



Yew Tree Farm Site, Sandbach, Cheshire CW11 3PY

August 2017
V 1.0



aeon archaeology



Archaeological Assessment
Project Code: A0124.1
Report no. 0133



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Project Code: A0124.1
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Client: Northmill Associates
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1.0 NON-TECHNICAL SUMMARY

Aeon Archaeology was commissioned by Northmill Associates Ltd on behalf of Taylor Wimpey PLC (Manchester) to carry out an archaeological assessment and site visit in advance of planning application for the restoration and development of the grade II listed building of Yew Tree Farm / Murgatroyd Club site in Sandbach, Cheshire.

On the balance of evidence, the primary archaeological interest at the site is that of the grade II Listed Building of Yew Tree Farm. The current proposals will involve the renovation of the building and development of housing to reflect the historic layout of the farm complex. The assessment has ascertained that this will result in an overall beneficial significance of effect for the Listed Building although it is acknowledged that the Albion Lock phase 1 and phase 2 developments have had an adverse impact upon the setting of the Listed Building.

Site specific recommendations have been made for a historic building record of Yew Tree Farm prior to alteration as well as a watching brief during groundworks in vicinity of the now demolished outbuildings so that a cursory record can be taken of foundation remains. It has also been recommended that all materials associated with the renovation and development be approved by the Cheshire Conservation Officer.

2.0 INTRODUCTION, AIMS AND PROJECT DESIGN

Aeon Archaeology was commissioned by Northmill Associates Ltd on behalf of Taylor Wimpey PLC (Manchester), hereafter the Client, to carry out an archaeological assessment and site visit in advance of planning application for the restoration and development of the grade II listed building of Yew Tree Farm / Murgatroyd Club (**LB ref: DCH3655**) site in Sandbach, Cheshire (centred on **NGR SJ 73256 62836**) (figures 01 and 02).

The Yew Tree Farmhouse site sits between the Phase 1 Albion Lock development which is currently on site and the Phase 2 Albion Lock development which has planning consent. The existing historic farmhouse fronts onto the main entrance road and therefore has the potential to provide a significant gateway to the development as a whole.

The scheme proposes:

- The conservation and restoration of the existing Grade II listed Yew Tree Farmhouse to provide a single dwelling, and the creation of a village shop adjacent to the farmhouse to serve the community.
- The creation of a series of 2-3 bed mews style dwellings surrounding a new bespoke public courtyard space based on the historic development of the site.
- The creation of two 3 bed semi-detached dwellings fronting onto the shared public courtyard space.
- Provision is made for private gardens to the rear of the mews style dwellings and cottage gardens fronting onto 'The Yard' - a public courtyard and route through the site landscaped with raised planters and a communal orchard.
- Hedgerows planted between properties will aid in defining the farmstead, and ginnels and snickets will provide access for residents across boundaries.
- Tree lines and field boundaries will be reinstated around the development and simple lawned areas with gentle landscaping will be provided to help define the farmhouse entrances.
- Communal parking will be hidden within the landscaping scheme in order to retain the unique character of the site.

A mitigation brief was not prepared for this work by the Development Management Archaeologist (DMA) of the Cheshire Archaeology Planning Advisory Service (CAPAS) but an archaeological assessment of the Site was requested by the Client in advance of planning application.

The archaeological assessment is for the proposed development area as shown on figure 02.

As part of the archaeological assessment a 1.0km search area centred on the Site was utilised for a search of the Cheshire Historic Environment Record (HER). This provided a background historical narrative of the area and included source material from the Cheshire Archives and Record Office, Chester. Information on World Heritage Site, Scheduled Ancient Monuments and Listed Buildings was obtained from Historic England.

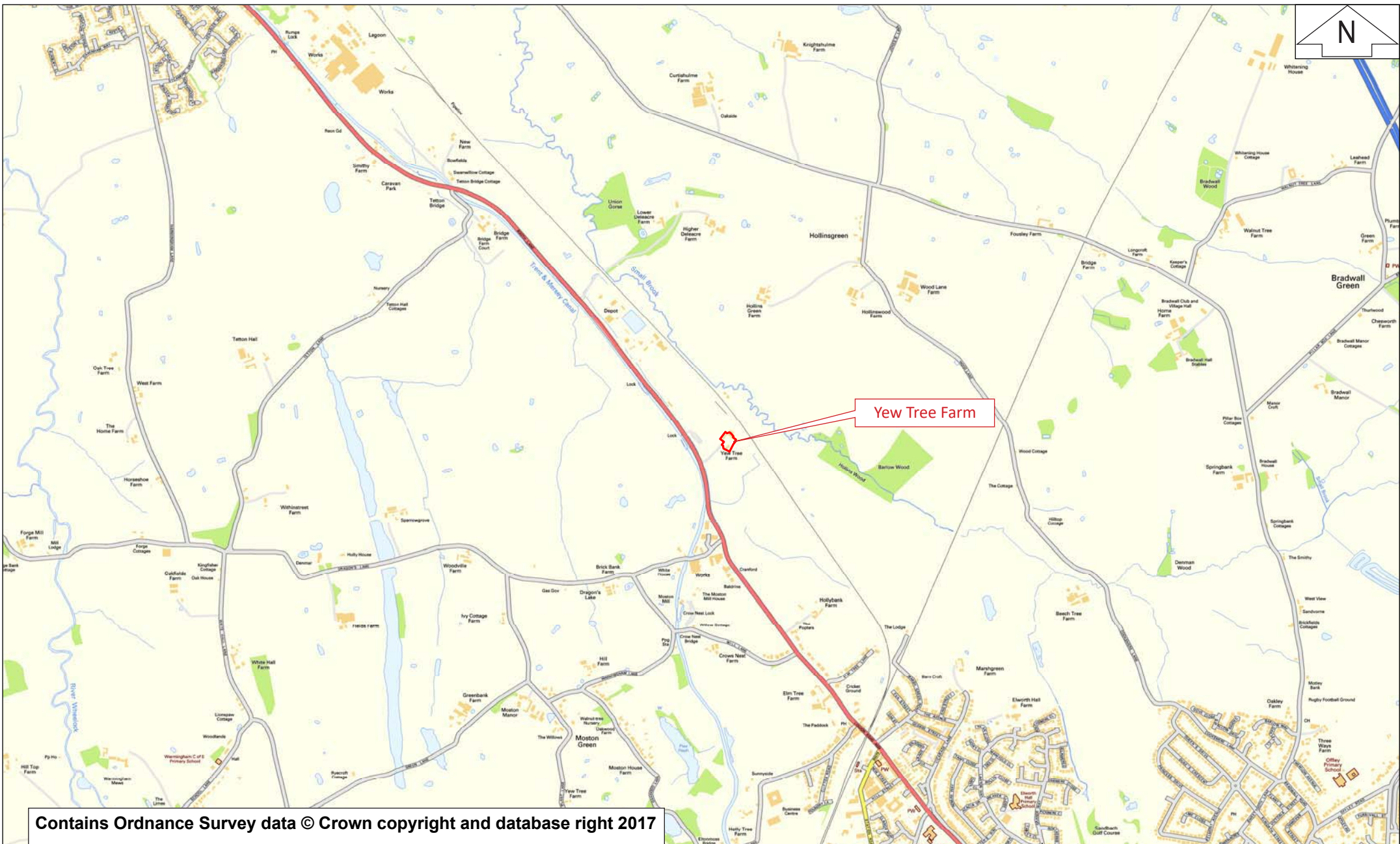
The following report conforms to the guidelines specified in *Standard and Guidance for Archaeological Desk-based Assessment* (Chartered Institute for Archaeologists, 2014).

The archaeological assessment considered the following:

- (i) The history of the site;
- (ii) The significance of any remains in their context both regionally and nationally;
- (iii) The potential impact of the proposed development on known sites of archaeological importance including their setting.

The archaeological assessment was undertaken in four stages:

- (i) Archival research
- (ii) Field visit/site walkover of all accessible areas
- (iii) Written report
- (iv) Project archive



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Figure 01: Location of proposed development site at Yew Tree Farm, Sandbach.
Scale 1:20,000 at A4.



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Figure 02: Location of proposed development site at Yew Tree Farm, Sandbach.
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3.0 METHODS AND TECHNIQUES

3.1 Archival research

The archaeological assessment involved the study of the following records:

- The regional Historic Environment Record (Cheshire HER, The Forum, Chester, Cheshire, CH1 2HS.) was examined for information concerning the study area. This included an examination of the core HER, and secondary information held within the record which included unpublished reports.
- The Cheshire Archives and Record Office (Cheshire Record Office, Duke Street, Chester, Cheshire CH1 1RL) was examined for information concerning the study area which included the Astbury tithe map and schedule, the 1:2500 County Series Ordnance Survey maps, and associated published secondary information.
- Information about World Heritage Sites, Listed Buildings and Scheduled Ancient Monuments was obtained from Historic England.
- Results from previous archaeological work within the area was also reviewed.

