

LONGSTONE HOUSE
NORTH SUNDERLAND
NORTHUMBERLAND

ARCHAEOLOGICAL EVALUATION

APRIL 2008



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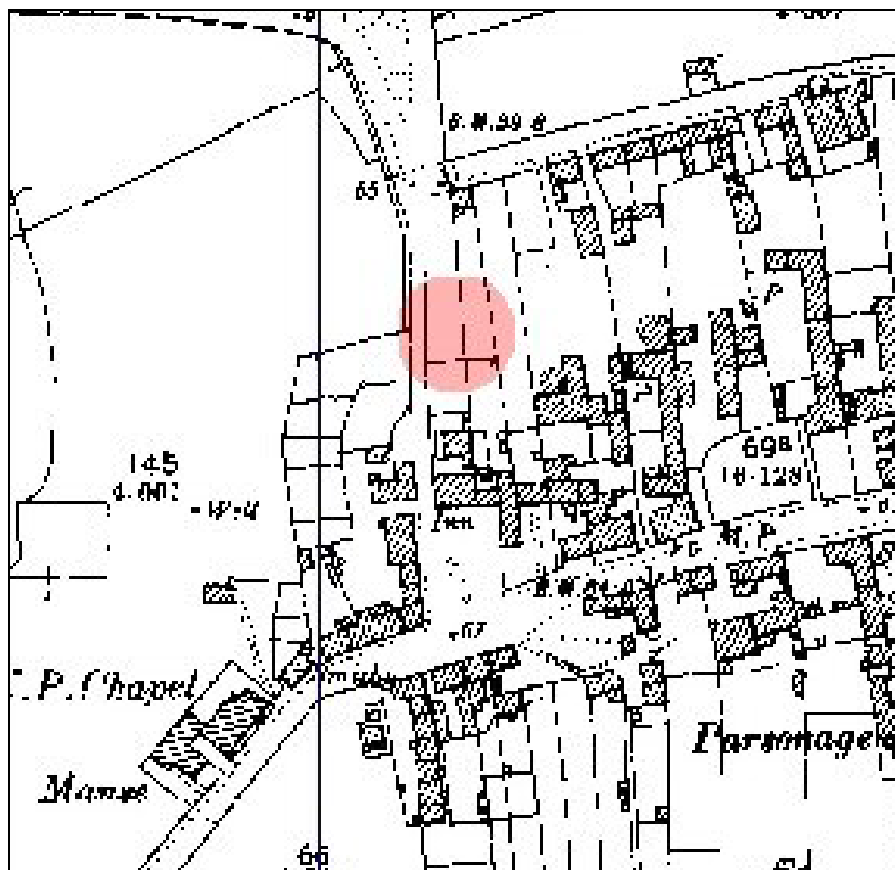
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LONGSTONE HOUSE
NORTH SUNDERLAND
NORTHUMBERLAND

REPORT ON AN ARCHAEOLOGICAL EVALUATION

Prepared by:

The Archaeological Practice Ltd.



Frontispiece: Extract from the 2nd edition Ordnance Survey plan of North Sunderland, highlighting the evaluation site.

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SUMMARY

This document reports on archaeological evaluation trenching conducted to inform a proposal for the construction of dwellings to the rear of Longstone House Hotel, North Sunderland, Northumberland. Previous documentary work has provided contextual information regarding the archaeological and historical development of the area, suggesting that the area formed part of the back-plots of properties on the main street of North Sunderland (formerly Sunderland), a known medieval village. Mining records also indicate the presence of a coal mine of unknown date in the area. The trenching was devised to determine the precise impact of the proposed scheme on the cultural heritage.

In requesting archaeological evaluation of the site, the planning archaeologist for the Northumberland National Park Authority noted the possibility that structures or features of medieval and possible prehistoric date existed upon the site and that their remains may survive below the modern ground surface.

The investigation of the site by archaeological trenching revealed structural remains of medieval walls and other features at depths between 0.8 and 1.5m below the present ground surface. The remains discovered and recorded are typical of those expected in medieval and post-medieval back-plot. No remains of earlier date were identified. Neither were the remains of a coal mine marked on a Coal Authority map of the area.

The nature of remains found upon the site supports a recommendation for mitigation by watching brief.

1. INTRODUCTION

1.1 Purpose of Evaluation

The following is a report on a programme of archaeological evaluation trenching carried out on an area of land to the rear of Longstone House, a structure on the main street frontage of North Sunderland, presently used as a hotel but about to undergo conversion to residential flats. The evaluation strategy was designed to further inform the planning process with regard to the proposed construction of residential units on land to the rear of the current hotel. The trenching was designed to test for the existence and define the nature of any features of archaeological importance under the present ground surface.

Although not within a designated protected area, the property is located on the fringe of Seahouses village (*Illus. 01*) within the area considered on the basis of previous archaeological discoveries to be of some archaeological potential.

1.2 Cultural Heritage Background

The Northumberland County Council (NCC) Archaeological Brief (2004) notes that a stone cist containing a burial and three urns was recorded as found in the yard of the Blue Bell Inn, North Sunderland in 1862, although no subsequent intensive land-use is known until the medieval period, when there are documentary references to a settlement at North Sunderland from 1296 onwards. The medieval settlement layout is reflected in the street layout on maps from 1769 onwards, which has continued into the modern street plan. The settlement appears to have developed with two rows of properties along the street frontage. More detailed maps from 1848 onwards show narrow burgage plots - thin strips of land running back from the street frontage which were used for a number of activities including waste disposal and industrial activity - running back from the street frontage, with two rows of houses set back slightly from the street frontage. This may indicate that the main street was broader at some point in its history, although the maps also show a number of buildings along the narrower street frontage. The precise location and form of the early settlement remains inconclusive.

