



**Land to the south-west of Lymm Hall,
Lymm, Warrington**


ARCHAEOLOGICAL EVALUATION

PN 17-02

Project No.17-02

01/2017

Land to the south-west of Lymm HallLymm,
Warrington,
Cheshire,
WA13 OAJ.**ARCHAEOLOGICAL EVALUATION**By
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Land to the south- west of Lymm Hall, Lymm, Warrington

Archaeological Evaluation, [01/2017]

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Land to the south-west of Lymm Hall, Lymm, Warrington

Archaeological Evaluation, 01/2017

SUMMARY

The Centre of Archaeology was commissioned in January 2016 by Mark Cottrill of Lymm Hall, to undertake an evaluation to the south west of Lymm Hall, Lymm, in an area known as ‘the paddock’ (NGR SJ 6838 8694), in advance of a proposed residential development. Eight trenches were excavated, the purpose of which was to evaluate the presence of archaeological features on the proposed development site.

The eight trenches had the same stratigraphic relationship and natural ground was reached in each trench. The natural geology was covered by a layer of sterile subsoil and was sealed by a thin topsoil. Overall, the absence of artefacts and features across the site, combined with the known historic usage, suggests that the site had remained an open area, free from structures or development throughout its history.

One possible cut feature survived, this was located at the southern end of site. The feature contained nineteenth century material and was orientated north to south along what was thought to have been a former trackway between Mayfield View to the south and Lymm Hall to the north. The depth of the feature suggests it may have been used as a ditch for drainage along the abandoned track.

A well with associated pumping mechanism and water trough was identified within the centre of the site. These were also believed to be nineteenth or twentieth century in origin, their purpose being to supply water to the animals in the paddock and the vegetable gardens located south of Lymm Hall. A ceramic field drain and lead water pipe were also identified.

Land to the south-west of Lymm Hall, Lymm, Warrington

Archaeological Evaluation, 01/2017

1. INTRODUCTION

- 1.1. The Centre of Archaeology was commissioned in January 2017 by Mark Cottrill of Lymm Hall to undertake an evaluation on land to the south-west of Lymm Hall ahead of a redevelopment of the area (NGR SK 6838 8694, hereinafter referred to as the site). The site investigations form part of the pre-determination documents prepared prior to the submission of the planning application to the local planning authority (Warrington Borough Council). The proposed development site was of possible archaeological significance, therefore a programme of archaeological monitoring and recording was recommended by the Development Management Archaeologist for Warrington Borough Council.
- 1.2. This report outlines the results of an evaluation undertaken between 23rd and 25th January 2017, and has been prepared under the Standards and Guidance issued by the Chartered Institute for Archaeologists (CIfA 2014).
- 1.3. Prior to the archaeological investigations a Written Scheme of Investigation was completed by the Centre of Archaeology which was approved by the Cheshire Archaeology Planning Advisory Service on behalf of Warrington Borough Council (See Appendix 1).
- 1.4. Previous historical work on the site includes an Historic Environment Assessment Report prepared by Oxford Archaeology North (OAN) in 2013; *'Lymm Hall, Lymm, Cheshire: Historic Environment Assessment Report'*. This was followed by a Planning and Heritage Statement prepared by Emery Planning in 2016; *'Planning & Heritage Statement: Planning for 5 dwellings – Lymm Hall, Land off Mayfield View, Lymm, WA13 0AJ'* and a Heritage Statement prepared by Architectural History Practice (AHP) in 2016; *'Lymm Hall, Lymm, Cheshire: Heritage Statement – Paddock Residential Development'*.
- 1.5. These documents have been prepared in accordance with government advice contained with NPPF (National Planning Policy Framework; Department for Communities and Local Government 2012) and should be read in conjunction with this report.

2. LOCATION AND GEOLOGY

- 2.1. The site is located on land off Mayfield View, c.50 metres to the south-west of Lymm Hall, Lymm, Warrington, WA13 OAJ and is centred on NGR SJ 6838 8694. It lies 11km east of Warrington in north Cheshire on the A56, Chester to Stockport road (Figure 1).
- 2.2. The development site covers an approximate total area of 80m x 100m (8000sqm) and consists of the proposed construction of 5 new detached dwellings. The proposal comprises four 3 bedroom dwellings and one 4 bedroom dwelling with associated new road to serve the development. Each plot is unique and they vary in size; the area of plot 1 is 1850sqm, plot 2 1112sqm, plot 3 776sqm, plot 4 1119sqm and plot 5 is 1327sqm. They are centred around a cobbled courtyard with access road to the south. The internal areas of the houses range from 217sqm to 263sqm.
- 2.3. Lymm Hall is located on the south edge of the settlement of Lymm. The development site itself is located to the south-west of Lymm Hall, and to the west of the Hatchings, accessed off Mayfield View, Lymm. No direct access from Rectory Lane or Lymm Hall is proposed. The south the site is bordered by Mayfield view, to the west is Rectory Lane, which runs from the southern part of the town to St Mary's Church and the Church Green.
- 2.4. The development site was historically part of land associated with the hall but remained outside of its original planned gardens. The present character of the site is open ground which has a number of very mature and over mature trees. There are also substantial areas of self-seeded trees, shrubs and brambles, the area in general remains unmaintained.
- 2.5. Lymm Hall is a Grade II* listed building (List Entry; 1265849) and the associated Moat House is listed grade II (List Entry 1226481). Lymm Hall, the grounds and the site are situated within Lymm conservation area. A late medieval moated site (List Entry; 1011146) and a cock pit (List Entry; 1018340) are located within the grounds of Lymm Hall, both of which are scheduled, although the site itself remains outside of the scheduled areas.
- 2.6. The underlying geology of Lymm consists of Keuper Sandstone. The soil survey of England and Wales shows that the drift geology consists of fluvio-glacial gravel and boulder clays (British Geological Survey 1961; www.bgs.ac.uk). The soils in the surrounding area are stagnogleys, which are prone to wetness and are graded class 3 (Furness 1978). Lymm lies at around 30m AOD. Lymm

village contains a deep ravine containing the Slittern Brook, this runs to the River Mersey approximately 1km to the north.

3. HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

- 3.1. The extent of survival of below ground remains of Lymm in general is unknown, with no recorded archaeological work in the main settlement areas. However, as only limited modern development has occurred in Lymm, the survival of archaeological features is likely to be good.
- 3.2. No archaeological evidence is known from the proposed site boundary which lies to the south-west of Lymm Hall. This area was formerly the 'paddock' and it lay beyond the filled in moat. It formerly composed part of the wider Lymm Hall grounds.
- 3.3. Medieval Lymm has been identified from topographical inference and surviving boundaries and features, which are suggestive of a medieval origin. This however remains to be substantiated through a programme of archaeological works.
- 3.4. In 1975, 96 square metres was excavated between the Lymm Moat House and the driveway that leads to the house. This open area revealed deposits that had been disturbed by garden planting and contained 18th and 19th century pottery but failed to produce structural features. An earlier entrance in the Moat House wall was revealed but the remains of the road leading to this had been removed by later landscaping (Bearpark and Johnson 1976).
- 3.5. In 2015, 120 square metres was excavated within the grounds of Lymm Hall, adjacent to the stable/laundry block, in open ground located to the east of the Hall. The evaluation found that the area contained a series of features and deposits dating from the late nineteenth to early twentieth century. These features represented land drainage, trackway fence lines, buried fuel storage and domestic pet burials. The absence of any features or artefacts predating these periods, suggests that this area has continuously remained undeveloped. It appears to have been an open agricultural area away from the medieval settlement of Lymm and Lymm Hall.
- 3.6. The village of Lymm was divided between two estates throughout the medieval period, and both estates continued to be held by families of importance. Lymm Hall is the site of the manor house of the Lymme family and from 1377, the Domevilles. The present hall belongs to the late sixteenth century but replaced an earlier moated manor house, the moat of which has been partially in-filled

(DoE 1984, 28). At the end of the seventeenth century the Domville manor was sub-divided, the greater portion going to the Taylor family.

