

Land adjacent to Sunnybanks Arthur Lane, Ainsworth Lancashire



AUGUST 2022

HERITAGE STATEMENT
Report EH183/01

Land adjacent to Sunnybanks Arthur Lane, Ainsworth, Lancashire

Heritage Statement for Bury Financial Advisors

DATE ISSUED:	August 2022
JOB NUMBER:	EH183
REPORT NUMBER:	01 Version (1.0)
PLANNING REF:	Pre-application
GRID REFERENCE:	SD 75892 10396

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Heritage Impact Assessment
Archaeological Desk-Based Assessment
Historic Landscape Survey
Written Scheme of Investigation

Geophysical Survey
Trial Trench Evaluation
Archaeological Excavation
Archaeological Watching Briefs

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1 Introduction

1.1 Background

- 1.1.1 Eden Heritage Ltd was commissioned by Bury Financial Advisors to compile a Heritage Statement to inform proposals for the change of use and extension of modern stables, including a basement, to form a home office and gym. The site is located on land adjacent to Sunnybanks, Arthur Lane, Ainsworth, Bury in Lancashire (centred on Grid Ref: NGR SD 75892 10396).
- 1.1.2 The purpose of the Heritage Statement was to assess to assess the potential impact the proposals may have on the setting and significance of designated heritage assets located within close proximity to the site, in accordance with the National Planning Policy Framework (NPPF).

1.2 Location

- 1.2.1 The site is located to the west of Ainsworth, a village which is located on the north side of the A58 between Bolton to the west and Bury to the east. Arthur Lane forms part of the B6196 which heads from the west end of Ainsworth in a north-westerly direction to Bradshaw (Figure 1).
- 1.2.2 The development area is located on the east side of Arthur Lane, to the south of residential properties known as Sunnybank and Belmont House. The area is bounded to the west by Arthur Lane, to the north by the garden associated with Sunnybank, and to the east and south by fields (Figure 2).

2 Heritage Planning Policy Context

2.1 Heritage Assets

- 2.1.1 The term 'heritage asset' is defined in the National Planning Policy Framework (NPPF) as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest' (MHCLG 2021).
- 2.1.2 Designated heritage assets protected by statutory legislation comprise scheduled monuments, protected wrecks, listed buildings and conservation areas. Nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979). Listed Buildings and Conservation Areas are protected under the Planning (Listed Building and Conservation Areas) Act (1990).
- 2.1.3 Non-statutory designated heritage assets, comprising registered parks and gardens and registered battlefields, are protected under national and local planning policy only. This is also the case for the remainder of the archaeological resource, including entries into a Historic Environment Record (HER) or local listing, as well as previously unknown features which may be recorded during the course of data collection in respect to a given development proposal.

2.2 National Heritage Policy

- 2.2.1 National planning policies on the conservation of the historic environment are set out in the National Planning Policy Framework (NPPF), which was revised in July 2021. At the heart of the Framework is a presumption in favor of sustainable development. Sites of archaeological or heritage significance that are valued components of the historic environment and merit consideration in planning decisions are grouped as heritage assets; 'These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' (MHCLG 2021, Section 16.189).
- 2.2.2 The framework states that 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting' (MHCLG 2021, Section 16.194). 'Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation' (MHCLG 2021, Section 16.194).
- 2.2.3 NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance; 'great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)' (MHCLG 2021, Section 16.199). 'Any harm

to, or loss of, the significance of a designated heritage asset, should require clear and convincing justification. Substantial harm to or loss of: grade II listed buildings, or grade II registered parks or gardens should be exceptional; assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional' (MHCLG 2021, Section 16.200). Therefore, preservation in-situ is the preferred course in relation to such sites unless exceptional circumstances exist.

- 2.2.4 With regard to non-designated heritage assets, Section 16.203 states that 'In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'. However, it should be noted that 'Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be subject to the policies for designated heritage assets' (MHCLG 2019, Section 16.194).
- 2.2.5 The NPPF states that local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible (i.e. copies of evidence should be deposited with the relevant Historic Environment Record, and any archives with a local museum or other public depository). However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted (MHCLG 2021, Section 16.205).

