 1.0m.



**Plate 11:** Room 1 (Living Room) showing fireplace, from the northeast. Scale 1.0m.



**Plate 12:** Room 2 (Parlour), from the southeast. Scale 1.0m.



**Plate 13:** Room 2 (Parlour), from the west. Scale 1.0m.





**Plate 14:** Room 2 (Parlour) showing fireplace, from the southwest. Scale 1.0m.



Plate 15: Room 3 (Kitchen), from the southwest. Scale 1.0m.



Plate 16: Room 3 (Kitchen), from the northeast. Scale 1.0m.





Plate 17: Room 4 (Bathroom), from the southwest. Scale 1.0m.





**Plate 18:** Room 5 (Larder), from the northwest. Scale 1.0m.



**Plate 19:** Room 6 (Cellar), from the northwest. Scale 1.0m.



**Plate 20:** Room 6 (Cellar) showing steps, from the southeast. Scale 1.0m.





**Plate 21:** Room 7 (Bedroom), from the southeast. Scale 1.0m.



**Plate 22:** Room 8 (Bedroom), from the southeast. Scale 1.0m.





**Plate 23:** Room 8 (Bedroom) showing fireplace, from the southwest. Scale 1.0m.

### **7.3 Outbuilding (plates 24-25)**

A single storey rectangular building orientated southeast-northwest and measuring 4.2m in length by 2.1m in width. It has a mono-pitched roof of asbestos sheeting and the walls are all constructed from machine made, unfrosted, red brick bonded by Portland cement.

The southwest facing principal elevation of the outbuilding has the remains of a light grey plastic PVC gutter at eaves height with a single light grey PVC downpipe at the left-hand end. There is a single doorway opening at the right-hand end that permits access to the external toilet via a light grey painted wooden board door in light grey painted wooden frame. To the left of this and to the right of centre, a single doorway opening permits access to an external workshop/ store via a light grey painted wooden board door set within grey painted wooden frame - this door has light grey painted cast-iron strap hinges. At the left-hand end of the elevation is a four pane casement window set within grey painted wooden frame and with light grey painted wooden lintel.

The south-eastern elevation is featureless.

The north-western elevation is featureless.

The north-eastern elevation is featureless.



Plate 24: Outbuilding, from the southwest. Scale 1.0m.

