



Langley Business Park, Langley Road, Langley, Macclesfield, Cheshire

Archaeological Watching Brief Report

March 2023

**Client: Lanpro Services on behalf of Seddon
Construction**

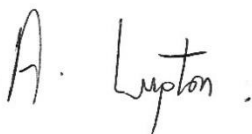
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Archaeological Watching Brief Report

Written by Paul Dunn

With illustrations by Mark Tidmarsh

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Summary

Oxford Archaeology (OA) North was commissioned by Lanpro Services on behalf of Seddon Construction to undertake an archaeological watching brief in advance of a proposed mixed-use residential and light-industrial development at Langley Business Park, Langley Road, Langley, Macclesfield, Cheshire (NGR: SJ 94017 71380). The proposed development was being undertaken as condition 19 of outline planning permission (11/2340M). Cheshire Archaeology Planning Advisory Service (CAPAS), advisors to the local planning authority, Cheshire East Council (CEC), recommended that archaeological mitigation on the development take the form of a targeted watching brief during groundworks. A written scheme of investigation was produced by CgMs for desk-based assessment, building recording and watching brief in 2017. The written scheme of investigation was followed by the production of an addendum with an update of the methodology for the building recording and watching brief following the production of the desk-based assessment. OA North was subsequently commissioned by Lanpro Services on behalf of Seddon Construction in October 2022 to undertake the watching brief, which was completed in a single day on 1st November 2022.

Prior to OA North deployment, the client identified that works on site had already commenced, with the site visit on 1st November 2022 being to identify what had already been completed and what, if anything, remained. As such, it was identified that the bulk of the site to be monitored had been fully excavated, with the only archaeological structures remaining comprising a retaining wall to the reservoir along the southern limit of the site, and a culverted mill race, which were to remain *in-situ*. Discussions between the client and the development management archaeologist at CAPAS determined that no further archaeological monitoring would be required on the site.

Acknowledgements

Oxford Archaeology (OA) North would like to thank Emily Mercer of Lanpro Services for commissioning this project. Thanks are also extended to Mark Leah of Cheshire Archaeology Planning Advisory Service (CAPAS) who monitored the work on behalf of the local planning authority, Cheshire East Council (CEC).

The project was managed for OA North by Paul Dunn, who also wrote this report. The fieldwork was undertaken by Robert Howarth. Illustrations were produced by Mark Tidmarsh.

1 INTRODUCTION

1.1 Scope of work

1.1.1 Oxford Archaeology (OA) North was commissioned by Lanpro Services on behalf of Seddon Construction to undertake an archaeological watching brief in advance of a proposed mixed-use residential and light-industrial development at Langley Business Park, Langley Road, Langley, Macclesfield, Cheshire (NGR: SJ 94017 71380; Fig 1). The proposed development was being undertaken as condition 19 of outline planning permission (11/2340M), issued in 2011. Condition 19 stated:

No development shall take place within the area indicated until a programme of archaeological work has been implemented in accordance with a written scheme of investigation which has been submitted and approved in writing by the local planning authority. The work shall be carried out strictly in accordance with the approved scheme.

1.1.2 Cheshire Archaeology Planning Advisory Service (CAPAS), advisors to the local planning authority, Cheshire East Council (CEC), recommended that the archaeological mitigation on the development take the form of a targeted watching brief during groundworks. A written scheme of investigation was produced by CgMs for desk-based assessment, building recording and watching brief in 2017. The written scheme of investigation was followed by the production of an addendum with an update of the methodology for the building recording and watching brief following the production of the desk-based assessment. OA North was subsequently commissioned by Lanpro Services on behalf of Seddon Construction in October 2022 to undertake the watching brief, which was completed in a single day on 1st November 2022. This document outlines how OA implemented the specified requirements.

1.2 Location, topography, and geology

1.2.1 The site is located on the south side of the village of Langley, to the east of the town of Macclesfield (NGR: SJ 94017 71380; Fig 1). The site was previously occupied by the Langley Print Works (silk) before later housing an engineering works. The site is bounded to the north and east by a residential development fronting Cock Hall Lane, to the west by Langley Road, and to the south by agricultural fields and a reservoir.

1.2.2 The solid geology of the area is mapped as mudstone, siltstone, and sandstone of the Morridge Formation (BGS 2023). The superficial geology is mapped as Glaciofluvial Sheet Deposits across the majority of the site, with Diamicton Till within its south-east corner. The soils across most of the site are recorded as slowly permeable seasonally wet acid loamy and clayey, whilst the soils of its north-western part are recorded as freely draining, slightly acid, and loamy (Cranfield 2023).

1.3 Archaeological and historical background

1.3.1 The archaeological and historical background of the site is described in detail in the desk-based assessment produced by CgMs (2017). As such, only a summary is provided here.

- 1.3.2 **Prehistoric:** there are no prehistoric archaeological assets recorded within the site (*ibid*), although within 1km of the site there are two assets recorded on the Historic Environment Record (HER). The first is a stone axe believed to date to the Neolithic period and recovered from the river Bollin (HER ref. 2925), approximately 180m to the north-west of the site. The second is a possible round barrow (HER ref. 1540), approximately 720m to the north-east of the site.
- 1.3.3 **Roman:** there is no evidence of Roman activity in the site or within 1km of it. Roman activity is sparse in the wider surroundings, with the only asset being a stray Roman coin found approximately 3km to the north of the site (CgMs 2017).
- 1.3.4 **Medieval:** there are no medieval assets within the site, and only a single asset within 1km of it. A stone coffin (HER ref. 2409) was identified in a pasture field approximately 260m to the north and is now used as a water trough.
- 1.3.5 **Post-medieval and modern:** through the eighteenth and nineteenth centuries Langley increased in size with a small population attracted by industry, and the village came into being (CgMs 2017). Some of the earliest worker's houses in Langley were built in the early eighteenth century along Main Road, and were used for spinning or weaving of wool (*ibid*).
- 1.3.6 There is one asset dating to this period within the site, the nineteenth-century Langley Print Works (HER ref. 2614/1/4). The Langley Print Works is first depicted on the Ordnance Survey (OS) map of 1882. The map depicts an arrangement of buildings aligned north-west/south-east in the southern part of the site, immediately to the north-west of a reservoir (Fig 2). The Bollin Head Brook is culverted or diverted from the north-west corner of the reservoir and flows through the Works.

