

Historic Building Recording and Watching Brief at

**70 BIRTLES ROAD**  
**MACCLESFIELD**

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For Bartholomew Homes

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By Ric Buckle

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L~P:ARCHÆOLOGY

Historic Building Recording and Watching Brief at

# 70 BIRTLES ROAD MACCLESFIELD

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Client: Bartholomew Homes

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Local Authority: Cheshire East Council

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NGR: 388947,374233

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Planning App ref: 15/5838M

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Author: R Buckle

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Doc Ref: 70 Birtles Road

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Date: May 2017

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## L~P:ARCHÆOLOGY

A trading name of L - P : Heritage LLP

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# Abstract

Planning permission has been granted for works at 70 Birtles Road, Macclesfield, Cheshire. The work was to comprise the demolition of a vacant building known as Lower Roewood farm, followed by the construction of 18 semi detached dwellings on the site. To satisfy one of the conditions of the planning approval a phase of historic building recording was carried out, which included monitoring the demolition of the structure and recording of any buried assets within the footprint of the standing structure.

The work was carried out by Ric Buckle of L – P : Archaeology on behalf of Bartholomew homes in November 2016.

Lower Roewood, 70 Birtles Road, has been suggested as dating to the 16<sup>th</sup> to 17<sup>th</sup> century on the basis of surviving floor and roof timbers within the building. It was probably built as a two-cell cottage and would have had a fully timber framed structure and thatched roof. The earliest map evidence is the Tithe map of 1835 which shows a building slightly set back from Birtles Road with two small rear projections. The western part of the building probably served as a shippon for housing livestock. The 1875 and 1910 OS maps suggest that the building was more elongated in plan but, since the west gable wall corresponds with the field boundary or hedge line on all three maps, it is unlikely that it was extended in the 19<sup>th</sup> century.

A photographic record was made, using appropriate scales, of the property and where necessary scale drawings were produced of the fabric to be impacted by the works. A formal archive will be submitted upon completion of the project which will include this report and all data generated on site including photographs, drawings and written notes.

Dendrochronological dating was requested on sections of timbers recovered from the property. Unfortunately the timber was not suitable for dating in this way.

# 1. Introduction

- 1.1. Planning permission (15/5838M) has been granted for works at 70 Birtles Road, Macclesfield, Cheshire SK10 3JG (FIGURE 1). The work was to record a farmhouse prior to it being demolished as the first phase of a building development. Following this, the demolition process and ground clearance within the footprint of the structure was monitored to investigate and record any obscured or buried elements relating to the building.
- 1.2. This document will outline the results of the building recording and archaeological monitoring carried out by R Buckle and K Siara of L – P : Archaeology in November 2016. The work was undertaken on behalf of Bartholomew Homes.
- 1.3. The structure lies within a small plot of land situated on Birtles Road, Macclesfield, located at NGR 388947,374233 (FIGURE 2). The house is thought to have originally dated to the early 17<sup>th</sup> century, although the house has been subject to much alteration. The earliest phase of the house is believed to have been constructed entirely from timber with a thatched roof. The house was later modified by the construction of a brick exterior and slate roof. The purpose of the building recording was to establish the presence of any features from the original phase of the building.
- 1.4. The work was carried out in accordance with the written scheme of investigation (WSI) prepared by Blair Poole of L – P : Archaeology and agreed by Vicky Nash of Cheshire Archaeological Planning Advisory Service (CAPAS). All work conformed to that document. The work was carried out in accordance with Cheshire County Council's revised General Conditions for Archaeological Contractors and Consultants (APRIL 2003) in conjunction with Chartered Institute for Archaeologists (CIfA) Standards and Guidance for Historic Building Recording and Watching Briefs (2014).

## 2. Planning Background

2.1. 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 NPPF sets out planning policies on the conservation of the historic environment.

2.2. Paragraph 128 of the NPPF indicates planning decisions should be made based on the significance of Heritage Assets. These are defined as buildings, monuments, sites, places, areas or landscapes positively identified as having a degree of significance meriting consideration in planning decisions.

2.3. In considering any planning application for development the Local Planning Authority, Cheshire East Council, must ensure that Heritage Assets are investigated accordingly.

2.4. Planning permission has been granted for works at 70 Birtles Road to demolish extant structures and construct 18 dwellings (15/5838M). The following condition was attached to planning consent:

No redevelopment or demolition shall take place until the applicant/developer has agreed to a programme of archaeological works which are likely to be disturbed or concealed in the course of redevelopment. The recording is to be carried out by an archaeologist or archaeological organisation approved by the Local Planning Authority.

2.5. As per the above condition this document will discuss only those areas which may be affected by the redevelopment. In addition to this, general on-site recording was undertaken of the property to ensure that a record of the general layout and flow of the structure was made.

2.6. A full archive has been prepared which will include all scale drawings made on site, site notes and all photography, as well as copies of this report and the preceding historic building assessment.

## 2.7.SITE INFORMATION

- 2.7.1. 70 Birtles Road is designated as a local listed building of interest and is therefore subject to the planning provisions of local plan policy BE20.
- 2.7.2. The structure lies within a small plot of land situated on Birtles Road, Macclesfield. The house is thought to have originally dated to the early 17<sup>th</sup> century, although the house has been subject to much alteration. The earliest phase of the house is believed to have been constructed entirely from timber with a thatched roof. The house was later modified by the construction of a brick exterior and slate roof. The purpose of the building recording was to establish the presence of any features from the original phase of the building.
- 2.7.3. The site consists of a single building in an overgrown plot of land surrounded on 3 sides by the residential outskirts of Macclesfield. It is situated at approximately 181m OD and is relatively flat. The site has an area of 0.52ha.
- 2.7.4. The bedrock geology of the site is on the boundary between the Wimslow Sandstone formation and the Helmslow Sandstone Formation, the latter having a gravel component.
- 2.7.5. The sandstone is overlain with a superficial geology of Devensian Till.

### 3. Archaeological and Historical Background

- 3.1. The following is a summary of the historic research carried out on the structure as part of a heritage impact assessment carried out by Peter De Figueiredo in 2015.
- 3.2. Lower Roewood, 70 Birtles Road can be dated to the early 17<sup>th</sup> century on the basis of surviving floor and roof timbers within the building. It was probably built as a two-cell cottage and would have had a fully timber framed structure and thatched roof.
- 3.3. The earliest map evidence is the Tithe map of 1835 which shows a building slightly set back from Birtles Road with two small rear projections. The western part of the building probably served as a shippon for housing livestock. The Tithe apportionments show that in 1835 Lower Roewood was in the ownership of the Earl of Courtown and the tenant was Job Simpson, who farmed the surrounding land. James Stopford, 4<sup>th</sup> Earl of Courtown (1794-1858) succeeded to his father's earldom and estate in 1835, and served as Keeper of the Rolls for the County of Wexford from 1845-1858.
- 3.4. The 1875 and 1910 OS maps suggest that the building was more elongated in plan, but since the west gable wall corresponds with the field boundary or hedge line on all three maps, it is unlikely that it was extended in the 19<sup>th</sup> century.
- 3.5. The 1910 map shows a hedge line running from the road edge to the building line, and this presumably marks the division between the living accommodation on the east side and the shippon to the west. The latter must have been demolished after 1910, probably at the time that the separate agricultural building was erected on the western edge of the property. This outbuilding survives alongside the track leading to the allotment gardens to the north.
- 3.6. There are limited changes recorded on the subsequent OS Maps (FIGURE 3).
- 3.7. The 2013 OS map shows the house, now a square building with a small projection on the west side and a front porch, and the separate farm building over to the west.



## 4. Aims and Methodology

4.1. The scope of the archaeological mitigation was to undertake an archaeological building recording of the property at 70 Birtles Road, and to retrieve appropriate timbers for dendrochronological analysis, as well as to subject the footprint of the building to archaeological excavation and record any remains encountered. Due to the conditions on site, the archaeological excavation became an archaeological watching brief on ground clearance, as the only archaeological features exposed were cellars to the rear of the property, which were not safe to enter.