3 Methodology

3.1 Scope of the Work

- 3.1.1 In order to assess the heritage significance of the proposed development area, a rapid desk-based assessment of readily available sources was undertaken, in order to provide the historical context of the site. This assessment was undertaken in accordance with the recommendations of the Chartered Institute for Archaeologists' (CIfA) in *Standards and Guidance for Historic Environment Desk-Based Assessment* (CIfA 2020) and *Principles of Cultural Heritage Impact Assessment in the UK* (2021).
- 3.1.2 A site visit was also undertaken in order to assess the character, form and setting of the proposed development area and the locations of designated heritage assets. The results of the rapid desk-based assessment and the site visit have been combined to provide a brief overview of the historical development of the site and a description of any buildings which may be impacted by the proposals.
- 3.1.3 In order to assess the heritage significance of the site, guidance provided by Historic England (2008) has been followed. Under the values presented within the NPPF this significance can be archaeological, architectural, artistic or historic. These values are broadly similar to the four principle values described in Historic England's *Conservation Principles, Policies and Guidance* (2008). This provides a useful methodology for assessing the significance of heritage assets and has been utilised within this assessment. The four principle values which contribute to overall significance are:
- Evidential Value: Evidential value derives from the potential of a place to yield evidence about past human activity;
 - Historical Value: Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present;
 - Aesthetic Value: Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place;
 - Communal Value: Communal value derives from the meanings of a place for the people who relate to it, or from whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.
- 3.1.4 The heritage significance of the area is discussed detail in Section 5, along with an assessment of the possible impacts on heritage significance by the proposed development.

4 Baseline Assessment

4.1 Current Heritage Status

- 4.1.1 A consultation of the National Heritage List for England (NHLE), which provides information on designated heritage assets in England, has indicated that there are two locations in close proximity to the proposed development area where there are listed buildings (Davenport Farm to the north and Dearden Fold Farm to the south).
- 4.1.2 The proposed development site is located approximately 155m to the south of Davenport Farm, where there is a Grade II listed barn; the listing description reads: *“Dated on shield bordered with foliage on gable end 'H/DE/1723'. Former barn. Rubble with dressed angles. North wall partly rebuilt in brick. Reslated roof on three original hewn King-post trusses. Three doorways with flush surrounds below tablet. (Muschamp, History ... of Ainsworth)”* (NHLE Ref. 1067278)
- 4.1.3 Dearden Fold Farm is located approximately 230m to the south of the proposed development area, on the south side of Bury Old Road and the B6196. The farmhouse at Dearden Fold Farm is Grade II* listed: *“Dearden Fold Farmhouse II* Probably 16th century, with 17th century and later alterations and additions. Former hall. Timber-framed, with stone walls partly rebuilt in brown brick. Two storeys. Four windows, including two in gabled sections (one somewhat advanced); altered casements. Entrance door in gabled porch is studded and cross-boarded with ornamental strap hinges. Stone slab roof. Interior has massive bevelled beams, including one over hearth on moulded corbel, and stopped bevelled, cross-beams (part of first floor inserted perhaps in 17th century). Upper portion of pointed arch of massive hewn timbers, bevelled, visible on first floor, with carved boss at apex (below post above). Timber-framed cross wall said to have wattle and daub panels. Six-panel door of Tudor pattern on ground floor and later cupboard with fielded panel and H hinges”* (NHLE Ref. 1356793)
- 4.1.4 There is also a Grade II listed barn at Dearden Fold Farm: *“Dearden Fold Barn (Formerly listed as Barn to north-west of Dearden Fold Farmhouse) GV II Dated 'RPD 1691' on sunk panel of lintel of south door, but probably remodelled C18. Rubble. Flush quoins. Two vehicular doors with depressed-arch heads. Stone slab roof”* (NHLE Ref: 1162993)
- 4.1.5 The site is not located within Ainsworth Village Conservation Area, although the Heritage Statement will consider if there would be any negative impact to views into and out of the Conservation Area through the proposals.

