

85 & 87 GREEN LANE

BUXTON, DERBYSHIRE

Written Scheme of Investigation for Historic Building Recording and an Archaeological Watching Brief

August 2021
Final (25.08.21)

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The JESSOP Consultancy (TJC Heritage Limited)

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SUMMARY OF PROJECT DETAILS

TJC Project Code:	D37
OASIS ID:	TBC
Project Type(s):	Archaeological building recording Structural watching brief Watching brief (groundworks)
National Grid Reference:	SK 05097 72507; SK17 9DJ
County:	Derbyshire
District/Unitary Authority:	High Peak
Parish:	Buxton
Elevation:	c. 325m above Ordnance Datum
Designation Status(s):	Contains two Grade II Listed Buildings: Number 85 and attached outbuilding and garden walls (NHLE: 1259242); and Number 87 and attached garden walls (NHLE: 1259247)
NER No(s):	N/a
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Reviewed by	James Thomson MCIFA Sarah Whitely
Date:	25.08.21
Version:	Final

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2 INTRODUCTION

2.1. BACKGROUND

- 2.1.1. This document forms a Written Scheme of Investigation (hereafter WSI) for a scheme of archaeological building recording, a structural watching brief and an archaeological watching brief during any groundworks during a scheme of emergency repairs involving the replacement of the roof and internal clearance of two cottages at 85 & 87 Green Lane, Buxton, Derbyshire (**Figure 1**).

SCOPE OF PROPOSED WORKS

- 2.1.2. The scope of archaeological works is to make a detailed drawn, written and photographic record of the extant buildings and maintain a structural watching brief during clearance works and roof repairs, which may involve a limited amount of ground excavation.

MONITORING AND CONSULTATION

- 2.1.3. The scope of works within this document has been prepared following discussions with DCC Archaeological Advisor Sarah Whiteley.
- 2.1.4. During all stages of archaeological works, the DCC Archaeological Advisor Sarah Whiteley, will be kept updated via telephone and email as appropriate to discuss any concerns, or unforeseen matters relating to the archaeological survey and reporting.