### 4.2. AIMS

4.2.1. The aims of the archaeological building recording were to:

- ◆ Record the existing historic building to an appropriate level of accuracy within the limitation of the considerable safety considerations.
- ◆ Record any additional information that may arise during the process of demolition which improves the historical understanding of the site.

4.2.2. The aims of the dendrochronological analysis were to:

- ◆ Establish a date for the felling of the timbers used in the construction of the building and subsequently date the site more accurately

4.2.3. The aims of the excavation and recording were to:

- ◆ To determine the presence of any archaeological deposits that may represent previous phases of occupation of the site.
- ◆ To ensure the preservation by record of any archaeological remains encountered.

### 4.3. METHODOLOGY

4.3.1. All work was carried out in accordance with an approved WSI included as APPENDIX 2 of this document.

4.3.2. Previous research for the property had been carried out as part of a heritage statement. That work involved the examination of various sources, including written, drawn, cartographic and photographic information. The heritage

impact survey was carried out in December 2015 by Peter De Figueiredo.

- 4.3.3. A general photographic record was made of the external appearance of the building, utilising appropriate scales.
- 4.3.4. At the commencement of fieldwork a plan identifying fabric which was to be affected was supplied by the client. This was used to inform the fieldwork requirements below.
- 4.3.5. Internally and externally all fabric identified as being affected by the proposal were recorded photographically using 35mm film and a 12M pixel digital SLR camera. A photographic register was kept and an appropriate scale was used for each image.

## 5. Results

5.1. This section will present the results of the on site recording prior to demolition and post demolition.

5.2. The building lies within a patch of overgrown land set back from Birtles Road. The building had been left empty and had fallen into a state of disrepair and was considered too dangerous to enter. All interior aspects of the investigation had to be carried out from a safe distance whilst the building was being demolished.

### 5.3. EXTERIOR

5.3.1. The exterior of the building represents the later phases of the building and comprised brick laid in an irregular garden bond style that had been painted white. The windows were timber casement, most likely dating from the later 19<sup>th</sup> to early 20<sup>th</sup> century.

5.3.2. The roof comprised of two parallel, stone tiled, pitched roofs along an east-west axis, forming gable ends at the east and west elevations of the property. The roof was supported by timber slats and purlins. Three brick chimneys could be seen at either gable end, with a single decorative string course to the top of each upright.

#### SOUTH FACING ELEVATION



Plate 1- South facing elevation

5.3.3. The south facing elevation, forming the frontage for the property, was of brick

construction in a garden wall bond, with an irregular coursing pattern (PLATE 1). The frontage was symmetrical with two sets of wooden frame casement windows either side of a central brick porch. These windows had concrete sills and lintels, with the ground floor windows having an additional header course above them to form a second, decorative lintel.



Plate 2 - Southern elevation, from the west

5.3.4. The frontage had been painted white, whereas other elevations had undergone full rendering with plaster painted white (PLATE 2). It is clear that the brick frontage is of a later date to the internal framework, dating from at least the mid to late 19<sup>th</sup> century.

5.3.5. The porch allowed access via its eastern elevation and had a single, thin upright, window light in the southern elevation (PLATE 2). The porch had a pitched roof of slate tiles, with wooden barge boards. Based on the construction detail, this was a later addition, likely 20<sup>th</sup> century in date.

#### **WESTERN ELEVATION**

5.3.6. The western elevation (PLATE 2) was of roughly coursed brick in a poor state of repair. This had been rendered and painted, likely in the late 20<sup>th</sup> century. The western elevation formed one of the gable ends of the property and had no windows or doors present.

5.3.7. At the northwestern corner of the structure a lean-to had been added and was of a rough brick construction with corrugated metal roof. This was in such a

poor state of repair, access was not possible (PLATE 3).

5.3.8. The western elevation also clearly shows the twin roof structure, with pitched parallel roofs.



Plate 3 - Western elevation, showing twin roof structure

5.3.9. These two roofs show the offset nature of the footprint of the structure with the southern block extending slightly further to the west than the northern block.

#### **NORTHERN ELEVATION**

5.3.10. The northern elevation formed the rear façade of the building (PLATE 4).



Plate 4 - Northern elevation

5.3.11. The northern elevation was of a similar brick construction to the southern



elevation, in a garden wall bond, with irregular coursing. The first floor contained two equally spaced windows of wooden frames. The panes and fixings were missing from the western window. However the eastern window showed a modern casement with a small awning window at the top left.

5.3.12. At ground floor level there was clear repair work, with breeze block inserts where it is thought a door and window may have been present. This may have been done recently to secure and stabilise the structure.

#### **EASTERN ELEVATION**

5.3.13. The eastern elevation was constructed of brick in a garden wall bond and painted white (PLATE 5). This elevation shows the drop in ground level to the north.



Plate 5 - Eastern elevation

5.3.14. The fenestration was basic, with a wooden framed window at the southern end of the first floor and a ground floor window at the northern end of the southern block. The joint of the southern and northern blocks was visible on this elevation showing that they are of different phases of construction.

5.3.15. The height of the ground floor window also shows the relative height of the internal floor level.

5.3.16. A single chimney is visible on this elevation, located on the southern block gable wall.

## 5.4. INTERIOR

- 5.4.1. The interior was observed from a distance during demolition, due to health and safety concerns, which hampered recording the interior details significantly. The demolition was carried out by a mechanical excavator, once the roof had been removed by hand.
- 5.4.2. On commencement of demolition of the buildings west wall elements of the original timber frame were revealed (PLATE 6 & FIGURE 5). This comprised of a curved timber cruck frame positioned in the centre of the building. Between the cruck frame the box timber construction for the walls can be seen.



Plate 6 - Cruck frame on central wall of southern block

- 5.4.3. The framework extended through to the ground floor, where the extent of the cruck were defined and the squared internal box frame support was still visible (PLATE 7). At first floor level a doorway was located at the southern end of the frame, which may be contemporary with the cruck. At ground floor level the doorway was located at the northern end and is also thought to be contemporary (PLATE 8).



Plate 7 - Ground floor exposed cruck and box frame

5.4.4. The upper section of the cruck frame was sampled for dendrochronological assessment.



Plate 8 - Cruck frame

5.4.5. The cruck frame was the only original feature to be observed within the building and was used to divide the southern block into two rooms. All other features appeared to date to the mid 19<sup>th</sup> century and later. The cruck frame



was not present on the eastern or western elevations, suggesting that these walls were part of the later phases of construction.

5.4.6. A full photographic contact sheet is attached to this document to outline the demolition technique and highlight as much of the internal layout as was possible.

#### 5.5.DENDROCHRONOLOGICAL ASSESSMENT

5.5.1. A sample of the upper section of the cruck frame was sent to the Dendrochronological Consultancy Ltd for assessment. This sample measured 0.5m long and 0.4m by 0.3m in cross section. Unfortunately the sample was not suitable for dating purposes. Although confirmed as oak, it had less than the 50 rings required as a technical minimum. Usually specialists require at least 80-100 rings for any single timber. It was also noted that the rings were all distorted, not regular circles of consistent sizes, so it must have come from “*the knotty end of a rather twisty tree*”.

#### 5.6.ARCHAEOLOGICAL WATCHING BRIEF

5.6.1. Once the building had been demolished, the machine was used to scrape the footprint of the building in order for a plan to be completed. No sub surface foundations or features associated with the original structure were exposed.



Plate 9 - Cellar below kitchen area

5.6.2. A small cellar was uncovered at the north of the property, located beneath the kitchen and measuring approximately 3m x 3m with stone shelving protruding from the walls (PLATE 9). The cellar walls were of rough brickwork and are thought to extend over 1.3m below ground level. However, the cellar was flooded with water and silt, as such it was deemed unsafe to enter so was only recorded from a safe distance (PLATE 10).