3.2 Site walkover

The site walkover was carried out on 31st July 2017 by Richard Cooke BA MA MCifA, archaeological contractor and consultant at Aeon Archaeology. The weather conditions were ideal for the site visit being both bright and clear. All archaeological sites and view points were photographed using a digital SLR (Canon 600D) set to maximum resolution.

3.3 Assessment report

All features identified from the archival research and site walkover were assessed and allocated to categories of international, national, regional/county, local and none/unknown importance as listed in section 6.0. These are intended to place the archaeological feature within a geographical context of importance and thus help inform the most suitable level of mitigatory response. The criteria used for allocating features to categories of importance are based on existing statutory designations and, for non-designated assets, the Secretary of State's non-statutory criteria for Scheduling Ancient Monuments; these are set out in Paragraph 141, Section 12 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework (2012), 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).

3.4 Project archive

A full archive including plans, photographs and written material was prepared. All plans, photographs and written descriptions were labelled and cross-referenced using Aeon Archaeology pro-formas. A draft copy of the report was sent to the Client and upon written approval from them paper and digital copies of the report will be sent to the regional HER and will be lodged with the Oasis online database. Copies of all notes, plans, and photographs from the assessment are stored at Aeon Archaeology under the project code **A0124.1** with the originals being lodged in a suitable repository to be agreed with the archaeological curator.

4.0 ARCHAEOLOGICAL AND TOPOGRAPHICAL BACKGROUND

4.1 Topographic Description

The site comprises an irregular shaped plot of land orientated northeast to southwest and measuring 0.29 hectares in size. The principle historic interest at the site is that of the grade II Listed Building of Yew Tree Farm / Murgatroyd Club (LB ref: DCH3655) which lies at the south-western limit of the proposed development area. The area northeast of the building is dominated by scrubland and is partially being utilised for the storage of building materials as part of the Albion Lock phase 1 development.

Yew Tree Farmhouse was listed in December 1986. The list description for the farmhouse identifies that the building was constructed in the late 16th century as a farmhouse located within agricultural land. The building consists of a three-storey oak timber framed farmhouse with tiled roof with an adjoining two-storey brick annex with a tiled roof. The site was much altered in the 20th century as social accommodation for the adjacent chemical works. Since the works closed, the site has been vacant and the building has fallen into disrepair.

Until recently there were two rectangular outbuildings, the first orientated northeast-southwest and located at the western limit of the site, the second orientated northwest to southeast at the northern limit of the site. These buildings had become vandalised and had deteriorated to the point of collapse, and as such were demolished due to health and safety reasons.

The site is not demarcated by any visible boundaries aside from wooden and heras fencing that surrounds the immediate environs of the Listed Building, and as such forms part of the wider development area of Albion Lock phase 1 and phase 2.

Ground levels across the site are generally flat although several small deposits of demolition material create minor undulation. The ground level currently resides at approximately 58.0m OD at the northern end of the site with an imperceptible slight upward slope to 59.0m OD at the southern limit.

The bedrock geology is that of the Wilkesley Halite Member - Halite-stone and Mudstone, a sedimentary bedrock that formed approximately 217 to 229 million years ago in the Triassic Period when the local environment was dominated by hot deserts. The superficial deposits are of the Glaciofluvial Sheet Deposits, Devensian - Sand and Gravel, that formed up to 2 million years ago in the Quaternary Period when the local environment was dominated by Ice Age conditions (British Geological Survey).

4.2 Statutory and non-statutory designations

4.2.1 Non-designated monument points from the Cheshire Historic Environment Record (figure 03)

The Cheshire Historic Environment Record (HER) maintains a register of non-designated archaeological sites represented as single point data, line data or as polygons. These are identified through their Preferred Reference Number (PRN). These include sites which are of archaeological/historical interest, artefact find spots, documentary evidence, and locations of past events such as archaeological projects.

There are 7 non-designated monuments within 1.0km of the proposed development area (see appendix I) and the following lie within the site boundary:

- (i) The post-medieval *Murgatroyd Club* (PRN: 1093/1).

There are no other non-designated monuments within 100.0m of the proposed development site boundary.

4.2.2 Scheduled Ancient Monuments

Scheduled monuments are those considered to be monuments of national importance. The Ancient Monuments and Archaeological Areas Act 1979 supports a formal system of Scheduled Monument Consent (SMC) for any work to a designated monument. Any works within a Scheduled area will require SMC; this includes non-invasive techniques such as geophysics or field-walking.

There are no Scheduled Ancient Monuments within 1.0km of the proposed development area.

4.2.3 Listed Buildings (figure 04)

The Secretary of State for Culture, Media and Sport holds a List of Buildings of Special Architectural or Historic Interest, considered to be of national importance. Compiled under the Planning (Listed Buildings and Conservation Areas) Act 1990, the List includes structures from boundary walls and telephone boxes to cathedrals. Listing gives statutory protection and restrictions apply. Consent may be required for works to, or that affect the setting of, a Listed Building and the Local Planning Authority conservation officer should be consulted if in doubt.

There are 8 Listed Buildings within 1.0km of the proposed scheme (see appendix I) and the following lie within the site boundary:

- (i) The post-medieval *Yew Tree Farm / Murgatroyd Club* grade II Listed Building (LB ref: DCH3655).

There are no other Listed Buildings within 100.0m of the proposed development site boundary.

4.2.4 Locally Listed Buildings

Local Lists of Historic Buildings recognise locally distinctive historic or architecturally significant buildings and structures. Typically these lists identify buildings and structures that are of local importance yet without another form of national historic environment designation, such as a Listed Building of Special Architectural or Historic Interest.

Cheshire East Council and Cheshire West and Chester Council maintain Local Lists as Supplementary Planning Documents which are a material consideration in the determination of planning applications. The depiction of a local list building should be regarded as indicative only and should not be regarded as constituting any legal definition.

There are no Locally Listed Buildings within 1.0km of the proposed development area.

4.2.5 Areas of Archaeological Potential

The shape and form of a modern town is the product of hundreds, sometimes thousands of years. Much of its history is to be seen in its historic buildings or its street plan. Elsewhere it may survive as buried archaeological deposits. These remains are highly vulnerable to destruction by modern development.

Although there has been a great deal of work at major towns and cities such as Chester and York, the minor historic centres have been less well studied. The HER in partnership with English Heritage carried out a survey of the archaeological potential and historic development of 37 historic towns in Cheshire, Halton and Warrington.

The survey was divided into three phases - data gathering, assessment and strategy. During data gathering a wide range of sources was examined, collated and entered on to the Cheshire Historic Environment Record Database. This data was assessed and used to write a component based summary of the history and archaeology of each town. This information was mapped on to a Geographic Information System, enabling the production of period based time-slice maps for each town.

Finally a strategy for the protection of the historic features of each town was devised, identifying, where possible, an Area of Archaeological Potential based on the assessment. The strategy reports are intended to act as Supplementary Planning Document to the archaeological policies in the Local Development Framework. They include a defined Area of Archaeological Potential consisting of one or more Archaeological Character Zones.

There are no Areas of Archaeological Potential within 1.0km of the proposed development area.

4.2.6 Conservation Areas (figure 05)

A Conservation Area is an area considered worthy of preservation or enhancement because of its special architectural or historic interest, "the character or appearance of which it is desirable to preserve or enhance," as required by the Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69 and 70). There are additional planning controls over certain works carried out within the Conservation Area. The designation does not preclude development from taking place, but does require that developments preserve or enhance the historic character of the area, for example by ensuring that newly constructed buildings are of a high quality design. Conservation Area status also removes some permitted development rights that apply in undesignated areas.

There is 1 Conservation Area within 1.0km of the proposed development site (see appendix I) but it does not lie within the site boundary or within 100.0m.

4.2.7 Historic Township Boundaries (figure 05)

Townships (often the precursor to the modern parish) were the building blocks of social and ecclesiastical organisation in the countryside and can date from the Anglo-Saxon period. They are often marked by banks, ditches, stones and species rich hedgerows and may be associated with sub-surface archaeological remains.

The historic townships of pre 1974 Cheshire were digitised from a geo-referenced and rectified digital image of the Map of Ancient Parishes and Townships published in The New Historical Atlas of Cheshire. A map of the same, published by Cheshire and Chester Archives and Local Studies was used to inform this process.

There are five Township Boundaries within 1.0km of the proposed development area (see appendix I) but none lie within the site boundary or within 100.0m.

4.2.7 Events (figure 06)

The proposed development site and surrounding area was included within an archaeological assessment by RPS Leeds Historic Environment Service in 2007 (Report R2884) as part of the proposed redevelopment of the Albion Chemical Works, Sandbach. This report was utilised in order to source historical information regarding the industrial development in proximity to the scheme.