- 3.7. The only known archaeological work to have been carried out in Lymm revealed a section of a possible Roman road to the west of the settlement, the minor works at Lymm Hall and the excavation of the slitting mill on the Slitten Brook.
- 3.8. There are various scattered finds ranging from the prehistoric to post-medieval periods recovered from Lymm and the surrounding areas. For a detailed historical and archaeological summary of these please see the Cheshire Historic Towns Survey- Lymm Archaeological Assessment, 2003 by M. Shaw and J. Clark.

4. AIMS AND OBJECTIVES

- 4.1. The principal aim of the evaluation was to determine the character, state of preservation and the potential significance of any buried remains.
- 4.2. More specific aims were to:
 - Identify and assess the survival of potential below ground remains.
 - Provide information which may enhance historical and archaeological knowledge of the region, specifically the period of Lymm Halls existence.
 - Contribute information which may answer regionally and nationally important research questions.

As described in the WSI, a further programme of archaeological mitigation was a requirement, if the outcome of outcome of the findings from these evaluations, were of potential significance.

5. METHODOLOGY

- 5.1. A series of eight trial trenches, each at c.10.00m in length x 1.6m in width, were excavated across the development area. This amounted to c.80.00m of linear trenching or 128sqm of trenching. The site ranged from 37.0m AOD at the north of site to 41.5m AOD in the south (**Figure 2**).
- 5.2. Trench locations were positioned to focus on the areas which would be subject to the most disturbance as a result of the proposed development. These positions included the proposed

footprints of each of the five houses and the proposed central cobbled courtyard and access road. The position of these trenches were subject to issues such as fallen trees and existing tree root systems.

- 5.3. All topsoil and modern overburden was removed using a JCB type mechanical excavator with a toothless ditching bucket, under direct archaeological supervision, down to the top of the uppermost archaeological horizon or the subsoil. Subsequent cleaning and excavation was undertaken stratigraphically and by hand.
- 5.4. Archaeological deposits were not completely excavated unless it was deemed unavoidable. The depth of archaeological deposits across the site was assessed, and the full length of each trench was excavated down to sterile deposits where possible. Dating evidence was recorded wherever possible from each layer.
- 5.5. All stratigraphic sequences were recorded, even where no archaeology was present. Sections were drawn of all significant vertical stratigraphy at a scale of 1:20. A comprehensive written record was maintained using a continuous numbered context system on pro-forma cards. Written records and scale plans were supplemented by photographs using high resolution digital photography.
- 5.6. The full site archive has been prepared according to guidelines set down in Appendix 3 of the Management of Research Projects in the Historic Environment (Historic England, 2015), the Guidelines for the Preparation of Excavation Archives for Long-term Storage (UKIC, 1990), the Standard and Guidance for the collection, documentation, conservation and research of archaeological materials (Chartered Institute for Archaeologists, 2001) and the Standards in the Museum Care of Archaeological collections (Museum and Art Galleries Commission, 1992). The paper archive will be deposited with the Development Control Archaeologist for Cheshire Archaeology Planning Advisory Service and Warrington Borough Archives. A copy of the report will also be submitted to OASIS (Online Access to the Index of archaeological investigations).

6. RESULTS

6.1. Introduction

The following section is arranged in trench order and both feature (cut) and context numbers are highlighted in bold. Representative trench plans and sections are illustrated (see Plates 1-9 and Figures 2-3). Ground level was approximately 40m AOD. All ground level data was measured against this known height. Each of the trenches was stratigraphically similar, natural ground was reached in each of the eight trenches, this was covered by a sterile subsoil and sealed by a thin topsoil. Very few artefacts were identified in this topsoil layer overall, suggesting that the site had remained an open agricultural field throughout its history. The majority of the site had become overgrown with brambles and self-seeded trees. The overgrown nature of the site contributed to poor quality topsoil and a subsoil disturbed by roots.

6.2. Trench 1 (Plate 1, Figure 2) (10m x 1.6m)

Trench 1 was excavated to a depth of 0.45m below ground level. Natural ground (**102**) was exposed at this level (36.55m AOD). This layer was composed of reddish-orange, sandy, weathered boulder clays and it was uneven and undulating in nature. There were bands of light yellow orange sand within this layer and it contained very occasional, small rounded pebbles. The natural geology was covered by a homogenous, orangey-brown, sandy clay subsoil deposit (**101**). Towards the uppermost part of this deposit, the layer was more mixed and had become disturbed, resulting in the presence of small charcoal flecks. This subsoil layer was essentially a natural deposit, which was deeper in places where it had settled in the rippled depressions of the undulating natural beneath. These layers were sealed by a mid-dark brown, sandy-silt topsoil (**100**).

6.3. Trench 2 (Plate 2, Figure 2) (10m x 1.6m)

Trench 2 was excavated to a depth of 0.75m below ground level. Natural ground (**202**) was exposed at this level (36.50m AOD). This layer was composed of reddish-orange, sandy, weathered boulder clays and it was uneven and undulating in nature. There were bands of light yellow orange sand within this layer and it contained very occasional, small rounded pebbles. The natural geology was covered by a homogenous, orangey-brown, sandy clay subsoil deposit (**201**). Towards the uppermost part of this deposit, the layer was more mixed and had become disturbed, resulting in the presence of small charcoal flecks. These layers were sealed by a mid-dark brown, sandy-silt topsoil (**200**).

6.4. Trench 3 (Plate 3, Figure 2 (10m x 1.6m))

Trench 3 was excavated to a depth of 0.35m below ground level. Natural ground (**302**) was exposed at this level (37.65m AOD). This layer was composed of reddish-orange, sandy, weathered boulder clays and it was uneven and undulating in nature. There were bands of light yellow orange sand within this layer and it contained very occasional, small rounded pebbles. The natural geology was covered by a homogenous, orangey-brown, sandy clay subsoil deposit (**301**). Towards the uppermost part of this deposit, the layer was more mixed and had become disturbed, resulting in the presence of small charcoal flecks. These layers were sealed by a mid-dark brown, sandy-silt topsoil (**300**).