Plate 10 - Cellar east wall

## 6. Summary & Conclusions

- 6.1. Planning permission has been granted for works at 70 Birtles Road, Macclesfield. The work was to comprise demolition of an existing property in order to construct 18 dwellings. To satisfy one of the conditions of the planning approval a phase of historic building recording was carried out.
- 6.2. The work was carried out by L – P Archaeology on behalf of Bartholomew Homes. As per the details of the planning condition only those elements of the fabric of the structure that are to be demolished have been included in this report.
- 6.3. A photographic record with appropriate scale was taken of all fabric to be impacted by the works. Where required scale drawings were made of architectural features. These drawings, alongside the photographic record and index sheets will form a permanent record to be deposited at the relevant repository.
- 6.4. It should be noted that in addition to the recording of the fabric above, a general photographic record was taken of the entire building to show the appearance and use of the property, both internally and externally. These photographs, alongside written notes will be included within the archive.
- 6.5. Whilst the outer shell of the house has been drastically remodelled during the Victorian period, the original interior structure of the southern block of the building partially remained in tact. The central cruck frame provides the only evidence of the original building pre-dating the rest of the interior and could date to the 17<sup>th</sup> century, when the use of cruck frames was commonplace for agricultural buildings. Unfortunately the dendrochronological assessment of the timber only revealed it to be of oak, with no dating possible due to the form and size of the timber.
- 6.6. Although the property has been suggested as being potentially from the 17<sup>th</sup> century, the history of Cruck Frame Buildings in the north west (NEVELL 2010) suggest that it may, in fact, have an earlier origin. As simple wooden frame structures Cruck frames have been in use in the area since the Medieval period, thought to date from the 13<sup>th</sup> century onwards. This style was gradually replaced by Box frame structures around the 16<sup>th</sup> to 17<sup>th</sup> centuries, when large timbers were being used for ship building and two storey properties were becoming more prevalent.

- 6.7. It has been suggested that during the 16<sup>th</sup> to 17<sup>th</sup> centuries the Cruck frame was more associated with tenant farmers and farm buildings. It is likely that this is the case with 70 Birtles Road and the structure represents this phase of construction from the 16<sup>th</sup> century onwards. These structures were often houses and barns no more than 6m wide, comprising two to three rooms.
- 6.8. The watching brief on ground clearance of the footprint of the structure revealed no earlier foundations or plan for the building. This is typical of cruck frame buildings, as the form of construction allows for a superstructure to be formed with limited ground impact.
- 6.9. To the rear, north, of the property, a 3m by 3m cellar was identified, below the northern block, a later 19<sup>th</sup> century extension. This was of brick construction and is thought to be contemporary with the later 19<sup>th</sup> century northern block construction. Due to the presence of water, no access was afforded to the cellar, allowing only remote recording.

## 7. Archive

7.1. The paper archive consists of:

- ◆ 1 x Copy of this report
- ◆ 3 x Photographic Register
- ◆ 107 x Black and white photographs
- ◆ 1 x CD with 107 digital images and a copy of this report in .pdf format

7.2. No finds were recovered from the site during excavation works. The timber recovered for dendrochronological dating has been discarded.

7.3. The archive is to be deposited Cheshire East Museum Service.

## **BIBLIOGRAPHIC**

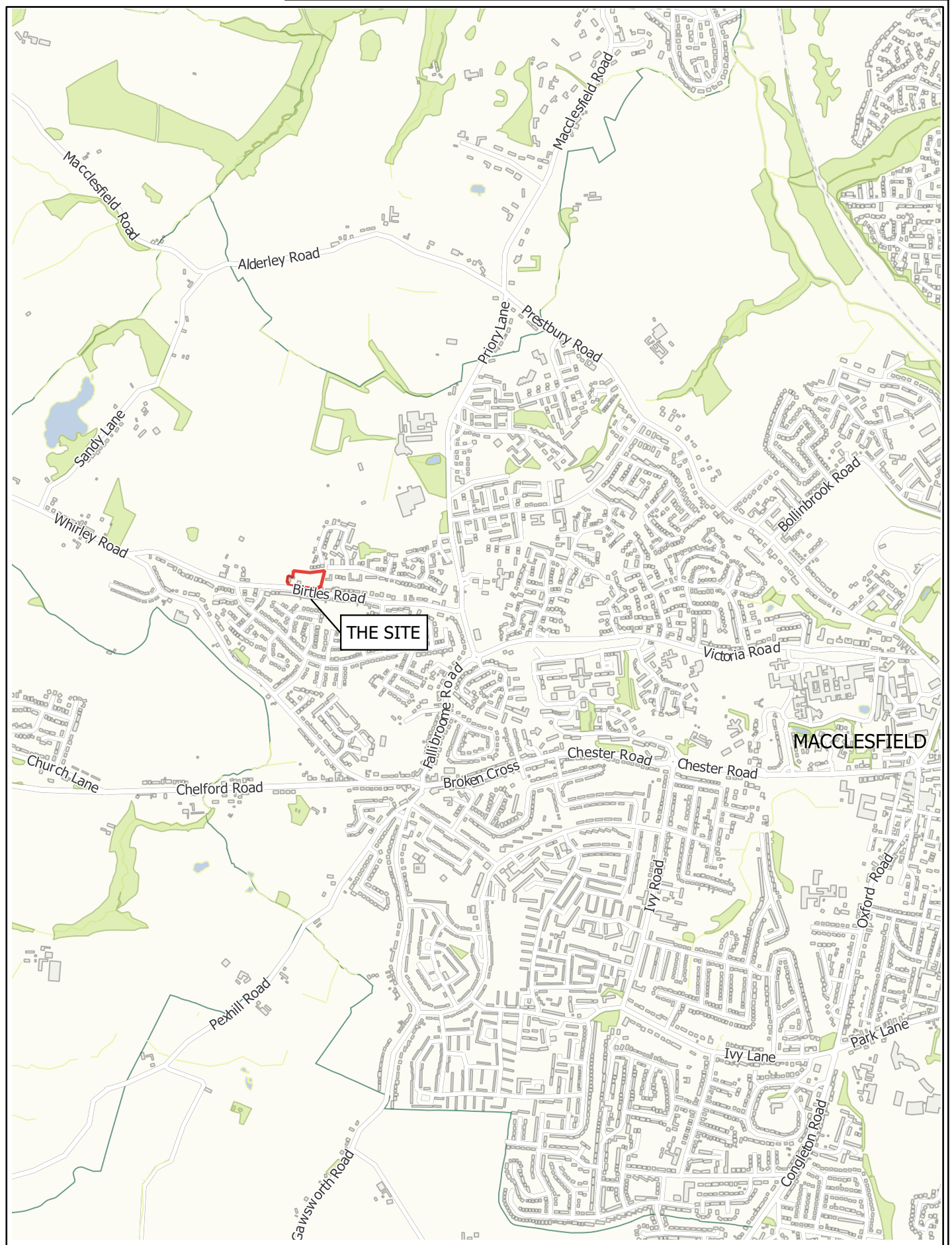
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# FIGURES



FIGURE 1 // Site Location - General



0 500 m



PROJECT // 2344C - Birtles Road, Macclesfield

DESCRIPTION // Site Location

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FIGURE 2 // Site Location - Detail