In addition a geophysical survey was undertaken on land to the immediate southeast of the proposed development site by Wardell Armstrong in 2015 (Report R3769) as part of the development of the Albion Lock Phase 1 site by Taylor Wimpey. The results of the geophysical survey suggested that the land had not been intensively occupied in the past other than for agricultural purposes, but had probably seen some disturbance associated with the former chlor-alkali works.

4.2.8 Historic Parks and Gardens

Historic England holds a Register of Historic Parks and Gardens of Special Historic Interest. These Registered landscapes are graded I, II* or II, and include private gardens, public parks and other green spaces. They are valued for their design, diversity and historical importance. Inclusion on the Register brings no additional statutory controls, but there is a presumption in favour of conservation of the designated site. Local authorities are required to consult Historic England on applications affecting sites Registered as grade I or II* and the Garden History Society on sites of all grades.

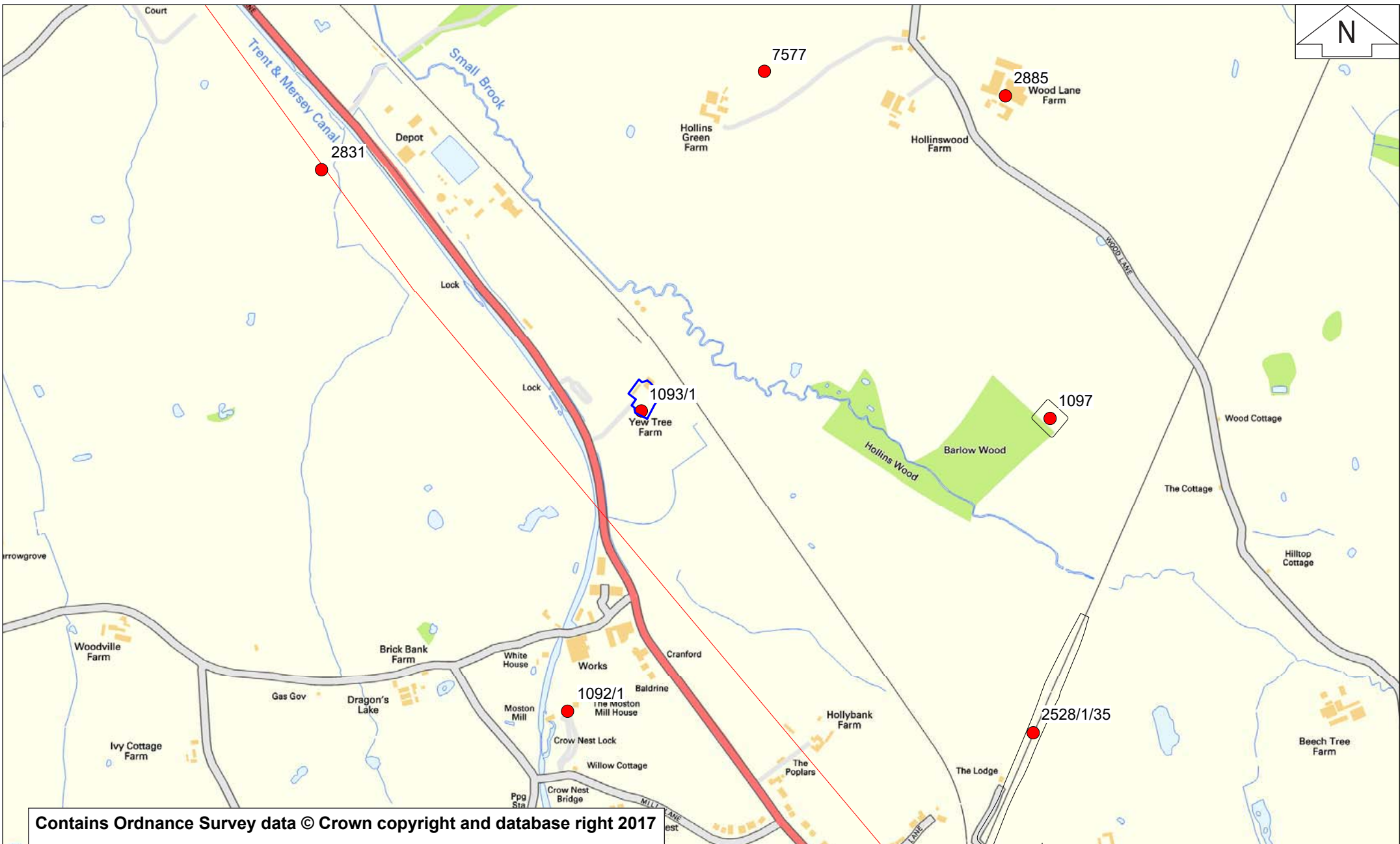
There are no Historic Parks and Gardens within 1.0km of the proposed development area.

4.2.9 Historic Landscapes (figure 06)

The Cheshire Historic Landscape Characterisation Project (HLC) aims to improve the understanding of the County's landscape, and provide a context for its archaeological sites and monuments. Historic landscape characterisation provides a framework for informed landscape management strategies, spatial planning, development control and conservation issues at a local, regional and national level. HLC underpins historic environment advice given to planners, district councils and other environment or conservation agencies, enabling future changes within the historic environment to be monitored. HLC promotes a framework, a background understanding and a better informed starting point from which to consider issues and proposals. It provides information, not judgements, and does not identify the "best" areas, rather allowing appropriate decisions to be made in the light of proposed change. HLC seeks to identify surviving time-depth - the legibility and past within the present landscape; thus, facilitating the sustainable management of the historic components and setting of the contemporary landscape.

The site lies within the following historic landscape character areas:

- (i) The *C20th Fieldsapes* Historic Character Area (HLCUID: HCH7543);
- (ii) The *C20th Industry* Historic Character Area (HLCUID: HCH7525).

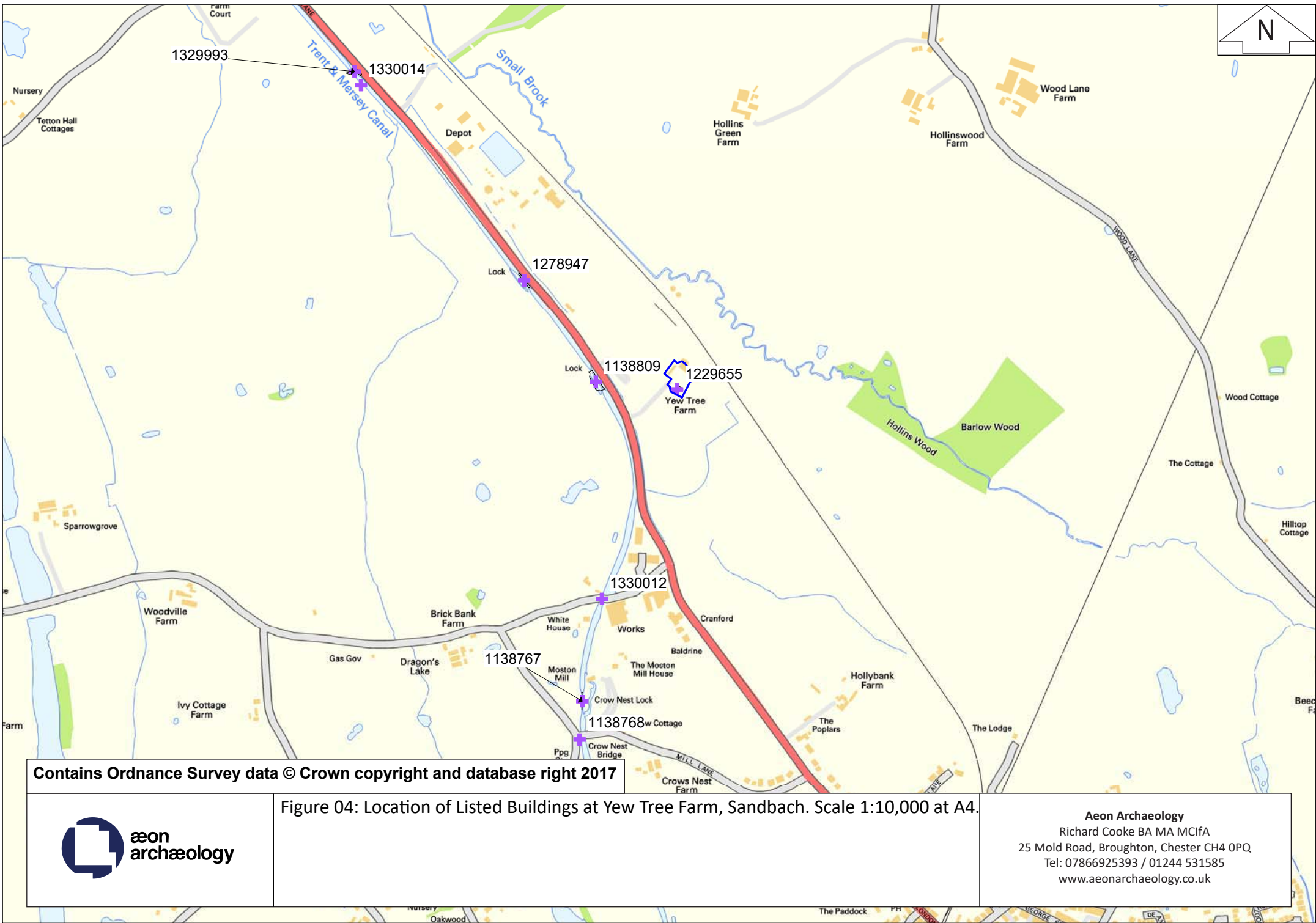


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Figure 03: Location of non-designated monuments from the Cheshire Historic Environment Record (HER) at Yew Tree Farm, Sandbach. Scale 1:10,000 at A4.

