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## MORGAN SINDALL PSBP NORTH WEST BATCH

# JH Godwin Primary School Rapid Cultural Heritage Desk- based Assessment

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REPORT



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# Table of Contents

<b>1.0 INTRODUCTION.....</b>	<b>2</b>
1.1 Site Location and Study Area .....	2
1.2 Assessment Methodology and Data Sources .....	2
<b>2.0 HISTORICAL AND ARCHAEOLOGICAL OVERVIEW .....</b>	<b>3</b>
<b>3.0 BASELINE CONDITIONS.....</b>	<b>3</b>
3.1 Designated Assets.....	3
3.1.1 Scheduled Monuments .....	3
3.1.2 Listed Buildings.....	3
3.1.3 Registered Parks and Gardens .....	4
3.1.4 Conservation Areas.....	4
3.1.5 World Heritage Sites .....	4
3.1.6 Registered Battlefields .....	5
3.1.7 Protected Wrecks.....	5
3.2 Non-Designated Assets .....	5
3.2.1 Archaeological Remains .....	5
3.2.2 Historic Buildings.....	6
3.2.3 Historic Landscape.....	6
<b>4.0 IMPACT ASSESSMENT.....</b>	<b>7</b>
4.1 Summary and Potential Impacts .....	7
4.2 Proposed Further Work .....	7

## TABLES

Table 1: Non-designated Archaeological Sites within Study Area.....	6
Table 2: Historic Landscape of site and Study Area.....	6

## APPENDICES

### DRAWINGS

Drawing 1 - Study Area

Drawing 2 – Historic Landscape Characterisation

### APPENDIX A

Gazetteer



## 1.0 INTRODUCTION

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

### 1.1 Site Location and Study Area

The JHG site is located in Blacon, Cheshire at NGR SJ 376 679. The spatial scope of this assessment comprises all the land which may be required for the development (i.e. land situated within the 'red line boundary'), referred to as 'the site', together with a buffer of 500 m around the site, and referred to as the 'Study Area'.

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

### 1.2 Assessment Methodology and Data Sources

A rapid DBA was carried out in order to identify the known cultural heritage assets within the Study Area, to provide context on the cultural heritage potential of the site and the likely impacts of the proposed redevelopment.

Sources of information consulted for this assessment include:

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

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

Prefixes used in this report:

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



## 2.0 HISTORICAL AND ARCHAEOLOGICAL OVERVIEW

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

The available archaeological and heritage datasets indicate that there is a general dearth of recorded archaeological sites in the general area, with very few designated assets around the site. The non-designated assets in the surrounding area are generally post-Medieval or Modern, with very little earlier evidence. There are two assets that pre-date this period, one of which was considered to be Roman. The potential Roman site, a temporary military camp, was postulated in the area using cropmark evidence, although this has since been rejected. The other asset is a possible Medieval saltersway along Kingswood Lane. Wood Farm Pond IV is a former post-Medieval marl pit, one example of many in the region, which is shown on the first edition OS map in 1869. Extracted material would have been used as fertiliser or for building materials. There are a number of post-Medieval border stones in the area, demarcating the England-Wales border. To the south of the site are three 1960s tower blocks of social history interest, whilst further south still is the former location of an Isolation Hospital built in 1900 by Henry Beswick to care for patients with infectious diseases. This was subsequently renovated into a care home for the elderly before being completely redeveloped in the 1960s.

Historic mapping shows the area as enclosed, undeveloped fields in 1882 with little development until 1938. Housing construction is evident to the north west of the site in 1954, with the school first depicted in 1958. The 1968 1:10,560 OS map of Flintshire labels the area as 'Blacon Camp'.

## 3.0 BASELINE CONDITIONS

### 3.1 Designated Assets

#### 3.1.1 Scheduled Monuments

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

##### On-site

There are no Scheduled Monuments recorded within the site boundary.

##### Off-site

There are no Scheduled Monuments recorded within the Study Area. The nearest Scheduled Monument to the site is comprised of the walls, towers, gates and posterns of the City of Chester (NHL No. 1006785). This is located 2.61 km south east of the site boundary.

#### 3.1.2 Listed Buildings

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

##### On-site

There are no Listed Buildings recorded within the site boundary.