4.2 Historical Context

- 4.2.1 The village of Ainsworth is an example of a settlement which initially developed as a farming community, but expanded during the industrial period. The village grew during the 19th century as a result of local stone quarrying and textile manufacture. It now has a linear form, located along the main east to west road (the B6196) between Bolton and Bury. Streets and lanes lead into fields to the north and south, many of which are unmetalled which contribute to the rural character. Historically, the village was known as Cockey, now the name of the moor to the east of the village (Bury Council 2008, 4).
- 4.2.2 Arthur Lane, which is located to the west of the village, was certainly in existence in the late 18th century when it is shown on Yates' county map of Lancashire dating to 1786 (not reproduced here). The Grade II listed barn at Davenport Farm is noted to have a date stone of '1723' (NHLE Ref: 1067278), which may indicate that both Davenport Farm and Arthur Lane may have been in existence then, although date stones are not reliable for providing dates of construction or alteration as they can be reset.
- 4.2.3 The First Edition Ordnance Survey map that was published in 1850 clearly shows the rural character of the landscape in which the proposed development site was located in the mid-19th century, with 'Davenport's' shown to the north, and 'Dearden's Fold' shown to the south, and the village to the east. Some industrial sites are shown in the form of sandstone quarries to the north of Hey Club Houses (Figure 3a). The character of the landscape around the proposed development site had not changed significantly by the end of the 19th century, although more housing appears to have been constructed within Ainsworth by this date (Figure 3b).
- 4.2.4 By 1910 a property known as Sunnybank had been constructed to the north of the proposed development site, to the west of Hey Cottage (Figure 4a). In the middle of the 20th century, the quarry to the north of Hey Club Row appears to have been a large concern (Figure 4b).
- 4.2.5 In the second half of the 20th century more housing had been constructed in Ainsworth, with Delph Lane being fully developed by 1969. By this date, it appears that buildings at Davenports Farm may have been demolished, leaving only the barn (Figure 4).

4.3 Site Description

- 4.3.1 A site visit was undertaken on 25th August 2022 to inspect the proposed development area and its surroundings (Figure 2). Photographs from the site visit are included in Appendix 1 for reference.
- 4.3.2 The proposed development area is located on the east side of Arthur Lane. It is accessed directly from Arthur Lane. The site currently contains a single-storey modern stable block which is set within a roughly square enclosure that is bounded to the west (along Arthur Lane) and south by hedgerows.

- 4.3.3 The stable block is constructed of concrete blocks and timber with a shallow-pitched roof. The north elevation contains four doorways and four windows, indicating the building was able to house four horses. The roof extends over this elevation to provide protection against the weather (Plates 1-5).
- 4.3.4 From within the proposed development site boundary, which is outlined in red on Figure 2, long views are only possible eastwards due to the hedgerows which define the western and southern boundaries, and the change of ground level which rises to the north (Plate 6).
- 4.3.5 When looking eastwards it is possible to see the rear elevations of properties on Delph Lane in the distance (Plate 7). These properties are within the boundary of Ainsworth Conservation Area. It was not possible to observe either the Grade II listed barn at Davenport Farm to the north from within the site boundary, due to the presence of Sunnybank and intervening vegetation, or to observe the two listed buildings at Dearden Fold to the south also due to the presence of vegetation.

4.4 Setting of Listed Buildings

- 4.4.1 The site of the Grade II listed barn at Davenport Farm was visited to assess if the proposals would have a negative impact on its setting and/or significance. The building is located on the east side of Arthur Lane, approximately 155m to the north of the proposed development site. Historically, the barn appears to have been associated with other farm buildings, or a farmhouse, which was situated to its south side, as shown on historic Ordnance Survey mapping, but this appear to have been demolished (Figures 3 and 4), with the site now forming part of the garden. The site of 'Davenport's' was also more isolated historically than it is now; it is still situated in a rural environment but there is more built form in close proximity, with Arthur Lane Nurseries located immediately to the west, and a modern property 'Davenport Mews' immediately to the north-east.
- 4.4.2 The stone-built barn, which possibly also incorporates a cottage, has seemingly been converted into a residential property, with a modern brick-built vehicular access point from Arthur Lane. As this is a private property, it was only observed from the road (Plate 8). The significance of the former barn has already been recognised through its listing at Grade II (NHLE Ref: 1067278); this is derived from its age with a datestone suggesting it may be early 18th century; the use of traditional building materials; characteristics which identify it as being an agricultural building, i.e. vertical ventilation slits and cart doorway; its former association with the original farmstead, and its rural setting.
- 4.4.3 The setting of the barn is now related to its relationship with Arthur Lane, which historically and currently provides access to the site, and with the garden and fields which surround it to the south and east. The building is well-screened from most directions, including from the public footpath which runs along the north side of Sunnybank, and even as the eastern end of the footpath is reached at Delph Lane, the former barn cannot be viewed due to intervening hedges. It was not possible to observe the proposed development site from the access point to the barn on Arthur Lane, or from

the southern boundary of the garden along the north side of the public footpath.