6.5. Trench 4 (Plates 4 and 5, Figures 2 and 3) (10m x 1.6m)

Trench 4 was excavated to a depth of 0.45m below ground level. Natural ground (**402**) was exposed at this level (38.05m AOD). This layer was composed of reddish-orange, sandy, weathered boulder clays and it was uneven and undulating in nature. There were bands of light yellow orange sand within this layer and it contained very occasional, small rounded pebbles, this layer was deeper at the western end of the trench. The natural geology was covered by a homogenous, orangey-brown, sandy clay subsoil deposit (**401**). Towards the uppermost part of this deposit, the layer was more mixed and had become disturbed, resulting in the presence of small charcoal flecks.

A large yellow sandstone, stone trough had been set into this layer at the eastern end of the trench (**403**). This trough was 1.6m in length x 0.96m in width x 0.3m in depth. It was probably nineteenth and twentieth century in origin and was used to contain water for the use of the animals within the paddock area. Adjacent to this trough, to the south of the trench was a brick lined well. This well was approximately 1m in diameter and at least 4.5m in depth. The remains of a steel pumping mechanism had survived within the well. Three large stone sandstone blocks (**404**) had been used to cover and seal the well upon its disuse. These blocks and natural geological layers were sealed by a mid-dark brown, sandy-silt topsoil (**400**).

6.6. Trench 5 (Plate 6, Figure 2) (10m x 1.6m)

Trench 5 was excavated to a depth of 0.5m below ground level. Natural ground (**502**) was exposed at this level (38.5m AOD). This layer was composed of reddish-orange, sandy, weathered boulder clays and it was uneven and undulating in nature. There were bands of light yellow orange sand within this layer and it contained very occasional, small rounded pebbles. Set into this layer at the

western end of the trench was a linear cut orientated north-west to south-east (505). This was exposed to a length of 2.5m and 0.24m in width. A ceramic horseshoe shaped land drain, placed upon a slate base (503). The cut was then backfilled with a mid brown silty sand and clay deposit (504). The natural geology was covered by a homogenous, orangey-brown, sandy clay subsoil deposit (501). Towards the uppermost part of this deposit, the layer was more mixed and had become disturbed, resulting in the presence of small charcoal flecks. These layers were sealed by a mid-dark brown, sandy-silt topsoil (500).

6.7. Trench 6 (Plate 7, Figure 2) (10m x 1.6m)

Trench 6 was excavated to a depth of 0.35m below ground level. Natural ground (602) was exposed at this level (40.15m AOD). This layer was composed of reddish-orange, sandy, weathered boulder clays and it was uneven and undulating in nature. There were bands of light yellow orange sand within this layer and it contained very occasional, small rounded pebbles. The natural geology was covered by a homogenous, orangey-brown, sandy clay subsoil deposit (601). Towards the uppermost part of this deposit, the layer was more mixed and had become disturbed, resulting in the presence of small charcoal flecks. These layers were sealed by a mid-dark brown, sandy-silt topsoil (600).

6.8. Trench 7 (Plate 8, Figure 2) (10m x 1.6m)

Trench 7 was excavated to a depth of 0.35m below ground level. Natural ground (702) was exposed at this level (39.65m AOD). This layer was composed of reddish-orange, sandy, weathered boulder clays and it was uneven and undulating in nature. There were bands of light yellow orange sand within this layer and it contained very occasional, small rounded pebbles. The natural geology was covered by a homogenous, orangey-brown, sandy clay subsoil deposit (701). Towards the uppermost part of this deposit, the layer was more mixed and had become disturbed, resulting in the presence of small charcoal flecks. A lead water pipe 0.06m in diameter, had cut through the western end of this deposit (703). It ran in a north west to south east direction, but it is unclear of the destination of the pipe. These layers were sealed by a mid-dark brown, sandy-silt topsoil (700).

6.9. Trench 8 (Plates 9 and 10, Figure 2) (10m x 1.6m)

Trench 8 was excavated to a depth of 0.50m below ground level. Natural ground (802) was exposed at this level (37.65m AOD). This layer exceeded a depth of 1m at the eastern end of the trench. It was composed of reddish-orange, sandy, weathered boulder clays and it was uneven and

undulating in nature. There were bands of light yellow orange sand within this layer and it contained very occasional, small rounded pebbles. The natural geology was covered by a homogenous, orangey-brown, sandy clay subsoil deposit (**801**). Towards the uppermost part of this deposit, the layer was more mixed and had become disturbed, resulting in the presence of small charcoal flecks. At the eastern end of the trench there was an area of disturbed ground, beneath which was a possible ditch cut (**803**). This remained unclear after excavation but it was thought to be approximately 1.2m in diameter and 0.8m in depth (see plate 10 for detail). The possible ditch feature was orientated north to south and lay close to an area thought to have formerly been a trackway between Mayfield View to the south and Lymm Hall to the north. The possible ditch had been filled with dark brown sandy silt (**804**). It contained occasional fragments of nineteenth century brick and tile. This possible feature and the layers surrounding it were sealed by a mid-dark brown, sandy-silt topsoil (**800**).

7. DISCUSSION

- 7.1. Eight trenches were excavated, down to natural geology or sterile subsoil in an attempt to locate any surviving archaeological features. One possible cut feature survived, this was located at the southern end of site within Trench 8. The feature contained nineteenth century material and was orientated north to south along what was thought to have been a former trackway between Mayfield View to the south and Lymm Hall to the north. The depth of the feature suggests it may have been used as a ditch for drainage along the track. A well with associated pumping mechanism and water trough were identified within the centre of the site adjacent to trench 4. These were thought to be nineteenth to twentieth century in origin, their purpose being to supply water to the animals in the paddock and vegetable gardens located south of Lymm Hall. A ceramic field drain and lead water pipe were also identified.
- 7.2. Each of the eight trenches had the same stratigraphic relationship. Natural ground was encountered between 0.35 and 0.75m below ground level, this was covered by a layer of sterile subsoil and sealed by a thin topsoil. Overall, the absence of artefacts and features across the site, combined with the known historic usage, suggests that the site had remained an open area, free from structures or development throughout its history. Its most recent use as a paddock was probably a continuation of its past usage. Being located to the north east of Lymm Hall, the historic core of Lymm appears not to have encroached on the site area, suggesting it has always been agricultural in nature.

8. ACKNOWLEDGEMENTS

- 8.1. The project was commissioned by Mark Cottrill of Lymm Hall. Thanks are due to Derry Edwards of DOVE architecture and interiors Ltd for their co-operation and assistance throughout the project. Thanks also go to Vicky Nash, Development Management Archaeologist, who monitored the project on behalf of Warrington Borough Council. Work on site was undertaken by William Mitchell. William Mitchell produced the written report, which was edited by Kevin Colls, who also managed the project for the Centre of Archaeology.

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11

PLATES AND FIGURES



Plate 1. Trench 1; facing south.



Plate 2. Trench 2; facing north



Plate 3. Trench 3; facing south.



Plate 4. Trench 4; facing west.



Plate 5. Trench 4; detail of stone water trough and capped well.



Plate 6. Trench 5; facing east.



Plate 7. Trench 6, facing south



Plate 8. Trench 7; facing west.