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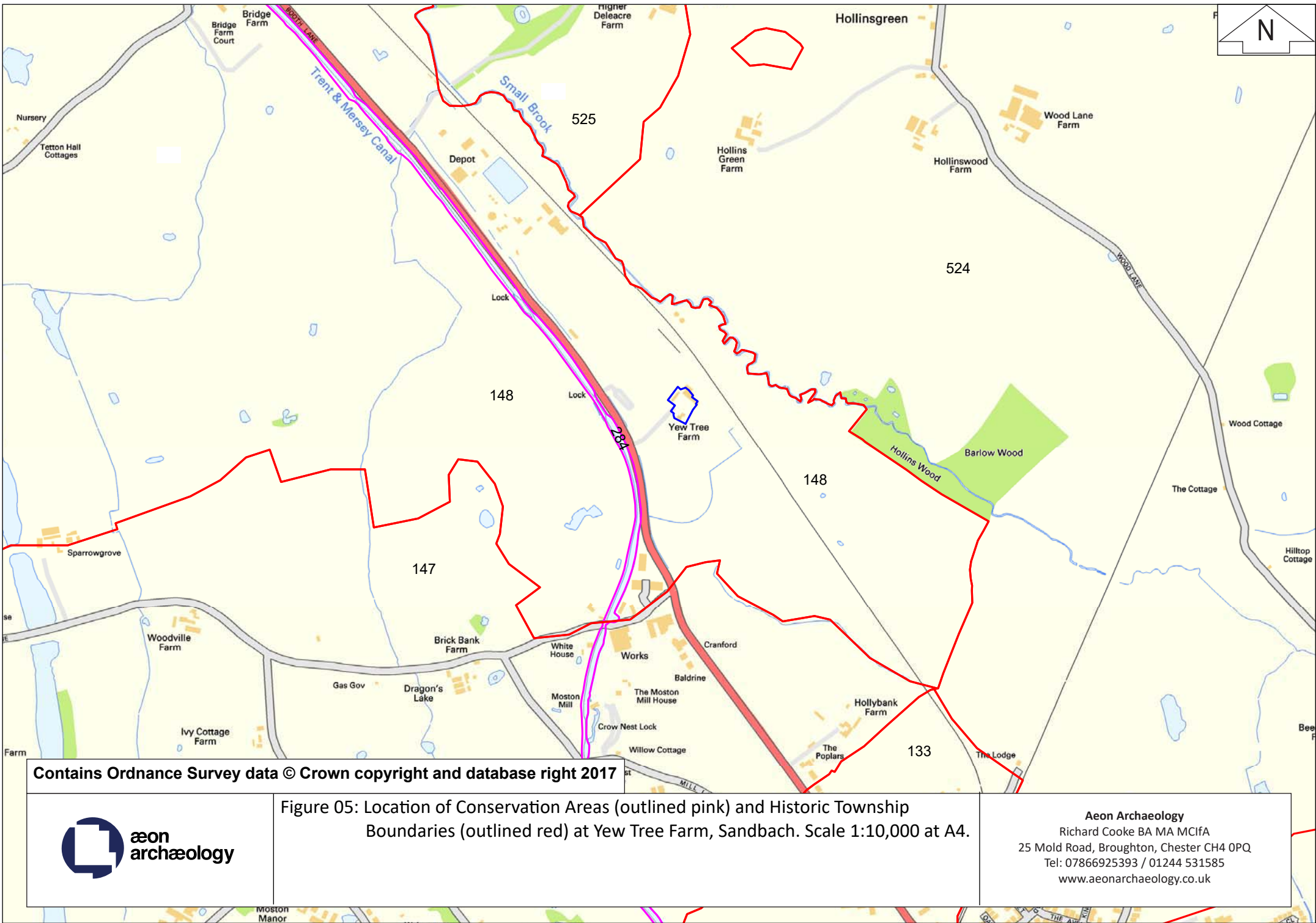


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Figure 04: Location of Listed Buildings at Yew Tree Farm, Sandbach. Scale 1:10,000 at A4.



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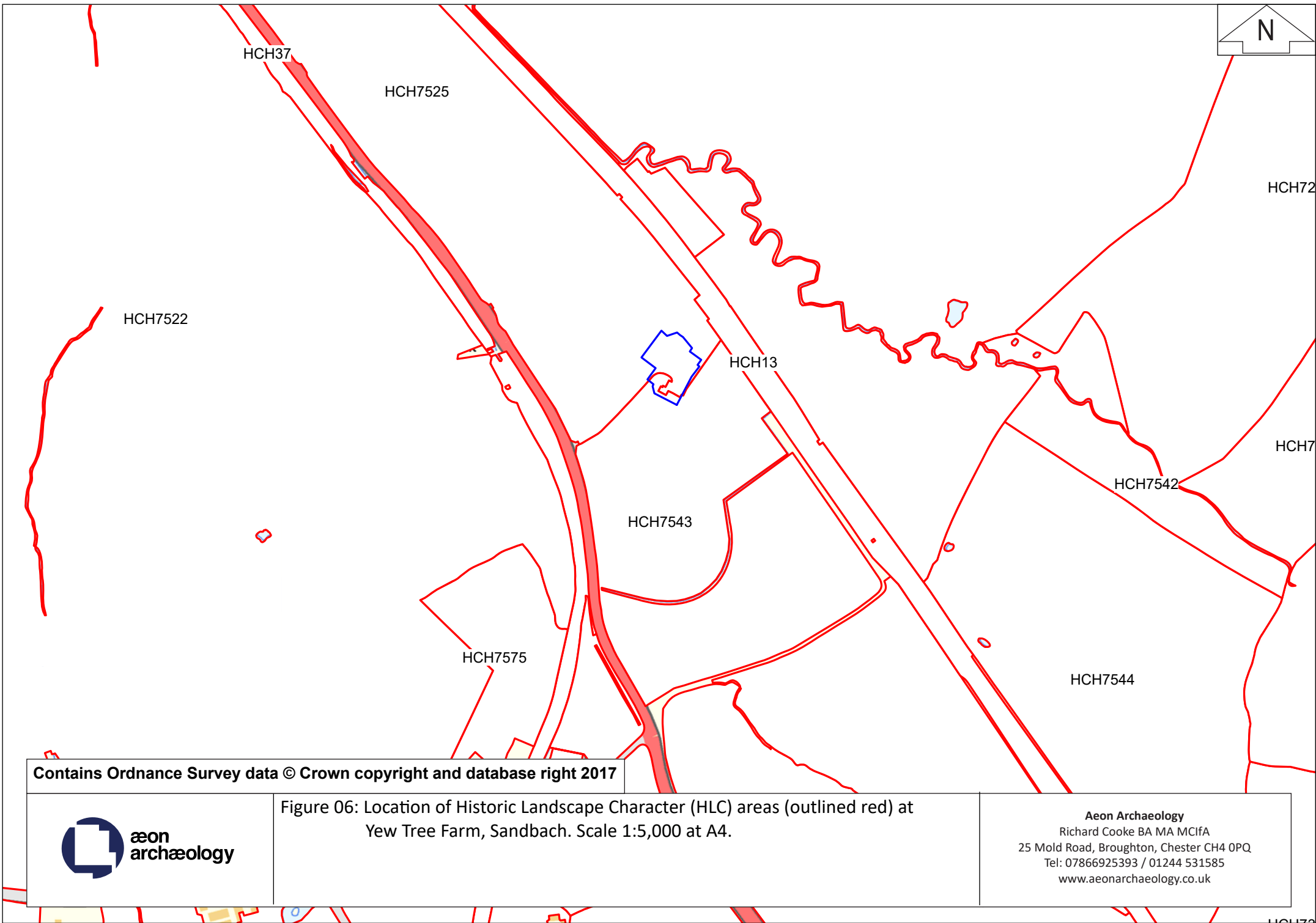


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Figure 05: Location of Conservation Areas (outlined pink) and Historic Township Boundaries (outlined red) at Yew Tree Farm, Sandbach. Scale 1:10,000 at A4.