2 WATCHING BRIEF AIMS AND METHODOLOGY

2.1 Aims

2.1.1 The overarching aims of project were to:

- i. identify heritage assets that may be physically affected during the proposed development (both above-ground and below-ground remains);
- ii. characterise the archaeological potential of the application area;
- iii. identify, and then undertake, appropriate levels of investigation and recording to mitigate the development impact on the heritage assets.

2.1.2 These aims were principally associated with the production of a desk-based assessment (CgMs 2017), although the final aim to undertake mitigation of the heritage assets was the principal objective of the watching brief. A further aim was to identify the presence of any previously unrecorded archaeological remains and to ensure their preservation by record.

2.2 Methodology

2.2.1 The full methodology for a programme of field observation outlined in the Written Scheme of Investigation (WSI; *Appendix A*) and the addendum to the WSI (*Appendix B*) was adhered to in full by OA North. It was fully compliant with prevailing guidelines and established industry best practice (CIfA 2020a; 2020b; 2021; Historic England 2015).

2.2.2 The development groundworks had already commenced on site upon the arrival of OA North, the northern part of the site was not required to be monitored, however, part of area to be monitored had already been disturbed (Fig 2). All setting out and excavation works were undertaken by the principal contractor or their groundworks contractor. The spoil arisings had been taken off site or stockpiled; as such, there was no potential to inspect them for finds or palaeoenvironmental material.

2.2.3 All information identified during the works was recorded stratigraphically, using a system adapted from that used by the former English Heritage Centre for Archaeology, with an accompanying pictorial record (plans, sections and digital photographs). Primary records were available for inspection at all times.

2.2.4 Results of all field investigations were recorded on *pro-forma* context and watching-brief record sheets. The site archive also includes a photographic record.

2.2.5 A full professional archive was compiled in accordance with the WSI, and with current professional guidelines (CIfA 2020b; Historic England 2015). No finds were recovered and the archive will be deposited digitally via the Archaeology Data Service (ADS).

3 RESULTS

3.1 Introduction and presentation of results

3.1.1 The results of the watching brief are presented below. As the groundworks had been completed prior to the watching brief commencing, the following is a description of the state of the site and surviving structural remains.

3.2 Watching brief results

3.2.1 The site was visited on 1st November 2022 and was in an advanced state of redevelopment. The bulk of the site had been stripped, and construction of houses had commenced in the northern part of the site, in areas not required to be monitored as part of the watching brief. The southern part of the site, the former location of the Langley Print Works, had been demolished and the ground level raised, with drainage having been installed (Fig 2; Plate 1). The majority of the southern part of the site was not to be subject to watching brief due to more recent development. The part of the area to be subjected to watching brief had clearly been disturbed, with the surviving structures being a retaining wall to the reservoir along the southern limit of the site, and the culverted Bollin Head Brook and boundary wall through the south-eastern part of the site which were left *in situ* (Plates 1 and 2).



Plate 1: General view of the site looking south-east



Plate 2: General view of site looking north-east

- 3.2.2 The retaining wall along the southern edge of the development had been exposed to its base (Plate 3), although this was possibly only due to an opening containing a valve being present at this particular point in the wall (Plate 4). The wall appeared to be constructed from machine-made brick, with its lower part coated in white paint or limewash, suggesting that the lower part was within a cellar.



Plate 3: Retaining wall along the southern edge of the development, looking south



Plate 4: Opening in lower part of retaining wall for valve to reservoir, looking south

3.2.3 The only other structural remains of interest were the brick-constructed culvert for the Bollin Head Brook (Plate 5). The lower portion of this structure appeared to be of stone construction, with the upper part having been raised with hand-made brick and capped with a concrete slab. This structure was fully recorded in the Level 2 building recording survey undertaken by Mounteer (2017).



Plate 5: Culvert over Bollin Head Brook looking south-east

3.3 Environmental and finds summary

- 3.3.1 As the excavation works had been completed prior to the commencement of the watching brief, no deposits suitable for environmental sampling were identified and no artefacts were recovered.

4 DISCUSSION

4.1 Watching brief results and interpretation

- 4.1.1 The archaeological watching brief was successfully undertaken on 1st November 2022; however, the works due to be monitored had already been completed on the site. As such, only two structures of archaeological interest survived in the southern part of the site, the retaining wall to the reservoir to the south of the site, and the culverted Bollin Head Brook, in the south-eastern part of the site. The other structures depicted on the historic mapping had been demolished and thoroughly removed prior to the commencement of the watching brief.
- 4.1.2 Following discussions between the client, the principal contractor, and the Development Management Archaeologist it was agreed that no further fieldwork would be required, primarily due to the structural remains of archaeological interest having been removed or to be preserved *in situ* prior to the commencement of the watching brief.

5 BIBLIOGRAPHY

5.1 Primary and Cartographic Sources

Ordnance Survey 1:2,500 map of 1882

5.2 Secondary Sources

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Cranfield Soil and Agrifood Institute, 2023 *Soilscapes* [Online], available: <http://www.landis.org.uk/soilscapes/> (accessed 13 March 2023)

Historic England, 2015 *Management of research projects in the historic environment: the MoRPHE project managers guide*, London

Mounteer Ltd, 2017 *Level 2 building recording of the following building: Building 1, Former Silk Printing Works, Langley, Macclesfield, Cheshire*

