Consall Hall, Consall, Staffordshire

Written Scheme of Investigation
for a historic building recording



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Prepared on behalf of:	Consall Hall Estate Ltd
Date of compilation:	January 2020
Compiled by:	Robin Holgate MCIfA
Planning References:	SMD/2019/0057
Local Authority:	Staffordshire Moorlands District Council
Site central NGR:	SJ 98931 48757

1 INTRODUCTION

1.1 This scheme of works relates to the proposed change of use and redevelopment of Consall Hall, private house, gardens and wedding venue to form a hospitality venue, wellbeing hotel and lodges at Consall, Staffordshire. The proposed development involves developing 15 low-impact, high quality, holiday lodges within the gardens combined with 10 shepherds huts and associated services; demolishing existing outbuildings and constructing a new enhanced wedding venue, including works to the existing walled garden; installing 21 pods to service the quest of the wedding venue and improve access, parking arrangements and traffic flow; demolishing and replacing the existing hall and constructing a new contemporary restaurant/hub building ; refurbishing the existing swimming pool and changing rooms to form new spa facilities; and carrying out arboricultural works to the existing gardens, including tree removal, pruning and new tree planting.

1.2 Planning permission has been granted for the proposed development (Application Ref. No. SMD/2019/0057). Condition 30 of the planning permission requires a Written Scheme of Investigation and programme of archaeological works as follows.

"30 Prior to the commencement of the walled garden, wedding venue and hub building works, a written scheme of archaeological investigation ('the Scheme') shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall provide details of the programme of archaeological works to be carried out within the site, including post-fieldwork reporting and appropriate publication. The archaeological site work shall thereafter be implemented in full in accordance with the written scheme of archaeological investigation approved. The development shall not be occupied until the site investigation and post-fieldwork assessment has been completed in accordance with the written scheme of archaeological investigation approved as part of the condition and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured."

1.3 Guidance has been provided by Shane Kellerher, the Staffordshire County Archaeologist, that a programme of historic building recording be undertaken to a Level 2 standard, as outlined by Historic England's *Understanding Historic Buildings* publication (Historic England 2016), and should include the main hall (paying particular attention to the original/early fabric); the walled kitchen garden, potting shed and glasshouse bases; the Coachman's Halt; and the Halcyon Function Room (paying particular attention to the original/early fabric). The understanding of the historic development of these buildings (including historic mapping and phased plans) outlined in the *Heritage Statement* (CTD Architects 2019) should be appropriated and utilised in the final report (Kelleher 2019).

1.4 This document comprises a Written Scheme of Investigation (WSI) confirming the nature of the historic building recording to be undertaken by ARS Ltd at Consall

Hall Estate, Consall, Staffordshire in accordance with guidance provided by the Staffordshire County Archaeologist.

1.5 The aim of the programme of works is, in line with the *National Planning Policy Framework (NPPF)* paragraph 189 (MHCLG 2019, 56), to record and enhance understanding of the significance of any heritage assets to be lost during the proposed development in a manner proportionate to their importance, and to make this evidence (and any archived generated) publically accessible.

2 BACKGROUND

2.1 Site Location and Geology

2.1.1 The private house, gardens and wedding venue to be developed to form a hospitality venue, wellbeing hotel and lodges form part of the Consall Hall Estate, Consall, Staffordshire, ST9 0AG. The Estate lies *c*.10km equidistant from the two locally historic market towns of Leek and Cheadle, to the north of the main A522 Leek to Cheadle Road, and *c*.1km east of Consall. The Estate is surrounded by agricultural land. Consall Hall lies on land sloping gently southwards overlooking and an easterly flowing tributary (incorporated as part of the Estate) of the River Churnett. The site is centred at NGR SJ 98931 48757 (Figure 1).

2.1.2 The underlying geology of the area of the proposed development is Pennine Lower Coal Measures Formation – Mudstone, Siltstone and Sandstone – formed in the Carboniferous Period with no superficial deposits (BGS 2020).

2.2 Historical and Archaeological Background

2.2.1 Consall New Hall (with walled garden and ancillary buildings) was built in the early 19th century. It has been extended, altered and modified since, including modifications in the mid-late 20th century which significantly altered the building to the point where it no longer resembles its original Georgian proportions, scale and character.

2.2.2 The Consall New Park is recorded on the Staffordshire Historic Environment Record as a landscape park around Consall New Hall, which includes two 19th century fish ponds, which were extended in the mid/late 20th century, and a former tramway (*c*.1850s) which ran from a coal and ironstone quarry in Consall New Park to the Caldon Canal with a branch to the shafts at Consall New Hall.