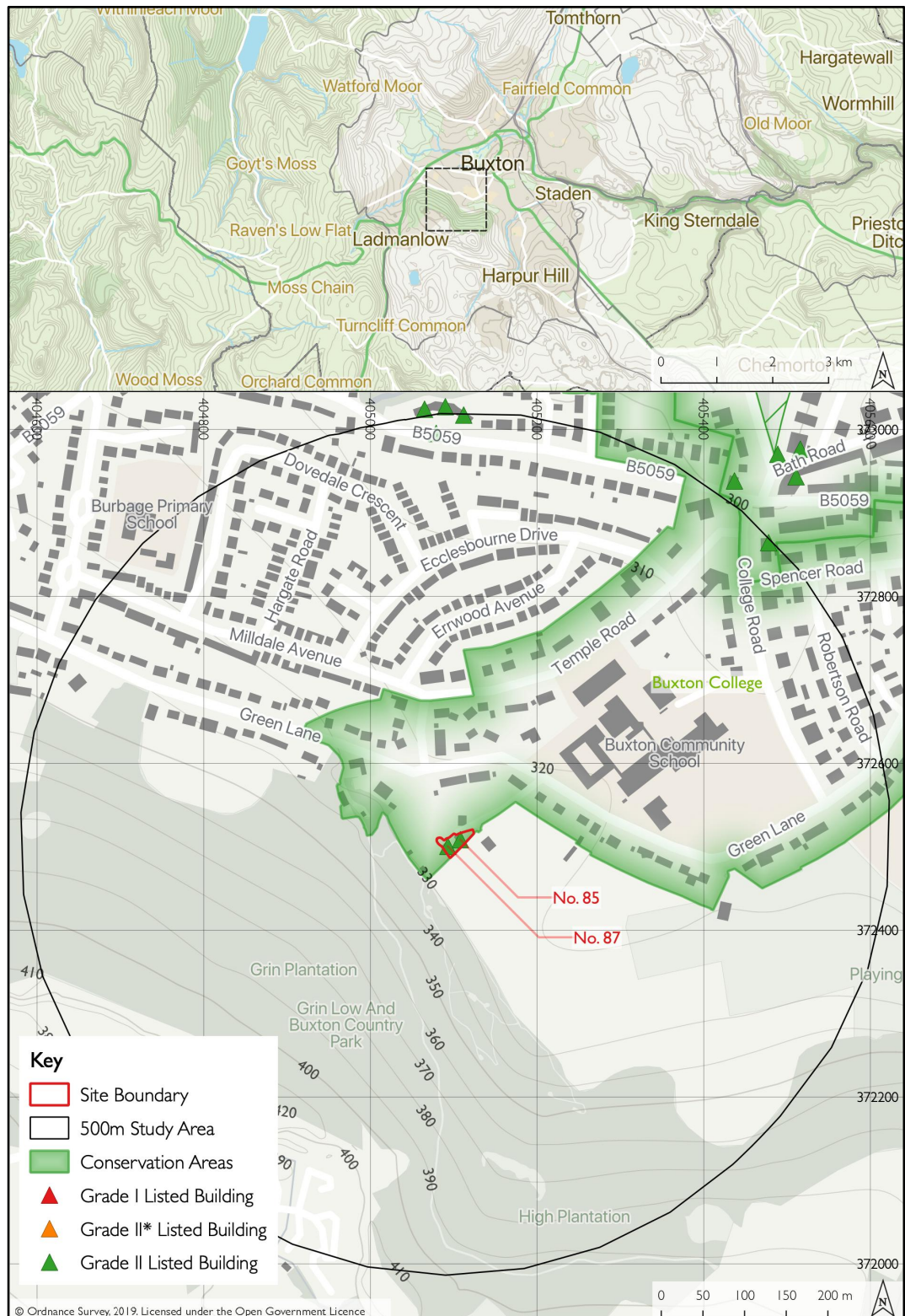


Figure I: Site Location

3 SITE DETAILS

3.1. SITE LOCATION

3.1.1. The site, comprising a roughly triangular plot of land measuring approximately 0.07ha, is situated on the southern side of Green Lane, south of the town of Buxton (**Figure 1**). The site boundary encompasses no. 85 & 87 Green Lane, and their adjacent garden (**Figure 2**). The topography of the site slopes gently down towards the north-east, with the site lying at approximately 325m above Ordnance Datum.

3.2. GEOLOGY

3.2.1. The underlying geology at the site is limestone of the Bee Low Limestone Formation. The local traditional building stone includes both gritstone of the Millstone Grit formation to the north-west of Buxton (BGS (digital data), 2021).

3.3. DESIGNATIONS

3.3.1. The site contains two Grade II Listed Buildings, comprising:

- Number 85 and attached outbuilding and garden walls (NHLE: 1259242); and
- Number 87 and attached garden walls (NHLE: 1259247).

4 SCOPE OF WORKS

4.1. INTRODUCTION

4.1.1. The archaeological fieldwork that is addressed in this document will comprise of the archaeological monitoring of the removal of the roof and survey of the interior following the removal of fallen debris. It comprises of three principal elements:

1. A structural watching brief;
2. Detailed building recording of the exposed historic fabric;
3. An archaeological watching brief during any ground works; and
4. The production of a final interpretative report.

5 HISTORIC AND ARCHAEOLOGICAL BASELINE

5.1. SUMMARY

5.2. A full historical summary is presented in a heritage statement (TJC 2019) that has been prepared for the site, however a brief summary is as follows:

5.3. 85 and 87 Green Lane represent a pair of semi-derelict mid 17th to mid 18th Century labourer's cottages situated an area of former agricultural land on the direct edge of suburban development. The cottages are both Grade II Listed and considered to be of national significance on account of their architectural and historical interest as rare survivals of labours housing in the local vernacular style.

PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

5.3.1. There has been one previous phase of archaeological investigations on the site, undertaken by ArchHeritage in June 2021 in the form of six hand dug test pits within the gardens surrounding the cottages (see **Figure 2**). The excavations did not record any evidence for former structures apart from low edging slabs from former garden beds. Pottery sherds of 18th to 19th Century date were recovered.

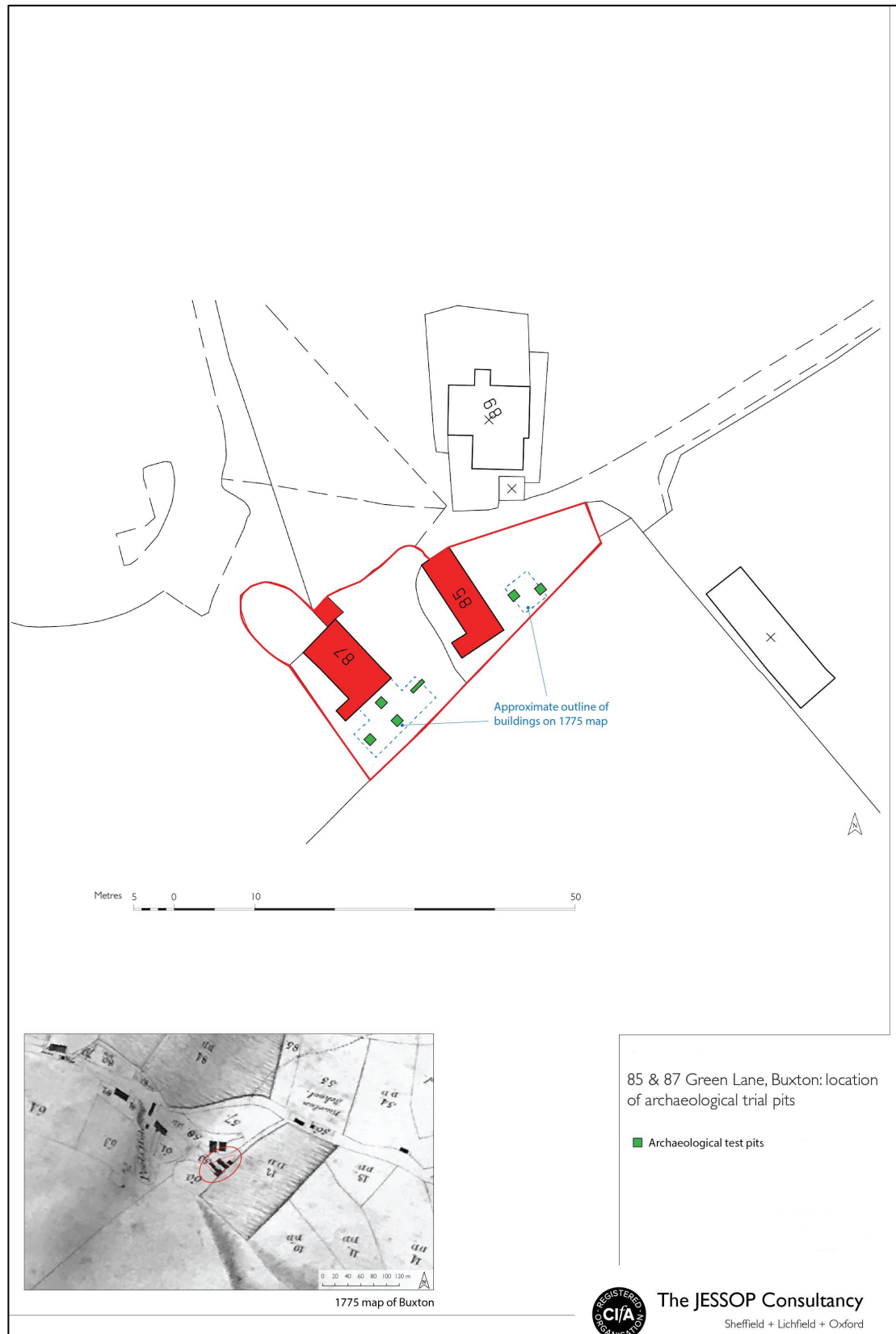


Figure 2: Site Layout showing locations of trial pits excavated by ArchHeritage in June 2021