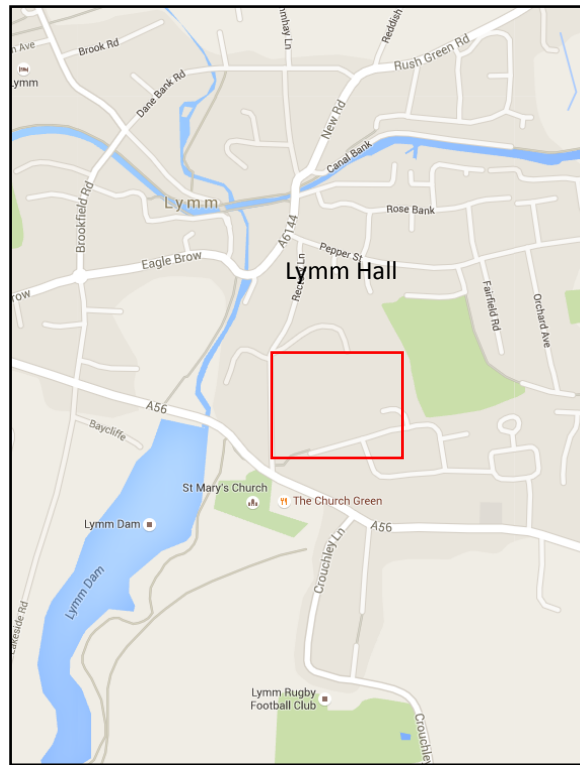
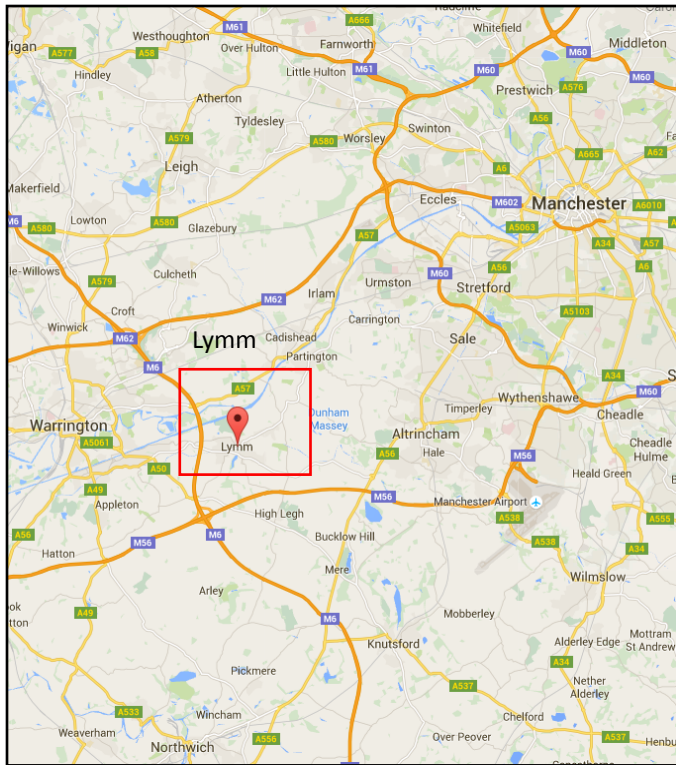


Plate 9. Trench 8, facing east.



Plate 10. Trench 8, facing east. Detail of possible ditch 803.

Appendix 1: Written Scheme of Investigation.



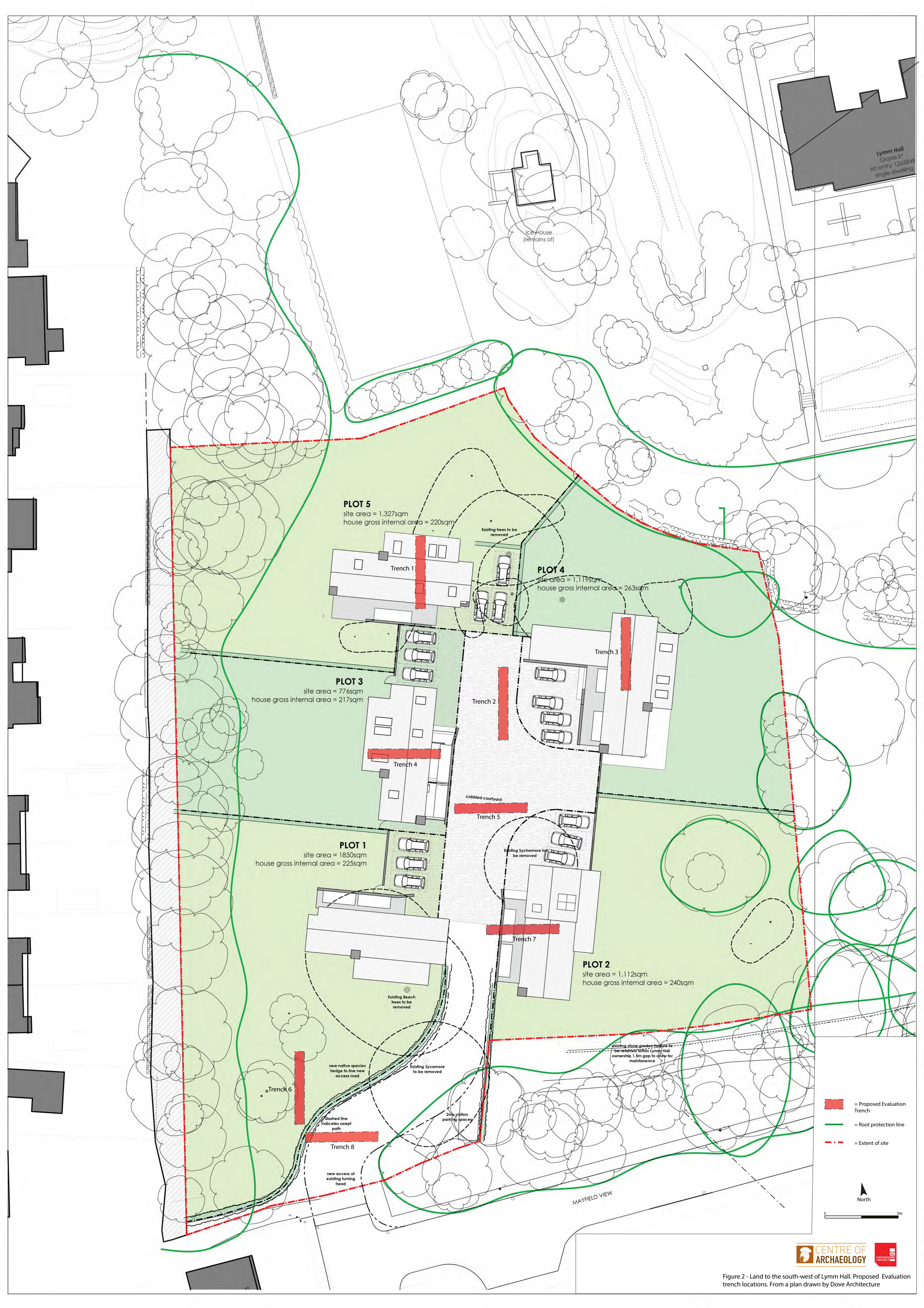


Figure 2 - Land to the south-west of Lymm Hall. Proposed Evaluation trench locations. From a plan drawn by Dove Architecture