0 50 m



PROJECT // 2344C - Birtles Road, Macclesfield

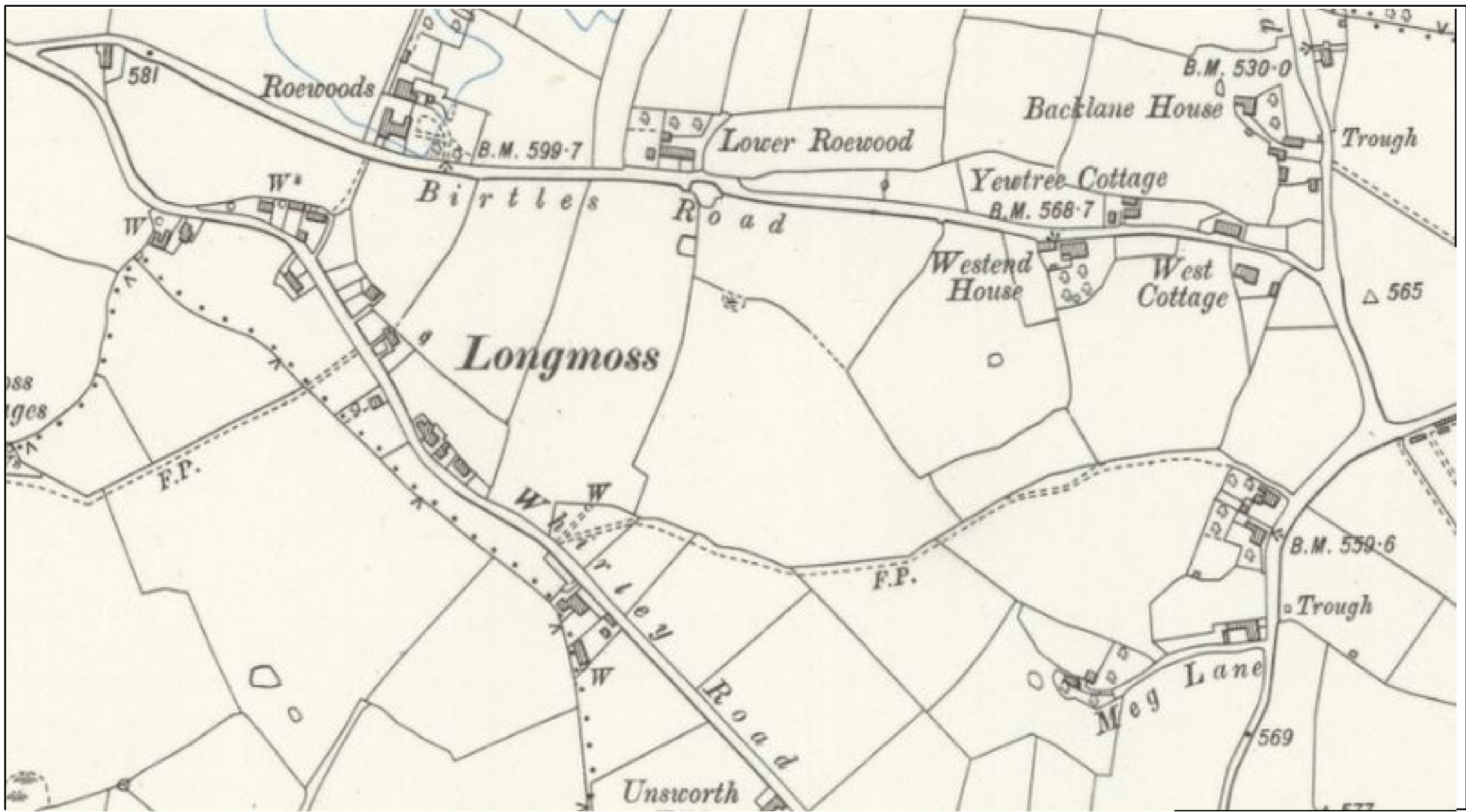
DESCRIPTION // Site Location Detail

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FIGURE 3 // 1911 Ordnance Survey



0 100 m

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PROJECT // 2344C - Birtles Road, Macclesfield

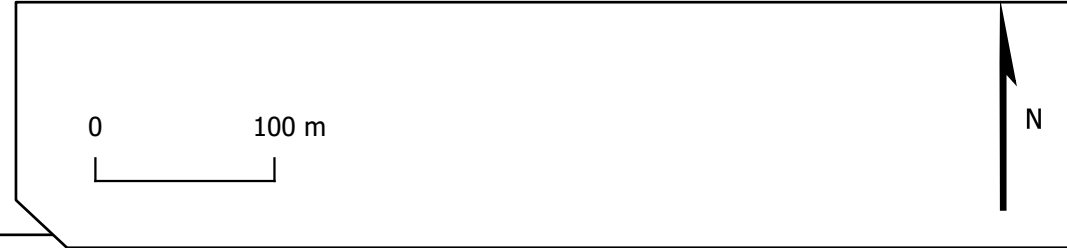
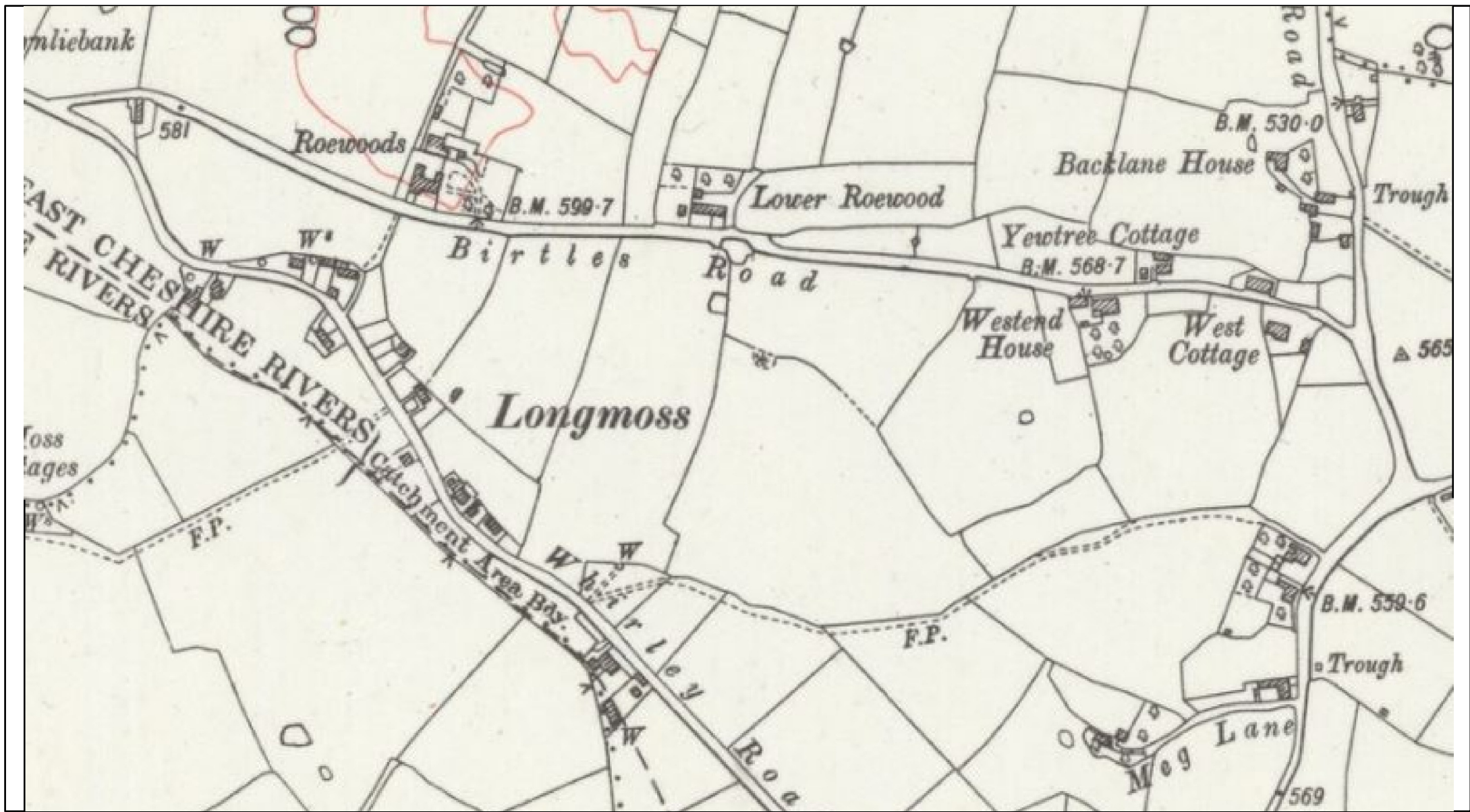
DESCRIPTION // 1911 OS Map

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FIGURE 4 // 1936 Ordnance Survey