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Figure 06: Location of Historic Landscape Character (HLC) areas (outlined red) at Yew Tree Farm, Sandbach. Scale 1:5,000 at A4.

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Figure 07: Location of areas included within past archaeological investigations (outlined red) at Yew Tree Farm, Sandbach. Scale 1:10,000 at A4.



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5.0 THE HISTORICAL CONTEXT

The following sections describe the known archaeological record within the general area of the proposed development. Sites are identified by their Preferred Reference Number (PRN) which is the number by which they are identified in the Cheshire Historic Environment Record (HER), or by their Scheduled Ancient Monument reference or Listed Building reference if applicable. The intention of this section is to provide a historic and archaeological context to the site. This aids in establishing the relative importance of an archaeological feature within its landscape, as well as assessing the potential for unknown buried archaeological remains on the proposed development site.

The beginning and end of certain periods is a contentious issue. In the Cheshire Historic Environment Record (HER) the following dates are used. This is a standard convention across all of the English HERs.

Table 1. Historic periods

Palaeolithic (prehistoric)	500,000 BC – 10,001 BC
Mesolithic (prehistoric)	10,000 BC – 4,001 BC
Neolithic (prehistoric)	4,000 BC – 2,351 BC
Bronze Age (prehistoric)	2,350 BC – 801 BC
Iron Age (prehistoric)	800 BC – 42 AD
Romano-British	43 AD – 409 AD
Post-Roman (Early Medieval)	410 AD – 1065 AD
Medieval	1066 AD – 1539 AD
Post-Medieval	1540 AD – 1900 AD
Modern	1901 AD – 2050 AD

5.1 Prehistoric and Roman Period

The prehistoric and Roman periods are poorly represented within the localised landscape and there are no known settlement sites within 1.0km of the proposed development area.

The Cheshire HER records the discovery of a worked flint flake (PRN: 7577) of prehistoric date found during metal detecting approximately 670.0m north of the proposed development site boundary. In addition a length of oak trunk less than 1.0 metre long which had been trimmed flat on one side but which was otherwise unworked, was found during digging in 1995 approximately 920.0m north of the site boundary (PRN: 2885). Although undated this find could have been of prehistoric or Roman origin.

The projected line of the King Street Roman road from Middlewich runs approximately 200.0m south of the site boundary. Although the presumed line of the Roman road runs close to the proposed development area, there is no further evidence for Roman activity within or adjacent to the proposed development area.

5.2 Early Medieval, Medieval and Post-Medieval Periods

The early medieval period is poorly represented within this part of Cheshire and there are no known sites within 1.0km of the proposed development site boundary.

Tetton is first mentioned in documents in the Domesday Book of 1086. The place name is derived from the Old English meaning 'Tetta's Farm' (Dodgson: 260). Elworth nor Bradwall appear in the Domesday Book of 1086. At this time, Sandbach was held by the Earl Hugh and Bigod (Williams 720, 730). Sandbach also first appears in the Domesday Book (Dodgson:

269), while Bradwall first appears in 1226 (Dodgson: 265) and Elworth in 1282 (Dodgson: 266).

The proposed development area was located in the hundred of Northwich during the medieval period and beyond. Ormerod (226) notes that the township of Tetton was in Warmington parish, which also contained the townships of Warmington, Elton and Moston. The parish was bounded by the Hundred of Nantwich and the parishes of Middlewich and Sandbach.

Earthwork ridge and furrow, representing arable agricultural activity, probably of medieval date, has been recorded approximately 770.0m northwest of the proposed development site boundary. Excavation revealed that modern field drains had been cut into the base of each furrow (PRN 2831).

Approximately 810.0m east of the site boundary lies the medieval site of Bradwall Hall (PRN: 1097). This feature, visible on aerial photographs and historic maps, is believed to be the site described by George Ormerod in 1819. The hall was described as an ancient brick gabled house and was surrounded by a moat. Moated Sites are characterised by a waterlogged ditch that encloses a platform of land where buildings were built, although they were also used for horticulture e.g. orchards. They were most popular in medieval times though not necessarily for the defensive advantages of being on an island as they were also seen as a sign of prestige.

Yew Tree Farmhouse, Booth Lane, is located within the proposed development area. The building probably dates from the late 16th century, with 19th century alterations and extensions, although a medieval pre-cursor to the building is a possibility. There is an oak frame with a clay tile roof, although the building was probably originally thatched. The building is listed at Grade II (PRN: 1093/1).

There was apparently a degree of continuity of land-use within the proposed development area from the medieval into the post medieval period in that it remained in agricultural production, although later evidence indicates that some of the land passed out of arable production and was used as pasture. It is assumed that the surrounding land was enclosed to form the farmland around Yew Tree Farm, although there is little indication of when this might have taken place.

The proposed development site is first depicted on the Lord Crewe estate map of c1767 (figure 08) where Yew Tree Farm is shown as an L-shaped range, as it exists today, with its principle elevation to the northwest and fronting on to a north-south trackway that connects with Booth Lane in the south. Two rectangular outbuildings orientated northeast-southwest are depicted lying to the north and northeast of the farmhouse respectively, with a smaller square outbuilding between them at the northern end. The area to the immediate north, east and west is shown as being enclosed fields.

The layout of Yew Tree Farm appears unchanged on the Warmingham tithe map of 1840 (figure 09), although an additional rectangular stables outbuilding orientated northeast-southwest is depicted to the immediate east of the farmhouse. The tithe apportionment lists the following information for the field plots:

Plot	Landowner	Tenant	Plot Name	A/R/P
41	Lord Crewe	James Shakerley	House, garden and orchard	1/3/27

The title apportionment does not suggest that any of the associated field plots were utilised for anything other than the immediate environs of Yew Tree Farm.

By 1850, Bagshaw described Tetton as a township and scattered village. James Shakerly's name is recorded among those of the local farmers, although the occupier of the land is lost shortly afterwards until just before the Second World War, when a Mr Matson occupied Yew Tree Farm. By this time the farm is noted as covering more than 150 acres (Kelly 1939).

By the production of the first edition 25" county series Ordnance Survey map of 1876 (figure 10) the Northwich and Sandbach railway cutting had been constructed to the north of the proposed development site. The map also depicts Yew Tree Farm and its outbuildings in detail, however the overall layout had not altered from the production of the 1840 tithe map.

By the production of the second edition 25" county series Ordnance Survey map of 1898 (figure 11) the easternmost rectangular outbuilding had been demolished and the square outbuilding between them had been extended to form a rectangular outbuilding orientated southeast to northwest, and enclosing a central courtyard. This layout is again shown on the third edition map of 1909 (figure 12) and this disposition of buildings remained until after the Second World War. The RAF aerial photographs of the late 1940s show no sign of the current chemical factory or any other development within the localised area.

Yew Tree Farm, then extending to 185 acres, was purchased in 1946 by Murgatroyd's salt and Chemical Company. At that time it was apparently being run as a dairy farm (Hay's Chemicals).

The OS edition of 1954 shows several other buildings constructed around the farmhouse. The main change to the proposed development area, however, was the construction of what is marked as a salt works to the northwest of the proposed development area. This had begun between the late 1940s and 1954 but the site continued to be developed thereafter. The sitting tenant departed from the farmhouse in 1959 (Hay's Chemicals).

By 1969 the proposed development area had been much altered, with what was now marked as a 'salt and chemical works' had been established in the location of the current works. The buildings around Yew Tree Farm shown on the 1954 OS had been removed and a tennis court constructed to the southwest of the farmhouse. To the southeast of the farmhouse, the previously existing field boundaries had been removed and a new boundary established. This area was marked as a sports ground on the 1984 OS.



Figure 08: Location of proposed development site on the Lord Crewe Estate map of c.1767.

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Figure 09: Location of proposed development site on the Warmingham tithe map of 1840.



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Figure 10: Location of proposed development site on the first edition 25" county series Ordnance Survey map of 1876.