- 4.4.4 Dearden Fold Farm is located to the south of the proposed development site, on the south side of the junction of Arthur Lane, Bury Old Road and Church Street. At this location, there are two listed buildings: Dearden Fold Farmhouse (Grade II*, NHLE Ref: 1356793) and Dearden Fold Barn (Grade II, NHLE Ref: 1162993). Both of these listed buildings are in close proximity to each other, forming part of a former courtyard of structures which historically were U-shaped in plan (Figure 3a). The site is accessed down a trackway from the main road and is best viewed when looking south from the road, which the viewers back to Arthur Lane (Plate 9).
- 4.4.5 The significance of Dearden Fold Farmhouse has already been recognised through its Grade II* listing, indicating that it is a particularly important of more than special interest. This significance, as suggested by the listing description, is derived from its age, being probably 16th century in date with 17th century and later alterations; it being a former hall with timber-frame, and the presence historic fixtures and fittings such as 'massive bevelled beams', Tudor door and later cupboard. Its significance is also derived from it forming an important part of a former farmstead, including its association with the Grade II listed barn, and the rural setting in which it is situated.
- 4.4.6 The significance of the barn is also derived from its age, with a datestone suggesting late 17th century, although this could have been reset in the 18th century; through the use of traditional building materials; the presence of characteristics which indicate its agricultural use; through its association with the earlier farmhouse and other farm buildings, and its rural setting.
- 4.4.7 Dearden Fold Farmhouse and Dearden Fold Barn form part of a complex of buildings, including modern structures, but they are all still separated from the village of Ainsworth by a field, with further fields to the west and south, which allow the buildings to be viewed and experienced in a rural context. The proposed development site is not clearly visible from the north end of the access track to Dearden Fold Farm due to intervening modern timber buildings and vegetation (Plate 10).
- 4.4.8 The proposed development site is not located within Ainsworth Conservation Area, but as already noted it is possible to view part of the Conservation Area (houses on Delph Lane) from within the proposed development site boundary (Plate 7). From the rear of the properties on Delph Lane, it was possible to observe the stable block within the proposed development site boundary (Plate 11), but this is a view looking out of the Conservation Area, and one that has not been identified as being a 'key view'. Views westwards out of the Conservation Area from Delph Lane are noted in the Conservation Area Appraisal to be open, with Delph Lane sitting in an area of 'rural character' (Bury Council 2008, 20). The proposed development on Arthur Lane will not adversely impact on views westwards from the Conservation Area, as the proposals relate to the conversion of the existing stable block with no new build elements that would be greater in height. Views, therefore, would remain rural when looking west from Delph Lane.

5 Conclusions

- 5.1.1 The proposals entail the conversion of the existing modern stable block into a home office and gym. The stable block is located in a small enclosure which is bounded to the west and south by hedges which restrict views into and out of the site in those directions.
- 5.1.2 An assessment has been made of the locations and setting and significance of designated heritage assets in close proximity to the site, which could potentially be negatively impacted by the proposals. Listed buildings at Davenport Farm to the north and Dearden Fold Farm to the south have been considered, as well as the potential impact to Ainsworth Conservation Area.
- 5.1.3 It is considered that the proposals would not have a negative impact on any designated heritage assets, or Ainsworth Conservation Area, due to the presence of built form and vegetation which restricts views between the sites. The attributes which contribute to the significance of the former barn at Davenport Farm, and the farmhouse and barn at Dearden Fold Farm, would not be impacted. The settings would not change nor how the designated assets are viewed and experienced.
- 5.1.4 It is also considered that views out of the Conservation Area, particularly from Delph Lane, would also not be negatively impacted as the rural character of the land to the west of the Conservation Area would be retained.

6 Bibliography

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<https://historicengland.org.uk/listing/the-list/list-entry/1162993> – Accessed August 2022

APPENDIX 1: PLATES



Plate 1: View looking east from Arthur Lane showing the entrance gate and the stable block within the proposed development site boundary



Plate 2: View looking north up Arthur Lane. The entrance gate to the proposed development site is located where the red car is parked



Plate 3: North elevation of the stable block, with Arthur Lane to right of photograph



Plate 4: View looking west towards Arthur Lane showing the modern stable block



Plate 5: View looking north-west from within the proposed development site boundary showing the modern stable block. The garden of Sunnybank is visible in the background