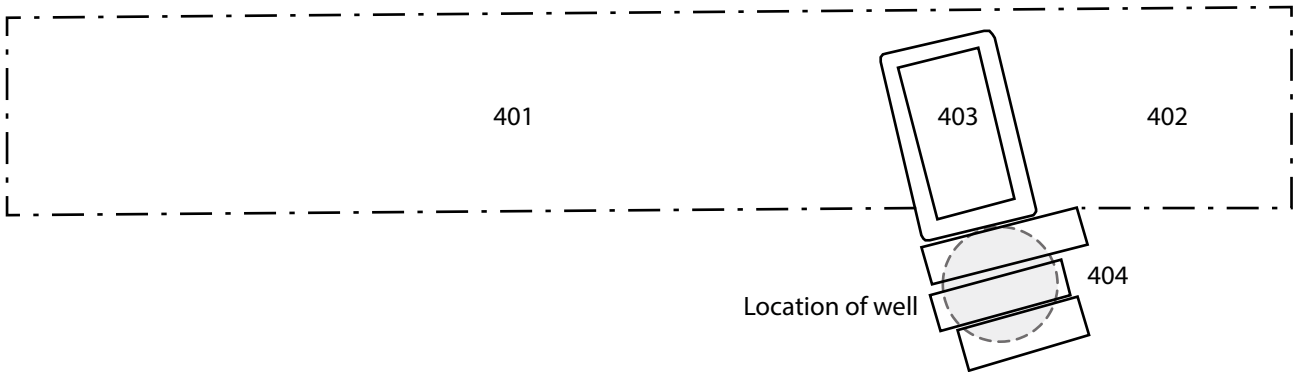
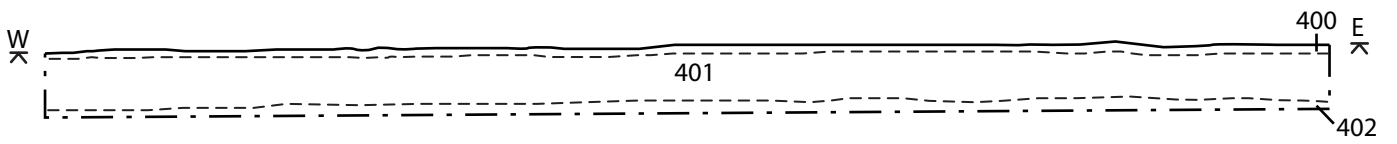


Figure 3- Representative trench. Trench 4; plan and south facing section

REPORT VERSION. DRAFT JANUARY 2017

Land to the south-west of Lymm Hall, Lymm, Warrington

Written Scheme of Investigation for an Archaeological Evaluation

Pre-determination planning application document for Warrington Metropolitan Borough Council.

NGR: SJ 6838 8694

Archaeological Contractor: Centre of Archaeology, Staffordshire University

Archaeological Project Manager: Kevin Colls

Client: Dove Architecture LLP, on behalf of the Cottrill Family.

1 INTRODUCTION

- 1.1 DOVE Architecture LLP, on behalf of the Cottrill Family, requested that the Centre of Archaeology, Staffordshire University undertake a Written Scheme of Investigation for an archaeological evaluation on land to the south-west of Lymm Hall (SJ 6838 8694) in advance of a proposed residential development.
- 1.2 This document describes the programme of work required to undertake an archaeological evaluation at the above site. Any variation in the scope of work would be agreed with the development control archaeologist for Cheshire Archaeology Planning Advisory Service, before implementation. The local planning authority covering the site is Warrington Metropolitan Borough Council. This project design follows the general requirements as set out in the former Cheshire County Council's *Conditions for Archaeological Contractors and Consultants* document (2003 edn).
- 1.3 Plans are being developed for the construction of five detached dwellings on land known as 'The Paddock'. This lies c.50m to the south-west of Lymm Hall, Rectory lane, Warrington. As the proposed development site is of possible archaeological significance archaeological monitoring was recommended by the Cheshire Archaeology Planning Advisory Service development control archaeologist. This written scheme of investigation forms part of the pre-determination documents prepared prior to the submission of the planning application.
- 1.4 Previous historical work on the site includes an Historic Environment Assessment Report prepared by Oxford Archaeology North (OAN) in 2013; *'Lymm Hall, Lymm, Cheshire: Historic Environment Assessment Report'*. This was followed by a Planning and Heritage Statement prepared by Emery Planning in 2016; *'Planning & Heritage Statement: Planning for 5 dwellings – Lymm Hall, Land off Mayfield View, Lymm, WA13 0AJ'* and a Heritage Statement prepared by Architectural History Practice (AHP) in 2016; *'Lymm Hall, Lymm, Cheshire: Heritage Statement – Paddock Residential Development'*. These documents have been prepared in accordance with government advice contained with NPPF (National Planning Policy Framework; Department for Communities and Local Government 2012).

2 SITE DESCRIPTION AND LOCATION

- 2.1 The site is located on land off Mayfield View, c.50 metres to the south-west of Lymm Hall, Lymm, Warrington, WA13 OAJ and is centred on NGR SJ 6838 8694. It lies 11km east of Warrington in north Cheshire on the A56, Chester to Stockport road.
- 2.2 The development site covers an approximate total area of 80m x 100m (8000sqm) and consists of the proposed construction of 5 new detached dwellings. The proposal comprises four 3 bedroom dwellings and one 4 bedroom dwelling with associated new road to serve the development. Each plot is unique and they vary in size; the area of plot 1 is 1850sqm, plot 2 is 1112sqm, plot 3 is 776sqm, plot 4 is 1119sqm and plot 5 is 1327sqm. They are centred around a cobbled courtyard with access road to the south. The internal areas of the houses range from 217sqm to 263sqm.
- 2.3 Lymm Hall is located on the south edge of the settlement of Lymm. The development site itself is located to the south-west of Lymm Hall, and to the west of the Hatchings, accessed off Mayfield View, Lymm. No direct access from Rectory Lane or Lymm Hall is proposed. The south the site is bordered by Mayfield view, to the west is Rectory Lane, which runs from the southern part of the town to St Mary's Church and the Church Green.
- 2.4 The development site was historically part of land associated with the hall but remained outside of its original planned gardens. It is within the meadow or paddock area south-west of the hall, now referred to as The Paddock. The present character of the paddock is overgrown open ground which has a number of very mature and over mature trees. There are also substantial areas of self-seeded trees, shrubs and brambles, the area in general remains unmaintained and is no longer a grassed area. The boundary of the site comprises mainly modern timber post and rail fencing, there sections of iron estate railings and low stone walling in places.
- 2.5 Lymm Hall is a Grade II* listed building (List Entry: 1265849) and the associated Moat House is listed grade II (List Entry: 1226481). Lymm Hall, the grounds and the site are situated within Lymm conservation area. A late medieval moated site (List Entry: 1011146) and a cock pit (List Entry: 1018340) are located within the grounds of Lymm Hall, both of which are scheduled, although the site itself remains outside of the scheduled areas.