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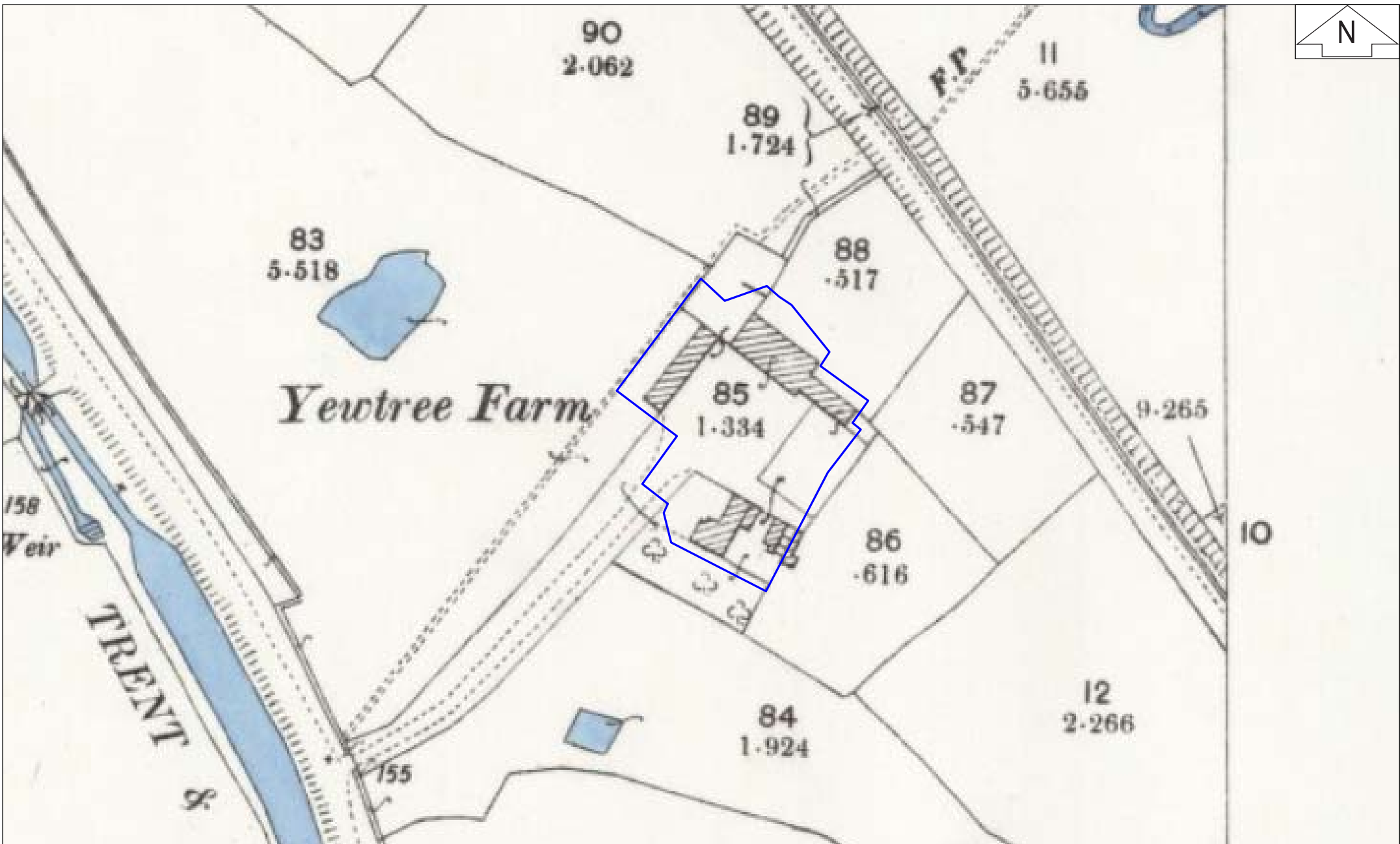


Figure 11: Location of proposed development site on the second edition 25" county series Ordnance Survey map of 1898.



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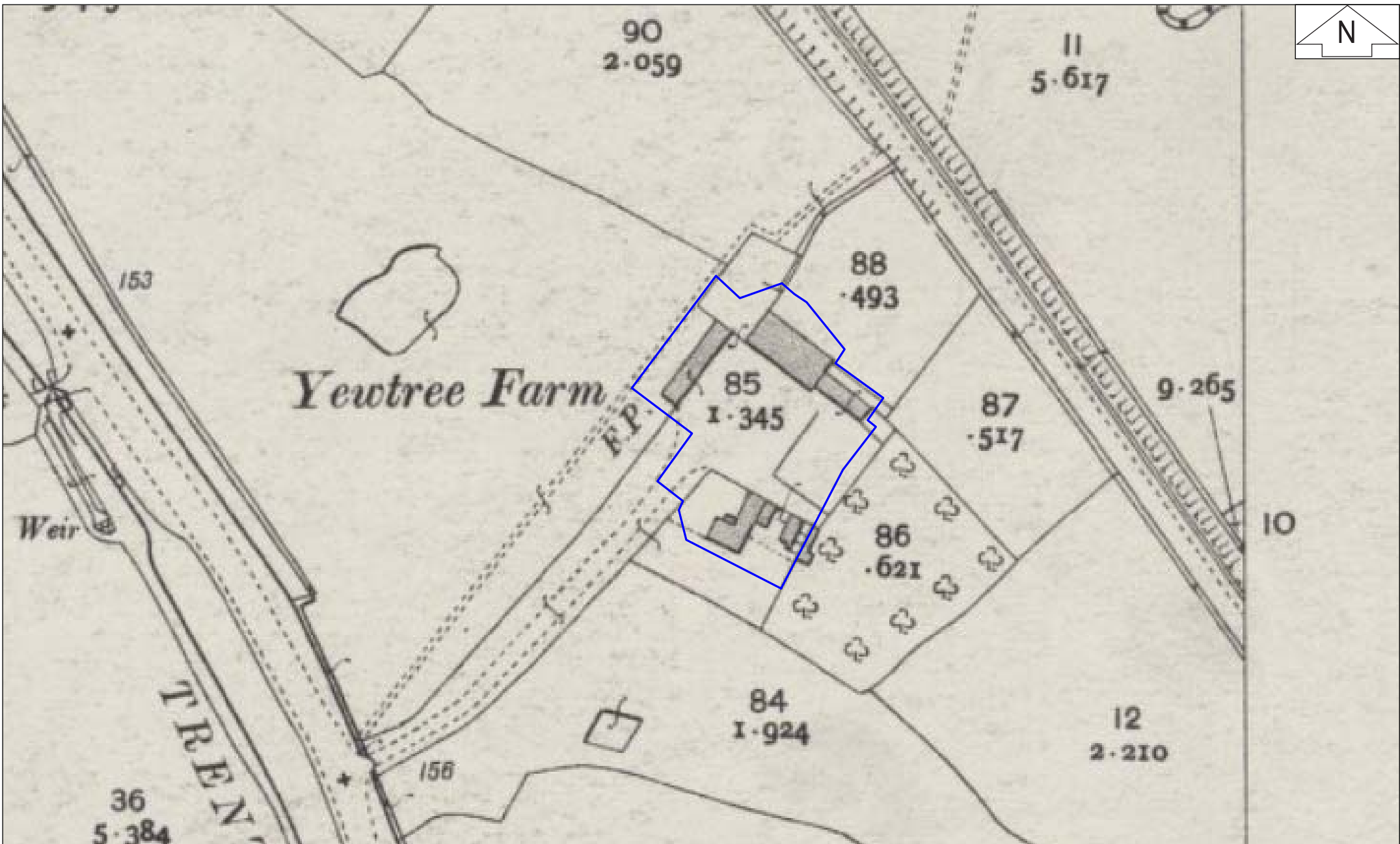


Figure 12: Location of proposed development site on the third edition 25" county series Ordnance Survey map of 1909.



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6.0 ASSESSMENT OF HISTORICAL ASSETS

6.1 Definitions

Definitions of importance, impact, and significance of effect as used in the gazetteer (section 6.2) are listed below.

1. Definition of Categories of importance

The following categories were used to define the importance of the archaeological resource.

Significance	Description
International (Very High)	Archaeological sites or monuments of international importance, including World Heritage Sites. Structures and buildings inscribed as of universal importance as World Heritage Sites. Other buildings or structures of recognised international importance.
National (High)	Ancient monuments scheduled under the Ancient Monuments and Archaeological Areas Act 1979, or archaeological sites and remains of comparable quality, assessed with reference to the Secretary of State's non-statutory criteria. Listed Buildings. Undesignated structures of national importance.
Regional/ County (Medium)	Conservation Areas Archaeological sites and remains which, while not of national importance, score well against most of the Secretary of State's criteria.
Local (Low)	Archaeological sites that score less well against the Secretary of State's criteria. Historic buildings on a 'local list'.
Negligible/None	Areas in which investigative techniques have produced no or only minimal evidence for archaeological remains, or where previous large-scale disturbance or removal of deposits can be demonstrated.
Unknown	Archaeological sites whose importance cannot be determined with the information currently at hand. This can include sites where the extent of buried remains is unknown.