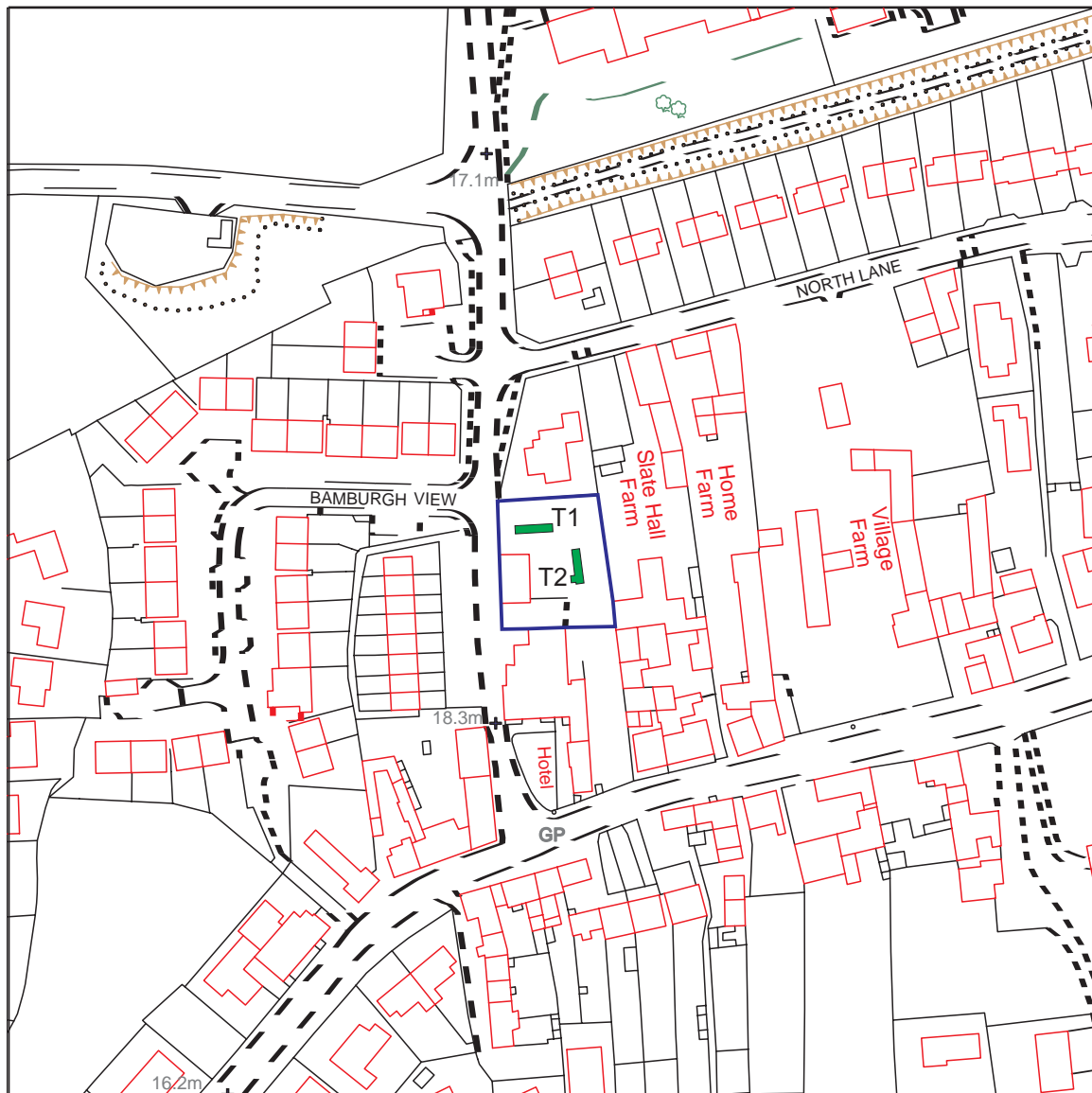
Coal Authority records indicate the presence of an abandoned coal mine within the bounds of the site. The position of this feature is not shown on the Ordnance Survey Map series or on the Tithe Plan of 1848, but lime burning is attested in the area, for which purposes a local source of coal would have been necessary.



Illus. 01: Plan showing the location (circled) of the evaluation site in North Sunderland.



Illus. 02: The location of the evaluation site in North Sunderland.



Illus. 03: Plan showing the position of the evaluation trenches to the rear of Longstone House, North Sunderland.

2. EVALUATION PROGRAMME

2.1 Aims

Given the potential archaeological sensitivity of the site, the Northumberland County Council archaeologist requested that the archaeological potential of the site should be investigated in order to establish whether the proposed invasive development works are likely to impact on any archaeological remains of significance. The project brief requested that 3% of the area to be impacted by the development, including service and resurfacing works should initially be investigated by excavation in the evaluation phase of archaeological work on the site.

Accordingly, the aims of the programme of evaluation trenching were to investigate the possibility that significant archaeological remains were present on the site, to determine the character of any such remains and determine, as far as possible, their function and state of preservation.

2.2 Methods

Two trenches were placed in positions which it was considered provided a reasonable sample of the site area. One ran over the position of a coal mine indicated on Coal Authority records.

A mechanical excavator, closely supervised by an archaeologist, was used to excavate the surface topsoil until archaeological features were encountered. All anomalies or features of potential interest were examined closely by hand to appraise their importance and, if necessary, for recording purposes. The surface of the sub-soil was also cleaned by hand to reveal any potential features cut into it. All trench sections were also hand-cleaned for recording purposes.

2.3 Trench Location and Extent

The locations and extent of the evaluation trenches are shown on *Illustration 03*.



Illus. 04: The North Sunderland township Tithe plan (1840), with village extract highlighted (below)



3. RESULTS

3.1 **Trench 1** - 10m by 1.5m (NNW-SSE)¹

Trench 1 was positioned on a parallel alignment to the northern walled boundary of the site, lying east-west (see plan). The trench dimensions were as follows: 10.4 (length) x 1.5 (width) x 1.6 meters (max depth).

The upper part of the trench stratigraphy was composed of a granite aggregate on a sand and aggregate base [101], with a maximum depth of 0.3m. This sat upon a black coloured, firm but friable silty loam [102] interpreted as a degraded buried top-soil, containing large quantities of well sorted pea-gravel; it had a maximum depth of 1.06m below ground level. At the north end of the trench this sat upon a black coloured, firm but friable silty clay [103], containing large quantities of well sorted sandstone fragments measuring up to 0.01m in diameter. This extended to a maximum depth of 1.4m below ground level. Below [103] in the middle of the trench was a mid grey-brown horizon comprising of mixed clay [104]. It had a maximum depth of 1.08m below ground level. Below [103] and [104] was a firm, plastic, mid brown clay [105] with occasional well sorted sandstone fragments up to 0.02m in diameter. It had a maximum depth of 1.48m below ground level and sat upon the natural subsoil [106], an orange boulder clay.