3 AIMS AND OBJECTIVES

3.1 Regional Research Aims and Objectives

3.1.1 The proposed archaeological works have the potential to identify the presence of evidence pertinent to research objectives and overarching research themes identified in Archaeology of the West Midlands: A Framework for Research (Watt 2011), notably:

- Explore the commodification and privatisation of space and the development of new identities as evinced through landscape, buildings and material culture (Belford 2011, 229).

3.2 Historic Building Recording Aim and Objectives

3.2.1 The aim of the building recording is to provide a basic descriptive and visual photographic record of the structures to be recorded (see section 1.3 above and 4.1.1 below) which provides an account of the origins, development and use of the structures.

3.2.2 The objectives of the building recording are as follows.

- To produce a formal description of the structures, including floor plans, elevations, roof structure, flooring, internal layout and spaces, detailing, form and fabric, and evidence for phasing and development.
- To produce a photographic record, based on high-quality digital colour images supplemented by a representative selection of black & print images, with photographic scales with all photographs descriptively captioned and cross referenced to a plan(s) clearly showing the viewing position, direction and photographic image reference.
- To produce an appropriate historic context account for the structures to outline their historic significance.

4 Historical Building Recording

4.1 Coverage

4.1.1 The structures to be recorded include: the exterior and interior of the main hall (paying particular attention to the original/early fabric); the walled kitchen garden, potting shed and glasshouse bases; the Coachman's Halt; and the Halcyon Function Room (paying particular attention to the original/early fabric).

4.2 Methodology

4.2.1 All aspects of the building recording will be conducted according to the guidelines in *Understanding Historic Buildings – A guide to good recording practice* by Historic England (2016) and the Chartered Institute for Archaeologist (CIfA) *Code of Conduct* (2014a) and *The Standards and Guidance for Archaeological Building Recording* (2019).

4.2.2 Information in the *Heritage Statement* (CTD Architects 2019), particularly the historic mapping and phased plans, will be appropriated to outline the historic development of the structures to be recorded (Kelleher 2019), along with reference to appropriate national, regional and local archaeological journals.

4.2.3 The archaeologist on-site will carefully examine all parts of the structures prior to the commencement of the photographic and drawn recording, in order to identify all features relevant to original and later use. As part of this exercise, the archaeologist on site will produce written observations (e.g. on phasing; on detailing,

on building function), sufficient to permit the preparation of a report on the structures identified. Each external wall or internal space should be examined individually and the results of that examination noted in a systematic fashion. These site records will be adequate to allow a full architectural and archaeological description of the building to be included in the subsequent report, as a walk around and through each building, starting with setting, then progressing to all sides of the structure in sequence, and finally to the interior from the ground floor up.

4.2.4 The photographic record will cover the following as a minimum:

- Photographs of the interior (including all internal rooms), exterior and setting of the structures. A two metre ranging rod will be included in a selection of general shots in order that the scale of all elements of the structures can be sufficiently established.
- The structures' external appearance is to be recorded. Typically a series of oblique views will show all external elevations of the structure and give an overall impression of size and shape. Where an individual elevation embodies complex historical information or have been conceived as formal compositions, views at right angles to the plane of the elevation may also be appropriate.
- Photographs of any internal or external detail, structural or decorative, which is relevant to the buildings' design, development or use over time and which does not show adequately on general views.
- Photographs of any internal or external fixtures, fittings or machinery or evidence of its former existence relevant to the buildings' use or development.
- Copies of any dates, decorative detail, masons' marks, historic graffiti or inscriptions present in the buildings and illustrating its development/use.

4.2.5 The photographic record will be undertaken using colour digital photography taken using a Nikon L810 (16 megapixels) supplemented by a representative selection of black & print images taken using a Canon Eos300 SLR 35mm film camera. Where possible, photographs will include a graduated scale and cameras will be mounted on tripods for extra stability. Details of the photographs will be recorded on pro-forma index sheets, which include location, subject and orientation.

4.2.6 The building recording drawn record will include the following.

- Site location plan at a suitable scale (preferably indicating the position of the site within the country, within the county and a clear plan of the precise location/outline of the building i.e. 1:50).
- A plan(s) indicating the position and orientation of photographs/images included in the report.
- Phased plan(s) showing the development of the structures.

4.3 Monitoring Arrangements

4.3.1 Provision will be made for an appropriate site visit during the historic building recording for the Staffordshire County Archaeologist or his nominated representative.

4.3.2 Reasonable prior notice of the commencement of the historic building survey will be given to the Staffordshire County Archaeologist. The contact will be:

Shane Kelleher
Staffordshire County Archaeologist
Rural County
1 Staffordshire Place
Stafford
ST16 2LP
Tel: 01785 276580

Email:shane.kelleher@staffordshire.gov.uk

4.3.3 ARS Ltd will maintain appropriate communication with the Staffordshire County Archaeologist to ensure that the project aims and objectives are met.

4.4 Report

4.4.1 Following completion of the building recording, ARS Ltd will produce a report which will contain the following as a minimum.