### Off-site

There are no Listed Buildings recorded within the Study Area. The nearest Listed Building to the site is the Grade II Poplars Farmhouse (NHL No. 1130582), located 1.13 km north of the site. A similar distance to the west is a further Grade II Listed Building, designated and protected by Cadw. The Former Women's Land Army Hostel (Cadw Record ID 87601) is located 1.5 km from the site.

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

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

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

### On-site

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

### Off-site

There are no Registered Parks and Gardens recorded within the Study Area. Overleigh Road Cemetery (NHL No. 1001607) is the nearest Registered Park and Garden to the site. It is Grade II and situated 3.43 km south east of the site.

### **3.1.4 Conservation Areas**

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

### On-site

There are no Conservation Areas recorded within the site boundary.

### Off-site

There are no Conservation Areas recorded within the Study Area. The nearest Conservation Area to the site is the Liverpool Road Conservation Area, located 2.32 km south east of the site boundary. Also in close proximity is the Chester City Centre Conservation Area, located 2.35 km south east of the site boundary.

### **3.1.5 World Heritage Sites**

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

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

### On-site

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



### Off-site

There are no World Heritage Sites recorded within the Study Area. The Liverpool - Maritime Mercantile City designation (NHL No. 1000104) is the nearest, covering the city's riverfront and docklands area. It is 20.95 km north of the site boundary.

### **3.1.6 Registered Battlefields**

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

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

### On-site

There are no Registered Battlefields recorded within the site boundary.

### Off-site

There are no Registered Battlefields recorded within the Study Area. The nearest is the location of the 1645 Battle of Rowton Heath (NHL No. 1000031) in Cheshire, located 8.69 km south east of the site boundary.

### **3.1.7 Protected Wrecks**

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

### On-site

There are no Protected Wrecks recorded within the site boundary.

### Off-site

There are no Protected Wrecks recorded within the Study Area. The nearest is the Resurgam Submarine wreck on the Denbighshire coast. The wreck is the world's earliest extant powered submarine built in 1879, and is located 46.6 km north west of the site boundary.

## **3.2 Non-Designated Assets**

### **3.2.1 Archaeological Remains**

#### On-site

There are no non-designated sites recorded within the site boundary that contain archaeological remains or are thought to be archaeologically significant.

#### Off-site

There are six non-designated sites (**AR-1** to **AR-6**) recorded within the Study Area that may contain archaeological remains. The details of these sites are provided in Table 1.



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

ID	Site Name	Site Type	Period	Distance and relationship to site
AR-1	Railway cutting at Blacon	Monument	early 20 <sup>th</sup> century	244 m north
AR-2	Bridge at Saughall Road	Monument	late 19 <sup>th</sup> century	468 m east
AR-3	Blacon Station	Monument	late 19 <sup>th</sup> century	465 m east
AR-4	Chester to Connah's Quay line (GCR)	Monument	late 19 <sup>th</sup> century	176 m north (runs east to west, to north of site)
AR-5	Blacon Point (Second World War) Personnel Camp	Monument	Modern (WWII)	146 m south
AR-6	Blacon Point Roman military camp	Monument	Roman	388 m south

### 3.2.2 Historic Buildings

#### On-site

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

#### Off-site

There is one Historic Building recorded within the Study Area. The Mathew Henry Chapel, **HB-1**, was constructed in 1965 and is located 375 m south of the site boundary.

### 3.2.3 Historic Landscape

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

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

ID	Broad Group	Land Use	Relationship to site
HL-1	settlement	20 <sup>th</sup> century settlement	on-site
HL-2	ornamental	post-Medieval ornamental parkland	off-site
HL-3	post-Medieval fieldscapes	post-Medieval enclosed parkland	off-site
HL-4	settlement	20 <sup>th</sup> century settlement	off-site
HL-5	communications	post-Medieval communications	off-site
HL-6	ancient fieldscapes	Medieval townfields	off-site
HL-7	settlement	20 <sup>th</sup> century settlement	off-site
HL-8	woodland	post-Medieval plantation	off-site
HL-9	post-Medieval fieldscapes	post-Medieval field systems	off-site



## 4.0 IMPACT ASSESSMENT

### 4.1 Summary and Potential Impacts

There are no recorded cultural heritage assets, designated or non-designated, recorded within the site boundary. As the proposed redevelopment would be located upon previously undeveloped land, however, there is potential for the construction of new school buildings to impact upon undiscovered on-site archaeological remains, if they are present. In light of the research conducted, it is considered that there is potential for undiscovered archaeological remains to exist on-site. **AR-5** and **AR-6** are both non-designated archaeological sites that may have associated archaeological remains surviving on-site.