Interpretation

No remains of archaeological significance were discovered in Trench 1.

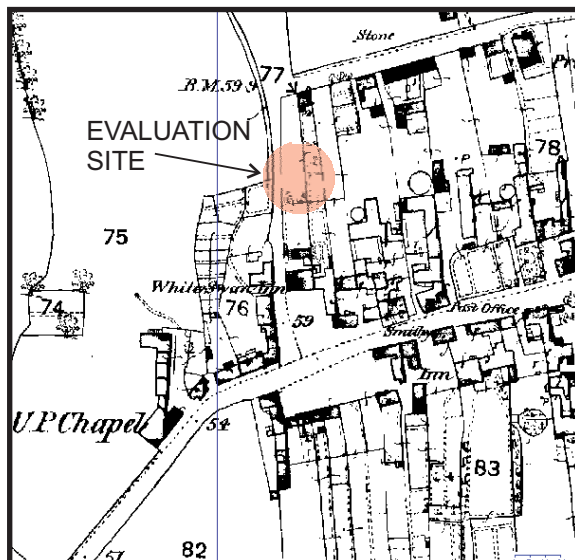
3.2 **Trench 2**: - 10m by 1.5m (ENE-WSW)²

Trench 2 was positioned on a north-south alignment, lying parallel to the eastern walled boundary of the site (see plan). The dimensions of the trench were 9.7m (length) x 3.1m (max width) x 1.3m (max depth). An additional east-west cut measuring 1.5m x 1.5 m was made from the west side of the south end of the trench in order to investigate the possible continuation of a standing wall to the south.

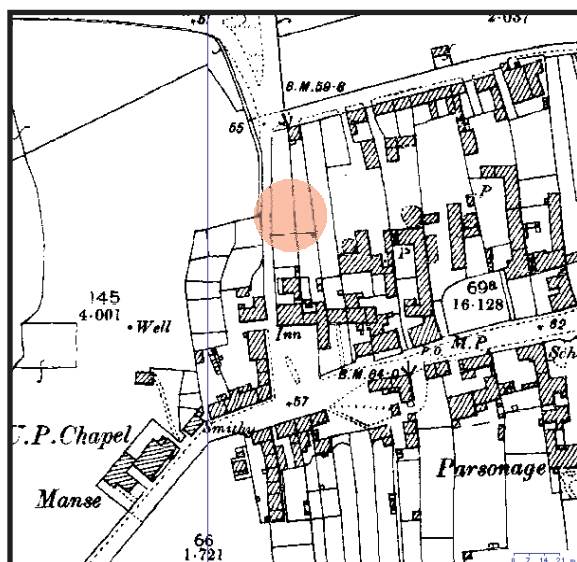
The upper part of the trench stratigraphy was composed of a granite aggregate on a sand and aggregate base [201], with a maximum depth of 0.3m. Below this was a compacted, black garden soil [202] sitting upon a black coloured, firm but friable clay-silt [203], containing large quantities of well sorted sandstone fragments measuring up to 0.01m in diameter. [202] had a maximum depth of 0.9m below ground level. Below the garden soil at the north end of the trench was a firm, plastic, mid-brown clay-silt [204] containing variable amounts of fragmented sandstone (0.25-0.30m in diameter and smaller fragments 0.10-0.12m in diameter) and large riverine cobbles. The large sandstone fragments and riverine cobbles appeared close to the remains of walls and probably represent robbing material. Various features were cut into or built upon the natural subsoil [213], an orange boulder clay. The most northerly of these was a shallow intrusion [205] at the west side of the trench, 0.22m in depth (see section drawing) filled with a dark silty clay [206]. South of [205] was the cut of a wall footing [207], aligned east-west and containing a fill of dark silty clay [208] in its east part and a mixture of rounded cobbles and large sandstone fragments [209] in the west

¹ For purposes of simplifying the trench description, the orientation of this trench will be regarded as N-S rather than NNW-SSE.

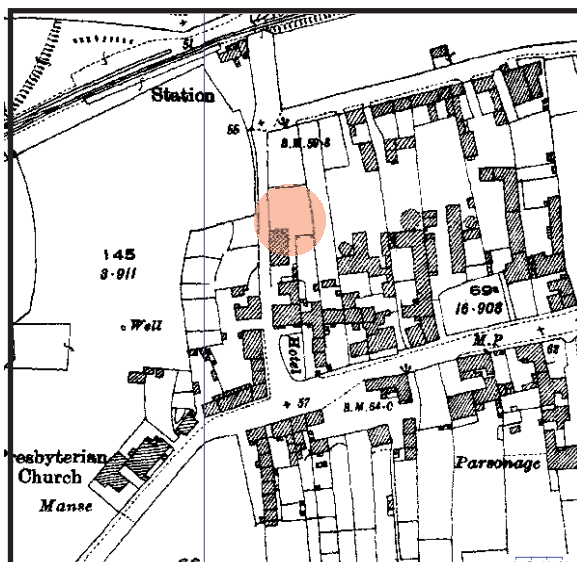
² For purposes of simplifying the trench description, the orientation of this trench will be regarded as E-W rather than ENE-WSW.