- Non-technical executive summary.
- Introductory statement.
- Aims and purpose of the project.
- Methodology.
- Precise location of buildings, by name or street number, civil parish, town and National Grid reference.
- The date when the record was made, the names of the recorders and the archive content/character and location.
- A discussion of the buildings' form, function, date, and sequence of development and significance, together with a discussion of the names of architects, builders, patrons and owners if known. This will include a note of any evidence for demolished structures or removed plant associated with the building.
- An architectural and archaeological description of the building will be produced.
- A discussion of published sources relating to the building, an account of its history and an analysis of historic map evidence.
- Discussion and conclusions.
- References.

- Statement of intent regarding publication.
- Supporting data – tabulated or in appendices.
- A register of photographs taken.
- Confirmation of archive transfer arrangements.
- A copy of the WSI and OASIS form.
- A CD (with the project title, date and author noted on the CD) containing; i) digital copy of the report (PDF/A); and ii) separate digital (TIF/JPG/BMP) copies of all photographic images.

4.4.2 Copies of the final report will be submitted to the Staffordshire County Archaeologist and deposited with the Staffordshire Historic Environment Record Record (HER).

4.5 Archive Deposition

4.5.1 A paper archive, which will consist of all primary written documents, plans, sections and photographs, will be prepared by ARS Ltd and submitted to the suitable repository, in this instance The Potteries Museum & Art Gallery (accession number 2020.LH.XX), in accordance with *Guidelines for the Preparation and Preservation of Archaeological Archives* (The Potteries Museum & Art Gallery n.d.).

4.5.2 A project archive will be prepared for deposition by ARS Ltd with the Potteries Museum & Art Gallery in a format agreed in discussion with the Staffordshire County Archaeologist and the Museum Curator. The archive will comprise the primary record and synthetic works arising from the project, including documents, plans, sections, photographs, and electronic data and an accompanying metadata statement. Any digital archive will be prepared in line with current best practice outlined in *Archaeology Data Service/Digital Antiquity Guides to Good Practice* (ADS/Digital Antiquity 2011).

4.5.3 The archive will be deposited in line with *Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation* (Brown 2007) and CIfA's (2014b) *Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives.* In addition, The Potteries Museum & Art Gallery *Guidelines for the Preparation and Preservation of Archaeological Archives* (2015) will be adhered to. The archive will be deposited within two months of the completion of the report.

4.5.4 Copyright on the deposited material will either be assigned to the archive, or the archive will be licensed to use the material, in perpetuity; this licence would allow the archive to reproduce material, including for use by third parties, with the copyright owner suitably acknowledged.

4.5.5 One bound copy of the final report with a digital copy of the report in PDF format on disk will be deposited with The Potteries Museum & Art Gallery, in a format agreed in discussion with the Staffordshire County Archaeologist and the

Museum Curator. A copy of the report will be uploaded as part of the OASIS record (see below) for online access via the Archaeological Data Service.

4.5.6 At the start of work (immediately before fieldwork commences) an OASIS online record http://ads.ahds.ac.uk/project/oasis/ will be initiated and key fields completed on Details, Location and Creators forms. All parts of the OASIS online form will be completed for submission to the HER. This will include an uploaded .pdf version of the entire report (a paper copy will also be included within the archive).

4.5.7 Written confirmation of the archive transfer arrangements, including a date (confirmed or projected) for the transfer, will be included as part of the final report.

4.5.8 The Staffordshire County Archaeologist will be notified in writing of the final deposition of the archive.

5 TIMETABLE, STAFFING AND RESOURCES

5.1 The timetable for the works is as follows.

Proposed Commencement Date	**Task**
W/c 27th January 2020	Historic building recording
W/c 3rd February 2020	Historic building report and archive

5.2 The Project Manager for the archaeological works will be Robin Holgate MCIfA, Specialist Services Manager at ARS Ltd. The building recording will be carried out by George Nuth BA, MA of ARS Ltd.

6 GENERAL ITEMS

6.1 Health and Safety

6.1.1 All work will be carried out in accordance with The Health and Safety at Work Act 1974. Specific health and safety policies exist for all our workplaces and all staff employed will be made aware of the policy and any relevant issues. The particular risks involved with this project will be assessed, recorded and relevant mitigation measures put in place as part of a full risk assessment, which will be compiled in advance of fieldwork and will be read and signed by all on-site operatives. ARS Ltd retains Citation as its expert health and safety consultants.

6.2 Insurance Cover

6.2.1 ARS Ltd has full insurance cover for employee liability (£10 million) public liability (£10 million), professional indemnity (£10 million) and all-risks cover.

6.3 Community Engagement and Outreach

6.3.1 Any opportunities for engaging the local community in any archaeological findings should be sought, for example a guided site tour and/or dissemination of information via ARS Ltd's website and local media.