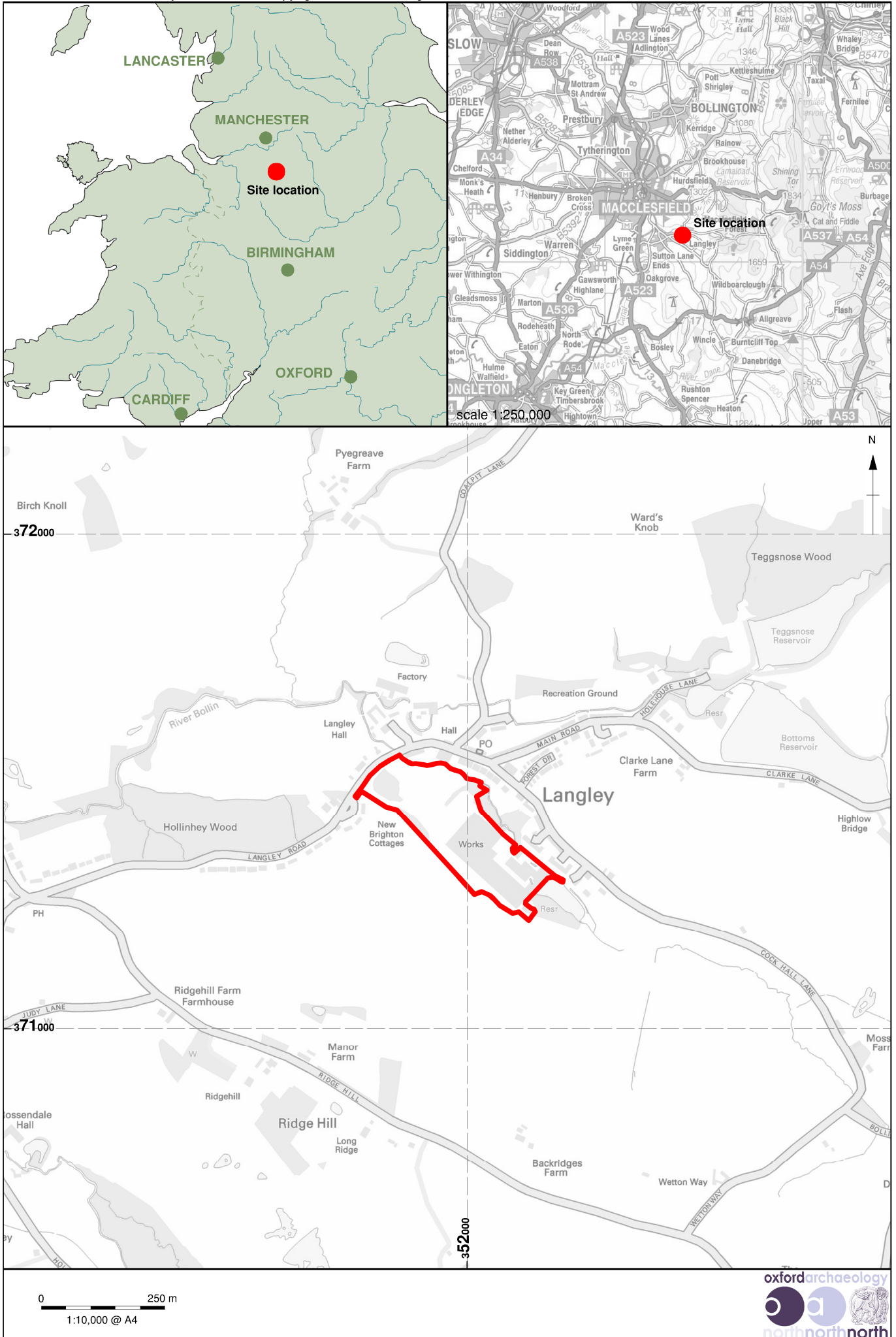


Figure 1: Site location



Figure 2: Area monitored during the Watching Brief superimposed on the Ordnance Survey 25:1 mile map of 1909

APPENDIX A

WRITTEN SCHEME OF INVESTIGATION



**WRITTEN SCHEME OF
INVESTIGATION:
ARCHAEOLOGY**

**LANGLEY BUSINESS PARK
LANGLEY ROAD
LANGLEY
MACCLESFIELD
CHESHIRE**

APRIL 2017

**Planning Authority:
Cheshire East Council**

**Site centred at:
SJ 9401 7138**

**Author:
Emily Mercer BA MSc CMI *fA***

**Report Status:
Final**

**Issue Date:
APRIL 2017**

**CgMs Ref:
EM/23292**

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- Figure 1 Site location

1.0 **INTRODUCTION**

Scope of Document and Planning Background

1.1 This Archaeological Written Scheme of Investigation (WSI) has been researched and prepared by Emily Mercer (Associate Director, CgMs Consulting) on behalf of Seddon Homes Ltd. It concerns re-development at Riter Scragg/Langley Works, Langley Road, Langley, Macclesfield, Cheshire (also referred to as the 'study site').

1.2 The proposed development site is 2.733ha and centred on National Grid Reference SJ 9401 7138 (Figure 1).

1.3 An outline planning application (11/2340M) was submitted in 2011 for a mixed use redevelopment, comprising residential development, Class B1 office/light industrial units, public open space and new footpath links and granted permission in January 2015. The developer is currently looking to submit an application for reserved matters and planning condition discharge. This Written Scheme of Investigation (WSI) will be submitted as part of the process to discharge the following planning condition (Condition 19):

No development shall take place within the area indicated until a programme of archaeological work has been implemented in accordance with a written scheme of investigation which has been submitted and approved in writing by the local planning authority. The work shall be carried out strictly in accordance with the approved scheme.

1.4 Advice issued by the Cheshire Archaeology Planning Advisory Service (CAPAS) to Cheshire East Council on the application in 2011 concerned a condition for an archaeological investigation in mitigation of the development, namely:

- A desk-based assessment to identify surviving elements of the original structure;
- Appropriate level of building recording of the identified surviving elements prior to demolition; and
- Targeted watching brief during development to record below-ground remains.

1.5 This Written Scheme of Investigation (WSI) details the programme of archaeological investigation. Should any further or additional archaeological work be necessary this will form an addendums to this WSI as appropriate.

Archaeological/Historical Background

1.6 Langley Works was founded during the 1820s by William Smith as a printing works as part of the growing silk industry. The site is a non-designated heritage asset recorded in the Cheshire Historic Environment Record (CHER 2614/1/4). Although much of the

site has since been redeveloped, the dam, mill pond and other 19th century elements are still extant in places, such as the original cast-iron framing believed to still survive in some of the buildings. In other areas, below ground remains of the leats, wheel pits and the foundations of engine houses are also likely to be present.

Site Geology and Topography

- 1.7 The underlying solid geology of the study site is mudstone, siltstone and sandstone of the Morridge Formation, which is overlain by Devensian fluvio-glacial deposits of sand and gravel.
- 1.8 The study site occupies undulating terrain at a general height of approximately 190m Above Ordnance Datum (AOD).

2.0 **AIM AND OBJECTIVES**

2.1 The overarching aim is to:

- identify heritage assets that may be physically affected during the proposed development, both above ground and below ground remains;
- characterise the archaeological potential of the application area;
- identify appropriate levels of and undertake mitigation of the heritage assets;

2.2 This will identify whether there are any previously unrecorded archaeological features and to ensuring their preservation by record.

2.3 In order to address the main aim, the general objectives of the archaeological investigation are to:

- undertake a desk-based assessment;
- undertake a programme of building recording;
- record surviving below ground remains;
- produce a report to disseminate the results; and
- ensure subsequent archive deposition.

