

Project Design

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1. Introduction

1.1. Background

1.1.1. Overview of the Site

This Project Design has been produced by Civic Heritage, on behalf of CJK Packaging Limited. The document has been prepared in support of an application for the Depot and Joiners Shop, Ashbourne Lane, Chapel-en-le-Frith, High Peak, Derbyshire, SK23 0PA (Plate 1). This document has been commissioned by P4 Planning, acting on behalf of CJK Packaging Limited.

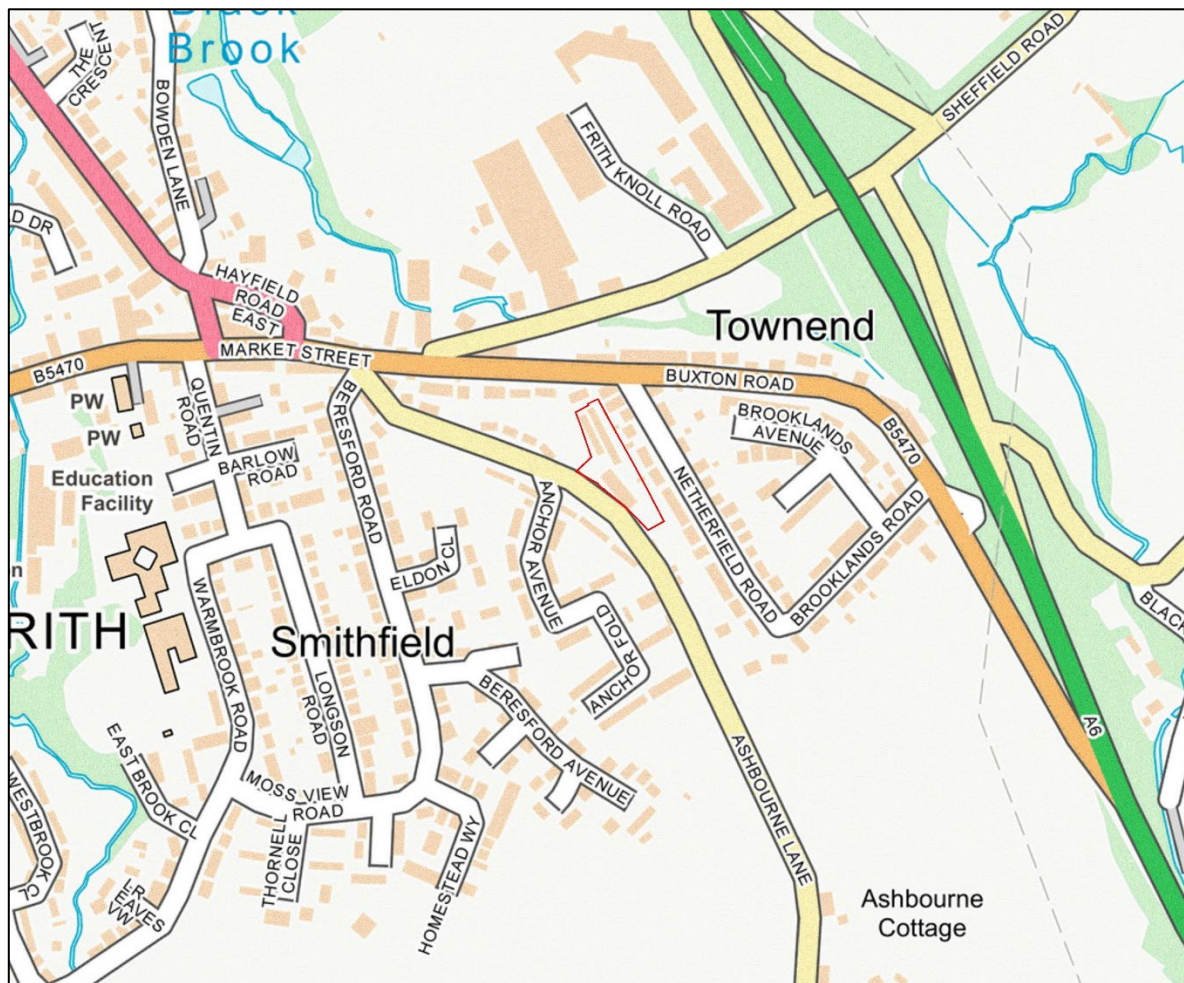


Plate 1: Site location

The development proposals include the demolition of existing workshops and retaining walls and erection of 3 new workshops with new retaining structures, landscaping, and car parking (Planning Ref: HPK/2024/0143). The site occupies land bounded by Ashbourne Lane to the southwest, Netherfield Road to the northeast and houses fronting Buxton Road to the north (Plate 2).