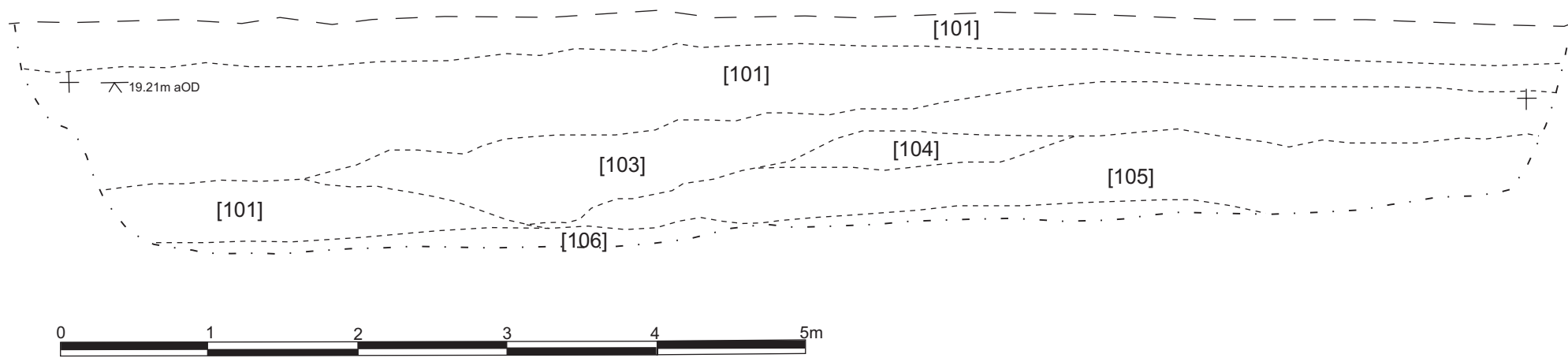
Illus. 05: Extract from the 1st edition Ordnance Survey Plan (c1855).



Illus. 06: Extract from the 2nd edition Ordnance Survey Plan (c1898).



Illus. 07: Extract from the 3rd edition Ordnance Survey Plan (c1920).



Illus. 08: Plan of Trench 1.



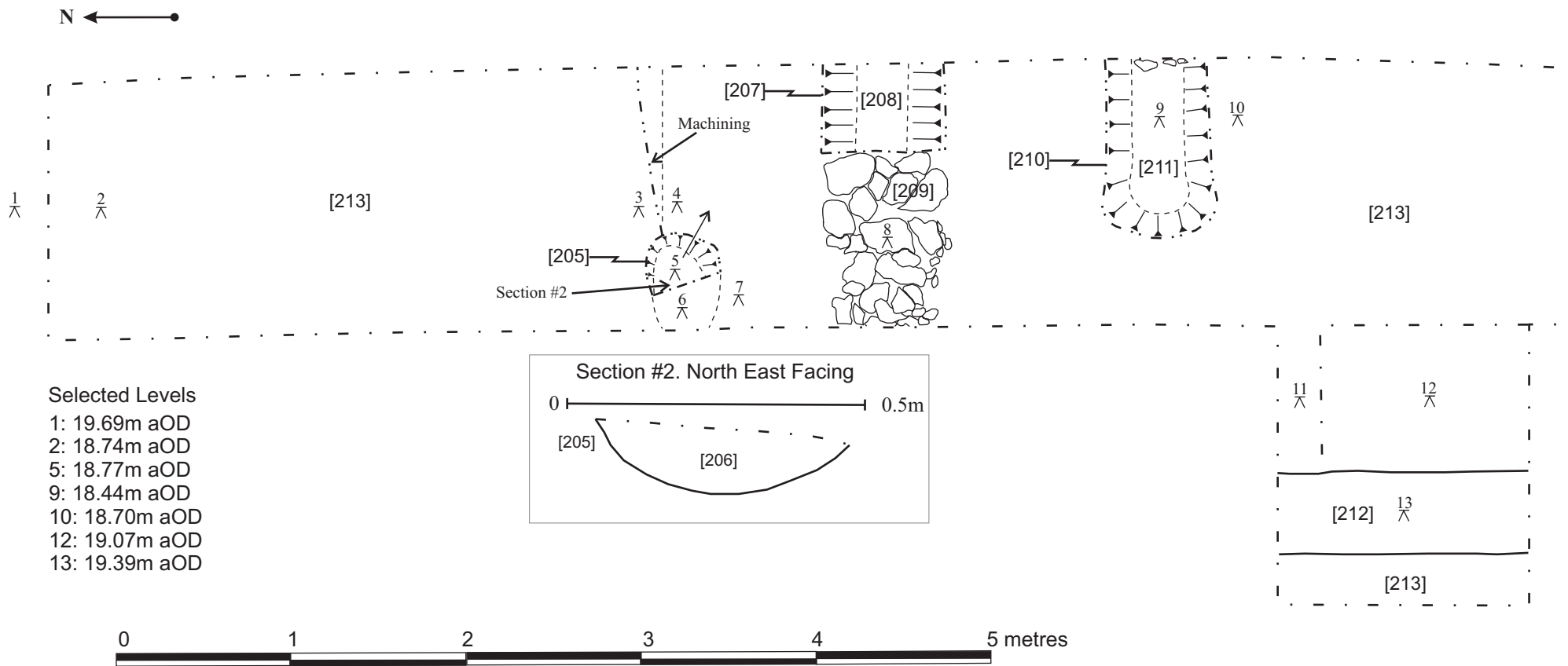
Illus. 09: The position of Trench 1 prior to excavation.



Illus. 10: Trench 1 viewed from the east following excavation.

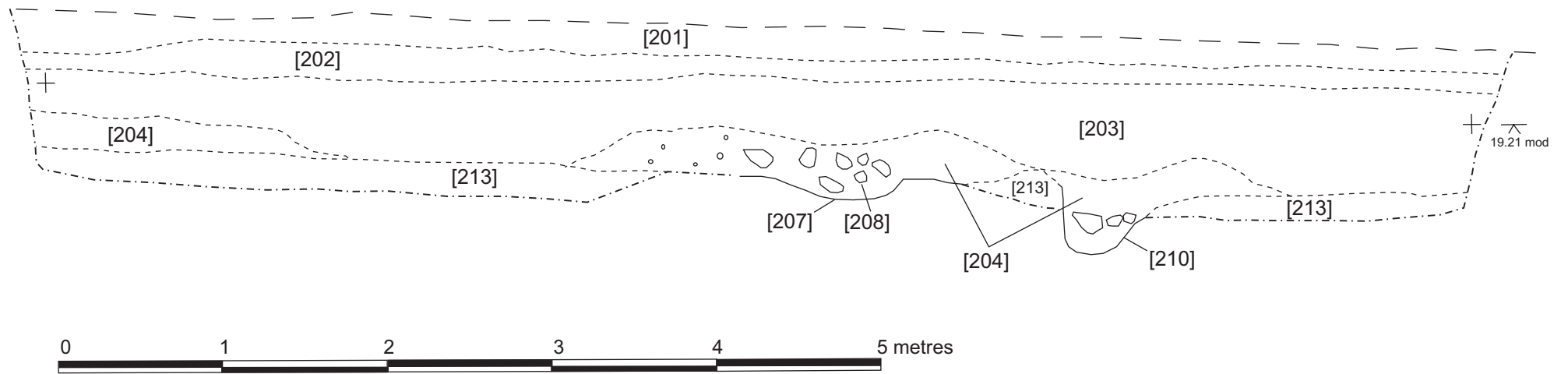


Illus. 11: The east end, south-facing section of Trench 1.



