

Archaeological Watching Brief Report for land at

# BUTLEY HALL

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For Edengate Homes

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Kate Pack BA MA

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L~P:ARCHÆOLOGY

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# BUTLEY HALL

Client:	Edengate Homes
Local Authority:	East Cheshire Council
NGR:	390167,377238
Planning App:	10/3214M
Author(s):	K Pack
Doc Ref:	LPI381C-AWB-v1.3
Date:	July 13
Site Code:	PRB/BH 12

## L~P:ARCHÆOLOGY

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# Abstract

This document outlines the results of archaeological monitoring of construction groundworks at Butley Hall, Prestbury, SK10 4DN centred on NGR 390167,377238. The work was undertaken to record any disturbed archaeology.

The archaeological potential of the site was thought to be limited to Post Medieval development associated with the Butley Hall, however it is possible that the hall lies on the site of an earlier Medieval building. The Manor of Butley that dates from the 12<sup>th</sup> century is documented to be in the area of Butley Hall.

The watching brief encountered a Post-Medieval landscaping deposit of the 18<sup>th</sup>-19<sup>th</sup> centuries. No Archaeological features were encountered.

# TABLE OF CONTENTS

*Abstract*

*Table of Figures*

*Table of Plates*

*Table of Tables*

1. Introduction
2. Site Background
3. Aims
4. Geology & Topography
5. Archaeological & Historic Background
6. Methodology
7. Results
8. Summary & Conclusions



# TABLE OF FIGURES

Figure 1 - Site Location General

Figure 2 - Site Location Detail

Figure 3 - Site Proposals

Figure 4 - Location of Archaeological Works

# TABLE OF PLATES

Plate 1: Topsoil Strip at front of Butley Hall

Plate 2: Cellar clearance with Bomb Shelter

Plate 3: Eastern Garden Excavations

Plate 4: West Facing Section Rear Garden Excavations, looking East, 1m Scale

# TABLE OF TABLES

Table 1 - Timescales used in this report

# 1. Introduction

- 1.1. This document describes the results of archaeological monitoring of construction groundworks at Butley Hall, Prestbury, SK10 4DN centred on NGR 390167,377238 (FIGURE 1).
- 1.2. The site of Butley Hall has undergone refurbishment, extension and conversion of existing buildings as well as the construction of three new houses. Planning permission has been granted under application 10/3214M. As part of the planning permission a condition had been imposed requiring an archaeological watching brief on groundworks (FIGURE 2).
- 1.3. The local authority is East Cheshire Council who take archaeological advice from Mark Leah, Development Control Archaeologist for Cheshire Shared Services.
- 1.4. The archaeological potential of the site is thought to be limited to Post Medieval development associated with the Butley Hall, however the it is possible that the hall lies on the site of an earlier Medieval building (LEAH 2012).
- 1.5. Archaeological monitoring was carried out intermittently by Richard Buckle and Matt Jones of L – P : Archaeology from January 2013 - February 2013 on behalf of Edengate Homes.
- 1.6. A site code of PRB/BH 12 was assigned to the site.

## 2. Site Background

2.1.Planning consent has been granted by Cheshire East Council for development at the site under application number 10/3214M.

2.2.In March 2012 the Department for Communities and Local Government issued the National Planning Policy Framework (NPPF) (Department for Communities and Local Government 2012). This document sets out planning policies on the conservation of the historic environment and replaces all previous Planning Policy Guidance, specifically PPS5. Section 12 of this document sets out planning policies on the conservation of the historic environment.

2.3.The local planning authority is Cheshire East Council who take archaeological advice from Mark Leah of Cheshire Shared Service.

2.4.In considering any planning application for development Cheshire East Council is bound by the policies provided by the NPPE.

2.5.As a condition of the planning consent stated:

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

2.6.Butley Hall is a Grade II listed building, described by English Heritage as a late 17<sup>th</sup> century core with 18<sup>th</sup> century façade and 20<sup>th</sup> century alterations. The site does not lie within an area of archaeological importance or within a conservation area.