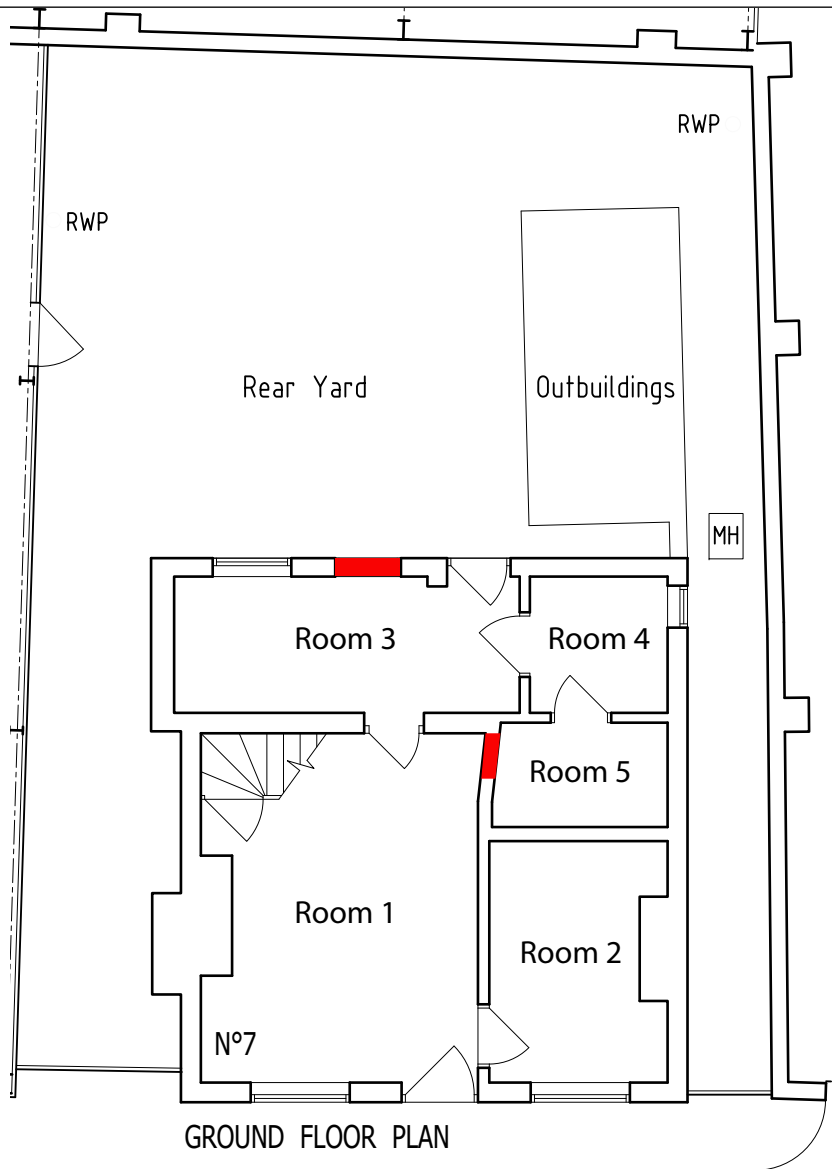




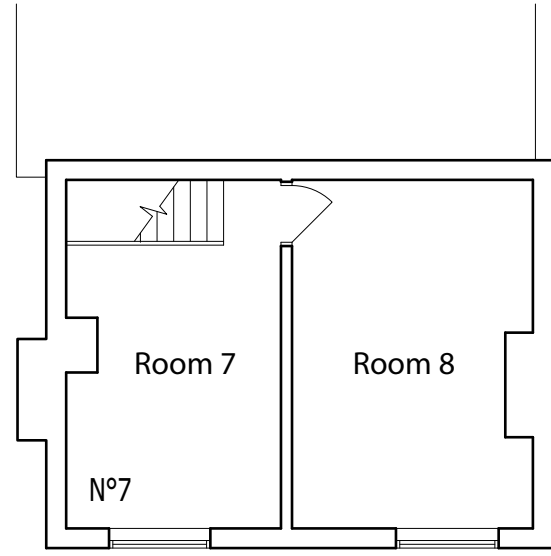
Plate 25: Outbuilding, from the west. Scale 1.0m.



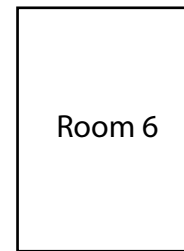
Blocked doorway



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Room 6

Cellar



**Figure 04:** Plan of 7 Game Street at H J Oaks Ltd, Wheelock Corn Mills, Crewe Road, Sandbach, CW11 3RS. Scale 1:100 at A4.

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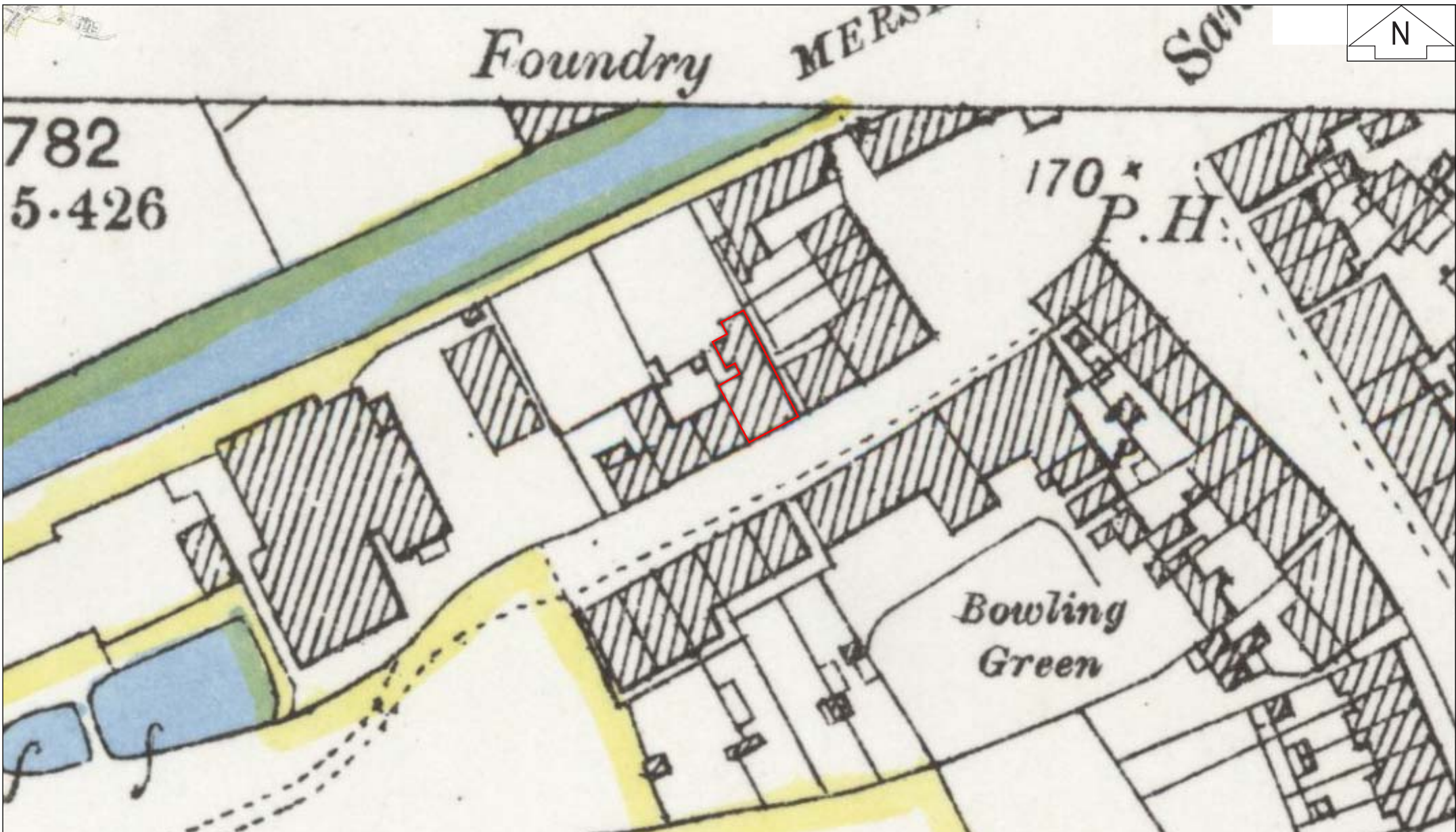