6 AIMS AND STRATEGY

6.1. AIMS

6.1.1. The principal aim of the project is to undertake a scheme of archaeological monitoring and building recording following the clearance of internal debris to allow emergency repairs to proceed to secure the long term preservation of the two listed cottages.

6.1.2. The specific objectives of the programme of archaeological recording are to:

- to provide a descriptive and photographic record of surviving historic fabric within areas to be affected by the proposed repairs prior to any change;
- to identify and record any structural evidence for the development and use of the building within areas to be opened up as part of the works;
- to determine the extent, condition, character, significance and date of any encountered or exposed archaeological remains;
- to produce measured scaled plans and sections of any features of archaeological significance;
- to produce a final report that presents the results of the archaeological monitoring.

6.2. RESEARCH QUESTIONS

6.2.1. In accordance with current guidance issued by the Chartered Institute for Archaeologists (CIFA 2020a, section 3.2.9), all archaeological fieldwork detailed within a Written Scheme of Investigation (WSI) should make reference to any published regional research framework(s), and/or pose specific research questions that may contribute to, or enhance our understanding of the archaeology of the site or area covered by the WSI.

6.2.2. The East Midlands Research framework (Knight et al 2012, 112) notes that one of the areas within the region where new research and synthesis is need relates to large regional buildings (Research Objective 8C: Establish a typology of Regional Building Traditions). *To address this the following research questions are proposed:*

1. Does any evidence survive relating to previous phases of the cottages at 85 & 87 Green Lane, Buxton?
2. Can we learn anything in regards to historic architectural techniques particular to the local region of Buxton and north-west Derbyshire?

6.2.3. Following the completion of the project an update will be lodged with the East Midlands Historic Environment Research Framework (EMHERF) - <https://researchframeworks.org/emherf/>.

6.3. DELIVERABLES

6.3.1. The outputs deriving from this project will include:

1. A structured archaeological archive, comprising site notes, fieldwork records, drawings, photographs collated into a fully indexed project archive for deposition at the Derbyshire Record Office in Matlock;
2. A descriptive report presenting the results of the survey to be distributed digitally to the DCC Archaeological Advisor Sarah Whiteley and Client, and made publicly available through the Derbyshire Historic Environment Record (HER) and OASIS (Online Access to the Index of archaeological investigations).

6.4. PUBLIC ENGAGEMENT

6.4.1. Due to the small scale of the project, it is not anticipated that there will be any potential for public engagement. However the project team will remain mindful of any opportunities that may arise during the course of the project and liaise with the DCC Archaeological Advisor Sarah Whiteley to determine the best course of action.

6.5. DISSEMINATION AND PUBLICATION

6.5.1. Printed and digital copies of the report will be distributed to the Derbyshire HER, and the Client. A further copy will be included in the archive. In addition, a digital version will be uploaded to OASIS (Online Access to the Index of archaeological investigations).

6.5.2. It is unlikely that the result of this scheme of archaeological monitoring will be considered to be of such significance that they will warrant formal publication. However, any publication of the results would only be undertaken following discussion and agreement with the Client and the DCC Archaeological Advisor Sarah Whiteley.

6.5.3. If no other publication is recommended, a brief site summary in text format will be provided for Derbyshire Archaeological Journal's annual fieldwork round-up. This will be sent to chriswardle01@btinternet.com at the same time as submitting the final report to Derbyshire HER.