### 3. Aims

3.1.1. The general aims of the watching brief are:

- To determine the presence or absence of archaeological deposits or remains.
- To record the character, date, location and preservation of any archaeological remains on the site.
- To record the nature and extent of any previous damage to archaeological remains on the site.

## **4. Geology & Topography**

### **4.1.GEOLOGY**

4.1.1. The British Geological Survey Open Geoscience data records the eastern area of the study site as superficial drift deposits of Glaciofluvial deposits – Devensian Sand and Gravel with Till – Devensian Diamicton in the western area. The bedrock is Wilmslow Sandstone formation – Sandstone.

4.1.2. The archaeological watching brief records sand deposits at the rear garden of Butley Hall at 0.6 – 0.9m below ground level.

### **4.2.TOPOGRAPHY**

4.2.1. The site is bounded to the west by the Springfields road and residential plots surround. The study area lies in the centre of Prestbury, Cheshire on an area of gradually sloping land at c.100m OD. The River Bollin runs northwest southeast 150m to the west of the study site.

## 5. Archaeological & Historic Background

### TIMESCALES USED IN THIS REPORT:

PERIOD	FROM	TO
PREHISTORIC		
PALAEOLITHIC	450,000	12,000 BC
MESOLITHIC	12,000	4,000 BC
NEOLITHIC	4,000	1,800 BC
BRONZE AGE	1,800	600 BC
IRON AGE	600	43 AD
HISTORIC		
ROMAN	43	410 AD
EARLY MEDIEVAL	410	1066 AD
MEDIEVAL	1066	1485 AD
POST MEDIEVAL	1485	PRESENT

Table 1 - Timescales used in this report

5.1. The archaeological potential of the site is thought to be limited to Post Medieval development associated with the Butley Hall, however it is possible that the hall lies on the site of an earlier Medieval building (LEAH 2012).

5.2. Prestbury does not feature in the Domesday Survey of 1086. The name of Prestbury incorporates 'burh' which is a Saxon word meaning defended place and alongside Prestbury's early Church are indications of Early Medieval occupation (CROSBY, 1996, P.28).

5.3. The Township of Butley is mentioned in the Domesday Survey:

*In Macclesfield Hundred Robert son of Earl Hugh hold Butley from the Earl. Hunding held it; a free man. 1 hide paying tax. Land for 5 ploughs. Waste. 12 sown acres; value before 1066 30s, now 2s. Meadow 2.1/2 acres, woodland 3 leagues long, 1 enclosure (MORRIS, 1978).*

5.4. The history of the Manor of Butley is documented in Earwaker's History of the Hundred of Macclesfield:

*The Manor of Butley was owned in the 12th-13<sup>th</sup> centuries by the Pigots family, great benefactors to the Abbey of St. Werburgh, 'William the son of Robert Pigot gave to St Werburgh one acre of his demesne land in Butteleghe lying next to the water of Bolin' undated (EARWAKER 1877 P.254).*

*In 1376, after the death of William Pygot, who died seised in his demesne as of fee of the 'Manor of*

Butteley' (EARWAKER 1877 P.255).

Thomas Pigot died February 20<sup>th</sup> 1549 leaving 3 sons and 3 daughters. Robert Pigot succeeded his father, left three coheiresses between who Butley Estates were divided and sold mainly to Thomas Legh of Adlington (EARWAKER 1877 P.256).

5.5. The history of Butley Hall is documented in Earwaker's History of the Hundred of Macclesfield:

By the 16<sup>th</sup> Century Butley Hall belonged to the Davenports family. John Davenport 'of Butleigh' was buried in Prestbury Church on July 27<sup>th</sup> 1574, recorded in his will (EARWAKER 1877 P.256).