**Figure 05:** Location of 7 Game Street on the Sandbach Tithe Map of 1841.



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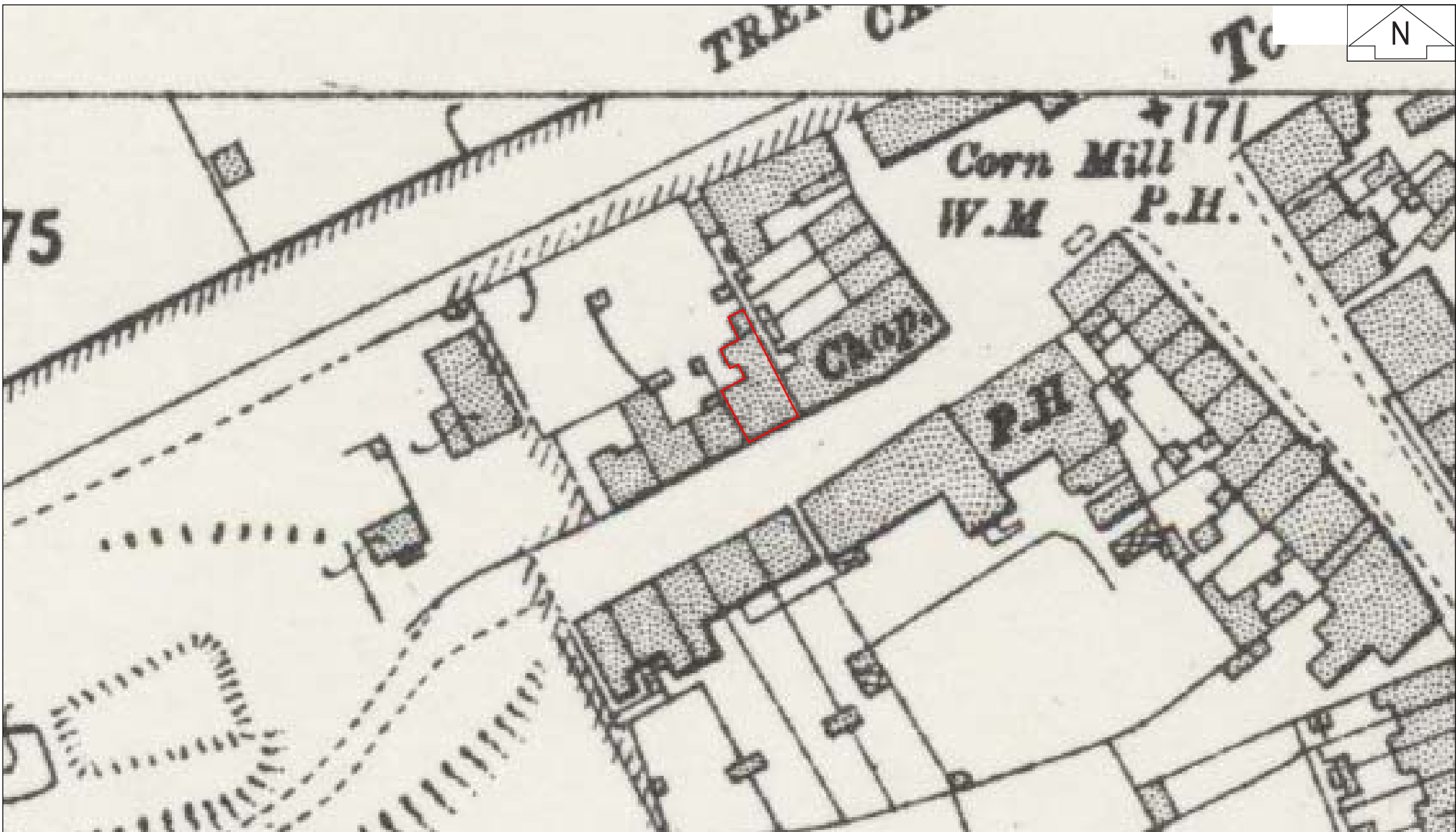