2. Definition of Impact

The direct impact of the proposed development on each site was estimated. The impact is defined as follows:

Magnitude	Direct Impacts	Indirect Impacts
High Adverse	Complete removal of an archaeological site. Complete destruction of a designated building or structure.	Radical transformation of the setting of an archaeological monument. A fundamental change in the setting of a building.
Medium Adverse	Removal of a major part of an archaeological site and loss of research potential. Extensive alteration (but not demolition) of a historic building or feature, resulting in an appreciable adverse change.	Partial transformation of the setting of an archaeological site (e.g. the introduction of significant noise or vibration levels to an archaeological monument leading to changes to amenity use, accessibility or appreciation of an archaeological site). Partial adverse transformation of the setting of a designated building.
Low Adverse	Removal of an archaeological site where a minor part of its total area is removed but the site retains a significant future research potential. Change to a historic building or feature resulting in a small change in the resource and its historical context and setting.	Minor change to the setting of an archaeological monument or historic building.
Negligible/ Neutral	No impact from changes in use, amenity or access. No change in the ability to understand and appreciate the resource and its historical context and setting.	No perceptible change in the setting of a building or feature.
Low Beneficial	Land use change resulting in improved conditions for the protection of archaeological remains or understanding/appreciation of a historic building or place	Decrease in visual or noise intrusion on the setting of a building, archaeological site or monument. Improvement of the wider landscape setting of a building, archaeological site or monument.
Medium Beneficial	Land use change resulting in improved conditions for the protection of archaeological remains, or understanding/appreciation of a historic building or place, including through interpretation measures (heritage trails, etc). Removal of harmful alterations to better reveal the significance of a building or structure, with no loss of significant fabric.	Significant reduction or removal of visual or noise intrusion on the setting of a building, archaeological site or monument; and Improvement of the wider landscape setting of a building, archaeological site or monument Improvement of the cultural heritage amenity, access or use of a building, archaeological site or monument.
High Beneficial	Arrest of physical damage or decay to a building or structure;	Exceptional enhancement of a building or archaeological site, its cultural heritage amenity and access or use

3. The significance of effect

The significance of effect is derived from the importance of the resource and the magnitude of the impact upon it.

Very large - A serious impact on a site of international or national importance with little or no scope for mitigation. These effects represent key factors in the decision making process.

Large - Lesser impacts on sites of national importance and serious impacts on sites of regional importance, with some scope for mitigation. These factors should be seen as being very important considerations in the decision making process.

Moderate - Moderate or minor impacts on sites of regional importance and minor to major impacts on sites of local or minor importance. A range of mitigatory measures should be available.

Slight - Negligible impacts on sites of regional, local or minor importance and minor and moderate impacts on minor or damaged sites. A range of basic mitigatory measures should be available.

Neutral - No perceptible effect or change to sites of all categories.

The significance of effect will be determined using the table below, a basic matrix combining archaeological value and magnitude of impact.

Determination of Significance of Effect

Archaeological Value	International	Neutral	Moderate or Large	Large or Very Large	Very Large
	National	Neutral	Moderate or Slight	Moderate or Large	Large or Very Large
	Regional	Neutral	Slight	Moderate	Moderate or Large
	Local	Neutral	Neutral or Slight	Slight	Moderate or Slight
	Negligible	Neutral	Neutral or Slight	Neutral or Slight	Slight
		None	Low	Medium	High
		Magnitude of impact			

7.0 SITE GAZETTEER – PHYSICAL IMPACTS

In accordance with Paragraph 128 of the National Planning Policy Framework each heritage asset has been assigned a level of importance ranked from International through to National, Regional/County, Local, and None. If it is not possible to assess the importance of the site from the visible remains, then it is ranked Unknown with the suspected importance level placed in brackets if possible. Identified sites were also assigned a level of impact ranked from High through to Medium, and Low. Levels of impact can be considered as both adverse or beneficial, and can be direct (physically impacting upon a site) or indirect (indirectly physically impacting upon a site). The significance of effect is determined from the importance level of the resource and the magnitude of the impact upon it. Where it is expected that a site will be impacted upon by the proposed works then mitigation/assessment recommendations are provided. All archaeological/historical sites identified are depicted on figure 13 and the location and orientation of photographs are shown on figure 14.

1. Yew Tree Farm / Murgatroyd Club Grade II Listed Building	PRN: 1093/1 LB Ref: DCH3655
Figures: 8 - 14	Plate: 1 - 4
NGR: SJ 73251 62811	Period: Post-medieval
Description	
<p>Yew Tree Farmhouse is a Grade II listed building which was listed in December 1986. The list description for the farmhouse identifies that the building was constructed in the late 16th century as a farmhouse located within agricultural land. The building consists of a three storey oak timber framed farmhouse with tiled roof with an adjoining two storey brick annex with a tiled roof.</p> <p>The building is currently abandoned and as a result is deteriorating due to the ingress of weather and vandalism. The scheme proposes:</p> <ul style="list-style-type: none"> • The conservation and restoration of the existing Grade II listed Yew Tree Farmhouse to provide a single dwelling, and the creation of a village shop adjacent to the farmhouse to serve the community. • The creation of a series of 2-3 bed mews style dwellings surrounding a new bespoke public courtyard space based on the historic development of the site. • The creation of two 3 bed semi-detached dwellings fronting onto the shared public courtyard space. • Provision is made for private gardens to the rear of the mews style dwellings and cottage gardens fronting onto 'The Yard' - a public courtyard and route through the site landscaped with raised planters and a communal orchard. • Hedgerows planted between properties will aid in defining the farmstead, and ginnels and snickets will provide access for residents across boundaries. • Tree lines and field boundaries will be reinstated around the development and simple lawned areas with gentle landscaping will be provided to help define the farmhouse entrances. • Communal parking will be hidden within the landscaping scheme in order to retain the unique character of the site. <p>As a Listed Building Yew Tree Farm is considered to be of national importance. The current proposals will almost certainly ensure the future of the building through its renovation and as such will result in a beneficial direct physical impact to the structure. This however will be reliant upon the sympathetic use of materials which will need to be approved by the Cheshire Conservation Officer.</p> <p>The existing Albion Lock phase 1 development to the immediate east and the phase 2 development to the west has almost certainly had an adverse direct and indirect non-physical (visual) impact upon the setting of the Listed Building, primarily through the frustration of the historic landuse from enclosed agricultural fields to a housing development. Moreover, this frustration is increased through the disconnection of the historic north-south trackway from Booth Lane to the principle elevation of Yew Tree Farm, thus having an adverse impact upon</p>	

the building's historic access, place within the landscape and 'sense of arrival'. This impact has however been partially negated through the use of open green space to the immediate south of the building which retains an echo of the historic setting within farmland.

The Listed Building has had a further adverse direct physical impact through the recent demolition of the outbuildings to the north. These buildings were however in such a poor state of repair that they were at risk from collapse or further damage through vandalism.

The proposals for the Yew Tree Farm site are however seen to be overall of beneficial direct and indirect impact. The proposals will ensure the survival of the Listed Building whose future would otherwise be bleak through continued deterioration and vandalism. Moreover, the scheme will bring the building back into use in a way that it is experienced by a large number of people within the community. Furthermore, the scheme will be sympathetic to the historic development of the farm complex by reinstating the original layout of the opposing rectangular outbuildings orientated northeast-southwest, and reinstating historic field boundaries. As such the scheme is expected to have an overall large beneficial significance of effect.

The Listed Building will require a historic building record prior to alteration and it is recommended that a limited watching brief of groundworks within proximity of the two demolished outbuildings be undertaken, so that a cursory record of foundation remains can be made.