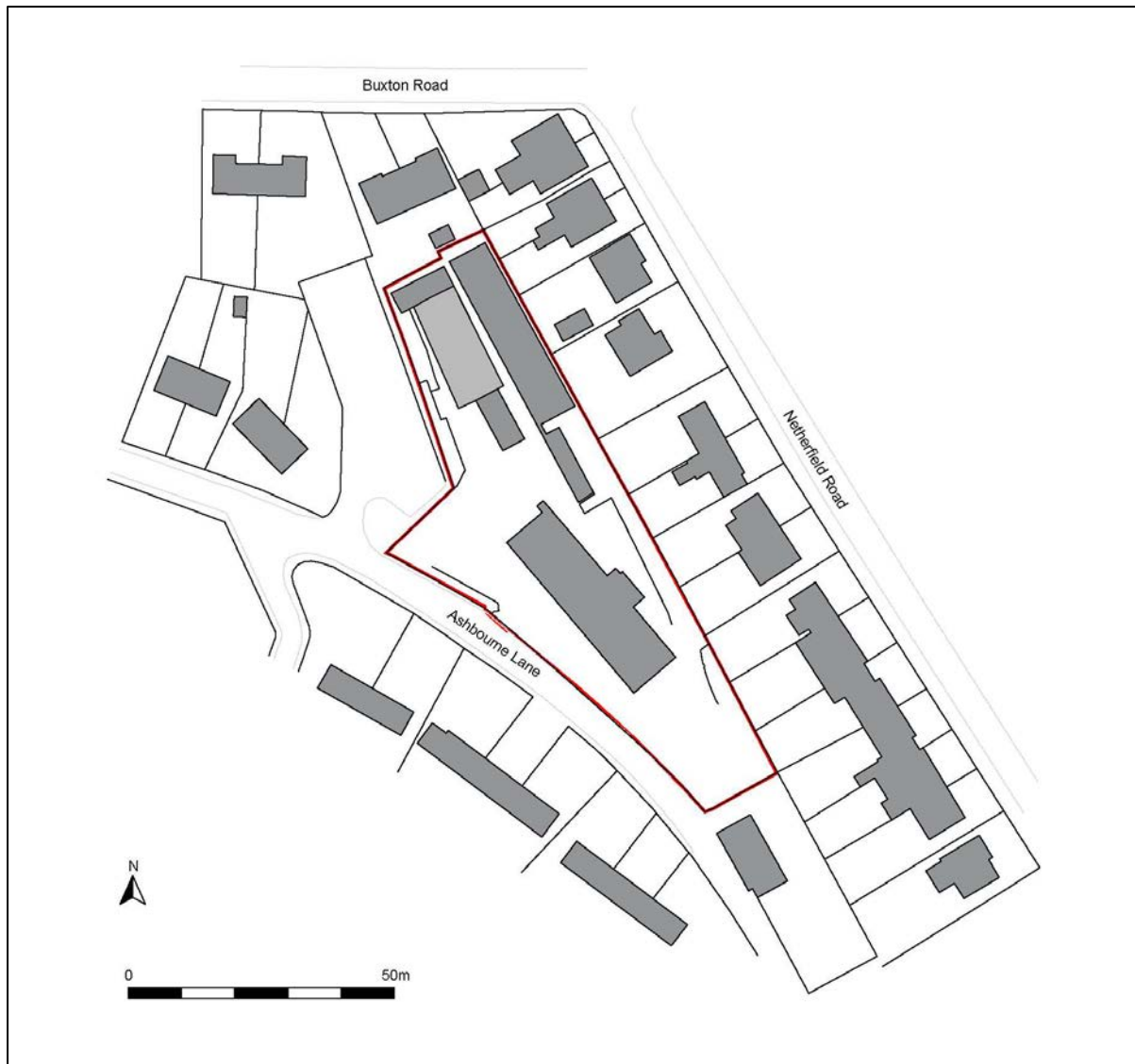


Plate 2: Site layout and red line boundary

In order to support the planning application for the scheme, a Heritage Impact Assessment (HIA) was undertaken (Rocket Environmental Services 2024) of the proposed development site. This was intended to establish, as far as possible, the nature and significance of the archaeological resource to enable informed recommendations to be made for the future treatment of any surviving remains. The HIA identified archaeological potential in the form of upstanding and possible buried remains of the former Peak Forest Tramway, which will form the focus of the archaeological investigation.