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**Figure 06:** Location of 7 Game Street on the First Edition County Series 25" Ordnance Survey map of 1898.

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**Figure 07:** Location of 7 Game Street on the Second Edition County Series 25" Ordnance Survey map of 1909.

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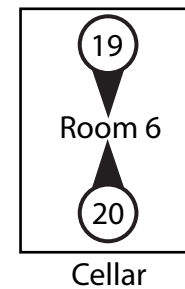
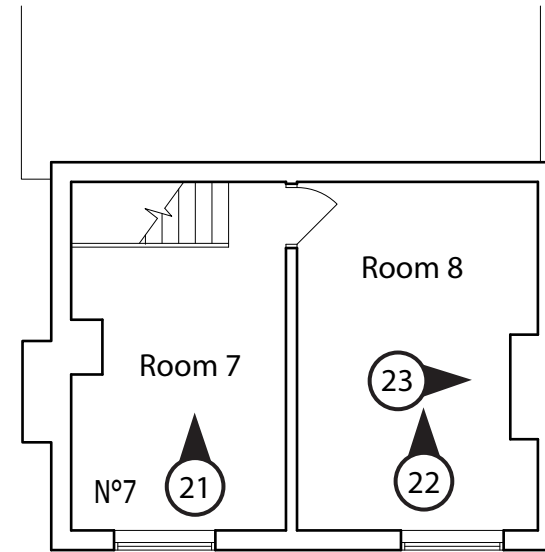
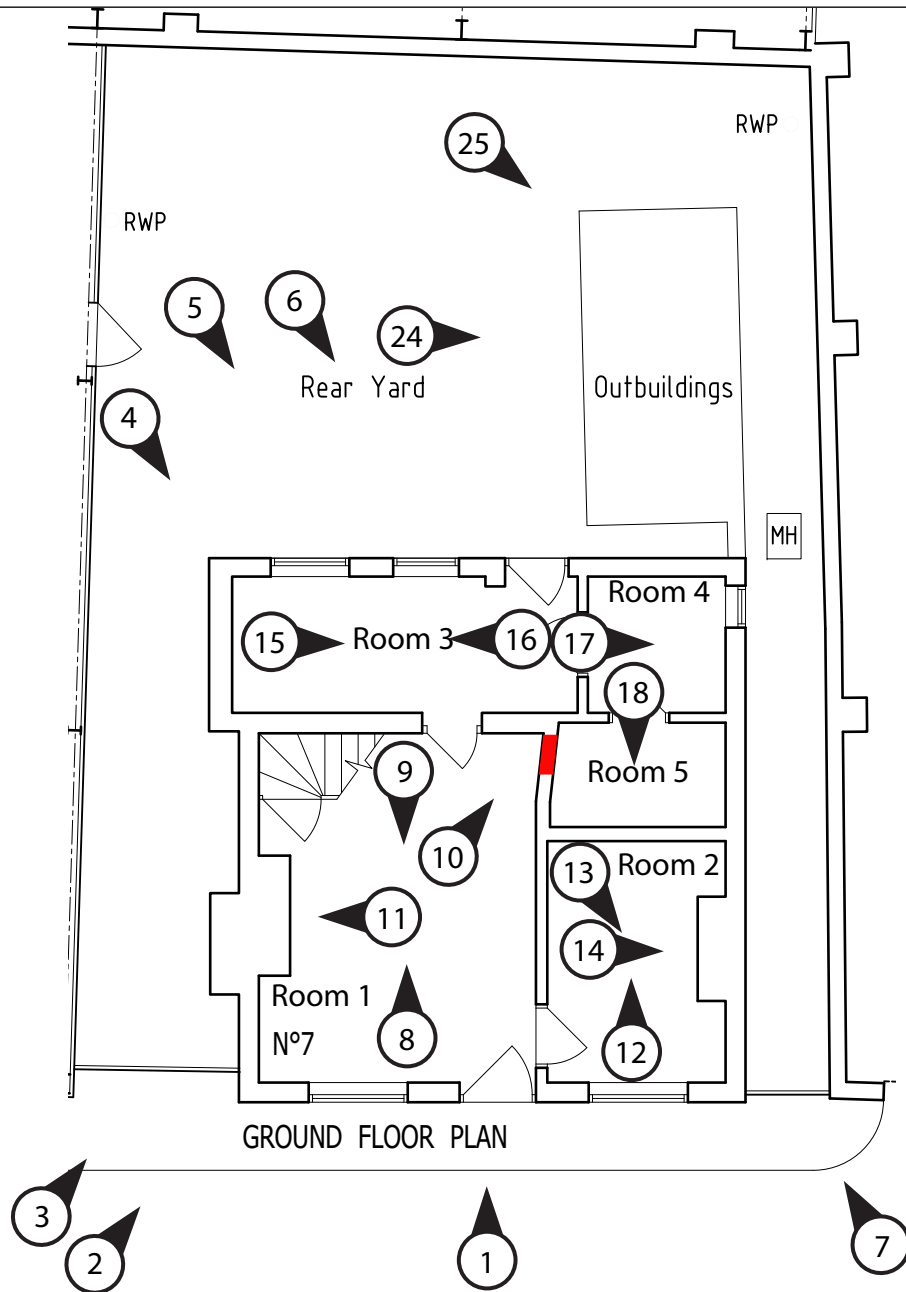