2.4 This specification conforms to the requirements of current national and local planning policy. It has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- *Management of Recording Projects in the Historic Environment: MORPHE* (English Heritage 2006);
- *Code of Conduct* (Chartered Institute for Archaeologists [revised edition] 2014);
- *Understanding Historic Buildings* (Historic England 2016);
- *Standards and guidance for historic environment desk-based assessment* (Chartered Institute for Archaeologists [revised edition] 2014);
- *Standards and guidance for the archaeological recording of standing buildings or structures* (Chartered Institute for Archaeologists [revised edition] 2014).
- *Standard and Guidance for an Archaeological Watching Brief* (Chartered Institute for Archaeologists [revised edition] 2014).

2.5 The programme of archaeological investigation will be conducted within the general research parameters and objectives defined by the '*Archaeology of North West*

England: an archaeological research framework for the north-west region. Volume 1: resource assessment' (Brennand 2006).

3.0 **METHODOLOGY**

3.1 As highlighted above, the programme of archaeological work will be an iterative process and will comprise the following stages:

- Pre-demolition stage – a desk-based assessment followed by a programme of building recording;
- During the development – earth moving activities and intrusive investigations in areas identified as containing below-ground remains will be archaeologically supervised under watching brief conditions; and
- Report and archive production.

3.2 Every effort will be made to undertake the watching brief without affecting the construction timetable; however, suspension of works may be required in order to record and sample any archaeological evidence uncovered. The length of the stoppage time will be determined by the nature of archaeological deposits identified.

3.3 **Archaeological Desk-Based Assessment**

3.3.1 Research and consultation of sources will be undertaken for the application site and a 1km surrounding study area to provide information regarding the archaeological potential and physical impact of the development site, as well as understanding the potential impacts upon the setting of designated heritage assets.

3.3.2 The following sources will be consulted as a minimum;

- Databases of designated assets held by Historic England;
- Historic Environment Record for Cheshire;
- Macclesfield Museums, in particular the Silk Museum;
- Macclesfield Local Studies Library;
- Records and maps held by Cheshire Archives and Local Studies;
- Historic Ordnance Survey mapping;
- British Geological Survey;
- LANDMAP; and
- Other readily available relevant published sources.

3.3.3 The above desk-based research will be augmented through a site visit. The application site will be subject to a walkover survey to confirm condition and location of previously recorded assets and identify any upstanding features to be subject to mitigation building recording or areas of potentially surviving below ground remains.

3.3.4 Designated assets in the surrounding study area will be visited as necessary and appropriate, to gather information regarding their setting. Where they are not

accessible adjacent public land will be visited. Photographs will be taken to illustrate current conditions.

Report

3.3.5 The results of the assessment will be presented in a standalone report that will identify assets affected by the proposed development and describe and assess the identified impacts. It will provide information on the potential impacts on the archaeological resource of the application site, including above ground and buried remains, together with any identified potential settings impacts on designated heritage assets. The report will be illustrated with plans showing the location of relevant assets, historic mapping and, where relevant, photographs of assets.

3.4 **Building Recording**

3.4.1 The appropriate level of mitigation recording of any extant surviving historic structures will be informed by the desk-based assessment and site inspection, but would be undertaken in line with Historic England's guidance document *Understanding Historic Buildings* (2016) and in accordance with the archaeological sub-contractor's project design.

3.4.2 Should any of the recording process be inhibited by cladding or other modern fixtures and fittings (both externally or internally), or vegetation and trees, a requirement for soft-stripping or clearance may result in a return to site under watching brief conditions to complete the survey. Any requirements will be advised by the archaeological subcontractor.

Report

3.4.3 A report will be prepared within a period of 4-6 weeks of the completion of the fieldwork, describing the methods employed and outlining the results.

3.4.4 Details of style and format will be determined by the archaeological contractor. In any event it will include:

- An executive summary of the work undertaken and the results obtained;
- The aims and methods adopted in the course of the programme of archaeological works;
- Detailed description and phasing of the buildings;
- Appropriate illustrative material such as maps, plans, sections and photographs; including a site location plan at 1:2500 and a site plan at 1:1250;
- A summary of the results;
- A description of the archive contents and details of its location for long-term storage.

3.5 **Watching Brief**

- 3.5.1 For topsoil and subsoil removal down to 'natural' geology', a mechanical excavator using a toothless ditching bucket will be used in areas of archaeological sensitivity identified during the desk-based assessment.
- 3.5.2 All structures, deposits and finds will be recorded according to accepted professional standards.
- 3.5.3 Individual descriptions of all archaeological strata and features exposed or excavated will be entered onto prepared pro-forma recording sheets.
- 3.5.4 Plans and sections indicating the location of all archaeological features encountered and any deposits sampled will be drawn at an appropriate scale. The location and extent of archaeological features will be recorded by EDM or Total Station, or dGPS. Plans and sections will include context numbers and Ordnance Datum (OD) spot heights for all principal strata and features.
- 3.5.5 Archaeological features will be plotted on an overall plan at a scale of either 1:100 or 1:50. Areas of significant remains or areas of complex stratigraphy will be planned in greater detail at 1:20 or 1:10 scale as appropriate. Plans and sections will include context numbers and OD spot heights for all principal strata and features.
- 3.5.6 A photographic record of the project will be maintained, illustrating the detail and context of the principal features and finds discovered. The photographic record will also include working shots to illustrate more generally the progress of the programme of archaeological works.

Finds and Samples

- 3.5.7 A high priority will be given to dating any finds exposed. All artefactual and ecofactual material revealed during the excavation will be retained for recording and assessment and, where appropriate, further analysis and will be treated in accordance with the ClfA *Guidelines for the collection, documentation, conservation and research of archaeological material* (2014).
- 3.5.8 Where finds or features are located of a significance beyond that which might have been anticipated, mechanical excavation in the associated area will cease so that provision for their adequate recording or preservation may be made in consultation with CAPAS.
- 3.5.9 Spoil heaps will also be monitored for the presence of archaeological material.
- 3.5.10 All finds will be exposed, lifted, cleaned, conserved, marked, bagged and boxed in accordance with the guidelines set out in the UK Institute for Conservation's

Conservation Guideline No 2 (1983). Appropriate guidelines set out in the Museums and Galleries Commissions *Standards in the Museum Care of Archaeological Collections* (1991) will also be followed.