PROJECT // 2344C - Birtles Road, Macclesfield

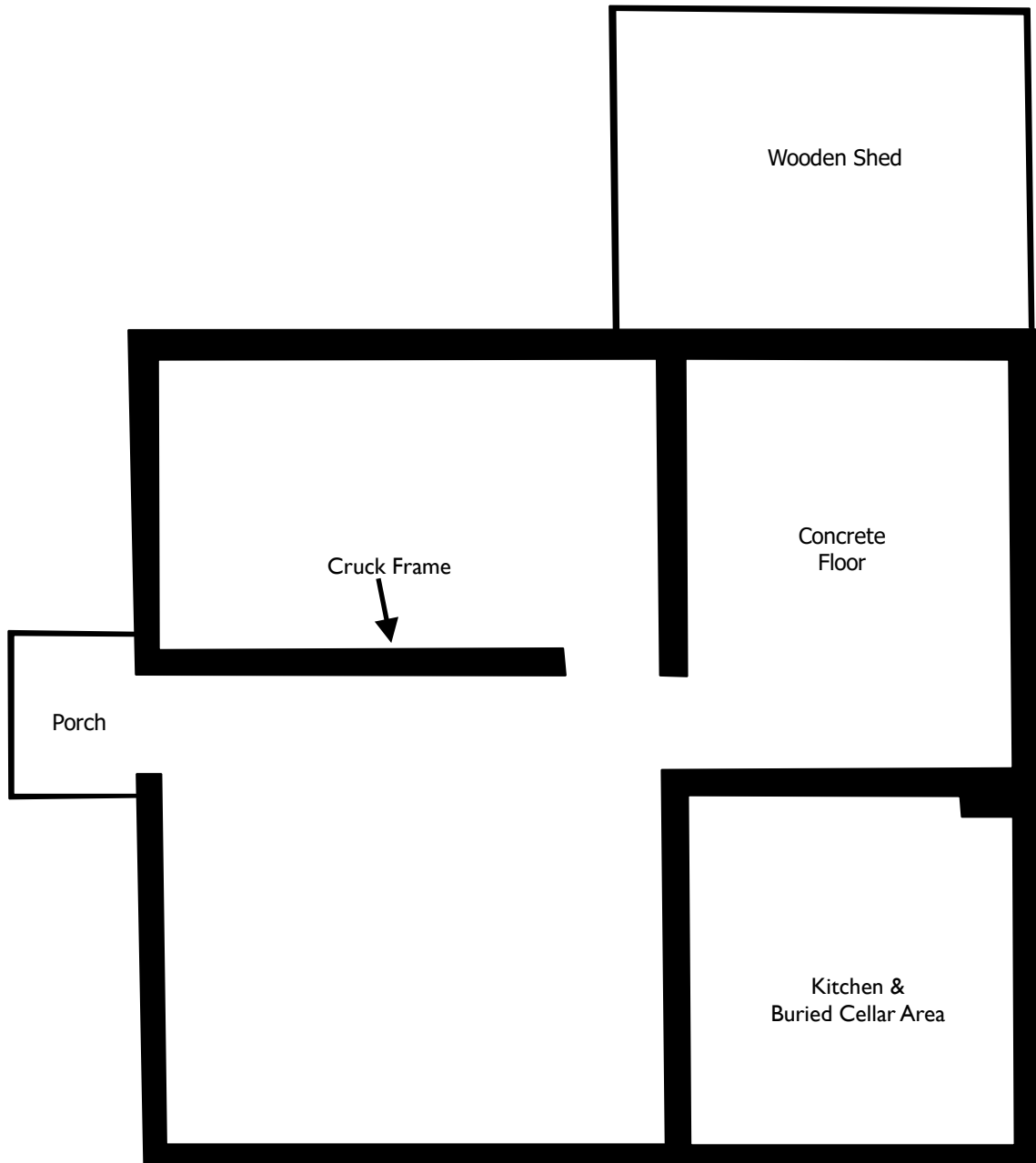
DESCRIPTION // 1936 OS Map

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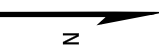
DOC REF: LP2344C-HBR-v1

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FIGURE 5 // Ground Floor Layout



0



5 m

PROJECT // 2344C - Birtles Road, Macclesfield

DESCRIPTION // Ground Floor Layout

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# OASIS FORM

## APPENDIX I

# OASIS DATA COLLECTION FORM: England

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[Printable version](#)

**OASIS ID: lparchae1-287077**

## Project details

Project name	70 Birtles Road
Short description of the project	Historic building recording and watching brief on a potential 17th century framed building.
Project dates	Start: 01-11-2016 End: 01-06-2017
Previous/future work	No / No
Any associated project reference codes	LP2390C - Sitecode
Type of project	Building Recording
Site status	None
Current Land use	Other 2 - In use as a building
Monument type	FARMHOUSE Post Medieval
Significant Finds	NONE None
Methods & techniques	"Dendrochronological Survey","Photographic Survey","Survey/Recording Of Fabric/Structure"
Prompt	National Planning Policy Framework - NPPF

## Project location

Country	England
Site location	CHESHIRE MACCLESFIELD MACCLESFIELD 70 Birtles Road
Postcode	SK10 3JG
Study area	0.52 Hectares
Site coordinates	SJ 388947 374233 52.930415552299 -2.909156620634 52 55 49 N 002 54 32 W Point
Height OD / Depth	Min: 180m Max: 182m

## 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	Dan Garner
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Bartholomew Homes

### Project archives

Physical Archive Exists?	No
Digital Archive recipient	Cheshire Museum Service
Digital Archive ID	LP2390C
Digital Contents	"none"
Digital Media available	"Images raster / digital photography"
Paper Archive recipient	Cheshire Museum Service
Paper Archive ID	LP2390C
Paper Contents	"none"
Paper Media available	"Context sheet", "Drawing", "Photograph", "Plan", "Report"

### Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Historic Building Recording and Watching Brief at 70 Birtles Road Macclesfield
Author(s)/Editor(s)	Buckle, R.
Other bibliographic details	LP2390C-HBR-v1.4
Date	2017
Issuer or publisher	L - P : Archaeology
Place of issue or publication	Chester
Description	Report on the historic building recording and watching brief at 70 Birtles Road, Macclesfield.
Entered by	r Buckle (chester@lparchaeology.com)
Entered on	8 June 2017

**OASIS:**

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# WRITTEN SCHEME OF INVESTIGATION

## APPENDIX 2



Written Scheme of Investigation for

**70 BIRTLES ROAD**  
**MACCLESFIELD**

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For Bartholomew Homes

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Benjamin Sleep BA

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L~P:ARCHÆOLOGY

Written Scheme of Investigation for

# 70 BIRTLES ROAD MACCLESFIELD

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Client: Bartholomew Homes

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Local Authority: Cheshire East Council

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NGR: 348054, 358392

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Planning App: 15/5838M

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Author(s): B. Sleep

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Doc Ref: LP2344C-WSI-v1.3

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Date: November 16

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Site Code: LP2344C

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## L~P:ARCHÆOLOGY

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# 1. Introduction

- 1.1. This Written Scheme of Investigation (WSI) for an archaeological building recording, dendrochronological analysis and below-ground archaeological investigation has been prepared by Benjamin Sleep of L - P : Archaeology on behalf of Bartholomew Homes.
- 1.2. This WSI refers to the approved development (15/5838M) of land (hereafter “the site”) at 70 Birtles Road, Macclesfield, Cheshire SK10 3JG. The site is centred on National Grid Reference (NGR) 388948, 374233 (FIGURE 1).
- 1.3. The site is situated on the western outskirts of the town of Macclesfield. It is bordered to the north by allotments, to the east and south by the 20<sup>th</sup> century residential developments along Birtles Road, and to the west by the beginnings of the rural hinterland that surround Macclesfield.
- 1.4. The Local Planning Authority (LPA) is Cheshire East Council (CEC) who take archaeological advice from the Cheshire Archaeological and Planning Advisory Service (CAPAS).
- 1.5. The approved development comprises demolition of the existing locally listed building, Lower Redwood Cottage, and the construction of 18 new dwellings. The development has been approved by CEC with the conditions outlined by CAPAS for a scheme of archaeological mitigation.
- 1.6. The archaeological works will consist of recording of the building to the extent that can be achieved within safety limitations, the monitoring of its demolition, assessment of timbers and retrieval of a suitable sample for dendrochronological analysis, and an archaeological excavation and recording of the footprint of the building.
- 1.7. The archaeological element of the project will be directed by Blair Poole of L - P : Archaeology. All site staff will be suitably qualified and experienced and will undergo a full site induction upon arriving. All relevant health and safety procedures will be adhered to at all times.
- 1.8. This document outlines the detailed method for the archaeological mitigation,

reporting and archiving for the site.

