

WRITTEN SCHEME OF INVESTIGATION

A PROGRAMME OF ARCHAEOLOGICAL EXCAVATION, OBSERVATION AND RECORDING

Site location: The Crescent natural baths & pump room, The Crescent, Buxton, Derbyshire.
NGR: SK 0578 7356
Proposal: Proposed extension and redevelopment of the Crescent & Pump Room and part of the Old Hall basement into a Spa Hotel.
The Change of use of the "Bakery" at George Street from A1 to C1 for use in conjunction with the Hotel.
Planning reference: HPK/2011/0322
WSI date of issue: 14th February 2012 (v.6) (Revised Sept 2014 Version 2)
Prepared by: © York Archaeological Trust for Buxton Crescent Hotel & Thermal Spa Company Ltd.

Revision Note This WSI has been revised to take account of changes to the development scheme. The *Statement of Archaeological Significance* relating to the site has been revised in light of these changes. This WSI has been reviewed and revised, based on the amended statement. Prior to this, an archaeological watching brief was undertaken on the enabling works. This was carried out to observe and record any archaeological remains disturbed during ground works undertaken during the enabling works. Changes to the WSI are highlighted to aid identification of the changes to this document.

1. SUMMARY

1.1 Planning approval has been given for the above proposal.

1.2 The following archaeological conditions are imposed:

13 (a) No development shall take place until a Written Scheme of Investigation for archaeological work has been submitted to and approved by the local planning authority in writing, and until any pre-start element of the scheme has been completed to the written satisfaction of the local planning authority. The scheme shall include an assessment of significance and research questions; and

The programme and methodology of site investigation and recording

The programme for post investigation assessment

Provision to be made for analysis of the site investigation and recording

Provision to be made for publication and dissemination of the analysis and records of the site investigation

Provision to be made for archive deposition of the analysis and records of the site investigation

Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation"

(b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a).

(c) The development shall not be occupied until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (a) and the provision to be made for

analysis, publication and dissemination of results and archive deposition has been secured.

- 1.3 This Written Scheme of Investigation (WSI) has been prepared in response to a request from The Trevor Osborne Property Group. The work will be carried out in accordance with this WSI and in a manner consistent with the standards of the Institute for Archaeologists.

2. SITE LOCATION

- 2.1 The Crescent and associated buildings are situated in the centre of Buxton, with George Street to the rear.

3. ARCHAEOLOGICAL BACKGROUND

- 3.1 The thermal spring waters at Buxton have been exploited since the Roman period most prominently during the late 18th century when The Crescent was built by John Carr for the Fifth Duke of Devonshire as the focal point of a health / leisure spa resort. It flourished in the 19th century although declined during the 20th, portions of the building being used variously as hotel, hospital and latterly council offices and library. The building has been empty for many years and it is now intended to be developed as a modern high quality hotel complex integrated with the adjacent natural spa. Given the high potential for below ground remains of significant Roman, medieval and post medieval archaeology a series of exploratory trial pits and evaluation trenches were excavated to help to establish the engineering environment prior to redevelopment.
- 3.2 The investigations demonstrated that to accommodate The Crescent and adjacent buildings a large level terrace was excavated to the natural shale. In the process the site of what is thought to have been a bath of possible Roman date, first uncovered in the 1690s was disturbed and the debris utilised in the footings of the building. In addition the location of a medieval well described by antiquarians and thought to be on an earlier Roman structure was identified. There is still potential for significant remains to survive in these locations. The work demonstrated the value of an integrated multidisciplinary approach combining historic building analysis, archaeological evaluation with hydro-geology. The project also showed the importance of using of archaeology and building analysis as a primary investigative tool as part of a development design.

4. PROJECT AIMS

- 4.1 The aim of the archaeological programme is to preserve by record any archaeological remains exposed during the development work, which will include the following:
- To identify and record all archaeological features and artefacts exposed during construction work
 - To determine the form and function of the archaeological features encountered
 - To recover dating evidence from the archaeological features
 - To establish the sequence of the archaeological remains present on the site
 - To retrieve environmental evidence relating to past environments of the site
 - To interpret the archaeological features and finds within the context of the known archaeology of the site and surrounding area
- 4.2 On completion of the archaeological site works a programme of assessment and analysis will be undertaken leading to the eventual publication and dissemination of the results of this work.