1.1.2. Planning Background

The application [HPK/2024/0143] has been through a reconsultation process due to minor changes to the scheme and is expected to be presented at Planning Committee in May. The proposed development will ultimately support the redevelopment of the site (centred on: NGR SK 06561 80797).

The archaeological potential of the site was formally acknowledged in 2024, in a Heritage Impact Assessment (HIA) was undertaken (Rocket Environmental Services 2024) and a

supplementary planning document (P4 Planning 2024). These documents outlined the chronological development of the site and highlighted that the site held potential for both upstanding and below-ground remains, notably in the form of retaining walls for the former Peak Forest Tramway and associated structures.

In light of the conclusions drawn from the HIA, and following consultation with the Derbyshire County Archaeologist, Environmental Services Derbyshire County Council (DCC), it was recommended a programme of archaeological investigation would be carried out. The investigation will comprise the recording of all upstanding remains associated with the Peak Forest Tramway prior to the commencement of demolition works, and the maintenance of an archaeological watching brief during intrusive groundworks in order to record the buried remains of any structures associated with the tramway.

In June 2024, condition 21 was attached to planning consent by DCC, which states that:

21. No development shall take place until a Written Scheme of Investigation for built heritage recording and archaeological monitoring has been submitted to and approved by the Local Planning Authority in writing, until all on-site elements of the approved scheme have been completed to the written satisfaction of the Local Planning Authority, and until the provision to be made for analysis, reporting, publication and dissemination of the results and archive deposition has been secured. The Written Scheme of Investigation shall include an assessment of significance and research questions; and

- 1. The programme and methodology of site investigation and recording*
- 2. The programme and provision for post-investigation analysis and reporting*
- 3. Provision to be made for publication and dissemination of the analysis and records of the site investigation*
- 4. Provision to be made for archive deposition of the analysis and records of the site investigation*
- 5. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation"*

Reason:- In the interests of recording the remains of the Peak Forest Tramway within the confines of the site in accordance with Local Plan Policy EQ7 and relevant paragraphs contained under Chapter 16 of the NPPF.

This Project Design for a level-3 historic building recording and archaeological watching brief has been prepared by Graham Mottershead of Civic Heritage on behalf of CJK Packaging Limited. Any change to the Project Design must be agreed between the client, DCC and Civic Heritage.

1.2. Setting

1.2.1. Location

The site comprises an area of c. 0.3 hectares at the eastern side of Chapel-en-le-Frith, in the Borough of High Peak in Derbyshire. Chapel-en-le-Frith is located outside of the National Park boundary of the Peak District. It is located 27km south-east of Manchester and 29km south-west of Sheffield. The site is bounded by Ashbourne Lane to the south-west, Netherfield Road

to the north-east and houses fronting Buxton Road to the north (Plate 3).



Plate 3: Recent aerial view of the site showing the red line development boundary (image taken from Google Earth)

The site was purchased by the client from Derbyshire County Council where it was previously operated as a Council depot. In the past DCC had carried out maintenance on many of the existing walls using a mixture of materials, much of which are not within the character of the original walling. A number of the walls appear structurally unsound and are neither safe nor viable to retain.

1.2.2. Topography and Geology

The site comprises a complex of disused industrial buildings within a walled and fenced compound with concrete hard standing covering the external surfaces. The site lies at a height of between 227m aOD at its north end, rising gently to 234m aOD at its south end. Although the complex itself is now disused, some of the hard standing areas are currently being used for storage of materials.

The solid geology of the site comprises Sedimentary shale, grit and sandstone bedrock. This sedimentary bedrock was formed in the Carboniferous period between 322 and 321.5 million years ago. The solid geology is overlain by superficial deposits of Diamicton Devensian Till, which formed between 116 and 11.8 thousand years ago during the Quaternary Period (British Geological Society, 2021).