Plate 6: View looking north from within the site boundary showing the garden associated with Sunnybank and the properties Belmont House and Craig House in the background to right of photograph



Plate 7: View looking east from the south side of the stable block showing the rear of properties on Delph Lane in the background



Plate 8: View from Arthur Lane showing the Grade II listed 'Barn at Davenport Farm', located to the north of the proposed development site



Plate 9: View looking south showing the access track to Dearden Fold Farm with the Grade II* listed farmhouse visible in the background

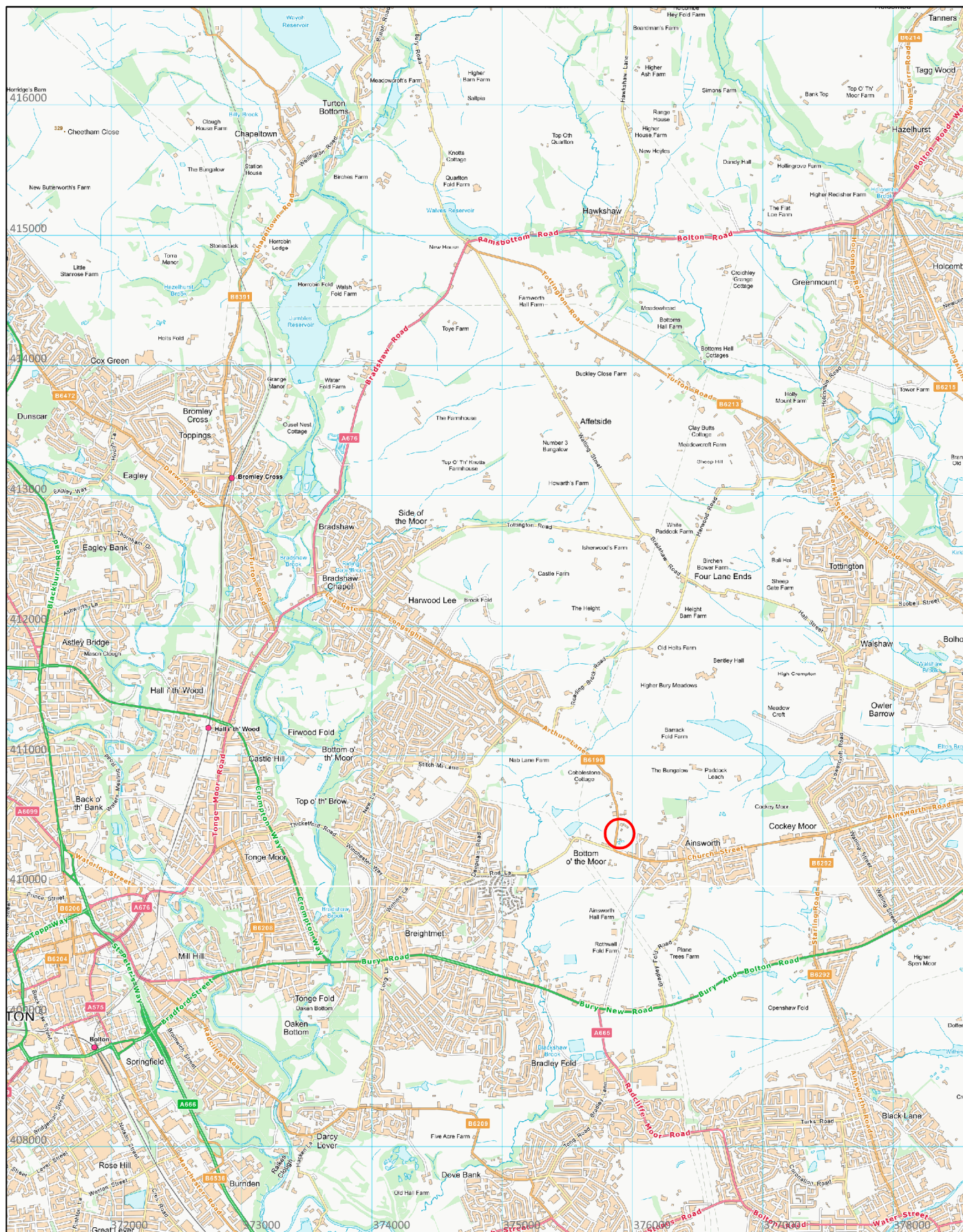


Plate 10: View looking north from the north end of the access track to Dearden Fold Farm. The roof of the stable block within the proposed development site is only just visible among the vegetation (marked with the red arrow)