5. ARCHAEOLOGICAL PROGRAMME

- 5.1 Before the commencement of any works on site, and before the finalisation of working timetables, a **pre-start meeting** should be held to include the clients project team, the ground work contractors, the archaeological contractor and the Development Control Archaeologist from DCC, to ensure that all parties are aware of the archaeological requirements, and that agreed timescales are sufficient for achieving the archaeological aims of the project.

- 5.2 Once the development is underway, the management of this programme of archaeological work should be undertaken on a regular basis, with a **weekly meeting** held between the Site Manager, the ground work contractors and the archaeologist, in order to discuss the current progress of the works and prepare for any future interventions.
- 5.3 Those parts of the development which will require archaeological intervention are located in the following five key areas:
1. The '**Yellow Basement**' area on the north-west side of The Crescent building.
 2. **The Crescent building** basement; two paired lift pits.
 3. **Natural Baths** basement test pits
 4. The **exterior forecourt** area to the south of The Crescent building.
 5. **The exterior rear of the Crescent building**

The Yellow Basement

- 5.4 The '**Yellow Basement**' area of the proposed development is located on the north-west side of The Crescent building and incorporates the existing basement of St. Anne's Dining Room. This was excavated and the basement constructed during the enabling works.
- 5.5 A watching brief was undertaken on the excavation of the Yellow Basement. Archaeological remains were recorded and artefacts collected.

The Crescent Building

- 5.6 Intrusive below ground excavation works within **The Crescent building** will involve the excavation of two paired lift pits within the basement. and the replacement of the existing basement floors with new sub-base and flooring. It is also possible that investigative work may be carried out to expose the headworks of St. Anne's Hotel Spring, once its location is confirmed..
- 5.7 Lift pit K & L to the east of the building will be excavated c.1.2m deep and lift pit M & J to the centre of the building will be excavated 1.5m deep. Both these lift pits should be hand excavated down to the top of undisturbed natural subsoil or bedrock, when the excavation by archaeologists can cease. Any archaeological remains should be carefully hand excavated, sampled and recorded with reference to the following recording methodology.
- 5.8 The replacement of the basement floors and any intrusive works to investigative the headworks of St. Anne's Hotel Spring, should be undertaken under an archaeological watching brief.
- 5.9 Should archaeological remains be encountered it may then be necessary to halt work in those areas and sufficient time should be made available to enable the archaeologist to record the remains and where appropriate undertake further hand excavation.

The Natural Baths

- 5.10 Within the basement of the **Natural Baths** building, six trial pits were excavated during the pre-enabling works contract. These were subject to an archaeological watching brief and the pits were recorded archaeologically.
- 5.11 Excavation will take place in the basement of the natural baths any such works should be undertaken under an archaeological watching brief.

The Exterior Forecourt

- 5.11 Works within the **exterior forecourt** area to the south of The Crescent building will involve slight alterations to the existing drainage pipes and cisterns, and the installation of a new 250mm diameter cast pipe running from the Natural Baths in the west to an existing 19th century upper cistern in the eastern forecourt. Minor alterations to the central fountain and flower beds are also proposed but with minimal intrusive effect. The existing road and pavement surfaces are also expected to be replaced with new materials; this may require the excavation and removal of inadequate existing sub-base material and its replacement with

new and possibly deeper sub-base material. It is possible that intrusive works to investigate the headworks of St. Anne's Spring may also take place somewhere in the exterior forecourt.

- 5.12 All ground works and intrusive excavations within these areas must be undertaken under a controlled archaeological watching brief. All earth-moving machinery should be fitted with a suitable toothless digging bucket (except where necessary to remove hard surfaces and obstructions and with the agreement of the on-site archaeologist) and operated at an appropriate speed to allow the archaeologist to recognise any archaeological remains. Should archaeological remains be encountered, sufficient time should be made available to enable the archaeologist to assess and where appropriate hand excavate, sample and record these remains.

The Exterior Rear

- 5.13 Works to the **exterior rear** of the Crescent building will include the excavation of three circular plan chambers (a main pump chamber, a stilling chamber and a temporary foul storage tank), with associated pipe trenches to connect the chambers. In addition, a laundry/delivery extension will be constructed at the rear of the building. There will also be service trenches excavated to the rear of the Crescent building.
- 5.14 A watching brief will be required to observe and record any archaeological remains disturbed by the ground works associated with the construction of the chambers, laundry extension and service trenches. Within this area, large modern basements are known to exist which will have impacted on potential archaeological remains. The extent of archaeological deposits is therefore uncertain, but a ground radar survey is to be undertaken and this may enable the areas requiring a watching brief to be refined.
- 5.15 All ground works and intrusive excavations within these areas must be undertaken under a controlled archaeological watching brief. All earth-moving machinery should be fitted with a suitable toothless digging bucket (except where necessary to remove hard surfaces and obstructions, and with the agreement of the on-site archaeologist) and operated at an appropriate speed to allow the archaeologist to recognise any archaeological remains. Should archaeological remains be encountered, sufficient time should be made available to enable the archaeologist to assess and, where appropriate, hand excavate, sample and record these remains.