- Selected Levels
- 1: 19.69m aOD
 - 2: 18.74m aOD
 - 5: 18.77m aOD
 - 9: 18.44m aOD
 - 10: 18.70m aOD
 - 12: 19.07m aOD
 - 13: 19.39m aOD

Illus. 12: Plan of Trench 2.



Illus. 13: South-facing section of Trench 2.

part. The feature [207] had a maximum depth of 0.12m and a width of 0.70m (see plan). South of [207] was a linear cut feature [210] with a maximum width of 0.60m and a maximum depth of 0.40m, aligned in an east-west direction, probably a robbed out wall footing, respecting the alignment of the burgage plot. The fill of [210] comprised dark grey silty clay [211]. The remains of wall foundations [212] with a maximum width of 0.45m were discovered in the trench extension, aligned north-south, probably relating to the boundary of the medieval burgage plot. The wall footings comprise split pieces of grey sandstone, bound by yellow-brown coarse mortar.

Interpretation

Significant archaeological remains were discovered in this trench, including medieval boundary and dividing walls, which relate to a known medieval burgage plot running through the site on a north-south alignment. A small quantity of green-glazed medieval pottery found within these contexts was dated by Jenny Vaughan, medieval pottery specialist (*pers. com.*) to the 13th or 14th centuries and supports a medieval date for the use or occupation of the site. One or two reasonably well dressed blocks of sandstone were also discovered which could represent remains of facing blocks from a medieval structure, possibly a partitioning wall within the burgage plot.



Illus. 14: The footings of a boundary wall uncovered in Trench 2 south end extension, viewed from the east side.



Illus. 15: View of Trench 2 from the north end.



Illus. 16: Cut [207] containing [208] and wall footings [209] in Trench 2.



Illus. 17:
Cut [207] containing [208] and wall footings [209] in Trench 2, viewed from the south-west with cut feature [210] to rear.



Illus. 18:
Cut feature [210] in trench 2, viewed from the south-west.

4. CONCLUSIONS

The evaluation excavations revealed structural remains between 0.8m and 1.5 metres below the present ground surface.

In Trench 1 no remains of significant structures were uncovered, and it seems unlikely that any have ever been present, unless the idea is entertained that the ground here has been truncated.

In Trench 2 various features of archaeological significance were discovered, including a likely medieval boundary and dividing walls, relating to a known medieval burgage plot running through the site on a north-south alignment. Medieval pottery dates this to the 13th or 14th centuries, supporting the interpretation of the features as of medieval origin. These features are entirely in keeping with the use of the back-plots of houses set out along the main street frontages of medieval settlements. They do not contain substantial features, but provide evidence for waste disposal, gardening and light industrial activity.

5. RECOMMENDATIONS

The nature of remains found upon the site supports a recommendation for mitigation by watching brief during any groundworks below one metre in depth. The purpose of the watching brief will be to record any features or artifacts of archaeological importance disturbed or destroyed by development work.

6. BRIEF FOR ARCHAEOLOGICAL EVALUATION

1. INTRODUCTION

The following represents a project design for a programme of archaeological trenching at Longstone House, Seahouses where permission has been granted to construct four residential properties. Although not within a designated protected area, the property is located on the fringe of Seahouses village (*Illus. 01*) within the area considered on the basis of previous archaeological discoveries to be of some archaeological potential.

The Northumberland County Council (NCC) Archaeological Brief (2004) notes that a stone cist containing a burial and three urns was recorded as found in the yard of the Blue Bell Inn, North Sunderland in 1862, although no subsequent intensive land-use is known until the medieval period, when there are documentary references to a settlement at North Sunderland from 1296 onwards. The medieval settlement layout is reflected in the street layout on maps from 1769 onwards, which has continued into the modern street plan. The settlement appears to have developed with two rows of properties along the street frontage. More detailed maps from 1848 onwards show narrow burgage plots running back from the street frontage, with two rows of houses set back slightly from the street frontage. This may indicate that the main street was broader at some point in its history, although the maps also show a number of buildings along the narrower street frontage. The precise location and form of the early settlement remains inconclusive.

Coal Authority records indicate the presence of an abandoned coal mine within the bounds of the site. The position of this feature is not shown on the Ordnance Survey Map series or on the Tithe Plan of 1848, but lime burning is attested in the area, for which purposes a local source of coal would have been necessary.

Recent excavations on street frontages and in burgage plots across the county are increasingly revealing medieval and later features which are providing an insight into the form and use of the land parcels associated with medieval and later settlement. The thin strips of land running back from the street frontage appear to have been used for a number of activities including waste disposal and industrial activity.

Given the potential archaeological sensitivity of the site, the Northumberland County Council archaeologist has requested that the archaeological potential of the site should be investigated in order to establish whether the proposed invasive development works are likely to impact on any archaeological remains of significance. It is proposed to carry out this investigation by archaeological excavation, opening two trenches in order to determine the character and state of survival of any archaeological features found to exist within the development area. The project brief requests that 3% of the area to be impacted by the development, including service and resurfacing works should initially be investigated by excavation. The first phase of archaeological work on the site may be followed by a subsequent phase of recording if significant remains are found to survive.

Should any remains of importance be found to exist within the development area during the first phase of archaeological work they should be exposed and recorded appropriately, following which the NCC archaeologist will make a recommendation for mitigation to the planning authority based on the results of the evaluation. Any further work requested would be undertaken in line with a supplemental or updated project design, which would be approved by the NCC Conservation Team.