- 3.5.11 Should finds and features be identified that might constitute 'Treasure' under the definition of the *Treasure Act* (1996), these will, if possible, be archaeologically excavated and removed to a safe place. Such finds will also be reported immediately to the local coroner (within 14 days, in accordance with the Act).
- 3.5.12 It is not anticipated that there will be any human remains discovered. However, should this occur these will initially be left in-situ, covered and protected and CAPAS informed. If removal is necessary, this will comply with the relevant legislation, any Home Office and local environmental health regulations, and the appropriate Historic England advice.
- 3.5.13 Bulk samples (c. 40 litres) of environmental material will be collected from any suitable (undisturbed, uncontaminated and of non-modern origin) deposits or features of demonstrable anthropological origin for later sub-sampling for the recovery of plant and faunal remains. These will be removed from site for assessment of their potential for analysis as appropriate. Waterlogged remains should be dealt with as appropriate and should be packed in protective wrapping and removed from site for treatment and assessment.
- 3.5.14 Assessment should be carried out in accordance with Historic England (formerly English Heritage) guidelines (English Heritage 2002). Should analysis prove to be worthy, a strategy will be agreed with CAPAS.

Report and Archive

- 3.5.15 Following completion of the fieldwork, a report will be prepared within a period of 4 to 6 weeks describing the methods employed and outlining the results.
- 3.5.16 Details of style and format will be determined by the archaeological contractor. In any event it will include:
- An executive summary of the work undertaken and the results obtained;
 - The aims and methods adopted in the course of the programme of archaeological works;
 - The nature, location, extent, date, significance and quality of any archaeological deposits and material uncovered;
 - The nature and location of the features and deposits encountered;
 - Discussion of the finds, including any specialist reports;

- Appropriate illustrative material such as maps, plans, sections, drawings and photographs; including a site location plan at 1:2500, a site plan at 1:1250, and where appropriate, large-scale specific plans;
- A summary of results;
- A description of the archive contents and details of its location for long-term storage;
- A full context list; and
- The OASIS reference and summary form.

3.5.17 The discussion of the archaeological interpretation of the site will also include reference to its potential as indicated by the finds and environmental evidence.

3.5.18 A copy of the report will be submitted to CAPAS in order to demonstrate compliance with the requirements of the archaeological programme of works. Copies of the report will also be provided to the Cheshire Historic Environment Record (HER) by the archaeological contractor and copies will also be uploaded as part of the OASIS database record.

3.6 **Archive**

3.6.1 The site archive, to include all project records and cultural material produced by the archaeological works, is to be prepared in accordance with guidance issued by the Archaeological Archives Forum (AAF) (*Archaeological Archives. A guide to best practice in creation, compilation, transfer and curation* [Brown 2011]). An accession code from the relevant Museum will be obtained prior to the deposition of the archive.

3.6.2 Notes or articles describing the results of the archaeological fieldwork will be submitted for publication to an appropriate journal, dependant on the nature of the results.

3.6.3 The archive will also be prepared in line with the CIfA *Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives* (2014).

4.0 TIMETABLE AND PERSONNEL

4.1 The schedule for the archaeological investigation is yet to be confirmed and will be dictated by the requirements of the application. The desk-based assessment and building recording are to be undertaken pre-demolition, whilst the watching brief will be undertaken during development groundworks. On this basis, the following timeframe should be considered;

- Desk-based assessment – 4-5 weeks;
- Period of consultation with CAPAS to determine the level of building recording and areas to target the watching brief – 2 weeks;
- Building recording – approximately one week for fieldwork and 4-6 weeks for the report; and
- Watching brief – in accordance with the construction timetable and agreed targeted areas, with 4-6 weeks for the completion of the final report.

4.2 Should any subsequent phases of works be required, addendums to this WSI will be produced and submitted in compliance with the planning condition.

5.0 MONITORING

- 5.1 The aims of monitoring are to ensure that the archaeological work is undertaken within the limits set out in this WSI and to the satisfaction of CAPAS on behalf of the Local Planning Authority.
- 5.2 A CAPAS representative will be free to visit the site by prior arrangement, as part of the monitoring process of the implementation of the archaeological work on behalf of Cheshire East Council and will assess the work being undertaken on-site against the methodology detailed in this WSI and any subsequent addendums.
- 5.3 CAPAS will also be responsible for considering any changes to the programme of work. Any such alterations will be agreed in writing with the relevant parties prior to commencement of the on-site works, or at the earliest opportunity thereafter.

6.0 INSURANCE

- 6.1 The archaeological contractor will hold Public Liability Insurance to the minimum value of £5m and Professional Indemnity Insurance to the minimum value of £5m.

7.0 HEALTH AND SAFETY

- 7.1 All works will be in compliance with the *Health and Safety at Work Act (1974)*, applicable regulations and codes of practice, and recommendations of the Standing Conference of Archaeological Unit Managers (SCAUM) *Health and Safety in Field Archaeology (1986)*.
- 7.2 All archaeological staff will undertake their operations with safe working practices.
- 7.3 All staff will be made aware of the hazards and any necessary measures which need to be taken with regard to those hazards.
- 7.4 A site specific risk assessment and safety plan will be prepared before the start of the project and will be updated through the project as required. If significant new hazards are identified a specific risk assessment will be undertaken and recorded. Control measures will be implemented as required in response to specific hazards.
- 7.5 Safe working will take priority over the desire to record archaeological features or remains, and where it is considered that recording is dangerous, any such features or remains will be recorded by photography, at a safe distance.



Legend
 ● Site Location



Not to Scale:
 Illustrative Only

Figure 1:
 Site Location

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APPENDIX B

WRITTEN SCHEME OF INVESTIGATION ADDENDUM



**WRITTEN SCHEME OF
INVESTIGATION:
ARCHAEOLOGY
ADDENDUM 1**

**LANGLEY BUSINESS PARK
LANGLEY
MACCLESFIELD
CHESHIRE**

JULY 2017

**Planning Authority:
Cheshire East Council**

**Site centred at:
SJ 9401 7138**

**Author:
Emily Mercer BA MSc CMI *fA***

**Report Status:
Final**

**Issue Date:
July 2017**

**CgMs Ref:
EM/23292/03**

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- 1.0 Introduction
- 2.0 Methodology Update
- 3.0 References