Figure 08: Location and orientation of photographic plates. Scale 1:100 at A4.



## 8.0 CONCLUSION

The Sandbach tithe map of 1841 depicts No.7 Game Street as the eastern end terrace of a row of terraced houses fronting on to Game Street to the south. The higher quality 25 inch Ordnance Survey maps of 1898 and 1909 show No.7 as being one of four terraces, the remaining of which were demolished during the 20<sup>th</sup> Century to make way for commercial development.

The structural stratigraphic evidence shows that the building had two first floor windows on the rear northwest elevation blocked up, and a single storey extension added. This extension is of similar machine made red brick to the rest of the property and appears to be depicted on the Ordnance Survey map of 1898. At some undetermined point the centralised rear doorway within the extension was blocked up to create a window and the doorway from the extension into the rear yard was moved further to the northeast. This was a practical alteration to allow for a longer kitchen counter top.

Internally the building retains an almost original layout with the exception of the ground floor bathroom which was likely added upon construction of the rear extension. It is also likely that around this time the doorway opening between the Living Room and Pantry / Cellar steps was also blocked up.

The layout, appearance and building materials of No.7 Game Street are of a typical early Victorian terrace and although there is no cartographic evidence predating the 1841 tithe map, it would appear likely that this building is of the first half of the 19<sup>th</sup> century and not earlier.

The level 2 building record at No.7 Game Street has met the spirit and intent of planning condition 3 of application 17/5828C in that it has produced a time-stamped photographic and descriptive record of the building in advance of demolition. As such it is the recommendation of this report that the condition now be discharged.



## **10.0 SOURCES**

### *Maps.*

Ordnance Survey Open Data maps SJ NE75, NW75, SE75, SW75.

### *Secondary Sources*

Chartered Institute for Archaeologists, 2020. *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*



**æon archaeology**

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**7 Game Street at H J Oaks Ltd,  
Wheelock Corn Mills, Crewe Road,  
Sandbach, CW11 3RS (17/5828C).**

**Written Scheme of Investigation (WSI)  
for Level 2 Historic Building Record**

**March 2021 V 1.0**



Project Code: A0298.1  
Planning Ref. 17/5828C

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# **7 Game Street at H J Oaks Ltd, Wheelock Corn Mills, Crewe Road, Sandbach, CW11 3RS (17/5828C).**

## **March 2021 v1.0**

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Project Code: A0298.1

Date: 15/03/2021

Client: Mr M Jepson, H J Lea Oakes Ltd  
info@aeonarchaeology.co.uk

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## 1.0 INTRODUCTION

Aeon Archaeology has been commissioned by Mr M Jepson / H J Lea Oakes Ltd, hereafter the Client, to provide a written scheme of investigation (WSI) for carrying out a level 2 historic building record of no. 7 Game Street, H J Oaks Ltd Wheelock Corn Mills, Crewe Road, Sandbach, CW11 3RS prior to demolition as part of an extension to the existing pet superstore (**NGR SJ 75040 59183**) (figures 1-3).

Full planning permission was obtained by the Client on the 30<sup>th</sup> April 2019 from Cheshire East Council (**ref: 17/5828C**) with the following condition concerning archaeology being applied to the consent:

### *Condition 3 – Archaeology*

*No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. The work shall be carried out strictly in accordance with the approved scheme.*

*Reason: To protect heritage assets*

The use of such a condition is in line with the guidance set out in Paragraph 189, Section 16, Conserving and Enhancing the Historic Environment, of the National Planning Policy Framework (Ministry of Housing, Communities & Local Government: 2019), Managing Significance in Decision Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2 (Historic England: 2015), The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3 (Second Edition) (Historic England: 2017) and St Helens Local Plan policy CQL 4 (St Helens Council: 2012).