1.9. The site code attributed to the site by L - P : Archaeology is LP2344C.

## 2. Site Background

### 2.1. PLANNING

- 2.1.1. In March 2012 the Department for Communities and Local Government issued the National Planning Policy Framework (NPPF) (DCLG 2012). Section 12 of this document sets out planning policies on the conservation of the historic environment.
- 2.1.2. The NPPF indicates planning decisions should be made based on the significance of Heritage Assets. These are defined as buildings, monuments, sites, places, areas or landscapes positively identified as having a degree of significance meriting consideration in planning decisions.
- 2.1.3. The relevant policies to the site are contained within The Cheshire East Council Local Development Framework Local List of Historic Buildings Supplementary Planning Document (CHESHIRE EAST COUNCIL 2010).
- 2.1.4. Planning permission was granted for the site (15/5838M) relating to the construction of 18 new dwellings.
- 2.1.5. The application for redevelopment of the site was approved dependent on the following condition outlined by CAPAS:

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.

### 2.2. GEOLOGY

- 2.2.1. The bedrock geology of the site is on the boundary between the Wimslow Sandstone formation and the Helmslow Sandstone Formation, the latter having a gravel component.
- 2.2.2. The sandstone is overlain with a superficial geology of Devensian Till.

### 2.3. TOPOGRAPHY

- 2.3.1. The site consists of a single building in an overgrown plot of land surround on

3 sides by the residential outskirts of Macclesfield. It is situated approximately 181m OD and is relatively flat. The site has an area of 0.52ha

## **2.4.HISTORIC INFORMATION**

- 2.4.1. A heritage statement (HST) was undertaken in 2015 as part of the planning process (DE FIGUEIREDO 2015). The following is a summary of the brief historical background of the site and the building provided in the HST:
- 2.4.2. The existing cottage is known as Lower Roewood and can be dated to the early 17<sup>th</sup> century. It was probably originally constructed as a two cell cottage with a fully timber framed structure and thatched roof.
- 2.4.3. The earliest cartographic evidence for cottage is in the Tithe Map of 1835, depicting the building set back from Birtles Road with two small structural projections to the rear. The western part appears to have been a shippon for keeping livestock.
- 2.4.4. Later Ordnance Survey maps show little change to the property throughout the rest of the 19<sup>th</sup> century.
- 2.4.5. The Ordnance Survey map of 1910 appears to show that the shippon to the west of the building had been demolished and a separate livestock building erected along the track that leads to the allotments in the north.
- 2.4.6. The property has been in possession of the Council since 1960.

## **2.5.SITE CONDITIONS**

- 2.5.1. The following is a summary of the architectural analysis section of the HST (DE FIGUEIREDO 2015: 6) which contains details of a recent site visit.
- 2.5.2. The cottage at 70 Birtles Road is in such a state of disrepair as to not be safe to enter. All architectural observations were made from without and from what could be seen of the interior through unblocked windows.
- 2.5.3. The plan of the building suggests the front section represents the surviving historic core, consisting of a two storey frontage with central porch and doorway, with two gable ends. There are two rooms on each floor.



- 2.5.4. The two storey extension to the rear was constructed during the 20<sup>th</sup> century. In the northwest corner of the building is an additional small lean-to structure.
- 2.5.5. The walls are of brick in an irregular garden wall bond pattern, rendered to the front and west and painted elsewhere. The roof is of slate and the windows are mid to late 20<sup>th</sup> century casements.
- 2.5.6. The 20<sup>th</sup> century extension is of different brick and not tied in.
- 2.5.7. Fire damage, partial roof collapse and general decay have affected the interior. The surviving items of interest within the building are the oak purlins, the first floor beams and joists, constructed of un sawn timber. These are likely to date from the 16<sup>th</sup> century.

## 3. Scope and Aims

### 3.1. THE SCOPE

3.1.1. The scope of the archaeological mitigation is:

- ◆ To undertake an archaeological building recording of the property at 70 Birtles Road.
- ◆ To retrieve appropriate timbers for dendrochronological analysis.
- ◆ To subject the footprint of the building to archaeological excavation and record any remains encountered.

### 3.2. THE AIMS

3.2.1. The aims of the archaeological building recording are to:

- ◆ Record the existing historic building to an appropriate level of accuracy within the limitation of the considerable safety considerations.
- ◆ Record any additional information that may arise during the process of demolition which improves the historical understanding of the site.

3.2.2. The aims of the dendrochronological analysis are to:

- ◆ Establish a date for the felling of the timbers used in the construction of the building and subsequently date the site more accurately

3.2.3. The aims of the excavation and recording are to:

- ◆ To determine the presence of any archaeological deposits that may represent previous phases of occupation of the site.
- ◆ To ensure the preservation by record of any archaeological remains encountered.

## 4. Methodology

- 4.1. All works will be carried out in accordance with the guidance set out by the Cifa on Code of Conduct (CIFA 2014C), and in conjunction with CAPAS Guidance on Further Fieldwork Techniques (CAPAS 2013).
- 4.2. The proposed archaeological works will consist of a number of distinct phases:
  - 4.2.1. The building recording phase will be conducted according to the Chartered Institute for Archaeologists Standard and guidance for the archaeological investigation and recording of standing buildings or structures (CIFA 2014B).
  - 4.2.2. The building will be initially recorded to the appropriate level of detail allowed by health and safety considerations. Due to the building being deemed unsafe and at risk of collapse, it is anticipated that the initial recording will consist of a photographic record, accompanied by any observations possible at safe distance.
  - 4.2.3. Monitoring of the demolition of the building will be conducted according to the Chartered Institute for Archaeologists Standard and guidance for an archaeological watching brief (CIFA 2014D).
  - 4.2.4. An archaeologist will be present on site to closely monitor the demolition process and subsequent ground clearance, so that any additional detail can be added the initial building recording.
  - 4.2.5. will be made during the demolition of the building and any further archaeological detail that can be observed during this process will be added to the initial building recording.
  - 4.2.6. Timbers will be selected and retrieved for the purpose of dendrochronological analysis. A dendrochronologist will be present during demolition to retrieve samples.
  - 4.2.7. The excavation and recording of the footprint of the building will be conducted according to the Chartered Institute for Archaeologists Standard and guidance for archaeological excavation (CIFA 2014A).
  - 4.2.8. The area comprising the footprint of the building will be stripped using

appropriately sized plant and monitored by an archaeologist. The plant will typically be a 360 degree tracked excavator with a 1.8m wide toothless ditching bucket.

4.2.9. The stripped area will then be examined for any archaeological deposits pertaining to previous building phases. Archaeological monitoring will continue, until the necessary depth of groundworks has been achieved, or the natural geology is encountered.

4.2.10. Examination and cleaning of all archaeological deposits will be by hand using appropriate hand tools. Any archaeological deposits will be examined and recorded both in plan and section. The objective will be to define remains rather than totally remove them. Features will be investigated, where possible, as follows:

- ◆ 100% of each intrusive feature (pits, postholes).
- ◆ All terminals and intersections of linear features.
- ◆ 100% structural features (beamslots, ring ditches) - actual surviving structural elements (walls, collapse/debris fields) only require exposure, cleaning and preservation for excavation in more appropriate circumstances.
- ◆ 100% domestic/industrial working features (hearths, ovens) - unless large and structural, in which case see above.

4.2.11. Should significant archaeological deposits be encountered that are worthy of preservation *in situ*, excavation will cease. A site meeting will be held to assess the significance of the deposits and to decide on a strategy for sampling them to provide sufficient data for a useful assessment or subsequent mitigation strategy.