FIGURES

- Figure 1 Site location
- Figure 2 Areas for Investigation

APPENDIX 1: Consultation Response: CAPAS, 16th August 2011

1.0 **INTRODUCTION**

Background and Scope of Document

- 1.1 This addendum to the Written Scheme of Investigation (WSI) for Archaeology (CgMs 2017) concerns the details for a programme of archaeological investigation of a former early 19th century Print Works at Langley Business Park, Langley, Macclesfield, Cheshire (also referred to as the 'study site'), and provides an update of the detail of investigation works. It has been prepared by Emily Mercer (Associate Director, CgMs Heritage) on behalf of Seddon Homes, in consultation with Cheshire East Council.
- 1.2 The study site is centred on National Grid Reference SJ 9401 7138 (Figure 1).
- 1.3 Full details of the planning background are provided in the Archaeological WSI but, essentially, an outline planning application (11/2340M) was submitted in 2011 for a mixed use redevelopment and the applicant is now seeking to submit an application for reserved matters and planning condition discharge. Condition 19 of the outline application concerns a programme of required archaeological work:
- No development shall take place within the area indicated until a programme of archaeological work has been implemented in accordance with a written scheme of investigation which has been submitted and approved in writing by the local planning authority. The work shall be carried out strictly in accordance with the approved scheme.**
- 1.4 Specifically, Cheshire Archaeology Planning Advisory Service (CAPAS) has previously requested that the work comprise (Appendix 1) a desk-based assessment initially, with subsequent building recording of identified surviving elements of the Print Works prior to demolition and a watching brief targeting areas of potential significant remains during groundworks for the development.
- 1.5 A desk-based assessment was undertaken in July 2017 by CgMs in accordance with the Archaeological WSI (April 2017), and a draft *Impact Assessment on Heritage Assets* was prepared by Mounteer Ltd (May 2017) focusing on a building referred to previously as a 'Wheelhouse', although it is considered an unlikely function, and adjacent water management features. The results of these reports were discussed at a meeting with Cheshire East Council (11th July 2017) wherein CAPAS requested that the WSI was updated with details regarding targets for the next phase of investigation works, identified below. Should any further archaeological work be necessary then this will also form a series of further addendums to the Archaeological WSI (April 2017).

2.0 **METHODOLOGY UPDATE**

Archaeological Programme of Work

2.1 As highlighted above, the programme of archaeological investigation work will comprise the following:

- Building recording of identified surviving elements of the former Print Works,
- Watching brief targeting areas of archaeological below-ground remains of potential significance,
- Report production.

Building Recording

2.2 The desk-based assessment identified three structures surviving that are associated with the early phases of the former Print Works. These are shown in plan in Figure 2 and comprise a building referred to as the 'Wheelhouse' and a workshop-type building, both of which were shown on the first available detailed map of the site from 1882, and the remains of a wall incorporated into a later period of building noted during the site visit.

2.3 The details regarding the requirements and methodology of the survey are detailed in the WSI (Section 3.3, April 2017), although the level to which they are to be recorded was requested by CAPAS at the meeting of 11th July 2017. It was agreed that:

- the two surviving buildings of the former Print Works should be subject to a Level 2 recording survey in line with Historic England's guidance document *Understanding Historic Buildings* (2016),
- the section of wall noted during the site visit for the desk-based assessment believed to be associated with an early phase of the former Print Works will be recorded by photograph and a short note, in line with an approximate Historic England Level 1 survey.

2.4 One of the buildings, that popularly referred to as the 'Wheelhouse', has already been subject to examination by Mounter Ltd, and a draft report issued (May 2017). The draft report has concluded that although it is situated adjacent to water management features, mainly comprising the culverted Bollin Head Brook and the remains of a possible early arched access bridge over the Brook, it would appear that there is no evidence of any wheel mount or associated features. Nevertheless, CAPAS requested

that the adjacent water management features are recorded to the same level and incorporated into the finalised report.

Watching Brief

- 2.5 It was agreed with CAPAS at the meeting of 11th July 2017 that the area of Mount Pleasant Farm, in the southern corner of the study site, together with any areas of water management features are to be targeted with a watching brief. This area of watching brief is shown in Figure 2 and includes an area adjacent to an Overflow at the north end of the Reservoir and water management features that are known to lead to the culvert adjacent to the building referred to as the 'Wheelhouse' (above), both of which are seen on historic Ordnance Survey maps in the desk-based assessment (July 2017). The methodology for this watching brief is provided in the WSI (Section 3.4, April 2017).