6.4 Publication and dissemination

6.4.1 A report of the project's findings should be submitted, accompanied by appropriate resources, for publication in *West Midlands Archaeology* within 6 months of the completion of the fieldwork. If appropriate, articles and synopses should also be submitted to the *Transactions of the Staffordshire Archaeological and Historical Society*.

6.5 Changes to the Written Scheme of Investigation

6.5.1 Changes to the approved methodology or programme of works will only be made with prior written approval of the Staffordshire County Archaeologist.

6.6 Publicity and Copyright

6.6.1 Any publicity will be handled by the client. ARS Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

7 REFERENCES

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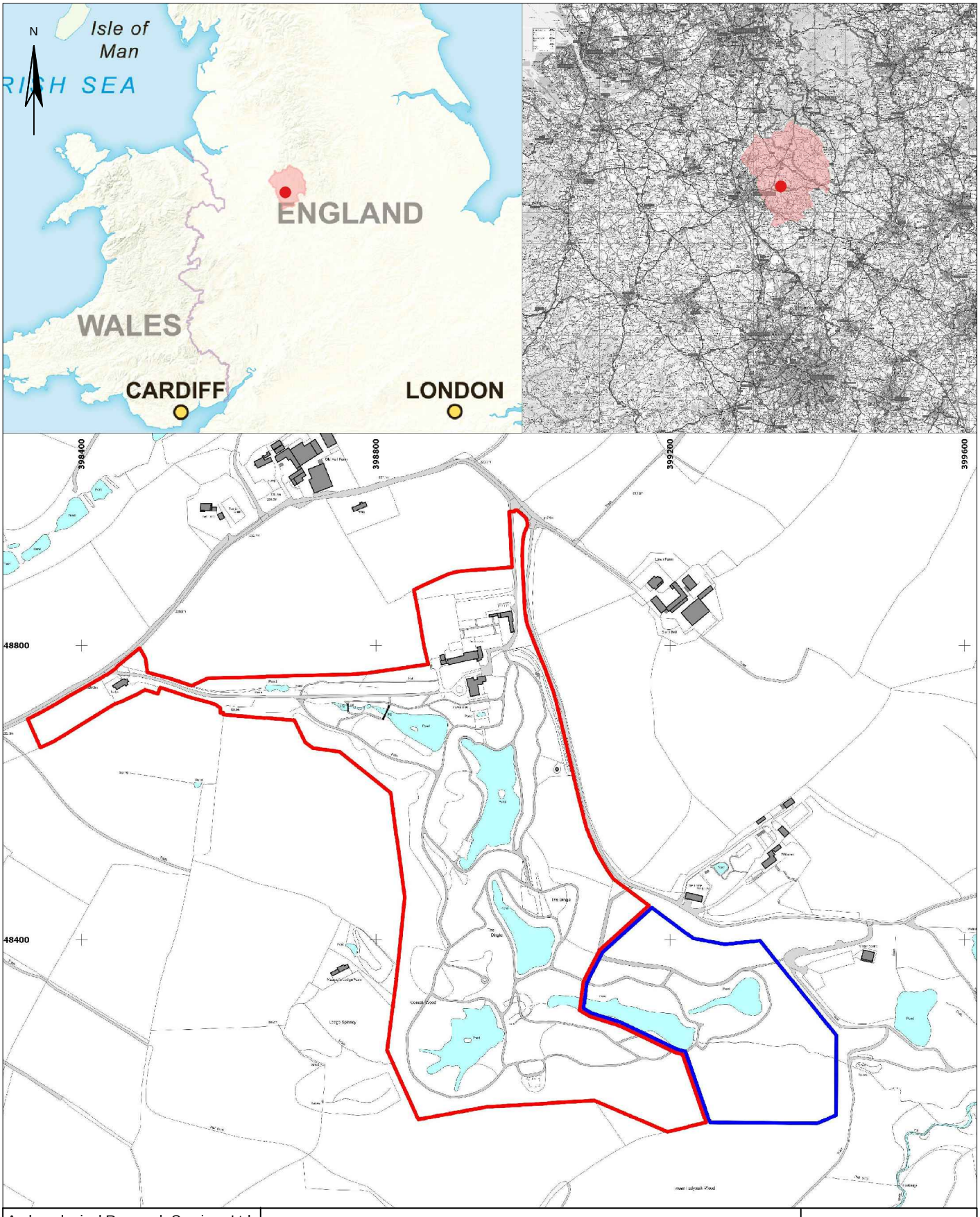
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FIGURE



Archaeological Research Services Ltd
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Site Code: Consall Hall
Date: January 2020
Drawn:RD
Scale: As shown

Figure 1
Site Location

Key:
- Proposed development area (PDA)
- Staffordshire Moorlands District
- Site location

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