## 5. Recording

5.1. The site code attributed to this site by L - P - Archaeology is LP2344C. This code will be used to label (using appropriate materials not adhesive labels) all sheets, plans and other drawings, all context and recording sheets, all photographs (but not negatives), and all other elements of the documentary archive.

### 5.2. THE WRITTEN RECORD

5.2.1. The written recording system used will follow the Museum of London Archaeological Site Manual (SPENCE 1994).

5.2.2. Individual descriptions of all archaeological strata and features excavated or exposed will be entered onto *pro-forma* context recording sheets. Sample registers, finds recording sheets, access catalogues, and photo record cards will also be used.

5.2.3. Context sheets will include all relevant stratigraphic relationships. For complex stratigraphy a separate matrix diagram will be employed. This matrix will be fully checked during the course of the excavation.

### 5.3. THE DRAWN RECORD

5.3.1. A site location plan, based on the OS 1:1250 will be prepared showing the investigation areas and development site in relation to surrounding locality and street pattern.

5.3.2. This will be supplemented by a plan at 1:500, which will show the location of the building in relation to the development area. The locations of the OS bench marks used and site TBM will also be indicated.

5.3.3. Detailed plans will be drawn at an appropriate scale, typically 1:10 or 1:20.

5.3.4. The extent of any visible archaeological deposits will be recorded in plan. Long sections showing layers and any cut features will be drawn at 1:50. Short sections will be drawn at 1:20.

5.3.5. Sections containing significant deposits, including half sections, will be drawn at an appropriate scale, usually 1:10 or 1:20. All sections will be related to the

Ordnance Datum using spot heights and registers of sections and plans will be kept.

- 5.3.6. Upon completion of each significant feature a minimum of one section will be drawn. The stratigraphy will be recorded, even if no archaeological deposits have been identified.

#### **5.4. THE PHOTOGRAPHIC RECORD**

5.4.1. An adequate photographic record will be made of any significant archaeological remains in both plan and section. This will be in the form of digital images using a high quality digital camera. Photographs will illustrate in both detail and general context the principal features and finds discovered. The photographic record will also include working shots to illustrate more generally the nature of the archaeological operation.

- 5.4.2. A register of all photographs taken will be kept on standardised forms.

## 6. Finds and Samples

### 6.1.FINDS

- 6.1.1. All identified finds, artefacts, industrial and faunal remains will be collected and retained. Certain classes of building material can sometimes be discarded after recording if an appropriate sample is retained. No finds will, however, be discarded without the prior approval of the nominated representative of the local authority.
- 6.1.2. All artefactual and ecofactual material excavated during the strip and record (including 19<sup>th</sup> and early 20<sup>th</sup> century material) should be retained prior to assessment, and, where appropriate, further analysis and will be treated in accordance with Chartered Institute for Archaeologists Guidelines for the collection, documentation, conservation and research of archaeological materials (CIFA 2014E).
- 6.1.3. All finds which constitute Treasure Trove under the Treasure Act for England and Wales 1996 will be reported to the coroner by the finder within 14 days of discovery. All metal artefacts will undergo X-radiography in line with the English Heritage guidelines (ENGLISH HERITAGE 2006) to enable them to be identified, dated and their significance determined. Unstratified material recovered from the spoil is to be recovered and a representative sample included within the finds assemblage.
- 6.1.4. Any human remains will be left *in situ*, covered and protected. If removal is essential it can only take place under appropriate government regulations. Furthermore, if removal is essential, such removal will be in accordance with the Excavation and Post Excavation Treatment of Cremated and Inhumed Human Remains (MCKINLEY & ROBERTS 1993) and the Guidelines for the Standards for Recording Human Remains (BRICKLEY & MCKINLEY 2004) as set out by the Cifa.
- 6.1.5. The finds assemblage will be subject to washing, processing, analysis, dating classification and storage according to Cifa standards (CIFA 2014E).
- 6.1.6. The finds assemblage will be retained for deposition with the site archive in the

relevant museum. Documentary material including the paper archive will be stored in boxes to Cifa standards (CIFA 2014F).

6.1.7. Packaging of all organic finds and metalwork will follow the UKIC/Rescue guidelines, 'First Aid for Finds'. 3<sup>rd</sup> edition (LEIGH 1998). Any necessary, conservation and treatment of wood or metalwork will be arranged in conjunction with CAPAS and specialist conservators.

6.1.8. Finds will be exposed, lifted, cleaned, conserved, marked, bagged and boxed in accordance with the guidelines set out in the United Kingdom Institute for Conservation "Conservation Guideline No. 2". Appropriate guidance set out in the Museums and Galleries Commissions "Standards in the Museum Care of Archaeological Collections (MUSEUMS AND GALLERIES COMMISSION 1992)" will also be followed, as will the current Cifa guidelines.

## 6.2. PALAEO-ENVIRONMENTAL SAMPLES

6.2.1. Environmental sampling during the watching brief will target a representative range of contexts from each phase and examine the survival of material and key archaeological contexts. Should significant environmental deposits be encountered, they will be taken and processed in line with English Heritage (document prepared by English Heritage before change to Historic England) guidelines (CAMPBELL ET AL. 2011) and our internal policy (ALLEN 2008). Provision will be made for the requirement of the following samples:

- ◆ Bulk samples of 30-60 litres, or 100% of the context, for process using a floatation tank for the recovery of charred plant remains from the 'flot' and artefacts such as small bones, mineralised plant remains, charcoal and hammer scale from the residues.
- ◆ Samples of 1-5 litres from waterlogged deposits for analysis of waterlogged plant remains. These may be taken as sub-samples from bulk samples.
- ◆ Samples of 5-15 litres from waterlogged deposits for analysis of insect remains and other macroscopic artefacts. These may be taken as sub-samples from bulk samples.



- ◆ Bulk samples of 100 litres for coarse sieving on site for specific artefacts such as animal bone.
- ◆ Samples of 2 litres for mollusc analysis, with associated continuous column samples.
- ◆ Monolith samples which may be sub-sampled for diatom, spore or pollen analysis.
- ◆ Monolith samples for soil micromorphology.

6.2.2. All environmental samples will be assessed for potential through summary analyses by an environmental specialist.

6.2.3. Bulk samples will be processed as soon as possible or discarded with the agreement of the Local Authority Archaeological Advisor. Residues will be treated as part of the finds assemblage.

## 7. Access and Safety

- 7.1. This section represents pertinent supplementary information. A full Risk Assessment Document will be produced setting out the site specific health and safety policies that will be enforced in order to reduce to an absolute minimum any risks to health and safety.
- 7.2. All relevant health and safety regulations will be followed. Barriers, hoardings and warning notices will be installed as appropriate. Safety helmets, safety boots and high visibility jackets will be used by all personnel as necessary.
- 7.3. No personnel will work in deep unsupported excavations. Where the installation of temporary support work and other attendance are required, these will be provided as necessary.
- 7.4. The site shall have at least one qualified first aider present at any time and all accidents and injuries shall be reported accordingly to HSE and RIDDOR guidelines. All relevant procedures are held within the full risk assessment.
- 7.5. All staff and visitors shall undergo a full site induction and will be shown the Risk Assessment. Staff shall sign and date their copies of the risk assessment and visitors shall be required to sign a declaration stating that they shall abide by the site safety guidelines. Copies of these documents are available on request.

## 8. Technical Report and Publication

8.1. A formal report on the results of the archaeological watching brief will be prepared upon completion of the archaeological fieldwork. The report will conform to annex 2 of the Chartered Institute for Archaeologists Standard and guidance for an archaeological watching brief (CIFA 2014D), and annex 2 of the Chartered Institute for Archaeologists Standard and guidance for the archaeological investigation and recording of standing buildings or structures (CIFA 2014B).