1.3. Proposed Development

1.3.1. Planning Application

CJK Packaging Limited submitting a planning application for the development of the Ashbourne Lane site (Planning Ref: HPK/2024/0143). The development proposals include the demolition of existing workshops and retaining walls and erection of 3 new workshops with

new retaining structures, landscaping, and car parking

1.4. Recommended Activity and Scope

1.4.1. Recommended Activity

The consented scheme for development works will involve landscaping and earthmoving activity, which may remove the upstanding tramway retaining walls and have the potential to cause loss or damage to any below-ground remains surviving within the site. To mitigate against the impact caused by the development, it is proposed that a programme of archaeological investigation, comprising a historic building recording of the retaining walls in advance of demolition and archaeological monitoring during intrusive groundworks should be undertaken to mitigate any loss of archaeological resource.

This approach to mitigating against the loss or damage to heritage assets and potential heritage assets of archaeological interest follows the guidance of NPPF (revised December 2023; Paragraphs 207-8 and 218).

1.4.2. Scope

Initially, an historical map regression will be carried out, alongside consultation of the Peak Forest Tramway Conservation and Management Plan, in order to further enhance the information from the HIA and supplementary document.

Following this, the upstanding remains of the tramway will be identified and recorded via an Historic England Level 3-type survey. This will be carried out in advance of any demolition or construction works taking place.

An archaeological watching brief will be maintained during any intrusive groundworks in order to identify and record any archaeologically significant remains that may be encountered.

It is expected that any remains on the site will be associated with the Peak Forest Tramway.

Should the watching brief works encounter remains of an unexpectedly high archaeological significance then the recording of such remains would be beyond the scope of a watching brief. In this instance works must cease and the client and DCC must be consulted regarding an appropriate method of mitigation, which may require an updated Project design and a variation in costs.

The archaeological investigation shall be fully implemented in accordance with the approved Project Design (formerly referred to as a 'Written Scheme of Investigation') as stated in planning documentation (CIfA 2023).

2. Historical Background

2.1. Contextual Background

The archaeological and historical background of the site and its broader context has been presented in the Heritage Impact Statement (Rocket 2024), enhanced by the photographs included in the Supplementary Planning Documentation (P4 Planning 2024) and should be referred to for more detailed information regarding the development of the site. Much of the text below has been reproduced or summarised from this assessment.

2.2. Development of the Site

2.2.1. Contextual Background

Chapel-en-le-Frith has a well-documented medieval presence, with the earliest landowners within the parish identified in private charters dating to the 14th century AD (Braylesford Bunting 1906). The town derives its name from the church built here by Foresters from the Royal Forest in 1225, 'Frith' being local archaic word for forest, and the first church became known as the 'Chapel in the Forest'. This church was later dedicated to Saint Thomas Becket (Peak District Online 2023). The church itself was first built in the early 14th century.

The town expanded rapidly during the 19th century, largely due to the construction of the railway in 1870, of which only south station, on the Buxton to Manchester line, survives (Peak District Online 2023). In details recorded by HM land registry for the site's title register shows that the land was acquired by the local authority (Derbyshire County Council) in 1955. It is understood that the site was used in this time as a depot, most likely for the council's highways and environmental services. The site later used as a depot and joiners' shop for the council until closing in the early 2010s.

2.2.2. The Peak Forest Tramway

The Peak Forest Tramway was an early horse and gravity powered industrial railway system. It was opened for commercial use on 31st August 1796, and remained in operation until the 1920s.

Although originally only intended to be a four miles tramway from Chapel Milton to Dove Holes, it was soon decided to start the route at Bugsworth and extend for 6 miles to transport limestone from the quarries around Dove Holes down to Bugsworth Basin via Chapel-en-le-Frith and Chinley. Some of the limestone was burnt into quicklime in the lime kilns at Bugsworth Basin. From this point the remaining limestone and the quicklime was transported by boat along the Peak Forest Canal and the Ashton Canal to Manchester and beyond.

Much of the route and the structures associated with the line remain in situ along the route and the western section of the line now comprises the route of the Peak Forest Tramway Trail.