Site **AR-5** marks the approximate location of a military personnel camp, built during the Second World War to accommodate those men using a nearby training camp (just beyond the Study Area). Much of this camp was converted into homes in the 1960s and then further redeveloped, and so, whilst there is potential for archaeological remains to survive in the undisturbed areas of the site, this potential is considered to be low.

Site **AR-6** is recorded as a possible Roman military camp, identified from RAF aerial photography in the 1980s, and is documented in the HER 388 m south of the site. It was rejected as a Roman camp in 1994 by the RCHME Roman Camps in England Project, however this is not commented upon in the HER entry. Whilst the potential for undiscovered on-site Roman archaeological remains to exist may be considered to be lower in the context of this rejection, the unidentified rectangular enclosure thought to represent an archaeological site may still be significant. There is potential for undiscovered archaeological remains associated with **AR-6** to exist on the site, and so there is potential for the project to impact upon them, if they are present. The potential for any undiscovered on-site archaeological remains associated with the other four non-designated archaeological sites is considered to be low.

There are no designated assets recorded within the Study Area for impacts upon setting to occur. A negligible impact upon **HB-1** is anticipated.

### 4.2 Proposed Further Work

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





## Report Signature Page

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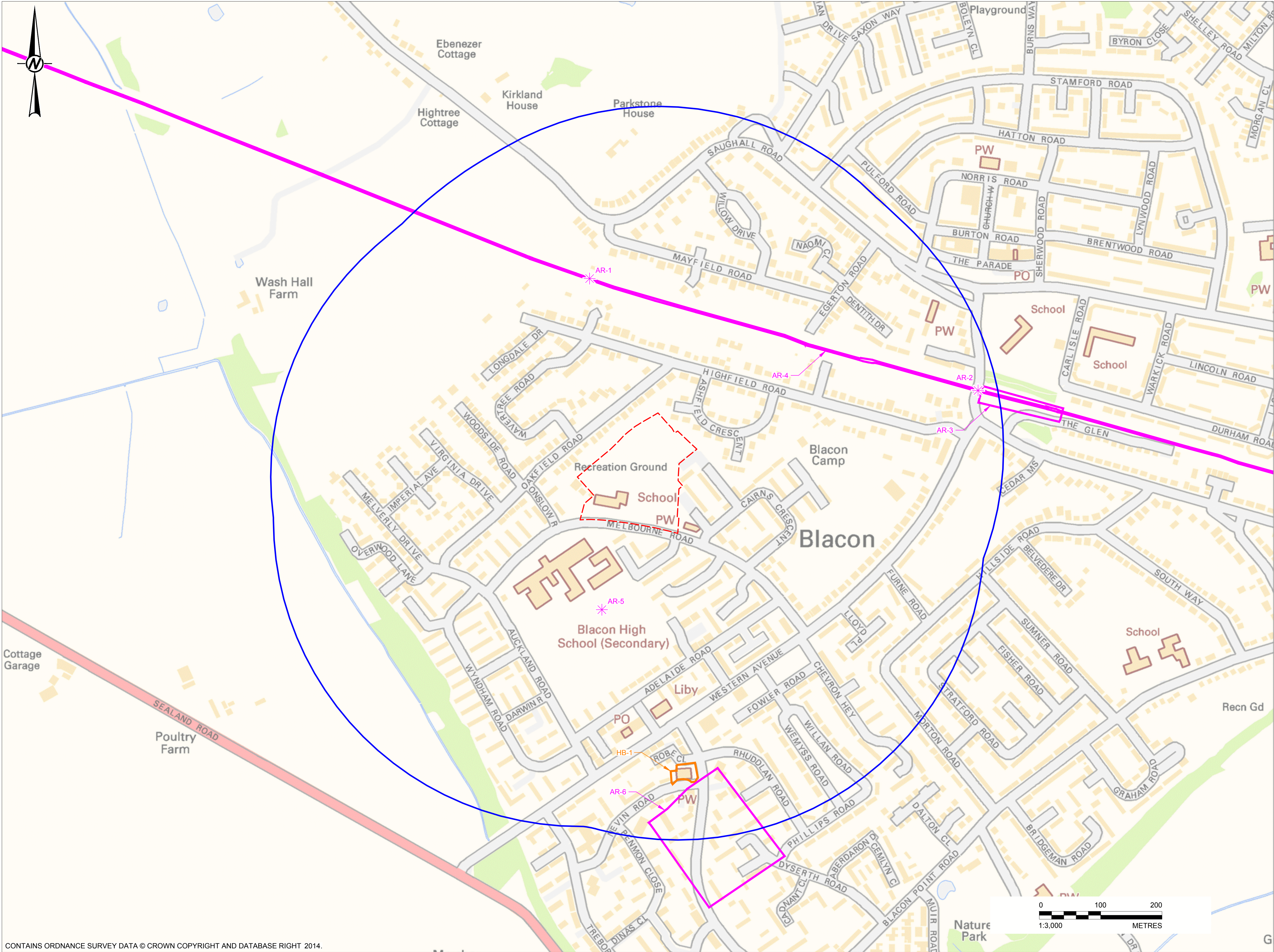