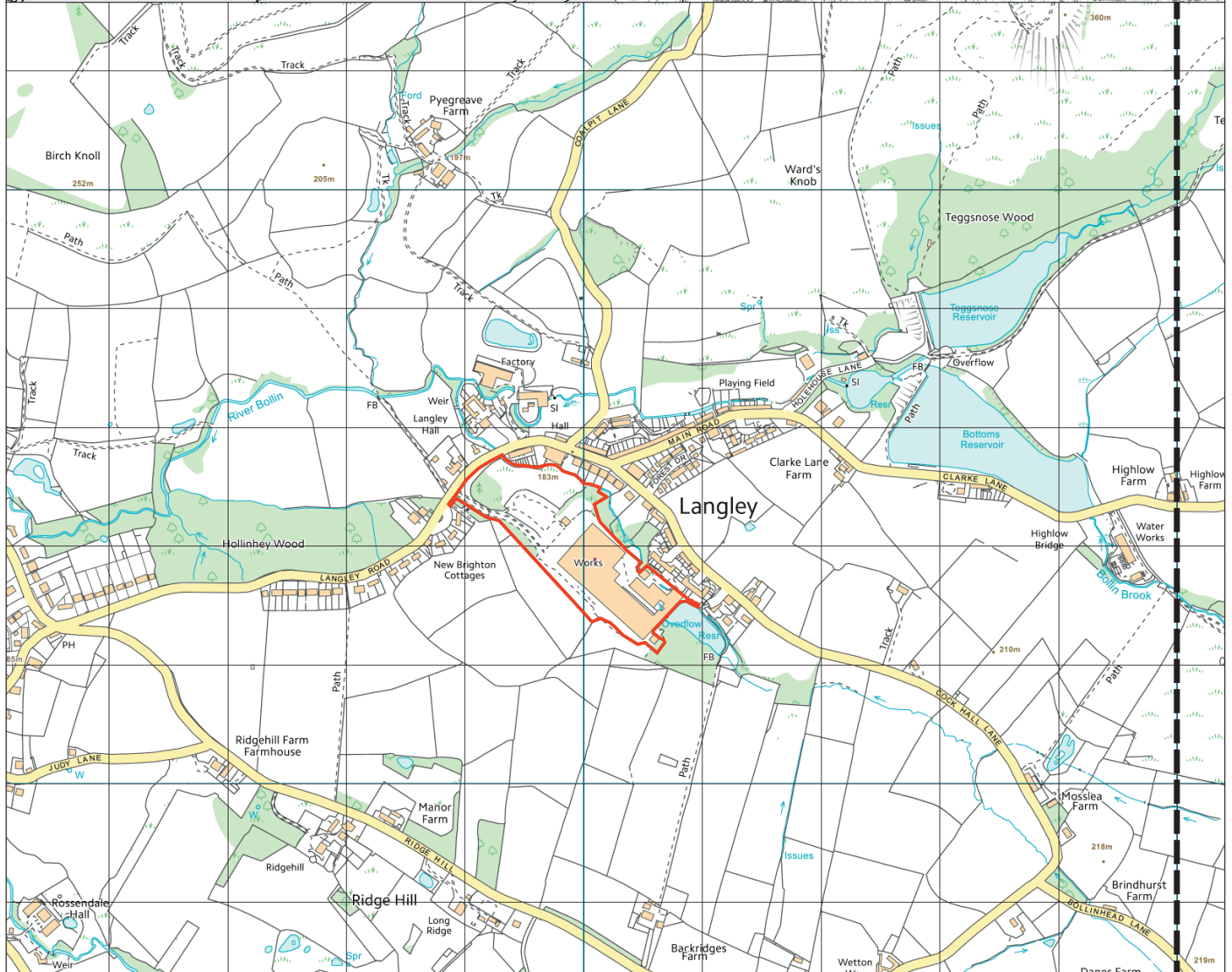
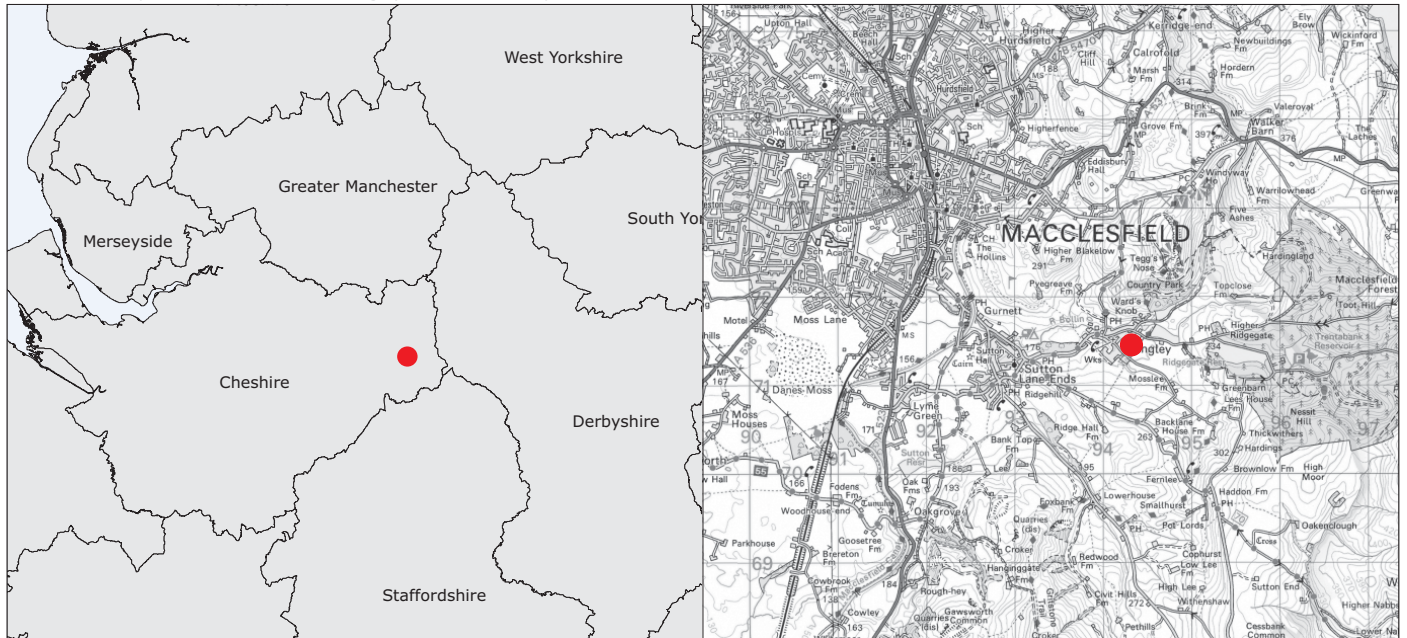
3.0 REFERENCES

CgMs Consulting, 2017 (April), *Langley Business Park, Langley, Macclesfield, Cheshire. Written Scheme of Investigation: Archaeology.*

CgMs Consulting, 2017 (July), *Langley Business Park, Langley, Macclesfield, Cheshire. Desk-based Assessment.*

Historic England, 2016. *Understanding Historic Buildings*

Munteer Ltd, 2017. *Impact Assessment on Heritage Assets. Proposed Residential Development. Previous Silk Printing Works, Langley, Macclesfield.*