7 METHODOLOGY

7.1. STANDARDS

7.1.1. The project will conform to current national guidelines as set out in the Chartered Institute for Archaeologists' Standard and Guidance for the archaeological investigation of standing buildings or structures (ClfA 2014a); Standards and Guidance for an Archaeological Watching Brief (ClfA 2014b); Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives (ClfA 2014c); and Historic England's *Understanding Historic Buildings: a guide to good recording practice* (2016).

7.1.2. All work is to be undertaken by The JESSOP Consultancy who are a ClfA Registered Organisation, with appropriately qualified and experienced staff.

7.2. BUILDING RECORDING METHODOLOGY

7.2.1. The proposed methodology has been designed in accordance with a **Level 2/3 record** as set out by Historic England (2016), comprising:

- Photographic record of the building (exterior and interior) and its immediate setting;
- Measured floor plans at a scale of 1:50; and
- A descriptive account of the exposed historic fabric.

Photography

7.2.2. The exterior and interior areas of the buildings to be affected by the proposed works will be photographed prior to and during the archaeological monitoring with 35mm b/w film (Ilford HP5) and as a back-up with a 16.2MP Nikon D5100 with images saved in TIFF format. Metric ranging poles of an appropriate size, will be used as a scale and details of each image will be recorded on a pro-forma recording form.

7.2.3. In areas where protective measures/scaffolding obscures the external walling previous record photographs taken in 2019 by the JESSOP Consultancy may be integrated into the archaeological record as they will have documented the building prior to further decay and the partial collapse of the roof structure.

7.2.4. The photographic record will comprise:

1. General views of the buildings in their wider setting (HE 2016, photography item 1).
2. The buildings' external appearance (HE 2016, photography item 2).
3. Further views, as may be desirable, to reflect the original design intentions (HE 2016, photography item 3).
4. The overall appearance of the principal rooms and circulation areas (HE 2016, photography item 4).
5. External and internal details, structural or decorative elements that relate to the buildings design, development use (HE 2016, photography item 5).
6. Any machinery or other plant, or evidence of its former existence (HE 2016, photography item 6).
7. Any dates or other inscriptions; any signage, makers' plates or graffiti which contribute to an understanding of the building (HE 2016, photography item 7).
8. Any building contents that have significant bearing on the building's history (HE 2016, photography item 8).
9. A plan or plans identifying the location and direction of accompanying photographs (HE 2016, drawn record item 8).

Measured Survey

7.2.5. As no detailed survey drawings exist for the two cottages, a new measured survey will be produced comprising of:

1. Annotated measured floor plans of each floor- ground and first (drawn at 1:50 scale) to illustrate all archaeological observations including the form and location of any structural features or evidence of fixtures of historic significance (HE 2016, drawn record item 2).

7.2.6. Where warranted, the measured survey will be supplemented with survey notes to document observations and details of features, phasing and construction not captured in the drawn record. The level of detail will proportionate to the objectives of the project

7.2.7. Sampling

7.2.8. It is considered unlikely that evidence for early decorative schemes will be encountered during the recording of the cottages, however should evidence for paint or wallpaper be encountered then an assessment will be made in conjunction with Sarah Whiteley whether detailed analysis and sampling will be appropriate.

7.3. ARCHAEOLOGICAL WATCHING BRIEF (GROUNDWORKS)

- 7.3.1. During any ground excavations an archaeological watching brief will be maintained, Each discrete excavated hole/area will be given a unique reference number. The location of each area of observation will be plotted on a plan of site and recorded as an eight-figure grid reference.

Soil Samples

- 7.3.2. It is considered unlikely that suitable stratified deposits will be encountered where there is a good potential for palaeo-environmental remains to survive, however should the need for any samples to be taken arise then the appropriate guidance from Historic England (2011 and 2015) will be consulted and adhered to, thus ensuring that a suitable sampling procedure is employed, followed by the appropriate storage and transportation of any samples that are collected.