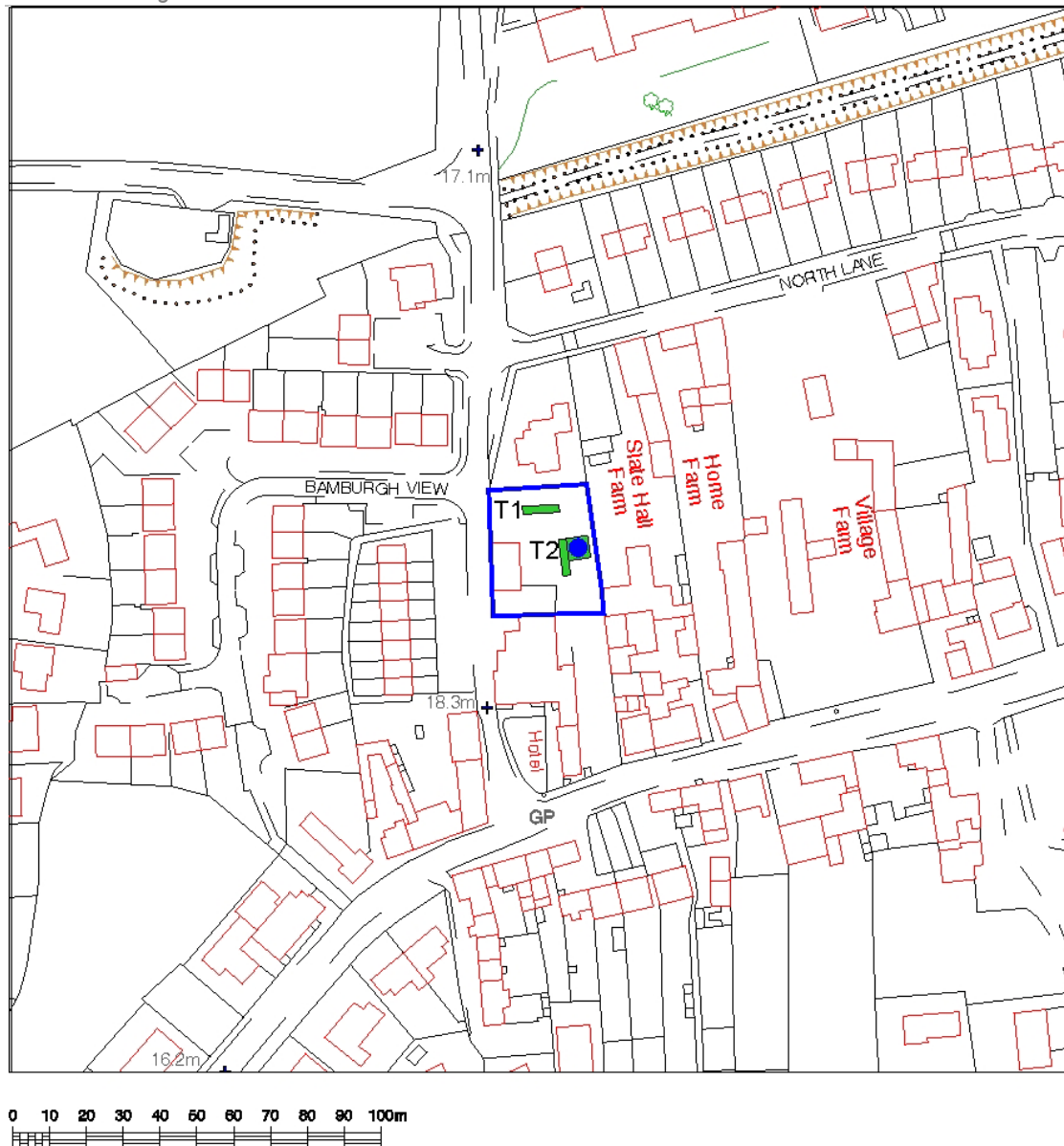
In addition, the position identified from Mining records (enhanced by geophysical survey) as the location of an adit mine will be investigated during the first phase of works and any remains recorded appropriately.

2. SCHEME OF EVALUATION

A programme of evaluation fieldwork sufficient to establish the character and quality of any surviving archaeological features, such as those identified above, is described below and keyed to Figure 1.

2.1 Trench locations

Two trench locations have been identified in the positions indicated (*Illus. 01*). It is proposed to excavate two trenches with dimensions of 10m x 1.5m, one orientated E-W, the other N-S. In addition, the putative site of an abandoned coal mine will be explored in the eastern part of the site as an extension to Trench 2.



Illus. 01: Plan showing the intended position of the evaluation trenches **T1** and location of disused coal mine **T2** (from supplied Coal Authority Plan of disused mines) - site outline shown in blue.

3. METHOD OF INVESTIGATION

3.1 General

3.1.1 The Field Investigation will be carried out by means of Archaeological Excavation.

3.1.2 All work will be carried out in compliance with the codes of practice of the Institute of Field Archaeologists (IFA) and will follow the IFA Standard and Guidance for Archaeological Excavations.

3.1.3 All archaeological staff will be suitably qualified and experienced for their project roles. Before commencement of work they will have been made aware of what work is required under the specification and they will understand the aims and methodologies of the project.

3.2 Excavation

3.2.1 Evaluation trenches will be excavated in the positions indicated in the preceding section. Excavation, recording and sampling procedures will be undertaken using the strategies indicated below.

3.2.2 The setting out of the trenches will be undertaken by The Archaeological Practice using plans provided by the developer.

3.2.3 Topsoil and unstratified modern material will be removed mechanically, where practical and safe to do so. An appropriate machine with a toothless ditching blade will be used. The removal of topsoil or recent overburden above the first significant archaeological horizon will be executed in successive level spits. On completion of machine excavation, all trench faces will be cleaned using appropriate hand tools. All mechanical excavation will be supervised by, and all manual excavation carried out by archaeologically competent staff.

3.2.4 All excavation of archaeological horizons will be carried out by hand.

3.2.5 Sufficient of the archaeological features and deposits identified will be excavated by hand through a sampling procedure to enable their date, nature, extent and condition to be described. Pits and postholes will normally be sampled by half-sectioning although some features may require complete excavation. Linear features will be sectioned as appropriate. No archaeological deposits will be entirely removed unless this is unavoidable.