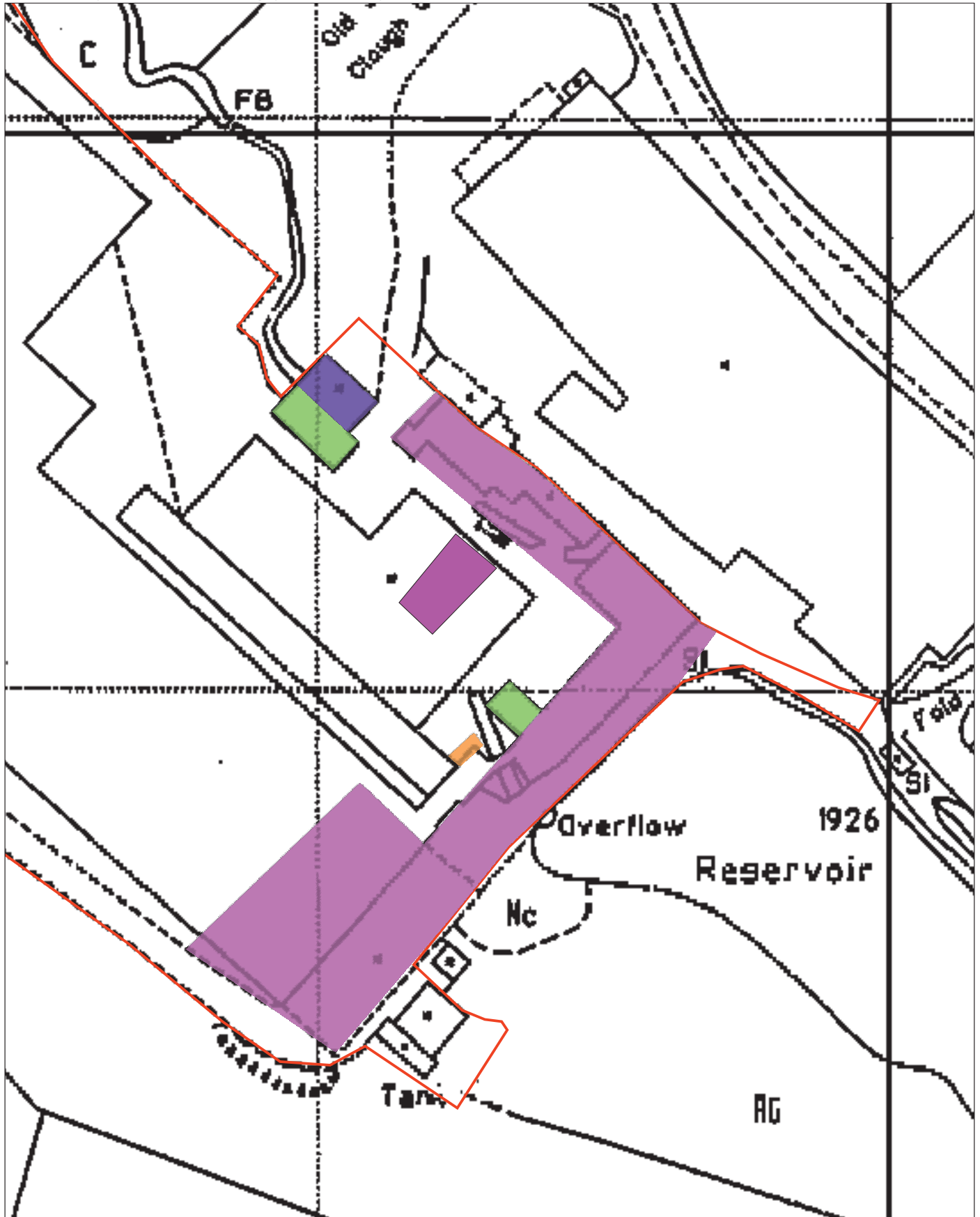
Legend

- Site Location



Not to Scale:
Illustrative Only

Figure 1:
Site Location



Legend

- Site Boundary
- Buildings on 1882 OS Map
- Building on 1909 OS Map
- Structural remains of early phase
- Area for targeted watching brief



Not to Scale:
Illustrative Only

Figure 2:
Areas for
Investigation

APPENDIX 1: Consultation Response: CAPAS, 16th August 2011

Emma Tutton, Planning Officer,
Development Management
Cheshire East Council, Town Hall
Macclesfield, SK10 1DP

Date: 16 August 2011

Our Ref: letters/dfwb/cec/mac/112340M

Your Ref: 11/2340M

Application Number: 11/2340M

Proposal: MIXED USE RE-DEVELOPMENT; RITER SCRAGG/LANGLEY WORKS,
LANGLEY ROAD, LANGLEY, MACCLESFIELD

Thank you for your consultation concerning the above proposals.

The Langley Works are recorded in the Cheshire Historic Environment Record (CHER 2614/1/4), where it is noted that a silk printing works has been present on the site since at least the 1820s. Although much has been swept away by subsequent development, the dam, mill pond and elements of the original structures, as depicted on the 19th-century mapping, still survive and are clearly visible on recent aerial photographs. Published sources note the survival of original cast iron framing in some of the buildings whilst below ground structures such as leats, wheel pits, and the foundations of engine houses are also likely to be present.

In recent similar cases, it has been advised that an initial desk-based study should be carried out in order to identify surviving elements of the original structure, which should then be subject to an appropriate level of building recording before demolition. Significant below-ground elements should also be recorded by means of a targeted watching brief during development and a report on the work should also be produced. I advise that this programme of archaeological mitigation may be secured by the following condition:

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.

The use of such a condition is in line with the guidance set out in Policy HE12 of *Planning Policy Statement 5: Planning for the Historic Environment* (Department for Communities and Local Government, 2010) and the accompanying *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide* (Department for Communities and Local Government, Department for Culture Media and Sport, English Heritage, 2010). The Cheshire Archaeology Planning Advisory Service does not carry out commercial fieldwork and the applicant will need to engage an archaeological contractor to carry out the work. I will be able to supply a list of contractors and a more detailed brief for the work on request.

Mark Leah, Development Control Archaeologist

Cgms

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APPENDIX C

SITE SUMMARY DETAILS

Site name:	Langley Business Park, Langley Road, Langley, Macclesfield, Cheshire
Site code:	LLM22
Grid Reference	SJ 94017 71380
Type:	Archaeological Watching Brief
Date and duration:	1 st November 2022; 1 day
Location of archive:	The archive is currently held at OA North, Mill 3, Moor Lane Mills, Moor Lane, Lancaster, LA1 1QD, and will be deposited digitally with the Archaeology Data Service in due course.

Summary of Results: Oxford Archaeology (OA) North was commissioned by Lanpro Services on behalf of Seddon Construction to undertake an archaeological watching brief in advance of a proposed mixed-use residential and light-industrial development at Langley Business Park, Langley Road, Langley, Macclesfield, Cheshire (NGR: SJ 94017 71380). The proposed development was being undertaken as condition 19 of outline planning permission (11/2340M). Cheshire Archaeology Planning Advisory Service (CAPAS), advisors to the local planning authority, Cheshire East Council (CEC), recommended that archaeological mitigation on the development take the form of a targeted watching brief during groundworks. A written scheme of investigation was produced by CgMs for desk-based assessment, building recording and watching brief in 2017. The written scheme of investigation was followed by the production of an addendum with an update of the methodology for the building recording and watching brief following the production of the desk-based assessment. OA North was subsequently commissioned by Lanpro Services on behalf of Seddon Construction in October 2022 to undertake the watching brief, which was completed in a single day on 1st November 2022.

Prior to OA North deployment, the client identified that works on site had already commenced, with the site visit on 1st November 2022 being to identify what had already been completed and what, if anything, remained. As such, it was identified that the bulk of the site to be monitored had been fully excavated, with the only archaeological structures remaining comprising a retaining wall to the reservoir along the southern limit of the site, and a culverted mill race, which were to remain *in-situ*. Discussions between the client and the development management archaeologist at CAPAS determined that no further archaeological monitoring would be required on the site.



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