The Development Management Archaeologist (DMA) at the Cheshire Archaeology Planning Advisory Service (CAPAS) made the following consultee comments regarding the proposed development:

*The dwelling proposed for demolition is depicted on the Sandbach Tithe Map of c.1841, which reveals that it once formed one a terrace of properties, recorded as houses and yard owned by Coleman and occupied by James Sutton & Co. Subsequent Ordnance Survey maps depict the terrace as being comprised of 4 houses, however during the late 20th century three of the properties were cleared and only number 7 now survives.*

*As the proposed development will result in the loss of the surviving property the Cheshire Archaeology Planning Advisory Service (APAS) would recommend that should planning permission be granted for this, or any similar scheme, the building is the subject of an archaeological record. APAS would recommend that this work conform to a Level II Historic Building Survey in line with the guidance set out in Section 5.2 of Understanding Historic Buildings: A Guide to Good Recording Practice (2016), published by Historic England.*

The work will adhere to the guidelines specified in *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (Chartered Institute for Archaeologists, 2020).



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**Figure 01:** Location of proposed development site at 7 Game Street at H J Oaks Ltd, Wheelock Corn Mills, Crewe Road, Sandbach, CW11 3RS. Scale 1:20,000 at A4.

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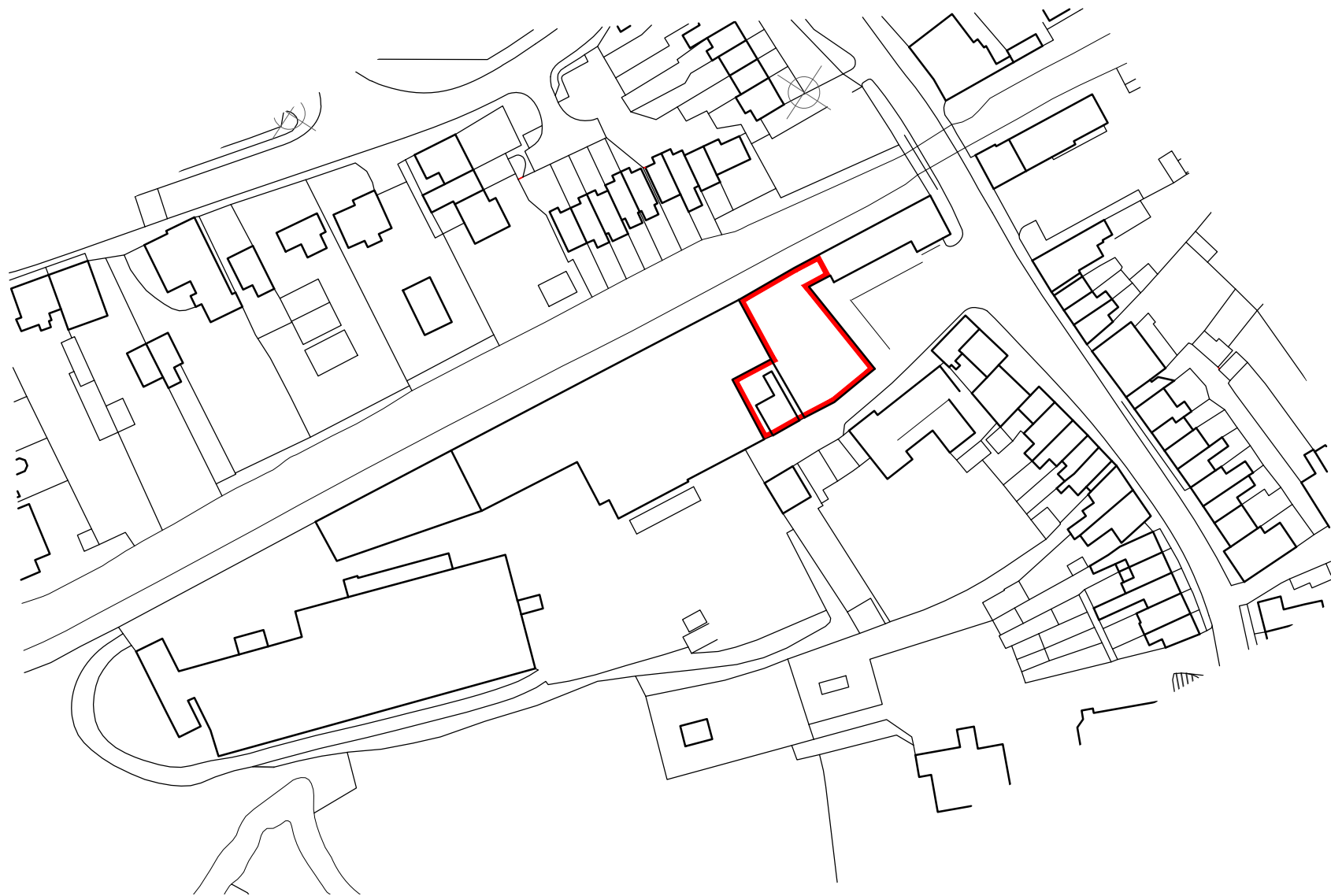