- 1735 – Butley Hall appears inhabited by Charles Legh of Adlington who's eldest son was born there.
- 1755 – Robert Watts Esq. of Butley Hall was buried.
- 1777-91 – Residence of the Downes of Shrigley.
- Early 1800s – Residence of the Rev. J. Rowlls Browne Vicar of Prestbury. The family crest adorns architectural elements, such as water spouts, on the structure, with bear bating recorded at the hall.
- Purchased 1861 W C Brocklehurst Esq. MP for Macclesfield (EARWAKER 1877 P.257).

5.6. From the nineteenth century onwards the hall was used as a domestic dwelling and a subsequently a girls school. In the mid 20<sup>th</sup> century the hall was converted into a series of seven apartments. However, this appears to have not been a great success and was later sold on. For most of the 21<sup>st</sup> century the hall has been vacant.

## 6. Methodology

- 6.1. Groundworks were monitored by an appropriately qualified and experienced archaeologist.
- 6.2. Examination and cleaning of all archaeological deposits was carried out by hand using appropriate tools. Archaeological deposits were examined and recorded.
- 6.3. A full methodology can be found in the written scheme of investigation (POOLE 2012) agreed in advance of works by Mark Leah.



## 7. Results

7.1. This section will outline the results of the archaeological monitoring of the groundworks. Deposits are shown in (parenthesis).

### 7.2. WATCHING BRIEF OF FOUNDATION EXCAVATIONS

7.2.1. Archaeological monitoring at the front of Butley Hall was undertaken in January 2013. Here a topsoil strip was undertaken in an area 8m x 5m, to a depth of 0.3m BGL. Topsoil (001) was 0.2m in depth, overlying (002) a mid grey brown disturbed stony silty clay made ground, a landscaping deposit, containing tobacco pipe and Staffordshire pottery sherds.



Plate 1: Topsoil Strip at front of Butley Hall

7.2.2. In February 2013 cellar clearance was undertaken, exposing a Second World War bomb shelter at a depth of approximately 2m BGL. This could not be accessed for health and safety reasons.



*Plate 2: Cellar clearance with Bomb Shelter*

7.2.3. In February 2013 archaeological monitoring was carried out to the rear of the building on a gradually sloping garden area which was already heavily disturbed through use as storage for the development.



*Plate 3: Eastern Garden Excavations*

7.2.4. In this area, a rectangular area on a north-south axis covering 19.0m by 13.5m was excavated by a mechanical excavator to a depth of 1.05m. The excavation involved the removal of the top soil (depth ranged between 0.60m to 0.90m) and the excavation of the natural sand (003) between 0.15m to 0.45m in

depth.



Plate 4: West Facing Section Rear Garden Excavations, looking East, 1m Scale

7.2.5. No archaeological deposits were observed at any stage of the watching brief.  
No cut features were seen within the natural sand deposit.

# 8. Finds

CONTEXT	FABRIC	COUNT	DECORATION/NOTES	PERIOD
2	Tobacco Pipe	1	Stem	18th- 19 <sup>th</sup> C
2	Staffordshire Pottery	9	Marbleware, Slipware, yellow brown glaze	18 <sup>th</sup> - 19 <sup>th</sup> C

Table 2- Table of finds

8.1. There is a small amount of domestic ceramic material that relates to the 18<sup>th</sup> - 19<sup>th</sup> century occupation of the study site. All finds were recovered from the 19<sup>th</sup> century landscaping context (002).

## 9. Summary & Conclusions

- 9.1. This document outlines the results of archaeological monitoring of construction groundworks at Butley Hall, Prestbury, SK10 4DN centred on NGR 390167,377238. The work was undertaken to record any disturbed archaeology.
- 9.2. The archaeological potential of the site is thought to be limited to Post Medieval development associated with the Butley Hall, however it is possible that the hall lies on the site of an earlier Medieval building (LEAH 2012).
- 9.3. Earwaker's History of the Hundred of Macclesfield printed in 1877 records in detail the occupiers of the Manor of Butley from the 12<sup>th</sup> to the 16<sup>th</sup> century and Butley Hall from the 16<sup>th</sup> Century onwards.
- 9.4. The watching brief encountered a Post Medieval landscaping deposit of the 18<sup>th</sup>-19<sup>th</sup> centuries. No Archaeological features were encountered.