3 GEOLOGY

- 3.1 The underlying geology of Lymm consists of Keuper Sandstone. The soil survey of England and Wales shows that the drift geology consists of fluvio-glacial gravel and boulder clays (British Geological Survey 1961; www.bgs.ac.uk). The soils in the surrounding area are stagnogleys, which are prone to wetness and are graded class 3 (Furness 1978). Lymm lies at around 30m AOD. Lymm village contains a deep ravine containing the Slittern Brook, this runs to the River Mersey approximately 1km to the north.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 4.1 The extent of survival of below ground remains of Lymm in general is unknown, with no recorded archaeological work in the main settlement areas. However, as only limited modern development has occurred in Lymm, the survival of archaeological features is likely to be good.
- 4.2 No archaeological evidence is known from the proposed site boundary which lies to the south-west of Lymm Hall. This area was formerly the 'paddock' and it lay beyond the filled in moat. It formerly composed part of the wider Lymm Hall grounds.
- 4.3 Medieval Lymm has been identified from topographical inference and surviving boundaries and features, which are suggestive of a medieval origin. This however, remains to be substantiated through a programme of archaeological works.
- 4.4 Lymm Hall originated as a moated site during the medieval period. The precise date of the medieval house and associated moat is not known. There has been a large amount of rebuilding of the hall throughout its history. The hall appears to have been completely rebuilt in the 16th and 17th centuries and significantly remodelled in the Georgian period.
- 4.5 In 1975, 96 square metres were excavated between the Lymm Moat House and the driveway that leads to the house. This open area revealed deposits that had been disturbed by garden planting and contained 18th and 19th century pottery but failed to produce structural features. An earlier entrance in the Moat House wall was revealed but the remains of the road leading to this had been removed by later landscaping (Bearpark and Johnson 1976).
- 4.6 In 2015, 120 square metres were excavated within the grounds of Lymm Hall, adjacent to the stable/ laundry block, in open ground located to the east of the Hall. The evaluation found that the area contained a series of features and deposits dating from the late nineteenth to early twentieth century. These features represented land drainage, trackway fence lines, buried fuel storage and domestic pet burials. The absence of any features or artefacts predating these periods, suggests that this area has continuously remained undeveloped. It appears to have been an open agricultural area away from the medieval settlement of Lymm and Lymm Hall (Centre of Archaeology, 2015).
- 4.7 The village of Lymm was divided between two estates throughout the medieval period, and both estates continued to be held by families of importance. Lymm Hall is the site of the manor house of the Lymme family and from 1377, the Domevilles. The present hall belongs to the late sixteenth century but replaced an earlier moated manor house, the moat of which has been partially in-filled (DoE 1984, 28). At the end of the seventeenth century the Domville manor was sub-divided, the greater portion going to the Taylor family.
- 4.8 The only known archaeological work to have been carried out in Lymm revealed a section of a possible Roman road to the west of the settlement, the minor works at Lymm Hall and the excavation of the slitting mill on the Slitten Brook.

4.9 There are various scattered finds ranging from the prehistoric to post-medieval periods recovered from Lymm and the surrounding areas. For a detailed historical and archaeological summary of these local finds please see the Cheshire Historic Towns Survey-Lymm Archaeological Assessment, 2003 by M. Shaw and J. Clark. For a more comprehensive documentary history of Lymm Hall and the site please see the recently produced documents;

Architectural History Practice (AHP), 2016 *Lymm Hall, Lymm, Cheshire: Heritage Statement – Paddock Residential Development* (unpublished report held in the Cheshire Environment Record).

Emery Planning, 2016 *Planning & Heritage Statement: Planning for 5 dwellings – Lymm Hall, Land off Mayfield View, Lymm, WA13 0AJ*, (unpublished report held in the Cheshire Environment Record).

Oxford Archaeology North (OAN), 2013 *Lymm Hall, Lymm, Cheshire: Historic Environment Assessment Report*, (unpublished report held in the Cheshire Environment Record R3529).

5 AIMS AND OBJECTIVES

5.1 The principal aim of the evaluation is to determine the location, character, extent, date, state of preservation and the potential significance of any buried remains.

5.2 More specific aims are to:

- Identify and assess the survival of potential below ground remains.
- Provide information which may enhance historical and archaeological knowledge of the region, specifically the period of Lymm Hall's existence.
- Contribute information which may answer regionally and nationally important research questions.

6 METHODOLOGY

6.1 As a condition of the proposed construction works, a programme of pre-determination archaeological evaluation is suggested by the Development Control Archaeologist. The methodology employed is based upon the guidelines outlined in the brief for a programme of Archaeological Evaluation, prepared by Cheshire Archaeology Planning Advisory Service.

Evaluation Phase

6.2 A series of trial trenches across the development area are proposed. Eight trenches, each at c.10.00m in length x 1.2m in width are proposed. This amounts to c.80.00m of linear trenching or 96sqm of trenching (Figure 2).

- 6.3 Trench locations have been positioned to focus on the areas which will be subject to the most disturbance as a result of the proposed development. These positions include the proposed footprints of each of the five houses and the proposed central cobbled courtyard and access road. The position of these trenches are subject to agreement by the Development Control Archaeologist. Confirmation of trench positions is also sought from Warrington Metropolitan Borough Council's Arboricultural Officer to ensure that no mature trees are damaged during the evaluation works.
- 6.4 All topsoil and modern overburden will be removed using a tracked mechanical excavator with a toothless ditching bucket, under direct archaeological supervision, down to the top of the uppermost archaeological horizon or the subsoil. Subsequent cleaning and excavation will be undertaken stratigraphically and by hand. Any archaeological features manually sample excavated at this time will be subject to the strategy laid out below. This is done to sufficiently define their character and to obtain suitable dating evidence using the following strategy;
- 50% of pits under 1.5m or postholes
 - 25% of pits over 1.5m including a complete section
 - 20% sample of linear/ curvi-linear features under 5m in length
 - 10% sample of linear/ curvi-linear features over 5m in length
- 6.5 Archaeological deposits will not be completely excavated unless it was deemed unavoidable. The depth of archaeological deposits across the site will be assessed, although the full length of every trench will not be necessarily excavated down to natural.
- 6.6 All stratigraphic sequences will be recorded, even where no archaeology is present. Features will be planned at a scale of 1:20 or 1:50, and sections drawn of all cut features and significant vertical stratigraphy at a scale of 1:10 or 1 :20. A comprehensive written record will be maintained using a continuous numbered context system on *pro-forma* cards. Written records and scale plans will be supplemented by photographs using digital photography.
- 6.7 Buried soils and sediment sequences will be inspected and recorded on site where appropriate. Examination of soil sediments conformed to guidelines set out in *Geoarchaeology: using earth sciences to understand the archaeological record* (English Heritage 2004).
- 6.8 Deposits will be sampled for retrieval and assessment of the preservation conditions and potential for analysis of biological remains. The environmental sampling policy follows the guidelines contained in the Centre of Archaeology Fieldwork Manual and *Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-excavation* (English Heritage 2002). Sampling strategies for wooden structures

conformed to guidelines set out in *Waterlogged wood: Guidelines on the recording, sampling, conservation and curation of waterlogged wood*. (Brunning 1996).