There are two known non-designated assets within the site: The Stables (HER MDR9684), a now demolished Post-Medieval to Mid-20th-century building associated with the Peak Forest Tramway site (MDR9592), of which the storehouse is the only remaining feature. The site also sits upon the former route of the Peak Forest Tramway (MDR9592).

- the Peak Forest Tramway (MDR9592) is represented by a series of upstanding stone retaining walls;

- The Peak Forest Tramway Stables (HER MDR9684), mostly demolished but with the storehouse still upstanding.

It is likely that remains of retaining walls, the demolished Stables and other structures associated with the tramway survive below ground within the site boundary.

2.3. Previous Archaeological Work

A Heritage Impact Assessment was undertaken in December 2024 (Rocket 2024).

No archaeological fieldwork has been undertaken within the site boundary.

3. Aims and Objectives

3.1. Aims

The main aim of the archaeological work will be to identify any archaeologically significant remains survive within the site, record the upstanding remains and monitor intrusive groundworks in order to record any buried remains. The specific aims of the investigation will be:

- to enhance the HIA through a more detailed map regression, consultation of the Peak Forest Tramway Conservation and Management Plan;
- to record all upstanding remains of the Peak Forest Tramway;
- to monitor intrusive groundworks via maintenance of an archaeological watching brief and record any remains encountered;
- to recover any artefactual material related to the industrial processes on site;
- to present the results of the investigation as a site report; and
- to make available the results of the work

3.2. Regional Research Framework

Further, more detailed research aims may be generated and developed from the results of the archaeological investigation, with specific reference to the East Midlands Historic Environment Research Framework (EMHERF 2024). It is envisaged that the investigation may potentially improve our understanding of the following research questions:

Industrial:

- **9.4.1:** What linear transport features, river/canal craft and associated structural remains have survived, and how does this vary regionally?
- **9.4.3:** How has the relationship between linear transport systems developed over time (e.g. shift from canal to rail transport)?

4. Method Statement

4.1. Archaeological Works

4.1.1. Overview

A phased programme of investigation will take place. The initial stages of work will involve the enhancement of the information resulting from the HIA (4.1.3), followed by the level-3 recording of the upstanding tramway retaining walls (4.1.4), and finally the maintenance of an archaeological watching brief during intrusive groundworks (4.1.5).

All archaeological work shall be conducted following the Standards and Universal Guidance for Archaeological Monitoring and Recording (ClfA 2023a and b) and Standard and guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (ClfA 2020c).

4.1.2. Pre-commencement

Production of this Project Design has been undertaken by Civic Heritage and submitted to P4 Planning for approval by DCC prior to the commencement of any onsite activities. In addition to the completion and approval of the Project Design prior to on-site commencement of activity, the nominated Project Manager will:

- Liaise with the client to ensure mutual understanding of the project deliverables, timeframes, access, health and safety, aims and resources.
- Liaise with the archaeological curator or their representative.
- Obtain background information necessary for the project
- Oversee the production of relevant documentation such as Risk Assessments and Method Statements (RAMS).
- Ensure adequate staffing and resources (e.g. plant and welfare) are programmed.

4.1.3. Enhancement of the HIA

A suitably qualified archaeologist will carry out an expanded map regression, in particular using mapping earlier than the 1923 OS edition.

Additionally, the Peak Forest Tramway Conservation and Management Plan will be consulted.

It is not expected that the results of this stage will be presented separately or appended into the existing HIA. Instead, the results will be utilised during the survey and will be presented in the final site report.

4.1.4. Built heritage recording

A level 3-type historic building recording as defined by Historic England, is an analytical record that will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis (Historic England

2016).

The level-3-type historic building recording will be conducted following the ClfA Standards for archaeological building surveys (updated 2023) and ClfA Guidance for archaeological building surveys (updated 2023) and will be commensurate with a Historic England Level 3-type survey.

Photographic Archive: a comprehensive photographic archive for the structures will be produced utilising a high-resolution digital camera with a sensor size of at least 15 megapixels. All frames, excluding general contextual views, will incorporate a graduated metric scale.

A plan showing the viewpoint directions of each photograph will be produced, together with a full photographic index. The archive will comprise the following:

- the external appearance and setting of the structures, including a mixture of general shots and detailed views taken from perpendicular and oblique angles;
- general shots of the surrounding landscape;
- the general appearance of principal features and structures;
- any detail, structural or architectural, which is relevant to the design, development and use of the tramway, and which does not show adequately on general photographs.