Contingencies

- 5.16 Should archaeological remains be encountered, during any of the above works, for which the resources allocated to the watching brief itself are not sufficient to support treatment to a satisfactory and proper standard, then work in the relevant area of the site will cease and the development control archaeologist shall be notified immediately. Site works will not recommence until resources are in place to secure preservation *in situ* or adequate archaeological treatment of the relevant remains.
- 5.17 The Development Control Archaeologist will be given as much notice as possible (at least a week) of work commencing on site, and will be afforded the opportunity to visit the site during and prior to completion of the site works. The DCA will be notified of any discoveries of archaeological significance so that site visits can be made as necessary. Staffing details along with relevant CV's and a site contact number will also be provided. Any changes to the agreed WSI will only be made in consultation with the DCA.
- 5.18 Should the archaeological contractor consider continued monitoring unnecessary at any stage in advance of the completion of all specified ground works, they must consult with the Development Control Archaeologist as a matter of priority.

6. RECORDING METHODOLOGY

- 6.1 At the start of work (immediately before fieldwork commences) an OASIS online record <http://ads.ahds.ac.uk/project/oasis/> must be initiated and key fields completed on Details, Location and Creators forms.
- 6.2 Unique context numbers will only be assigned if artefacts are retrieved, or stratigraphic

relationships between archaeological deposits are discernable. In archaeologically 'sterile' areas, soil layers will be described, but no context numbers will be assigned. Where assigned, each context will be described in full on a pro forma context record sheet in accordance with the accepted context record conventions.

- 6.3 Archaeological deposits will be planned at a basic scale of 1:50, with individual features requiring greater detail being planned at a scale of 1:20. Larger scales will be utilised as appropriate. Cross-section of features will be drawn to a basic scale of 1:10 or 1:20 depending on the size of the feature. All drawings will be related to Ordnance Datum and to NGR co-ordinates/OS Mastermap background mapping. Where it aids interpretation, structural remains will also be recorded in elevation. All drawings will adhere to accepted drawing conventions
- 6.4 Photographs of archaeological deposits and features will be taken as appropriate. This will include general views of entire features and of details such as sections as considered necessary. The primary photographic archive to be b/w print film, taken with SLR camera, supplemented with either colour transparencies or colour digital photography using a camera of 7 megapixel minimum. All site photography will adhere to accepted photographic record guidelines.
- 6.5 All artefacts will be cleaned, marked and labelled as appropriate, and stored under optimum conditions, in accordance with RESCUE/UKIC publication *First Aid for Finds*, Watkinson and Neal (1998), IfA (2007) and Museums and Galleries (1992). Recording systems will be compatible with the recipient museum. Unstratified material will not be kept unless it is of exceptional intrinsic interest. Material discarded as a consequence of this policy will be described and quantified in the field. Finds of particular interest or fragility will be retrieved as Small Finds, and located on plans. All finds that fall within the purview of the Treasure Act (1996) will be reported to HM Coroner according to the procedures outlined in the Act, after discussion with the client and the local authority.
- 6.6 Where deposits of palaeo-environmental or industrial potential are encountered, the project's nominated specialist(s) should advise on the formulation of a sampling strategy, including a site visit if necessary. The strategy thus formulated, along with details of proposed analyses, should be submitted to the development control archaeologist for comment and approval, and the approved strategy then implemented. The collection and processing of environmental samples will be undertaken in accordance with English Heritage guidelines (English Heritage 2002).
- 6.7 Samples will be taken for scientific dating where appropriate. Material removed from site will be stored in appropriate controlled environments.
- 6.8 Should any human burials be discovered, the archaeological contractor, will apply to the Ministry of Justice (<http://www.justice.gov.uk/whatwedo/burials.htm>) for a licence authorising the removal of all burials likely to be disturbed by development; in accordance with the Burial Act of 1857. No development should take place until all human skeletal remains have been properly removed in accordance with the terms of that licence and in compliance with environmental health regulations.