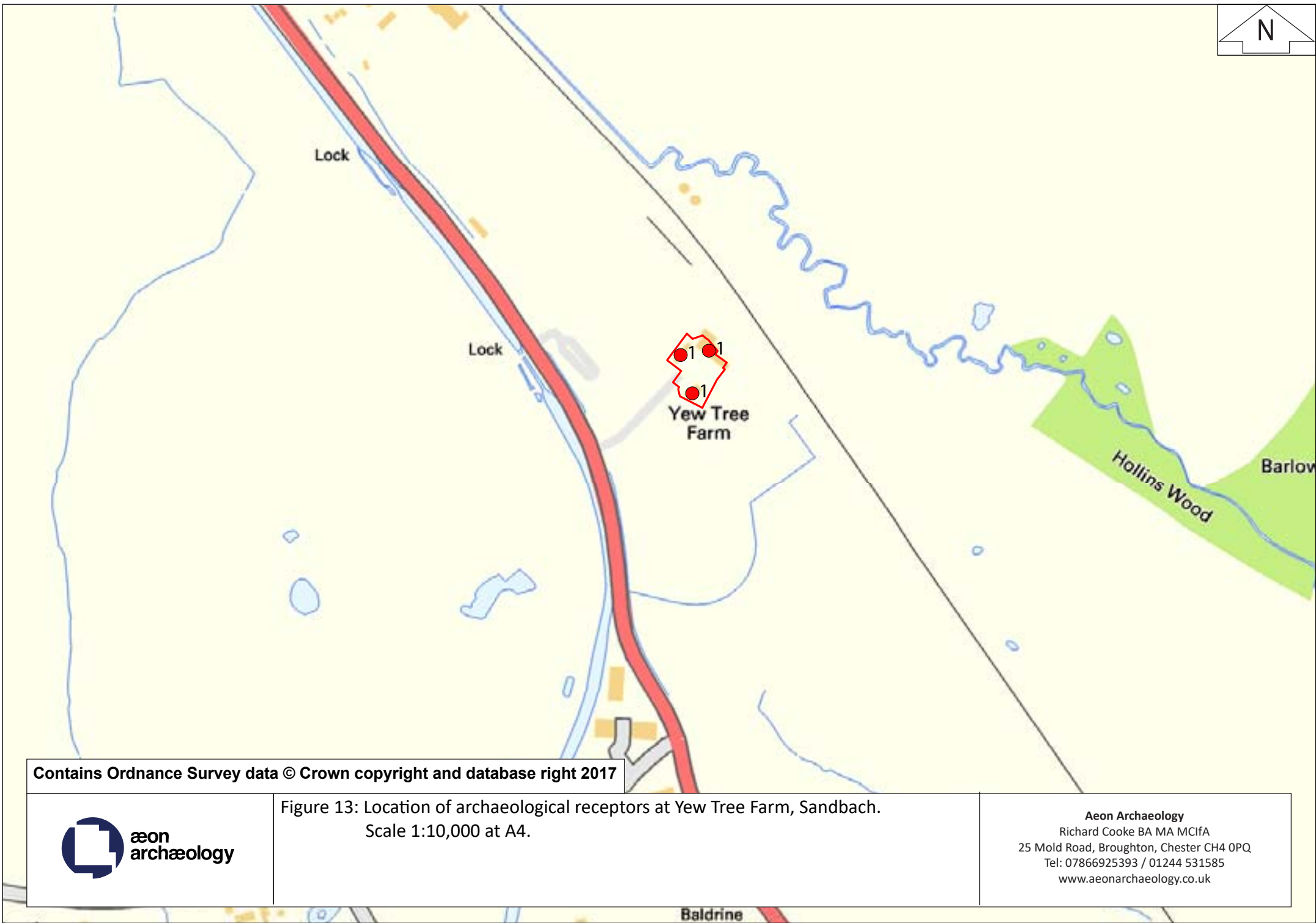
Category of importance: National

Level of impact: High beneficial direct physical; medium beneficial indirect physical

Significance of effect: Large beneficial

Recommendations for further assessment: None

Recommendations for further mitigatory measures: Materials to be approved by Cheshire Conservation Officer; Historic Building Record of Yew Tree Farm prior to alteration; limited watching brief during groundworks within the vicinity of the demolished outbuildings.



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Figure 13: Location of archaeological receptors at Yew Tree Farm, Sandbach.
Scale 1:10,000 at A4.

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Figure 14: Location and orientation of photographs at Yew Tree Farm, Sandbach.
Scale 1:10,000 at A4.

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Baldrine



Plate 01: Yew Tree Farm grade II Listed Building, from the northwest.



Plate 02: Yew Tree Farm grade II Listed Building, from the south showing modern development.



Plate 03: Proposed development area northeast of Yew Tree Farm grade II Listed Building, from the northeast.



Plate 04: Proposed development area northwest of Yew Tree Farm grade II Listed Building, from the northwest.

Table 2: Summary of archaeological features. GREEN = <u>no</u> action required; RED= Action required						
Number	Name	Importance	Impact	Significance of effect	Further Assessment	Mitigation Recommendations
PHYSICAL DIRECT AND INDIRECT IMPACTS						
1	Yew Tree Farm / Murgatroyd Club Grade II Listed Building	National	High beneficial direct physical; medium beneficial indirect physical	Large beneficial	None	Materials to be approved by Cheshire Conservation Officer; Historic Building Record of Yew Tree Farm prior to alteration; limited watching brief during groundworks within the vicinity of the demolished outbuildings.

8.0 IMPACT AND RECOMMENDATIONS

8.1 Direct physical impact

Construction phase

The proposed development scheme is expected to have a *high beneficial direct physical* impact upon one site of archaeological importance (feature 1) during the construction phase. This feature is of post-medieval date and considered to be of *national* importance, resulting in a *large beneficial* significance of effect.

Completion phase

The proposed development scheme is not expected to have any direct physical impact upon any known sites of archaeological and historical significance upon completion.

8.2 Indirect physical and non-physical (visual) impact

Construction phase

The proposed development scheme is expected to have a *medium beneficial indirect physical* impact upon one site of archaeological importance (feature 1) during the construction phase. This feature is of post-medieval date and considered to be of *national* importance, resulting in a *large beneficial* significance of effect.

Completion phase

The proposed development scheme is not expected to have any indirect physical or non-physical impacts upon any known sites of archaeological and historical significance upon completion.

8.3 Site Specific Recommendations

The proposed scheme will directly impact upon the grade II Listed Building of Yew Tree Farm / Murgatroyd Club. Overall the scheme will result in a beneficial significance of effect to the structure through its renovation and the development of buildings to reflect the historic layout of the farm complex. It is however noted that the existing housing developments to the immediate east and west have had an adverse impact upon the setting of the Listed Building.

Recommendations have been made for a historic building record of Yew Tree Farm prior to alteration as well as a watching brief during groundworks in vicinity of the two demolished outbuildings so that a basic record of foundation remains and layout can be made.

In addition all materials used within the renovation of Yew Tree Farm and the construction of the buildings on the site will be required to be approved by the Cheshire Conservation Officer so as to best enhance the setting of the Listed Building.

8.4 General recommendations and Conclusion

The archaeological potential for preserved buried remains of the Prehistoric, Roman, Early medieval, and medieval periods is considered to be low, and as such no further general assessment or mitigatory recommendations are made.

This assessment enables an informed, sustainable and responsible approach to the proposed scheme. The information provided meets the expectations of NPPF in that the Client has

described the significance of known archaeological assets that may be affected by the proposed scheme. It is considered that the level of detail provided is proportionate to the assets' importance and provides sufficient information to understand the potential impact of the proposal on the significance of archaeological remains and therefore, there is sufficient information on which to establish a suitable mitigatory response.

Ultimately, therefore, and without prejudice to the findings of any future archaeological, or other investigations at the Site, it is considered that the archaeological interest at the Site could be safeguarded through a suitably worded condition to be applied to the planning consent.

9.0 SOURCES

Maps

1st edition 25 inch Ordnance Survey Map of 1876.

2nd edition 25 inch Ordnance Survey Map of 1898.

3rd edition 25 inch Ordnance Survey Map of 1909.

Lord Crewe Estate Map of c.1767.

OS 1:10 000 Series sheet SH 76NE, SH 76SE, SH 76SW, and SH 76NW.

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APPENDIX 1: SCHEDULED AND NON-SCHEDULED SITES WITHIN 1.0km

Undesignated monuments within 1.0km of the proposed development area as listed on the Cheshire HER (figure 03)

Prn	Name	Type	Broadclass
1097	Bradwall hall	Moat, hall house	Mon
2831	Ridge and furrow	Ridge and furrow	Mon
2885	Wood lane farm	Findspot	Fs
7577	Flint implement from hollins green farm	Findspot	Fs
1092/1	Moston mill	Watermill, mill, industrial site	Bld
1093/1	Murgatroyd club	Farmhouse, timber framed building, jettied house	Bld
2528/1/35	Cutting north of elworth, manchester - birmingham railway	Railway cutting	Mon

Listed Buildings within 1.0km of the proposed development area (figure 04)

Number	Name	Grade
DCH3589	Trent and mersey canal lock number 68 and attached accommodation bridge	II
DCH3655	Murgatroyd club	II
DCH3746	Trent and mersey canal lock number 69	II
DCH3771	Trent and mersey canal bridge number 614	II
DCH3777	Trent and mersey canal bridge number 162	II
DCH3779	Canal milepost south of bridge no 164 at sj 7255 6348	II
DCH3567	Trent and mersey canal, canal milestone immediately south of bridge number 161	II
DCH3566	Trent and mersey canal lock number 67	II

Conservation Areas within 1.0km of the proposed development area (figure 05)

Pref Ref	DesigUID	Name
109	DCH1411	Trent and Mersey Canal, Middlewich - Kent Green Conservation Area

Historic Township Boundaries within 1.0km of the proposed development area (figure 05)

Object ID	Area
133	Elton, Middlewich, Cheshire
147	Moston, Warmingham, Cheshire
148	Tetton, Warmingham, Cheshire
524	Bradwall, Sandbach, Cheshire
525	Kinderton cum Hulme, Middlewich, Cheshire