Artefacts

- 7.3.3. It is considered unlikely that artefactual evidence will be recovered during the watching brief, however any artefacts will be recorded by context, with a summary listing of artefacts by category to provide simple quantification in accordance with English Heritage (Historic England) (2005) and the *First Aid For Finds* manual (Watkinson and Neal 2001). All stratified archaeological finds will be collected, however, later (post 1950) finds will be noted but not necessarily retained as part of the archaeological archive.
- 7.3.4. Unstratified finds will only be retained if they are deemed to be of particular archaeological significance.

Scientific Dating

- 7.3.5. It is not anticipated that any scientific dating will be necessary as part of this programme of archaeological monitoring.

Treasure

- 7.3.6. In the event of discovery of artefacts covered or potentially covered by the Treasure Act 1996, their excavation and removal will be undertaken following notification of the Client, Coroner and DCC Archaeological Advisor Sarah Whiteley.

Photography

- 7.3.7. b/w 35mm photography will be used to document any archaeological features of significance, with digital photography being used as a back-up to accompany the written and drawn record taken with a camera with a resolution of at least 12MP.
- 7.3.8. Metric ranging poles of an appropriate size, will be used as a scale and details of each image will be recorded on a pro-forma recording form.

Recording

- 7.3.9. Archaeological observations made during the watching brief will be recorded on pro-forma recording forms to detail the nature of excavation, depth of holes and any changes in stratigraphy that are exposed.
- 7.3.10. Should complex stratigraphy be encountered then individual context sheets will be used to document the sequence of archaeological remains that are exposed. To accompany this, a Harris Matrix will be drawn.
- 7.3.11. Where features of archaeological significance are observed, such as structural remains within the section of the excavated area, a profile will be drawn at a scale of 1:50, 1:20 as appropriate to enable the form and character of the feature to be recorded.

7.4. WRITTEN RECORD

- 7.4.1. This scheme of archaeological monitoring and building recording will be reported upon as a final report following the completion of the site survey. This document will be prepared to present the results and interpretations and illustrated with an appropriate selection of drawings, including a plan depicting all areas of investigation, and detailed plans and sections as appropriate of features of archaeological significance.
- 7.4.2. The final report will include (as a minimum) the following elements:
- Project specific fieldwork codes and dates
 - Non-technical summary
 - Site location and relevant designations
 - Aims, purpose and research objectives of the fieldwork
 - Methodology

- Discussion of the history of the site
- Summary statement describing the results of the archaeological recording
- Analysis of the results of the survey and archaeological monitoring,
- Conclusion and recommendations
- Acknowledgements
- List of contents of fieldwork archive
- Bibliography and References
- Illustrations and photographs

7.5. EAST MIDLANDS HISTORIC ENVIRONMENT RESEARCH FRAMEWORK (EMHERF)

- 7.5.1. If the results of this scheme of archaeological work are considered to have the potential to add to and, or enhance the existing East Midlands Historic Environment Research Framework (EMHERF) this will be undertaken using the online resource at <https://researchframeworks.org/emherf/> and noted in the conclusions of the report.

7.6. ARCHIVE

Physical Archaeological Record – Historic Building Recording

- 7.6.1. The completed archaeological archive comprising site notes, drawings, and artefacts, will be in accordance with standard guidance (ClfA 2020b; Walker 1990) and deposited with Derbyshire Record Office in Matlock (**accession number TBC**).

Physical Archaeological Record - Groundworks

- 7.6.2. The completed archaeological archive comprising site notes, drawings, and artefacts, will be in accordance with standard guidance (ClfA 2020b; Walker 1990) and deposited with the Buxton Museum (**accession number TBC**).