Site Drawings: a set of measured plans and elevations of the structures will be created using measured survey techniques utilising a combination of 3d laser scanning, rectified photography, a reflectorless electronic distance meter (REDM), and manual survey techniques. The resultant data will then be used as the basis of CAD drawings, which will be included within the final report as figures.

Written Description: a description of the historic structures will be maintained to Historic England Level 3 standard. The records will be essentially descriptive and provide a systematic account of the origin, development and use of the structures, which will include a description of the plan, form, fabric, function, age and development sequence. The written description will include a summary of the past and present use, an account of any key architectural features, fixtures and fittings, and a discussion of the relative significance of each individual component structure within the wider complex.

4.1.5. Watching Brief

A suitably qualified archaeologist will be in attendance for the duration of specified intrusive below ground works such as bulk excavation, surface stripping and service excavation. It is expected that attendance will be coordinated to work with the early stages of the site remediation, enabling works and construction, when most of the intrusive works will occur.

The purpose of this work will be to create a record of the survival, thickness and characteristics of the archaeological deposits, and to establish the survival of any surviving deposits, features or structural remains.

If archaeological remains are encountered, the monitoring archaeologist will have the opportunity to halt the excavation. Adequate time will be afforded to allow cleaning and recording of any exposed archaeology. In the eventuality that significantly and/or unexpectedly complex or significant remains are encountered, Civic will immediately contact the client

and/or their representatives, and where appropriate DCC, to agree an acceptable course of action.

All significant features, deposits and structures will be cleaned and recorded using photography, measured survey, manual drawing and written context sheets. Relevant artefactual and environmental evidence will be collected and all data will be cross referenced using an appropriate numbering system. Additionally, a general photographic and written record of the works will be maintained.

4.2. Report and Archive

4.2.1. Report

A draft copy of a report will be submitted for comment to the client and DCC within eight weeks of the completion of the final phase of investigation fieldwork. This will present the results obtained from the archaeological investigation, and will include as a minimum:

- a title page detailing site address, NGR, author/originating body, client's name and address;
- full content's listing;
- a non-technical summary of the findings of the fieldwork;
- an introduction including background information (with planning application details)
- an account of the historical development of the site background including the enhanced map regression and consultations;
- a description of the methodologies used during the fieldwork;
- a description of the findings of the fieldwork, including a descriptive account of the upstanding buildings and analytical account of successive phases;
- detailed drawings (plans and relevant sections) at appropriate scales, showing the archaeological structures and features;
- photographs with a good depth of field, appropriately lit and in clear focus of all archaeological features of potential significance;
- a catalogue and assessment of each category of artefact recovered during the investigation and biological samples, including the potential for further analysis;
- a summary, assessment, and interpretation of the results of the historic building recording and archaeological watching brief;
- a consideration of the importance of the archaeological remains present on the site in local, regional and national terms;
- a discussion of how the project has contributed towards research aims and objectives
- recommendations for dissemination, if appropriate, in consultation with DCC

The client will be provided with a digital copy of the report (pdf format). Printed copies will be available upon request and may be subject to an additional fee.

4.2.2. Archive

Project Archive

The results of the archaeological investigation will form the basis of a full archive to professional standards, in accordance with current Historic England guidelines, and current ClfA guidance (ClfA 2020). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the ClfA in that organisation's code of conduct. As part of the archiving process, the on-line OASIS (On-line Access to Index of Archaeological Investigations) form will be completed. In preparation for this an OASIS number will be obtained and the initial record set up at the beginning of the investigation.

The site archive will be so organised as to be compatible with the other archaeological archives produced in the East Midlands region. All drawn records will be transferred to, and stored in, digital format, in systems which are easily accessible. The integrity of the site archive will be maintained upon completion of the archaeological works with the archive ultimately being deposited with Buxton Museum and Art Gallery, should they agree to receive it.