7. ASSESSMENT

- 7.1 Upon completion of all fieldwork, the stratigraphic information, artefacts, soil samples, and residues will be assessed as to their potential and significance for further analysis and study. The material will be quantified and for ceramic assemblages, any recognised local pottery reference collections and relevant fabric codes will be used and spot dates given. The results of this assessment will be presented in an assessment report, which will also include appropriately detailed specialist reports.
- 7.2 Materials considered vulnerable should be selected for stabilisation after specialist recording. Where intervention is necessary, consideration must be given to possible investigative procedures (e.g. glass composition studies, residues on or in pottery, and mineral-preserved organic material). Allowance will be made for preliminary conservation and stabilization of all objects and a written assessment of long-term conservation and storage needs will be produced.

- 7.3 Contingency sums will be made available to undertake any appropriate scientific dating.

8. ANALYSIS & PUBLICATION

- 8.1 If, following completion of the assessment, further analysis is recommended by the specialists (following agreement with the DCA), a programme of post-excavation analysis of the stratigraphic, artefactual and scientific material will be undertaken.
- 8.2 A final report to include the following points, should be submitted within six months of the completion of fieldwork.
- a) A non-technical summary of the results of the work.
 - b) An introduction which will include the planning reference number, grid reference and dates when the fieldwork took place.
 - c) An account of the methodology and results of the operation, describing structural data, associated finds and environmental data.
 - d) A selection of photographs and illustrations, including an overall plan of the site accurately identifying the areas monitored in relation to OS background mapping (Mastermap); plans and section drawings showing archaeological features to include AOD levels.
 - e) Specialist artefact and environmental reports as necessary, with clear recommendations on discard/retention of material.
 - f) Details of archive location and destination (with accession number, where known), together with a catalogue of what is contained in that archive.
 - g) Copy of the WSI
- 8.3 The report should also include a publication proposal, which should be discussed and agreed with the development control archaeologist, with a minimum of a brief summary in the appropriate volume of the *Derbyshire Archaeological Journal*; more if results justify.
- 8.4 Copies of the final report (also in PDF format) will be submitted to the commissioning body, the Development Control Archaeologist and the Derbyshire Historic Environment Record (along with indexed copies of all digital site photography). The results of the work may also be publicised locally as appropriate.
- 8.5 All parts of the OASIS online form must be completed for submission to the HER. This should include an uploaded pdf version of the entire report.

9. ARCHIVE DEPOSITION

- 9.1 Arrangements have been made with the Buxton Museum and Art Gallery for the archive to be deposited in accordance with the Museums in Derbyshire guidelines (2003). An accession code **DERSB: 2009.27** has been obtained. All archive material would be marked with the museum accession number, and an agreed allowance would be made for the curation and storage of this material.
- 9.2 The Development Control Archaeologist and museum curator must be notified in writing on completion of fieldwork, with a proposed timetable for deposition of the archive.
- 9.3 The Development Control Archaeologist must be informed in writing on final deposition of the site archive.

10. HEALTH AND SAFETY

- 10.1 Health and safety issues will take priority over archaeological matters and all archaeologists will comply with relevant Health and Safety Legislation.
- 10.2 A Risk Assessment will be prepared prior to the start of site works.

11. STAFFING

Specialist staff available for this work are as follows:

- Head of Artefact Research - Dr Ailsa Mainman (YAT)
- Human Remains - Malin Holst (York Osteoarchaeology Ltd)
- Palaeoenvironmental remains – Dr Jennifer Miller (YAT)

- Head of Curatorial Services - Christine McDonnell (YAT)
- Finds Researcher - Nicky Rogers (YAT)
- Pottery Researcher - Anne Jenner (YAT)
- Finds Officers - Geoffrey Krause & Rachel Cubitt (YAT)
- Archaeometallurgy & Industrial Residues – Dr Rod Mackenzie
- Conservation – Ian Panter (YAT)

12. COPYRIGHT

- 12.1 The owner of the Intellectual Property Rights (IPR) in the information and documentation arising from the work, would grant a licence to the County Council and the museum accepting the archive to use such documentation for their statutory functions and provide copies to third parties as an incidental to such functions. Under the Environmental Information Regulations (EIR), such documentation is required to be made available to enquirers if it meets the test of public interest. Any information disclosure issues would be resolved between the client and the archaeological contractor before completion of the work. EIR requirements do not affect IPR.
- 12.2 York Archaeological Trust retains the copyright on this document. It has been prepared expressly for the named client or agent, and may not be passed to third parties for use or for the purpose of gathering quotations.