8.2. The report will include:

- ◆ A non-technical summary (abstract).
- ◆ Introductory statements and site background.
- ◆ Reason for the project.
- ◆ The aims and methods adopted in the course of the monitoring.
- ◆ A summary of historic and archaeological research.
- ◆ A description of the nature, extent, date and condition of all features and archaeological deposits recorded during works.
- ◆ Illustrative material including maps, plans, sections, drawings and photographs as necessary.
- ◆ A finds report and catalogue including appropriate specialist reports. All ceramic material will be recorded by sherd count and weight within ware and where appropriate form groups within context groups.
- ◆ A discussion and summary of the results.
- ◆ An index of the contents and location of the archive.
- ◆ Sources consulted.

8.3. A copy of the report will be sent to the client, a copy to the CAPAS and a copy to the Cheshire Historic Environment Record. If warranted the results will be published in an appropriate journal; the scope and costs of the publication should be agreed with all parties, including the editor of the relevant journal. A site notification form will

be deposited with the OASIS project.

**8.4.L - P** : Archaeology shall retain full copyright of any report under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it hereby provides an exclusive licence to the client in all matters directly relating to the project as described in this document. Any document produced to meet planning requirements can be copied for planning purposes by the LPA. Any information deposited in the Sites and Monuments Record or Historic Environment Record can be freely copied without reference to the originator for research or planning purposes.

## 9. Archive

- 9.1. The site code LP2344C will be used to mark all plans, drawings, context and recording sheets, photographs and other site material during excavation.
- 9.2. The site archive will be so organised as to be compatible with current requirements of the recipient museum, expected to be Cheshire East Museum Service. Individual descriptions of all archaeological strata and features excavated or exposed will be entered onto *pro-forma* recording sheets. Relevant context, sample and photograph registers and environmental sample sheets will also be used.
- 9.3. The integrity of the site archive will be maintained. All finds and records will properly be curated by the recipient museum and be available for public consultation. Appropriate guidance set out in the MGC “Standards in the Museum Care of Archaeological Collections” (MUSEUMS AND GALLERIES COMMISSION 1992), and the SMA’s draft “Selection, Retention and Dispersal of Archaeological Collections” (SOCIETY OF MUSEUM ARCHAEOLOGISTS 1993) will be followed in all circumstances.
- 9.4. United Kingdom Institute for Conservation guidelines for the preparation of excavation archives for long-term storage (WALKER 1990) will be followed. With consent of the landowner, arrangements for the curation of the site archive will be agreed with the appropriate Museum.
- 9.5. Pursuant to these agreements the archive will be presented to the appropriate museum within 6 months of the completion of the fieldwork (unless alternative arrangements have been agreed in writing with the Local Planning Authority or English Heritage). In addition, written confirmation from the client will be provided for the transfer of ownership.
- 9.6. The recipient museum shall be granted licence for the use of the archive for educational purposes, including academic research, as long as such use is non-profit making and conforms to the Copyright and Related Rights regulation 2003.
- 9.7. The project archive will be prepared in line with the Cifa Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives (CIFA 2014E) and in consultation with Cheshire East Museums Service. As per current Cifa standards, metal artefacts will be x-rayed where required by the advisor to the LPA.

# 10. Project Details & Agreement

## 10.1.MONITORING

10.1.1.The project will be monitored by CAPAS to whom not less than five days written notice must be given of the commencement of work to enable monitoring visits to be arranged.

## 10.2.HUMAN REMAINS

10.2.1.Any human remains that are discovered will initially be left *in-situ*, covered and protected. If removal is necessary, this will comply with the relevant legislation, any Home Office and local environmental health regulations and the appropriate English Heritage advice.

## 10.3.CONTINGENCY

10.3.1. A contingency allowance of both time and funding should be included in all project designs in the form of a maximum number of additional working days. This contingency must be separately accounted for.

10.3.2. The contingency will not be expended without the prior express consent of the Planning Archaeologist and the client.

## 10.4. STAFFING

10.4.1.The project will be directed by Blair Poole of L - P : Archaeology. All site work will be carried out by suitably qualified and experienced archaeologist, All staff will be CSCS card holders.

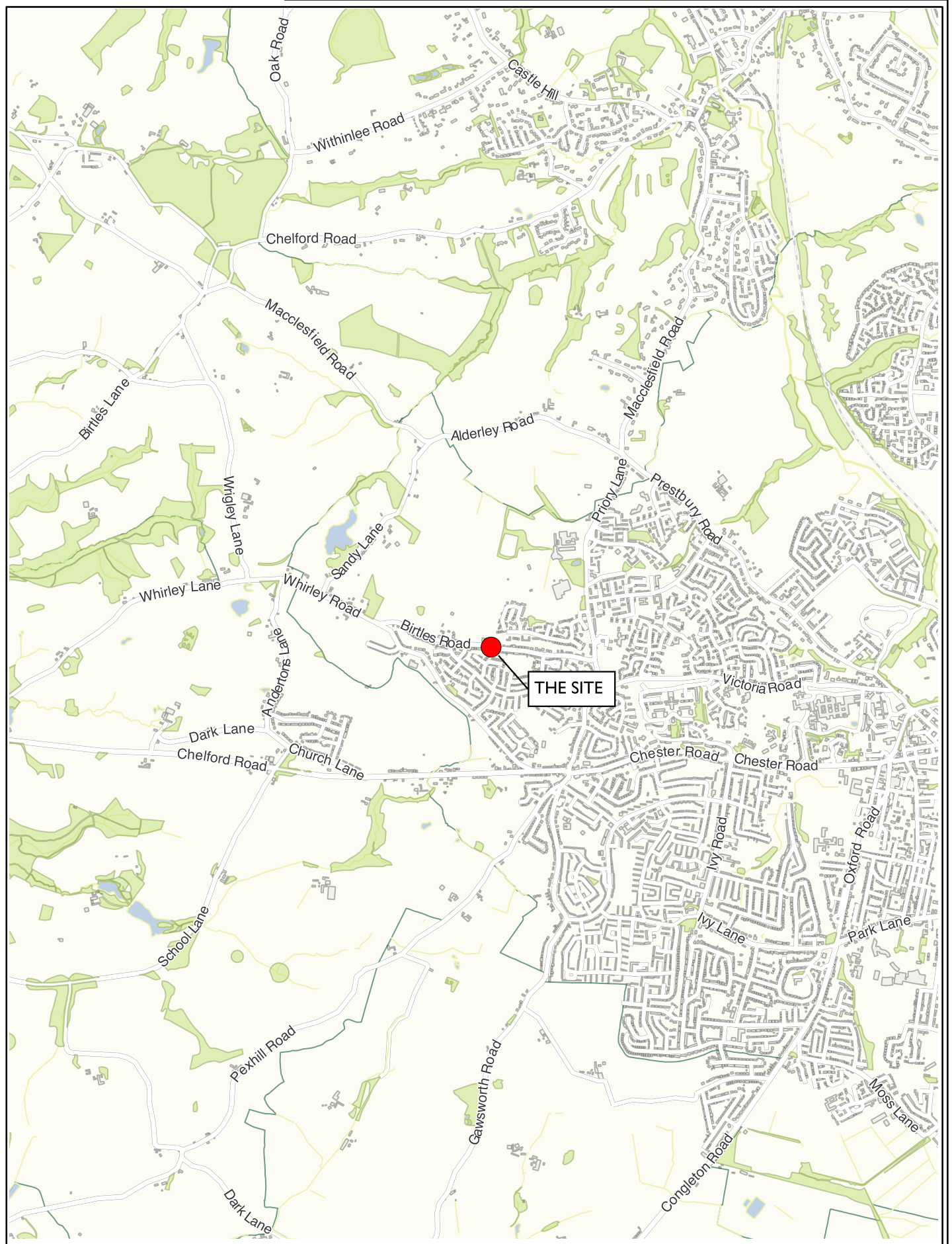
## 10.5.AGREEMENT

10.5.1.This recommended format attempts to define best practice but cannot fully anticipate all contingencies. Material changes are only to be made with the prior written approval of CAPAS.

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# FIGURES

FIGURE 1 // Site Location - General



0 1000 m



PROJECT // 2344C - Birtles Road, Macclesfield

DESCRIPTION // Site Location - General

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L-P:ARCHAEOLOGY



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# PHOTOGRAPHIC CONTACT SHEET

APPENDIX 3