The archaeological archive will consist of the following:

- All original records created throughout the course of the project;
- All original drawings, whether created during fieldwork or post-investigation;
- Indexes to the drawings;
- Indexes to the photographic archive;
- All digital material;
- Digital material created from written, drawn or photographed original records;
- The final project report;
- A list of contents of the archive

It is likely that a large element of the project archive will be in digital format. It would thus be appropriate to deposit a copy of the archive generated from the archaeological investigation with the Archaeological Data Service (ADS), through ADS-Easy should this be requested as part of the mitigation strategy. Any records that are created in hard copy during the course of the project will be scanned and added to this digital archive. The integrity of the digital and paper archive will be maintained by Civic Heritage until its deposition with an appropriate repository body.

4.2.3. Dissemination

The results of the investigation will ultimately be disseminated through deposit of the findings of the investigation in a technical report. It is not expected that a full publication will be required but DCC may require a note or short article in an appropriate journal such as *Post-Medieval Archaeology*.

- The report will be submitted to the relevant HER within three months of production of the completed report.

- As a minimum a short summary note of the results obtained from the fieldwork will be sent for inclusion in the annual roundup of archaeological fieldwork published in a relevant journal (Post-Medieval Archaeology/Industrial Archaeology Review).
- Pending what remains are encountered it may be necessary to produce a short article for inclusion in a suitable academic journal.
- Civic Heritage will register the report with OASIS (On-line Access to Index of Archaeological Investigations).
- Civic Heritage may utilise social media to communicate the discovery of archaeological findings and any artefacts of interest at any time. Discretion will be taken not to disclose such information or make site locations known if specifically asked to do so by the client.
- The Project Archive, including artefactual material will be deposited as outlined above.

4.2.4. Outreach and Public Engagement

Due to the nature of the site and the investigative works it is felt that public engagement would not be appropriate.

5. Programme

5.1. Timetable

5.1.1. Fieldwork

The project will commence on a date mutually agreed between the Client and Civic Heritage.

Civic Heritage will notify DCC one week prior to commencement of the onsite activities, allowing them to schedule monitoring visits during the course of the works, if required.

The initial phase of map regression and consultation will take place immediately upon commission, alongside production of the RAMS.

The recording of the upstanding remains will commence on a date mutually agreed between the Client and Civic Heritage, and will be undertaken prior to the commencement of any demolition or construction works. It is anticipated that the survey works will be carried out over a maximum of three days on site.

The time required for the watching brief will be dependent on the appointed groundworks contractor's programme. It is anticipated that this will involve intermittent site visits whilst intrusive groundworks are being carried out. Visits will be required only whilst intrusive groundworks are being physically carried out and will not require a permanent presence on site during the entire groundworks programme

5.1.2. Report

A draft report will be submitted to the Client for comment within six weeks of completion of the final phase of fieldwork, followed by submission for comment to the DCC. Following this any amendments will be made and the final report then submitted to the client for application for discharge of the condition. The project archive will be deposited with the receiving museum (where applicable) within six months of completion of the fieldwork.

5.1.3. Project Monitoring

Civic Heritage will notify DCC of any discoveries of archaeological significance so that site visits can be made, as necessary. Any changes to this agreed PD will only be made in consultation with DCC.

6. Staff Proposals

6.1. Team Structure

6.1.1. Responsibilities

The project will be overseen and managed by Graham Mottershead (Associate Director, Civic Heritage). Graham is an experienced field archaeologist with over 35 years' experience and has undertaken many investigations and excavations across the country. Graham holds current valid SMSTS and PRINCE2 certification.

His role will be to ensure that the Project Design is implemented within the framework of the Project Objectives and will be responsible for all aspects of staff and resource logistics, ensuring the smooth running of the project programme.

6.1.2. Fieldwork Staff

It is not possible to provide details of specific archaeologists that will be involved with the fieldwork at this stage, but all shall be suitably qualified archaeologists with proven relevant experience.

6.1.3. External Specialists

The following list of internal and external specialists can be called if required:

- Post-med pottery: Jeremy Bradley (independent specialist)
- CBM: Jeremy Bradley (independent specialist)
- Ceramics and CBM: Phil Mills (independent specialist)
- Clay tobacco pipes: Jeremy Bradley (independent specialist)
- Glass: David Dungworth (independent specialist)
- Iron/Steel objects: David Dungworth (independent specialist)
- Industrial residues: Gerry McDonnell (independent specialist)
- Faunal remains: Hannah Russ (Archaeology.Biz)
- Leather: Quita Mould (independent specialist)
- Conservation: Karen Barker (independent specialist)

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