Plate 11: View looking west from the rear of properties on Delph Lane showing the roof of the stable block in the distance (marked by the red arrow)

APPENDIX 2: FIGURES



Eden Heritage
Archaeology & Heritage Services

Eden Heritage Ltd 2022

PROJECT: Land adjacent to Sunnybanks,
Arthur Lane, Ainsworth, Lancashire
CLIENT: Bury Financial Advisors
REPORT: EH183/01
SCALE: 1:40,000 at A4
DRAWN BY: MDR
DATE: August 2022

KEY:



site location



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Figure 1: Site Location.

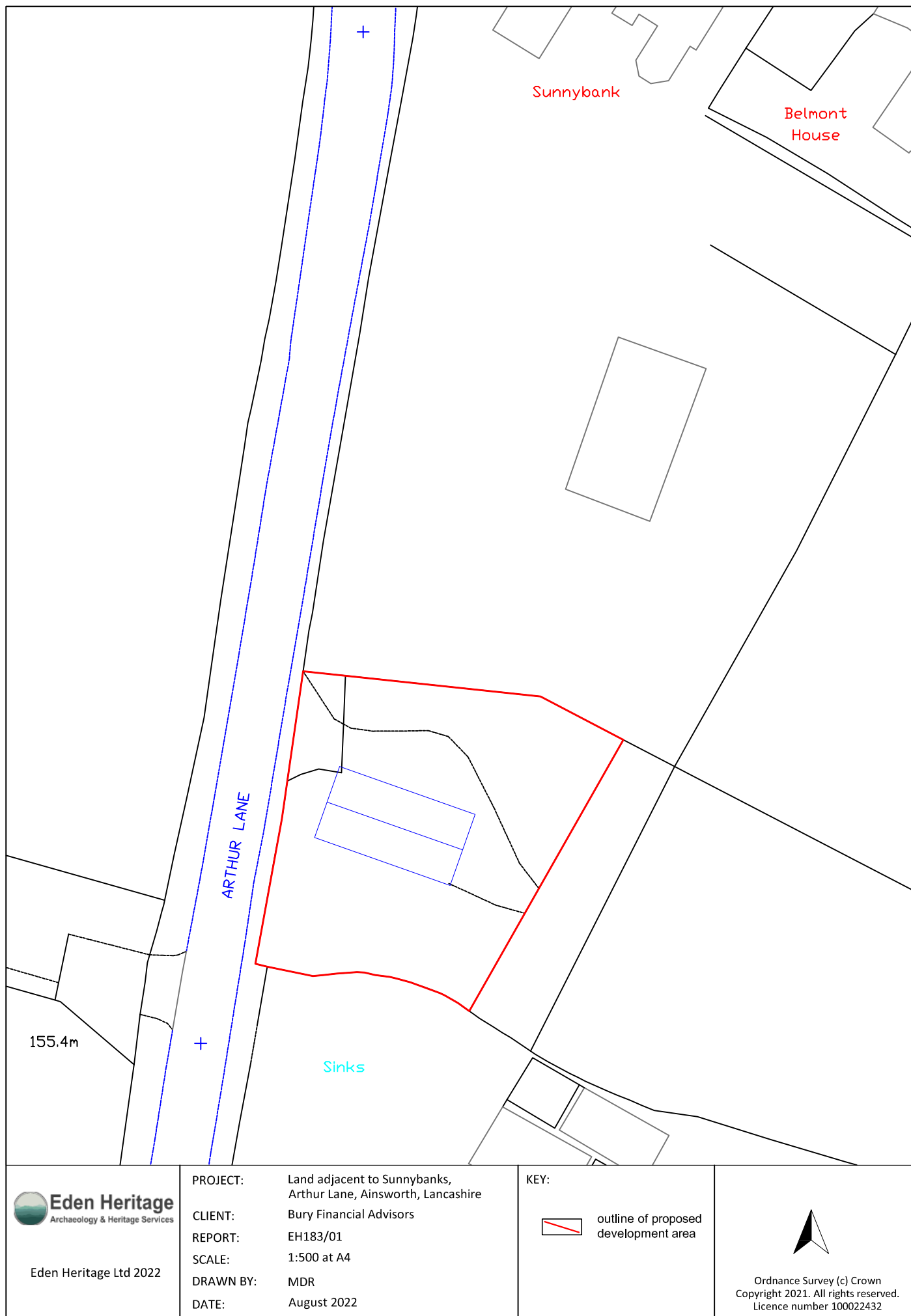
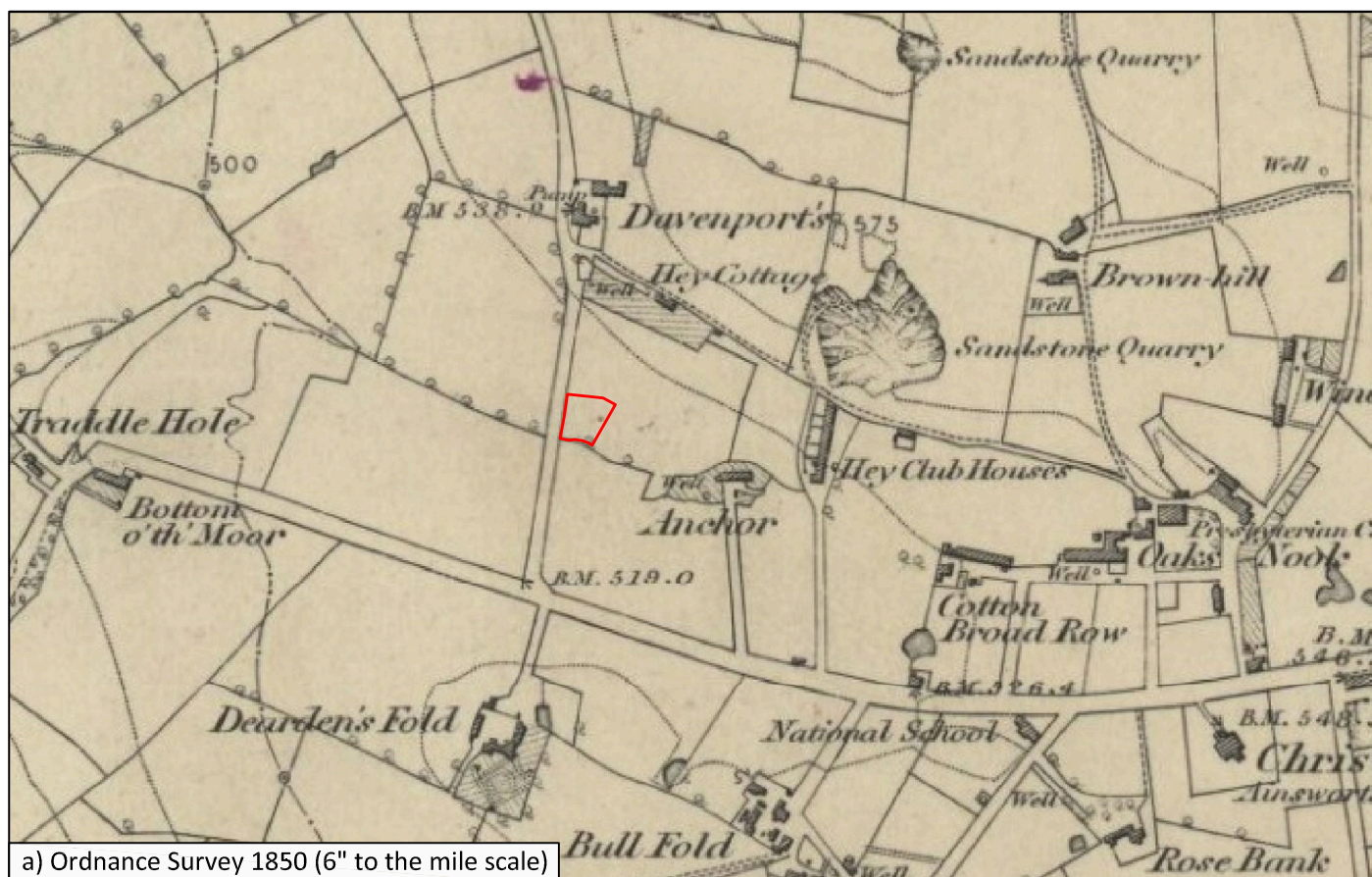
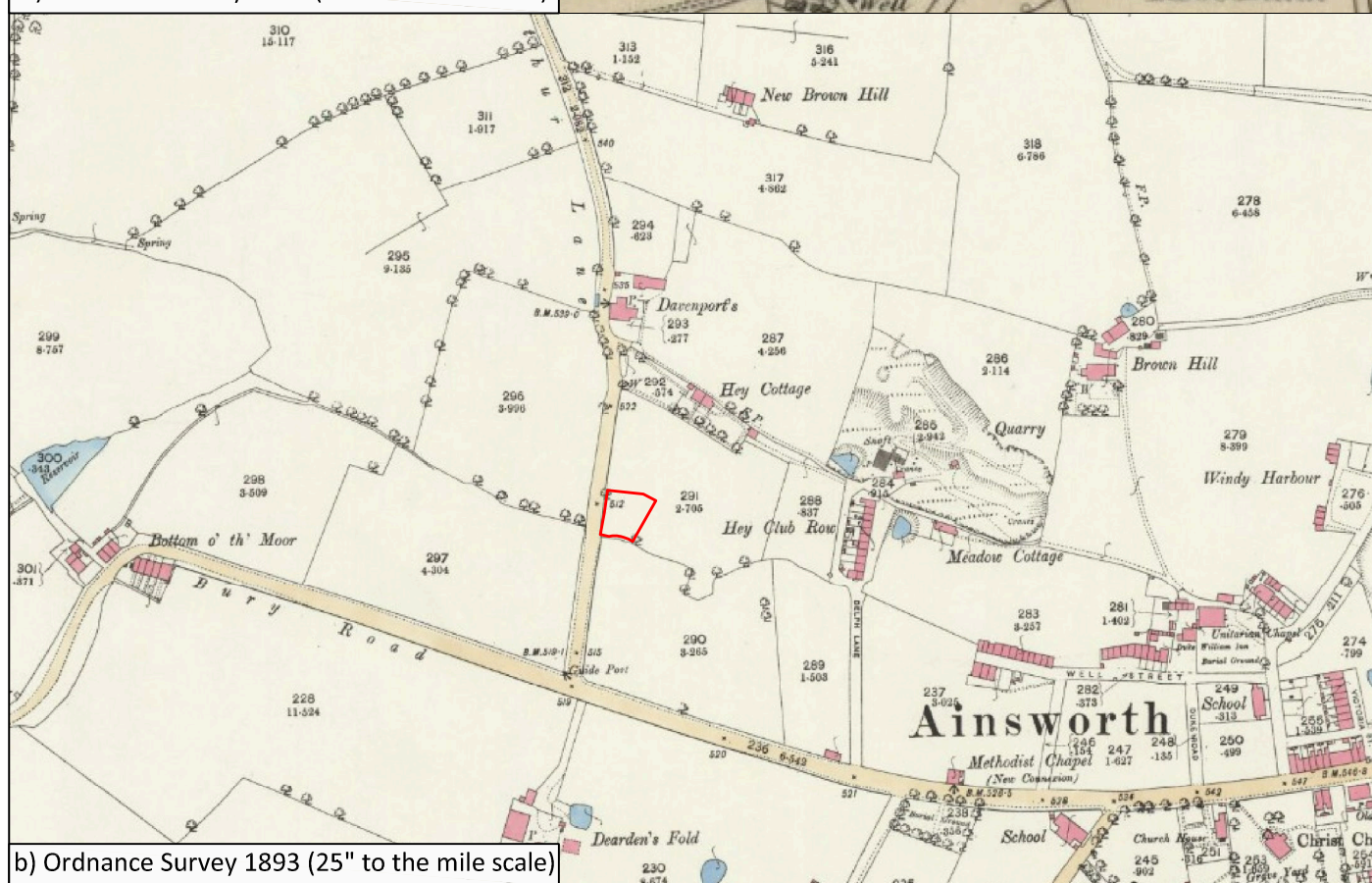


Figure 2: Detailed site location.



a) Ordnance Survey 1850 (6" to the mile scale)



b) Ordnance Survey 1893 (25" to the mile scale)



Eden Heritage Ltd 2022

PROJECT: Land adjacent to Sunnybanks,
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CLIENT: Bury Financial Advisors
REPORT: EH183/01
SCALE: 1:5,000 at A4
DRAWN BY: MDR
DATE: August 2022

KEY:

 site boundary



Figure 3: Extracts from 19th century historic Ordnance Survey maps (1850 & 1893).



Figure 4: Extracts from 20th century historic Ordnance Survey maps (1910-1969).

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Archaeological Desk-Based
Assessment
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