- 7.6.3. The archive shall include:

- Site notes prepared in black/red ink on archive stable paper;
- Drawings made in 5H pencil on archive stable drafting film;
- Digital prints of any photogrammetric recording that has taken place;
- Any artefactual evidence, cleaned and appropriately stored and labelled;
- Prints of digital photographs and registers;
- Printed copies of photographs;

- A paper copy of the final report, including a copy of this WSI.
- 7.6.4. All records will be marked with the site name, with appropriate keys and scales as necessary, and the archive accession number if required. The archive will be accompanied by a full index.

Digital Records

- 7.6.5. Any digital archive that is produced during the course of this project will be deposited as part of the project archive with the Buxton Museum, although if they do not wish to accept the archive then it will be uploaded to the Archaeology Data Service (ADS) at the University of York.

8 MANAGEMENT OF THE ARCHAEOLOGICAL WORKS

8.1. STAFFING

- 8.1.1. The programme of archaeological building recording and watching brief will be undertaken by Oliver Jessop who is a Corporate member of the Chartered Institute for Archaeologists (MCIfA), of The JESSOP Consultancy, an approved Archaeological Organisation (RO).

8.2. UNEXPECTED FEATURES OF ARCHAEOLOGICAL SIGNIFICANCE

- 8.2.1. Although unlikely, should any unexpected discoveries be made during the course of the archaeological works, then arrangements will be made to temporarily cease site works to ensure that an appropriate mitigation strategy can be devised and agreed by the Client and the DCC Archaeological Advisor Sarah Whiteley. This may include specialist archaeological conservation.

8.3. TIMETABLE AND MONITORING

- 8.3.1. To meet the immediate requirement for emergency repairs to the buildings the archaeological work will be undertaken throughout the Summer months of July-September 2021 following the erection of an access scaffold around the two buildings. The proposed timetable is as follows:

- Summer 2021 – archaeological monitoring and building recording
- Autumn 2021 - Draft Report for approval
- Winter 2021 – Archive deposition

- 8.3.2. This timetable is liable to change as work progresses on account of the programme of archaeological monitoring being tied to the construction programme, and the uncertainties therein. The DCC Archaeological Advisor Sarah Whiteley will be updated with any changes to the timetable.

- 8.3.3. The issue of a draft report will be made available within **8 weeks** of completion of archaeological recording on site, completing the approved scheme of archaeological recording as detailed within this document.

9 HEALTH AND SAFETY AND INSURANCE

9.1. HEALTH AND SAFETY

- 9.1.1. The archaeological monitoring will be undertaken in accordance with the 1974 Health and Safety at Work Act. Appropriate Personal Protective Equipment (PPE) will be worn at all times.
- 9.1.2. All equipment will be suitable for the purpose and in sound condition and comply with Health and Safety Executive recommendations.
- 9.1.3. A project specific Risk Assessment will be prepared prior to work commencing on site and all personnel will be made aware of all Risks and Hazards associated with the project.

9.2. INSURANCE

- 9.2.1. The JESSOP Consultancy currently holds (as of July 2021) Professional Indemnity cover of **£2,000,000** (Hiscox, policy no: PL-PSC10001920851/00), Public Liability cover for **£5,000,000**. (Aviva, policy no: 24765101CHC/UN/000580), and Employers Liability cover for **£10,000,000**. (Aviva, policy no: 24765101CHC/UN/000580).

10 COPYRIGHT

10.1. PAPER AND DIGITAL ARCHIVE

- 10.1.1. The copyright and ownership of the paper and digital archive from the archaeological work will be assigned to the Derbyshire Record Office in Matlock, however the originating body The JESSOP Consultancy (TJC Heritage Ltd) will be acknowledged as having produced this work.

10.2. REPORT

- 10.2.1. The copyright of the final reports will be held by the authors, although the Client will have full rights to reproduce the information as they deem appropriate in association with delivering the project. Where individual photographs are reproduced then the photographer will be acknowledged.

II SUPPORTING INFORMATION

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