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**Figure 02:** Location of proposed development site at 7 Game Street at H J Oaks Ltd, Wheelock Corn Mills, Crewe Road, Sandbach, CW11 3RS.  
Scale 1:5,000 at A4.

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**Figure 03:** Location of proposed development site at 7 Game Street at H J Oaks Ltd,  
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Scale 1:1,250 at A4.

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## **2.0 REQUIREMENTS**

### **2.1 Building Record**

The requirements are for an archaeological building record of no. 7 Game Street prior to demolition, however should observations or desk-based research suggest the potential for significant features to be encountered during the site clearance/ground work, the archaeological contractor should make arrangements to undertake any appropriate supplementary recording work during the development. The DMA at CAPAS has requested that the building record be roughly commensurate with the Historic England's '*Understanding Historic Buildings: a guide to good recording practice*' (2016) **Level 2**.

Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use, but will not discuss in detail the evidence on which these conclusions are based.

The detailed photographic record will consist of Historic England's '*Understanding Historic Buildings: a guide to good recording practice*' (2016) elements:

written account: 1-3, 6

drawings: sometimes 1, sometimes one or more of 2-7

photographs: 1,2,4

## **3.0 METHOD STATEMENT**

### **3.1 Level 2 Record**

#### **3.1.1 Written Account**

The written account will include:

- The building's precise location as a National Grid Reference and address form;
- A note of any statutory designation and non-statutory designation;
- The date of the record, name(s) of the recorder(s) and archive location;
- A summary of the building's form, function, date, and sequence of development.

#### **3.1.2 Photographs**

The photographic record will include:

- A general view or views of the building;
- The building's external appearance. Typically a series of oblique views will show all external elevations of the building and give an impression of its size and shape;
- The overall appearance of the principal rooms and circulation areas.

A Digital SLR (Canon 600D) set to maximum resolution will be used throughout.

#### **3.1.3 Drawings**

The drawn record will include:

- A site plan showing the location and orientation of photographs. This will label all room spaces and indicate any architectural features of note.

## **4.0 DIGITAL DATA MANAGEMENT PLAN**

### **4.1 Type of study**

Level 2 historic building record of no. 7 Game Street, H J Oaks Ltd Wheelock Corn Mills, Crewe Road, Sandbach, CW11 3RS prior to demolition as part of an extension to the existing pet superstore (NGR SJ 75040 59183).

### **4.2 Types of data**

- Photographs (RAW)
- Context sheets (paper)
- Photographic register (paper)
- Drawings (drafting film)
- Misc registers (paper)
- Compiled report

### **4.3 Format and scale of the data**

Photographs taken in *RAW* format and later converted to *TIF* format for long term archiving and *JPEG* format for use in the digital report, converted using *Adobe Photoshop*. All photographs renamed using *AF5* freeware with the prefix (*project code\_frame number*) and a photographic metadata created using Microsoft Excel (*.xlsx*) or Access (*.accdb*).

Compiled report (including figures and plates) as *.PDF* files.

### **4.4 Methodologies for data collection / generation**

Digital data will be collected / generated in line with recommendations made in the Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives* (2014. Rev 2020). Sections 3.3.1 and 3.3.3 are relevant:

*3.3.1 Project specifications, research designs or similar documents should include a project specific Selection Strategy and a Data Management Plan.*

*3.3.3 Project designs or schedules of works etc should outline the methodology used in recording all information, in order to demonstrate that all aspects of archive creation will ensure consistency; for instance in terminologies and the application of codes in digital data sets, highlighting relevant data standards where appropriate*

### **4.5 Data quality and standards**

Consistency and quality of data collection / generation shall be controlled and documented through the use of standardised procedure as outlined in the WSI. This will include the use of standardised data capture file formats, digital proformas, data entry validation, peer review, and use of controlled vocabularies.

### **4.6 Managing, storing and curating data.**

All digital data will be organised into Aeon Archaeology proformae project file systems and backed up to the cloud using *Digital River's Crashplan* with additional copies made to external physical hard drive.

#### **4.7 Metadata standards and data documentation**

Digital metadata created using Microsoft Excel (.xlsx) or Access (.accdb) of all photographic plates.