- 6.9 Where suitable deposits existed they will be sampled for dendrochronological dating evidence in line with *Dendrochronology: guidelines on producing and interpreting dendrochronological data* (English Heritage 2004a).
- 6.10 Where there was evidence for industrial activity, samples will be taken to identify macroscopic technological residues in accordance with *Archaeometallurgy* (English Heritage 2001) and *Science for Historic Industries* (English Heritage 2006).
- 6.11 While buried human remains are not anticipated on this site, should they be encountered work will halt and the area of the discovery will be cordoned off. The coroner and Derby City Council Archaeologist will be consulted and the opportunity for a site meeting explored. Where the archaeological recording and excavation of human remains is warranted, a licence will first be obtained from the Ministry of Justice. Any such remains will be treated with due respect and will be removed from site for appropriate assessment in accordance with relevant standards and guidance.
- 6.12 Were there to be any discovery of artefacts regarded as treasure, any such discovery will halt works, the area will be cordoned off and the Coroner, Cheshire Portable Antiquities Scheme Finds Liaison Officer and the Development Control Archaeologist for Cheshire Archaeology Planning Advisory Service will be consulted and a site meeting arranged at the earliest opportunity. Where such finds are of sufficient significance, a separate WSI will be prepared by the appointed archaeological organisation to cater for the excavation, recording and careful lifting of appropriate evidence forms.
- 6.13 The full site archive will include all artefactual remains recovered from the site. The site archive will be prepared according to guidelines set down in Appendix 3 of the Management of Research Projects in the Historic Environment (Historic England, 2015), the Guidelines for the Preparation of Excavation Archives for Long-term Storage (UKIC, 1990), the Standard and Guidance for the collection, documentation, conservation and research of archaeological materials (Chartered Institute for Archaeologists, 2001) and Standards in the Museum Care of Archaeological Collections (Museum and Art Galleries Commission, 1992). The paper archive will be deposited with the appropriate repository subject to permission from the landowner.

7 STAFFING

- 7.1 The project will be managed and directed for the Centre of Archaeology by Kevin Colls MIFA and supervised in the field by Project Archaeologist, William Mitchell. If necessary, a team of experienced site assistants will be used to assist in fieldwork responsibilities.
- 7.2 Specialist staff will be, where appropriate:
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Prehistoric pottery	David Mullins	Freelance Specialist
Prehistoric flint	Barry Bishop	Freelance Specialist
Roman pottery	Jane Evans	Freelance pottery specialist
Roman pottery	Jane Timby	Freelance pottery specialist
Samian pottery	Felicity Wild	Freelance pottery specialist
Saxon, medieval and post-medieval pottery	Stephanie Rátkai	Honorary Research Associate and Finds Researcher, University of Birmingham
Medieval and post-medieval pottery	Chris Cumberpatch	Freelance
Post-medieval pottery and glass	Leigh Dodd	Freelance
Ceramic building material (CBM), tile	Phil Mills	Leicester University
Vessel glass	Cecily Cropper	Freelance specialist
Clay tobacco pipe	Dr David Higgins	Freelance Specialist
Coins, brooches	Dr Roger White	University of Birmingham
Iron, leather	Quita Mould	Freelance finds specialist
General finds	Erica Macey-Bracken	Freelance finds specialist
General finds	Jon Goodwin	Finds specialist, Senior Planning Officer, Stoke On Trent City Council
Animal bone	Matilda Holmes	Freelance archaeozoologist
Human bone	Dr Caroline Sturdy Colls	Staffordshire University
Archaeo-geomorphology	Dr Andrew Howard	Freelance specialist
Palynology	MOLA	Museum of London Archaeology
Archaeobotany	MOLA	Museum of London Archaeology
Entymology	Dr David Smith	University of Birmingham
	Dr Emma Tetlow	University of Edinburgh
Charcoal and wood	Rowena Gale	Freelance Specialist
Dendrochronology	Dr Robert Howard	Nottingham Tree Ring Dating Laboratory

Archaeometallurgy	Anthony Swiss	Freelance specialist
	Rod MacKenzie	Freelance specialist
	Jane Cowgill	Freelance specialist
Glass residues	Dr David Dungworth	English Heritage

8 REPORT

- 8.1 A report will be produced for the evaluation. On completion of the fieldwork, post-excavation work for each phase, including finds processing/ conservation, analysis and primary research, will be undertaken. A site archive will be compiled and an illustrated report will be prepared.
- 8.2 This report would be in the format required by the *Management of Research Projects in the Historic Environment* (Historic England, 2015) guidelines, specifically Project Planning Note 3: Archaeological Excavation (English Heritage, 2008) as appropriate, to include:
- 1) Summary
 - 2) Description of the archaeological background
 - 3) Method
 - 4) A narrative description of the results and discussion of the evidence, set in their local, regional and national research context, supported by appropriate plans, sections and photographs
 - 5) Summary of the finds and environmental evidence
 - 6) Specialist assessments of the finds and environmental evidence
 - 7) Impact assessment and recommended mitigation strategy.
- 8.3 The written report will be made publicly accessible, as part of the Cheshire Sites and Monuments Record within six months of completion. Two copies of the report will be lodged with the Development Control Archaeologist for Cheshire Archaeology Planning Advisory Service. A digital copy on CD-ROM will be provided. A summary report may be submitted for inclusion in a local archaeological journal or similar. If the results are considered of regional or national importance it may be appropriate to publish the report in a regional or national archaeological journal or other suitable publication outlet including digital online reports.
- 8.4 On completion of the report the appropriate OASIS (Online Access to the Index of archaeological investigations) form will be completed and the report will be submitted to OASIS.

9 ARCHIVING

- 9.1 The full site archive will include all artefactual and/or ecofactual remains recovered from the site. Finds and the paper archive will be deposited with Warrington Museum and Art Gallery subject to permission from the landowner.

- 9.2 Preparation and deposition of the site archive, from both evaluation and excavation will be undertaken with reference to the Warrington Museum and Art Gallery guidelines and to *Guidelines for the Preparation of Excavation Archives for Long-Term Storage* (Walker 1990) and *Archaeological Archives: a guide to best practice in creation, compilation, transfer and curation* (Brown 2007).

10 TIMETABLE

- 10.1 At least one weeks notice of the start of fieldwork will be given to the Development Control Archaeologist for Cheshire. Review/ monitoring meetings will be arranged if necessary during the fieldwork.

Evaluation

Timescale and methodology to be determined by site conditions and contractors. Five days are timetabled to undertake the site stripping, hand excavation and recording. Reinstatement of the site will be agreed with the landowner at the outset of the project

- 10.2 A timetable of the start of works has not been agreed at present. Site excavations are provisionally timetabled to start mid to late January 2017.