# SOURCES CONSULTED

## **BIBLIOGRAPHIC**

CROSBY A 1996 *A History of Cheshire*. Phillimore & Co. Ltd: Chichester.

EARWAKER J P 1877 *A History of the Hundred of Macclesfield in the County Palatine of Cheshire*  
London

MORRIS J 1978 *Domesday Book* Phillimore & Co. Ltd: London

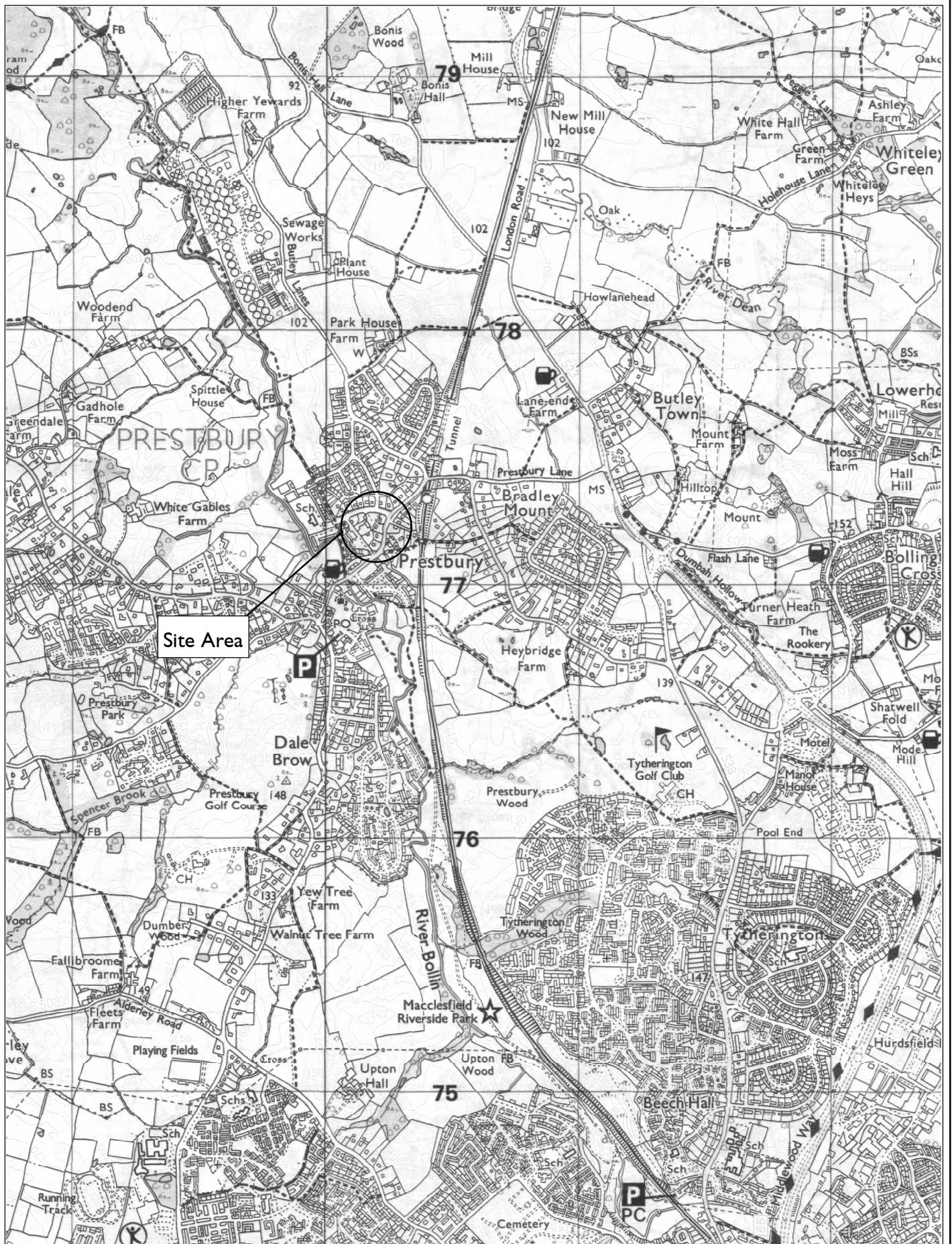
POOLE B 2012 *Written Scheme of Investigation for Butley Hall*, unpublished archive report  
for L – P : Archaeology