3.2.6 Archaeological stratigraphy revealed by excavation will be recorded by the following means:

3.2.6.1 **Written descriptions.** Each archaeological context will be recorded on a pro-forma sheet. Minimum recorded details will consist of the following: a unique identifier; an objective description which includes measurements of extent and details of colour and composition; an interpretative estimate of function, clearly identified as such; at least one absolute height value; the identifiers of related contexts and a description of the relationship with such contexts (for preference, executed as a mini Harris matrix); references to other recording media in which representations of the context are held (plans, sections, photographs).

3.2.6.3 Measured illustrations. Detail plans and sectional profiles of archaeological features will be at appropriate scales (1:20 or 1:10). Archaeological contexts will be referenced by their unique identifiers. All illustrations will be properly identified, scaled and referenced to the site survey control.

3.2.6.4 Photographs. Digital photographs will be taken for purposes of record. Any features of archaeological note will also be recorded on colour film stock. A system will be used for identifying the archaeological features photographed.

3.2.7 An appropriate control network for the survey of any archaeological remains revealed in excavation will be established.

3.2.8 The survey control network will be related to the OS grid.

3.2.9 The survey control network and the position of recorded structures, features and finds will be located on a map of an appropriate scale (1:2500 or 1:500)

3.2.10 At least one absolute height value related to OD will be recorded for each archaeological context.

3.2.11 All processing, storage and conservation of finds will be carried out in compliance with the relevant IFA and UKIC (United Kingdom Institute of Conservation) guidelines.

3.2.12 Portable remains will be removed by hand; all artifacts encountered will be recovered.

3.3 Environmental Sampling and Scientific Dating

3.3.1 The investigations will be undertaken in a manner consistent with "The Management of Archaeological Projects", English Heritage 1991 and with "Archaeological Science at PPG16 Interventions: Best Practice for Curators and Commissioning Archaeologists", English Heritage, 2003. The following strategy for environmental sampling will be confirmed with Jacqui Huntley, English Heritage Regional Advisor for Archaeological Science (0191 3341137 or 07713 400387) before the excavation begins.

3.3.2 Deposits/fills with potential for environmental evidence will be assessed by taking up to two bulk samples of 30 litres from any context selected for analysis by the excavator from suitable (i.e. uncontaminated) deposits. Deposits/fills totalling less than 30 litres in volume will be sampled in their entirety. Six of the collected samples which are judged to be most suitable on grounds of being derived from uncontaminated and reasonably well-dated deposits and/or recognisable features will be selected for full analysis, reporting and publication.

3.3.3 Deposits will be sampled for remains of pollen, food residues, microfossils, small boned ecofacts (e.g. fish & insects/micro-fauna), industrial residues (e.g. micro-slugs - hammer-scale and spherical droplets), cloth and timber. Flotation samples and samples taken for coarse-mesh sieving from dry deposits will be processed at the time of fieldwork wherever possible.

3.3.4 Any significant ecofactual assemblages will be assessed by a recognised specialist.

3.3.5 Deposits will be assessed for their potential for radiocarbon, archaeo-magnetic and Optically Stimulated Luminescence dating. As well as providing information on construction techniques, timbers will be assessed for their potential for dendrochronology dating, in which case sampling will follow procedures in *Dendrochronology: guidelines on producing and interpreting dendrochronological dates* (Hillam 1998) and *Guidelines on the recording, sampling, conservation and curation of waterlogged*

wood (R. Brunning 1996). A maximum of 5 samples of material suitable for dating by scientific means (eg: Radiocarbon, Luminescence, Remnant Magnetism, etc.) will be collected.

3.3.6 Information on the nature and history of the site, aims and objectives of the project, summary of archaeological results, context types and stratigraphic relationships, phase and dating information, sampling and processing methods, sample locations, preservation conditions, residuality/contamination, etc. will be provided with each sample submitted for analysis.

3.3.7 Laboratory processing of samples shall only be undertaken if deposits are found to be reasonably well dated, or linked to recognisable features and from contexts the derivation of which can be understood with a degree of confidence.

3.3.8 Human remains will be treated with care, dignity and respect, in full compliance with the relevant legislation (essentially the Burial Act 1857) and local environmental health concerns. If found, human remains will be left in-situ, covered and protected, and the police, coroner and County Archaeologist informed. If it is agreed that removal of the remains is essential, the Archaeological Practice Ltd, will apply for a licence from the Home Office. Analysis of the osteological material will take place according to published guidelines, *Human Remains from Archaeological Sites, Guidelines for producing assessment documents and analytical reports* (English Heritage 2002).

3.3.9 If anything is found which could be Treasure, under the Treasure Act 1996, it is a legal requirement to report it to the local coroner within 14 days of discovery. The Archaeological Practice Ltd. will comply with the procedures set out in The Treasure Act 1996. Any treasure will be reported to the coroner and to The Portable Antiquities Scheme Finds Liaison Officer, Rob Collins (0191 2225076 or Robert.Collins@newcastle.ac.uk) for guidance on the Treasure Act procedures. Treasure is defined as the following:

- Any metallic object, other than a coin, provided that at least 10% by weight of metal is precious metal and that is at least 300 years old when found
- Any group of two or more metallic objects of any composition of prehistoric date that come from the same find
- All coins from the same find provided that they are at least 300 years old when found, but if the coins contain less than 10% gold or silver there must be at least ten
- Any object, whatever it is made of, that is found in the same place as, or had previously been together with, another object that is Treasure
- Any object that would previously have been treasure trove, but does not fall within the specific categories given above. Only objects that are less than 300 years old, that are made substantially of gold or silver, that have been deliberately hidden with the intention of recovery and whose owners or heirs are unknown will come into this category

3.4 Analysis and Reporting of Recovered Data

3.4.1 Following the completion of the Field Investigation and before any of the post-excavation work is commenced, an archive (the Site Archive) containing all the data gathered during fieldwork will be prepared. This material will be quantified, ordered, indexed and rendered internally consistent. It will be prepared according to the guidelines given in English Heritage's MAP 2 document, Appendix 3 (English Heritage 1991).

3.3.2 Following completion of the Field Investigation, a report will be prepared collating and synthesizing the structural, artefactual and environmental data relating to each agreed component part of the evaluation works.