# **DRAWINGS**

**Drawing 1 - Study Area**

**Drawing 2 – Historic Landscape Characterisation**





- LEGEND**
- School Boundary
  - 500 m Study Area
  - Archaeological Remains
  - Historic Buildings

Rev	Description	Drawn	Checked	Date
<b>MORGAN SINDALL</b> <b>MORGAN SINDALL</b> INVESTMENTS				
JH Godwin Primary School				
DRAWING TITLE				A1
Cultural Heritage Assets within JHG Study Area				
SCALE	DATE	DRAWN BY	CHECKED BY	
As indicated	10.09.14	TJ	CR	
PROJECT NUMBER	DRAWING NUMBER	REVISION		
13514520653	JHG-HIST-0001	1		
<b>HLM</b>				

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**LEGEND**

- School Boundary
- 500 m Study Area
- Historic Landscape - HL-1
- Historic Landscape - HL-2
- Historic Landscape - HL-3
- Historic Landscape - HL-4
- Historic Landscape - HL-5
- Historic Landscape - HL-6
- Historic Landscape - HL-7
- Historic Landscape - HL-8
- Historic Landscape - HL-9

Rev	Description	Drawn	Checked	Date
<b>MORGAN SINDALL</b>				
<b>MORGAN SINDALL</b>				
INVESTMENTS				

JH Godwin Primary School

DRAWING TITLEA1

Historic Landscape Characterisation

0mm

50mm

100mm

SCALE	DATE	DRAWN BY	CHECKED BY
As indicated	11.09.14	TJ	CR

PROJECT NUMBER	DRAWING NUMBER	REVISION
13514520653	JHG-HIST-0002	1

**HLM**

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# **APPENDIX A**

## **Gazetteer**



## APPENDIX A

### JHG RAPID CULTURAL HERITAGE DBA

**Table 1: Cultural Heritage Gazetteer (Archaeological Sites)**

ID	HER ID	Record Type	Site Name	Description	Period	Easting	Northing
AR-1	MCH20894	MON	Railway cutting at Blacon	Railway cutting, railway	early 20th century	33760	36828
AR-2	MCH20896	MON	Bridge at Saughall Road	Railway bridge, railway	late 19th century	33823	36810
AR-3	MCH20709	MON	Blacon Station	Railway station, railway	late 19th century	33830	36808
AR-4	MCH19854	MON	Chester to Connah's Quay line (GCR)	Railway	late 19th century	33852	36784
AR-5	MCH20902	MON	Blacon Point (Second World War) Personnel Camp	Military building, army camp	Modern (WWII)	33762	36774
AR-6	MCH9115	MON	Blacon Point Roman military camp	Fort, military camp	Roman	33781	36737

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

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

**Table 3: Table 4: Cultural Heritage Gazetteer (Historic Landscape Characterisation)**

ID	Broad Group	Land Use
HL-1	settlement	20th century settlement
HL-2	ornamental	post-Medieval ornamental parkland
HL-3	post-Medieval fieldscapes	post-Medieval enclosed parkland
HL-4	settlement	20th century settlement
HL-5	communications	post-Medieval communications
HL-6	ancient fieldscapes	Medieval townfields
HL-7	settlement	20th century settlement
HL-8	woodland	post-Medieval plantation
HL-9	post-Medieval fieldscapes	post-Medieval field systems

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