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# FIGURES



FIGURE I // Site Location General



Scale 1:20,000 @ A4

0 1,000m

PROJECT // 1381C - Butley Hall

DESCRIPTION // Site Location General

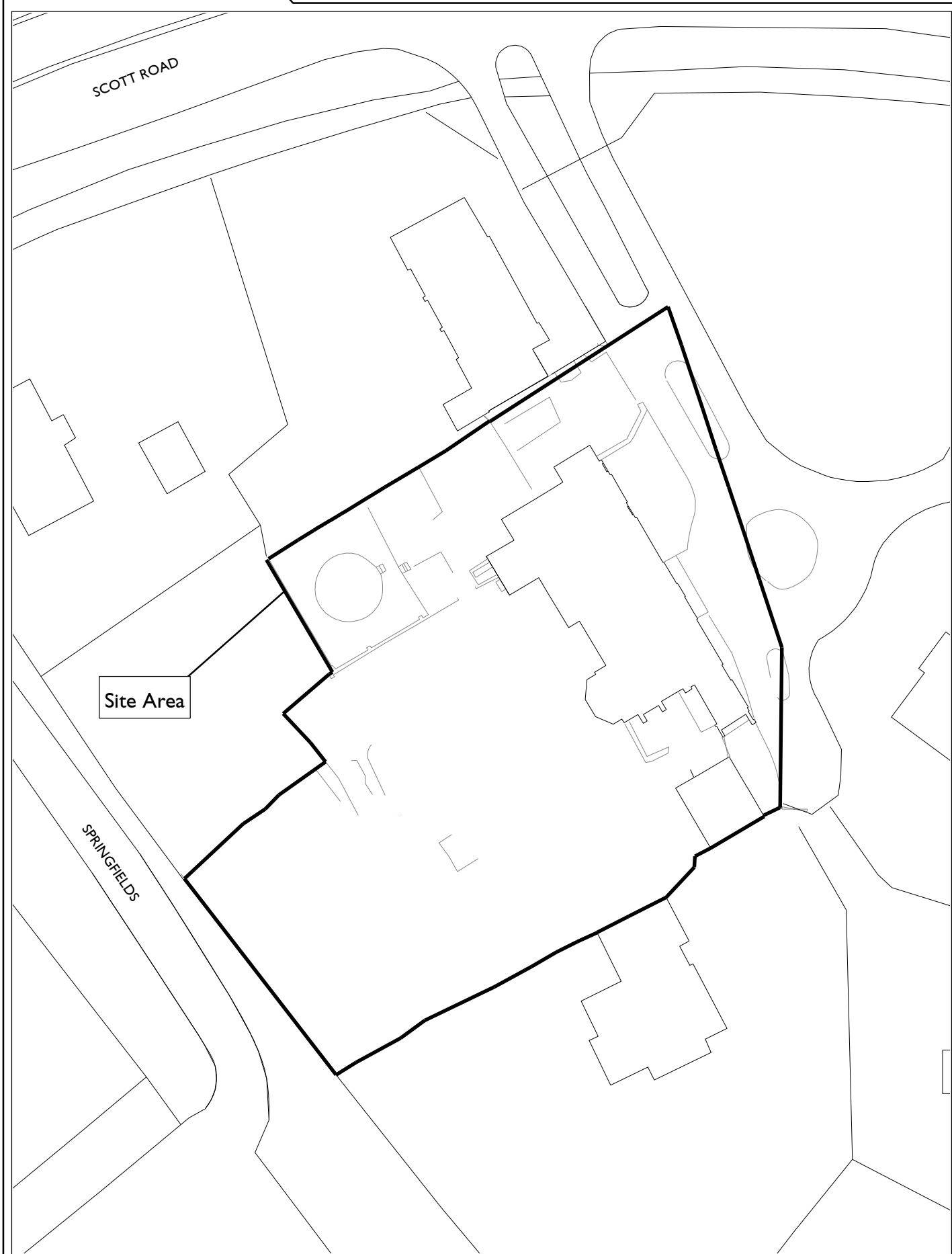
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FIGURE 2 // Site Location Detail