3.4 Production of Final Report

3.4.1 Copies of the report will be provided within two months of the completion of fieldwork to the developer and the NCC archaeologist.

3.4.2 Three copies of the report will be provided. Each will be bound, with each page and heading numbered. Any further copies required will be produced electronically. The report will include as a minimum the following:

Oasis and planning reference numbers.

A summary statement of methodologies used.

A location plan of the site and any archaeological discoveries of note.

A summary statement of results.

Conclusions

Recommendations

A table summarizing the deposits, features, classes and numbers of artefacts encountered and spot dating of significant finds.

3.4.3 The report will finish with a section detailing recommendations for further archaeological work needed to mitigate the effects of the development upon any significant deposits revealed during the evaluation or if necessary, for further evaluation. This will be drawn up in consultation with the NCC Archaeologist and may involve extensive area excavation.

3.4.4 Results of the evaluation work will form the basis of recommendations from the following range of options:

1. *No further archaeological work required*
2. *Further evaluation work required*
3. *Mitigation work will be required to preserve features by record (i.e. excavation or watching brief and consequent reporting) should they be threatened by development*
4. *Features located are of sufficient significance to justify preservation in situ*

3.4.5 Following completion of the analysis and publication phase of the work, an archive (the Research Archive) containing all the data derived from the work done during the analysis phase will be prepared. The archive will be prepared to the standard specified by English Heritage (English Heritage 1991) and in accordance with the United Kingdom Institute of Conservation guidelines.

3.4.6 Arrangements will be made to deposit the Site Archive (including Finds) and the Research Archive with the designated curatorial authority, Northumberland County SMR, within 6 months of the end of the fieldwork. Additionally, a copy shall be offered to the National Monuments Record (NMR).

3.4.7 Summary reports of the project will be prepared, if necessary, for inclusion in the appropriate Notices, Annual Reviews, Reports, etc.

3.4.8 An entry for inclusion in the Northumberland County Sites and Monuments Record will be prepared and submitted.

4. EXECUTION OF THE SCHEME OF INVESTIGATION

4.1 The Developer has appointed The Archaeological Practice Ltd. as a professionally competent Archaeological Contractor, on agreed terms, to execute the scheme as set out in the brief supplied by the NCC Archaeologist.

4.2 The present project design must be submitted for approval and, if necessary, modification by the NCC Archaeologist before work on-site can proceed.

4.3 The Developer will allow the NCC Archaeologist and the appointed contractor all reasonable access to the site for the purposes of monitoring the archaeological scheme, subject only to safety requirements.

4.5 The archaeological contractor appointed to manage the execution of the scheme shall ensure that:

4.5.1 the appropriate parties are informed of the objectives, timetable and progress of the archaeological work

4.5.2 the progress of the work is adequately and effectively monitored and the results of this are communicated to the appropriate parties.

4.5.3 significant problems in the execution of the scheme are communicated at the earliest opportunity to the appropriate parties in order to effect a resolution of the problems.

4.6 The archaeological contractor will carry, and will ensure that other archaeological contractors involved in the scheme carry appropriate levels of insurance cover in respect of Employers Liability, Public and Third Party Liability & Professional Indemnity.

4.7 The archaeological contractor will liaise with the appointed CDM Planning Supervisor and prepare or arrange for the preparation of a Safety Plan for the archaeological work.

4.8 At or before the commencement of the scheme the Developer, the appointed Archaeological Contractors, the NCC Archaeologist and other appropriate parties will agree arbitration procedures to be followed in the event of any unresolvable difficulties or disputes arising from the scheme

4.9 Careful assessment has led to the definition of a number of research objectives which identify with a high degree of likelihood the kind of archaeological deposits which the investigation will encounter. Nevertheless, it is possible that discoveries will be made which could not reasonably have been foreseen on the basis of all the information currently available. Any difficulties arising from unforeseen discoveries will be resolved by discussion between all the parties involved. There will be a presumption, the investigation having been carried out in accordance with the schedule set out in this document, and to the satisfaction of the NCC Archaeologist, and all other considerations being equal, that no executive or financial obligation shall attach to any particular party in the event of unforeseen discoveries being made, and that the executive and financial responsibility for dealing with such unforeseen discoveries shall rest outside the currently agreed scheme of investigation.

4.10 The Archaeological Contractor(s) appointed to execute the scheme will procure and comply with all statutory consents and licences under the Disused Burial Grounds (Amendment) Act 1981 regarding the exhumation and interment of any human remains

discovered within the site, and will comply with all reasonable requirements of any church or other religious body or civil body regarding the manner and method of removal, re-interment or cremation of the human remains, and the removal and disposal of any tombstones or other memorials discovered within the site. The Developer will incur all costs resulting from such compliance.

5. TIMETABLE AND STAFFING

It is proposed to carry out the work over a period of 2-4 days in March 2008.

The following is a summary of the time inputs estimated for carrying out the above activities. Included within the time estimates are on-site excavation work, to be carried out by Archaeological Practice staff.

Table 1: - staffing levels associated with individual tasks.

Activity	Personnel	Max. Person days
Stage 1: Excavation of trenches (up to 30m ²)	PA AA	3 3
Stage 3: Archiving, Analysis and Reporting	PA	2
Recording and reporting of adit mine remains should significant discoveries be made	PA	1
Specialist assessment of environmental samples	PRS	N/A
Specialist assessment of pottery and small finds	L A-J/JND	N/A

The potential requirement for specialist analyses is an unavoidable risk in all such excavations. The scientific investigation of any features/deposits which are considered significant will be undertaken as a non-negotiable part of this programme. Any such analyses would be carried out by specialists and priced to the client on a costs only basis (see Contingencies in the Project Costing).

Contingency should be allowed for the analysis of artifacts and environmental samples recovered during excavation. The potential requirement for specialist analyses is an unavoidable risk in all such investigations, and a contingency fund of up to £300 should be available to cover up to 2 environmental samples and/or artifacts analysis.

Personnel:

Archaeological Practice

PA: Project Archaeologist

AA: Assistant

Archaeologist

Sub-Contractors

PRS: Palaeoecology Research Services

JND: John Dore

L AJ: Lindsay Allason-Jones