Paper metadata created from Aeon Archaeology proformas for contexts, artefacts, environmental samples, watching brief day sheets, trench sheets, and basic record sheets and then scanned to create digital .PDF copies.

#### **4.8 Data preservation strategy and standards**

Long term data storage will be through the submission of digital (.PDF) reports to the regional Historic Environment Record (HER); submission of digital (.PDF) reports and a project completion form to the Oasis database; submission of the scanned (.PDF) archive, photographic plates (.TIF), and metadata (.xlsx) (.accdb) to the Archaeology Data Service (ADS); and retention of copies of all digital files at Aeon Archaeology on physical external hard drive and uploaded to the cloud.

#### **4.9 Suitability for sharing**

All digital data will be placed within the public realm (through the channels in 6.8) except for where project confidentiality restricts the sharing of data. All data sets will be selected / discriminated by the Senior Archaeologist at Aeon Archaeology and written permission will be sought from all project specific Clients prior to the sharing of data.

#### **4.10 Discovery by potential users of the research data**

Potential users of the generated digital data (outside of the organisation) will be able to source the data and identify whether it could be suitable for their research purposes through access granted via the ADS and Oasis websites. Requests can also be made for data through the regional HER's and directly to Aeon Archaeology ([info@aeonarchaeology.co.uk](mailto:info@aeonarchaeology.co.uk)).

#### **4.11 Governance of access**

The decision to supply research data to potential new users will be via the associated website request (ADS, Oasis, HER) or via the Senior Archaeologist when made directly to Aeon Archaeology.

#### **4.12 The study team's exclusive use of the data**

Aeon Archaeology's requirement is for timely data sharing, with the understanding that a limited, defined period of exclusive use of data for primary research is reasonable according to the nature and value of the data, and that this restriction on sharing should be based on simple, clear principles. This time period is expected to be six months from completion of the project however Aeon Archaeology reserves the right to extend this period without notice if primary data research dictates.

#### **4.13 Restrictions or delays to sharing, with planned actions to limit such restrictions**

Restriction to data sharing may be due to participant confidentiality or consent agreements. Strategies to limit restrictions will include data being anonymised or aggregated; gaining participant consent for data sharing; and gaining copyright permissions. For prospective studies, consent procedures will include provision for data sharing to maximise the value of the data for wider research use, while providing adequate safeguards for participants.

#### **4.14 Regulation of responsibilities of users**

External users of the data will be bound by data sharing agreements provided by the relevant organisation or directly through Aeon Archaeology.

#### **4.15 Responsibilities**

Responsibility for study-wide data management, metadata creation, data security and quality assurance of data will be through the Senior Archaeologist (Richard Cooke BA MA MCIfA) at Aeon Archaeology when concerning data generation and early/mid-term storage. Upon deposition with digital depositories the study-wide data management, metadata creation, data security and quality assurance of data will be the responsibility of the specific organisations' themselves.

#### **4.16 Organisational policies on data sharing and data security**

The following Aeon Archaeology policies are relevant:

- Aeon Archaeology Archive Deposition Policy 2019
- Aeon Archaeology Quality Assurance Policy 2019
- Aeon Archaeology Conflict of Interest Policy 2019
- Aeon Archaeology Outreach Policy 2019
- Aeon Archaeology Digital Management Plan 2020

### **5.0 ARCHIVING**

A full archive including plans, photographs, written material and any other material resulting from the project will be prepared. All plans, photographs and descriptions will be labelled, and cross-referenced, with copies being retained at Aeon Archaeology, Chester. A digital copy of the report including scanned copies of all proformas will be lodged with the Cheshire Historic Environment Record (HER) and Oasis online database.

The original paper / physical archive will be deposited with the Grosvenor Museum, Chester.

### **6.0 PERSONNEL**

The work will be managed by Richard Cooke BA MA MCIfA, Archaeological Contractor and Consultant at Aeon Archaeology.

### **7.0 MONITORING AND LIAISON**

Regular liaison and site monitoring meetings will take place during all stages of work. The DMA at CAPAS will be informed of the start date and of discreet subsequent stages.

### **8.0 HEALTH AND SAFETY**

Aeon Archaeology has a Health and Safety Policy Statement which can be supplied upon request. Furthermore, site-specific Risk Assessments and Method Statements are compiled and distributed to every member of staff involved with the project prior to the commencement of works.



## **9.0 INSURANCE**

### Liability Insurance

Employers' Liability: Limit of Indemnity £10m in any one occurrence

Public Liability: Limit of Indemnity £2m in any one occurrence

Legal Defence Costs (Health and Safety at Work Act): £100,000

The current period expires 07/09/21

### Professional Indemnity Insurance

Limit of Indemnity £500,000 any one claim

The current period expires 07/09/21