Scale 1:500 @ A4



PROJECT // I381C - Butley Hall

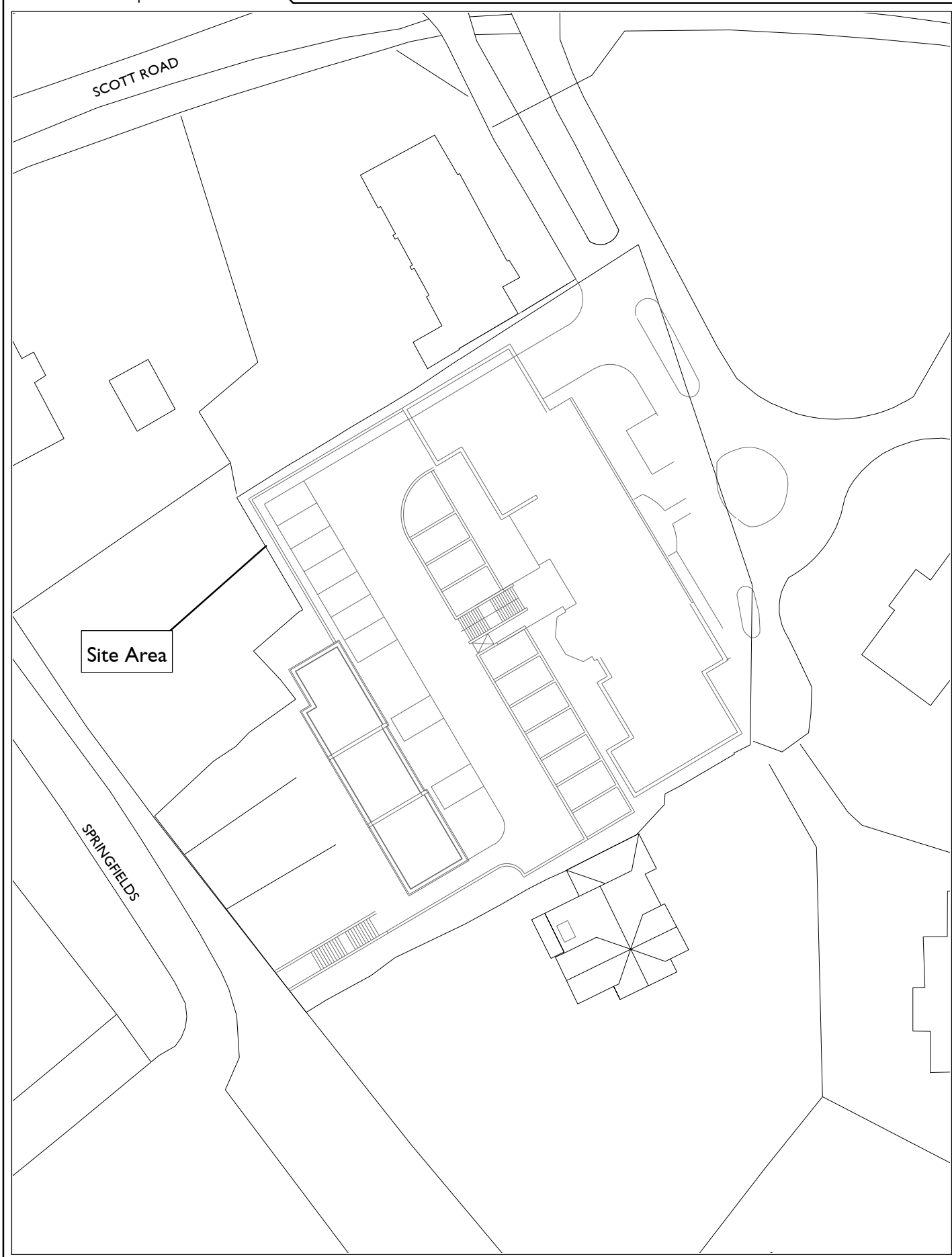
DESCRIPTION // Site Location Detail

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FIGURE 3 // Site Proposals



Scale 1:500 @ A4



PROJECT // 1381C - Butley Hall

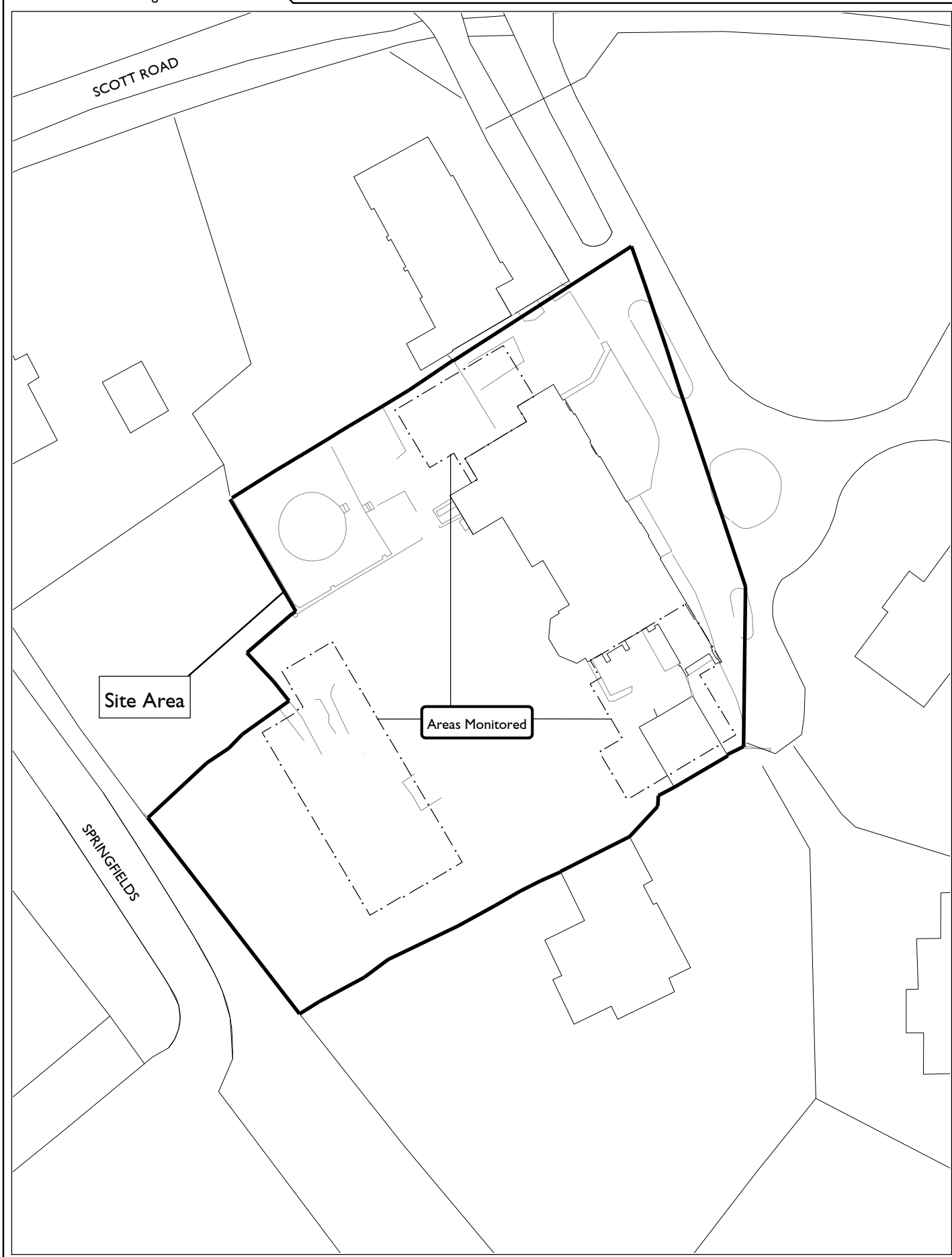
DESCRIPTION // Site Proposals

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FIGURE 4 // Archaeological Areas



Scale 1:500 @ A4



PROJECT // 1381C - Butley Hall

DESCRIPTION // Archaeological Areas

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# LISTING DESCRIPTION

## APPENDIX 1

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**BUTLEY HALL, PRESTBURY**

Description: Butley Hall

Grade: II

Date Listed: 14 April 1967

English Heritage Building ID: 58367

OS Grid Reference: SJ9016777238

Location: 7 Springfields, Prestbury, Cheshire East SK10 4DN

Locality: Prestbury

County: Cheshire East

Country: England

Postcode: SK10 4DN

Exterior: Formerly hall, now flats: late C17 core, façade dated 1777 on rainheads for Downes family with C19 addition to north and C20 alterations to flats. Coursed squared buff sandstone rubble with ashlar dressings. Kerridge stone-slate roof, stone ridge and 5 brick chimneys. Main portion of original house has a 3-storey, 7-bay front.