11 PROFESSIONAL STANDARDS

- 11.1 All project staff will adhere to the Code of Conduct of the Chartered Institute for Archaeologists. The project will follow the requirements set down in the *Standard and Guidance for Archaeological Watching Brief and Field Evaluation* (CIfA revised 2013).
- 11.2 Any human remains encountered will be initially left *in situ* and covered. In the event that human remains need to be removed this will be carried out under the terms of a Ministry of Justice Licence and adhering to relevant environmental health regulations.
- 11.3 All finds which may constitute 'treasure' under the Treasure Act, 1997 will be removed to a safe place and reported to the local Coroner. If removal is not possible on the same working day as discovery, appropriate security arrangements will be provided to keep the finds safe from theft.

12 HEALTH AND SAFETY

- 12.1 A detailed risk assessment (and method statement if appropriate) will be prepared prior to the commencement of fieldwork.
- 12.2 All current health and safety legislation, regulations and guidance will be complied with. The excavation will conform to the *Workplace (Health, Safety and Welfare) Regulations 1992*, *Management of Health and Safety at Work Regulations 1999*, and *Construction (Design and Management) Regulations 2007* and any other health and safety legislation where appropriate. Work will be carried out in accordance with guidelines laid out in the

Staffordshire University health and Safety Manual and Health & Safety in Field Archaeology Manual (SCAUM 2007).

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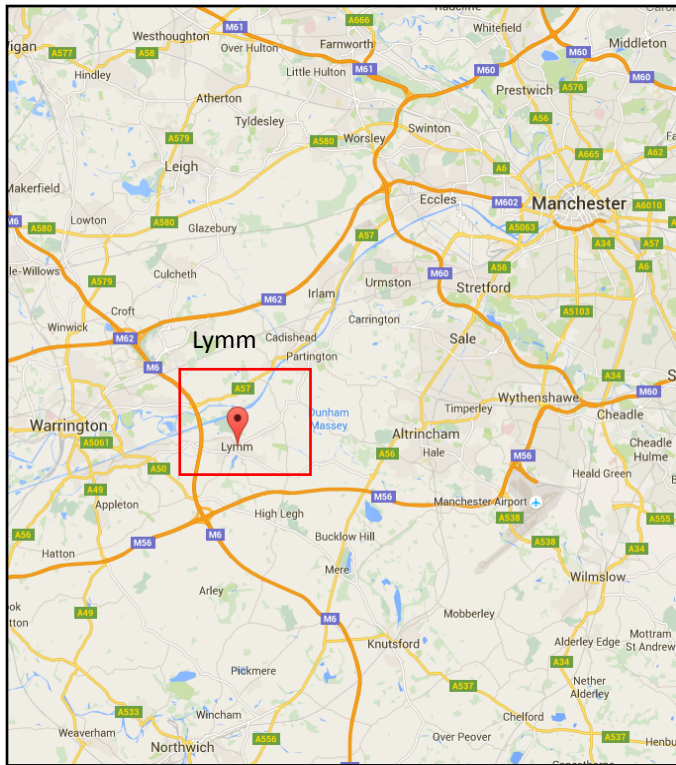
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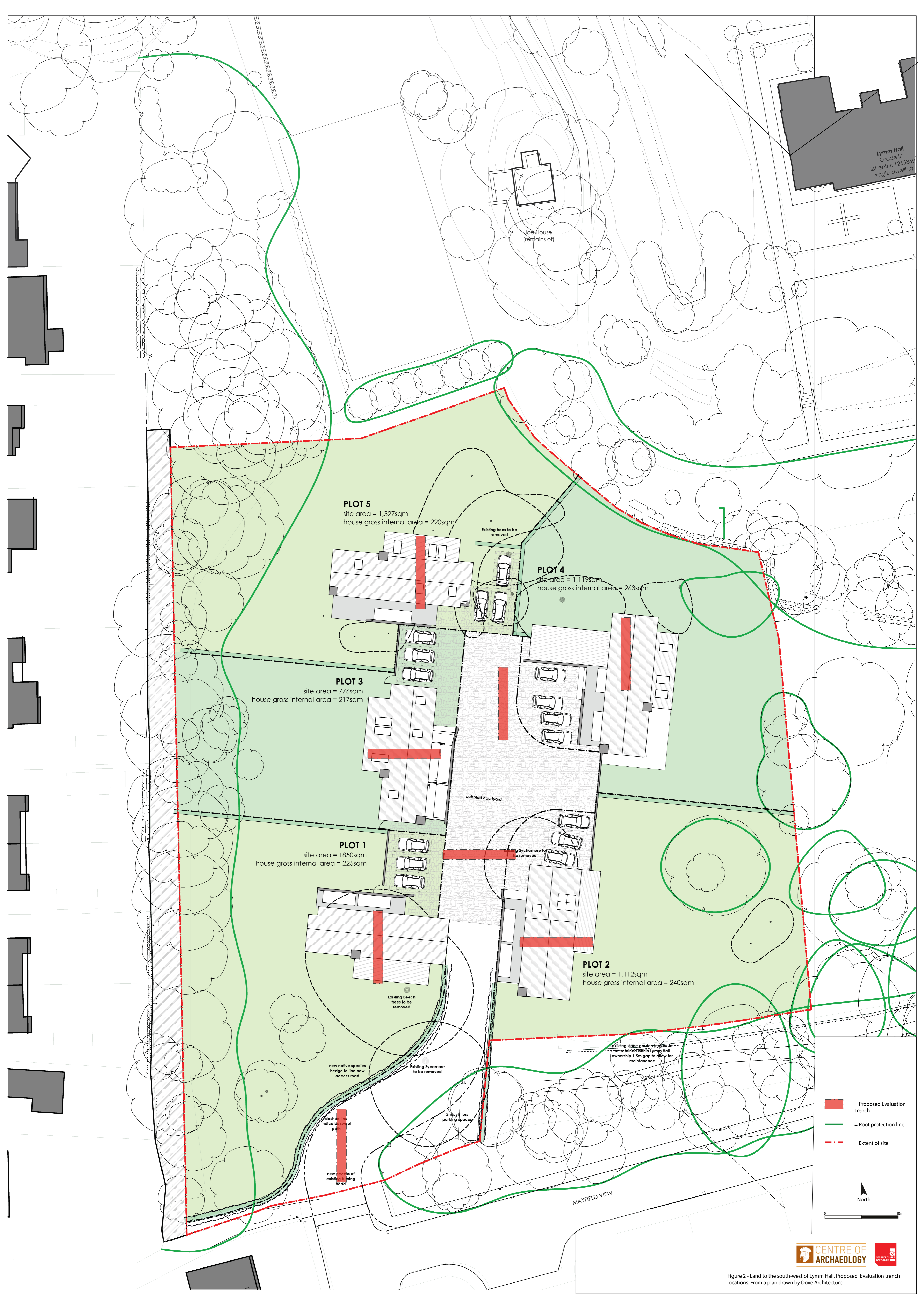


Figure 2 - Land to the south-west of Lydm Hall. Proposed Evaluation trench locations. From a plan drawn by Dove Architecture