Central 3 bays step forward slightly under a triangular pediment. Doorcase has a shouldered architrave and segmental pediment and contains a grained 6-panelled door with raised fields. 4-pane sashes have Gibbsian heads and top storey has 2-light horizontal sliding sashes. Modillion cornice. Bays to side have plain stone lintels to similar windows. To left is a 3-bay, 1-storey portion containing a venetian window and an ovolo-moulded doorcase. Similar to right but later raised to 3 storeys in keeping with remainder. To rear remains of 3-storey, 3-gabled C17 front now with barge boards with Greek key pattern and remodelled 2-light stone mullions. Symmetry now spoilt by 3-storey canted bay to right and addition to left.

Interior: Hall has 3 ovolo-moulded ceiling beams and late C17 oak well staircase with twisted balusters, square newels and heavy handrail. Panelling in stairwell C20 but with panels of earlier carving. Late C18 panelled shutters and window seats in downstairs rooms.

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**OASIS ID: lparchae1-155786**

### Project details

Project name	Butley Hall
Short description of the project	Archaeological watching brief on groundwroks at Butley Hall, Prestbury
Project dates	Start: 10-01-2013 End: 25-07-2013
Previous/future work	No / No
Any associated project reference codes	PRB/BH 12 - Sitecode
Type of project	Recording project
Site status	None
Current Land use	Residential 1 - General Residential
Monument type	NONE None
Significant Finds	NONE None
Investigation type	"Watching Brief"
Prompt	National Planning Policy Framework - NPPF

### Project location

Country	England
Site location	CHESHIRE MACCLESFIELD PRESTBURY Butley Hall
Postcode	SK10 4DN
Study area	500.00 Square metres
Site coordinates	SJ 390167 377238 52 -2 52 55 59 N 002 54 26 W Point
Height OD / Depth	Min: 98.00m Max: 100.00m

### Project creators

Name of Organisation	L - P : Archaeology
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	L - P : Archaeology

Project director/manager	Blair Poole
Project supervisor	Matt Jones
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Edengate Homes

### Project archives

Physical Archive Exists?	No
Digital Archive Exists?	No
Paper Archive recipient	Cheshire Museum Service
Paper Contents	"none"
Paper Media available	"Context sheet", "Drawing", "Report"

### Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Archaeological watching Brief Report for land at Butley Hall
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