



University of  
**Salford**  
MANCHESTER

## **Historic Environment Assessment**

GMSF Land  
Allocations, Trafford

GMA46 Timperley  
Wedge

Appendix 2  
(Archaeological  
Resource)

**Client:**  
Trafford Council

**Technical Report:**  
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# 1. Introduction

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## 1.1 Introduction

This report contains the detailed evidence base for the known, and potential, archaeological resource within the Timperley Wedge Site; it should be read in conjunction with the other Appendices, as well as the Headline Report. The assessment has been split into five parts:

- Headline Report
- Appendix 1: Historic Environment Background and Characterisation
- Appendix 2: Archaeological Resource
- Appendix 3: Built Heritage
- Appendix 4: Historic Landscape

The evidence provided in this report is intended to inform masterplanning work for the GMSF to guide decisions on allocating locations and approximate densities for the development over the next 15 years and to inform planning policy to ensure they can be delivered in a way that minimises the risk of harm to heritage assets and proposes the appropriate level of mitigation, not as a Heritage or Archaeology Impact Assessment to be relied upon for a current or future planning application.

As discussed in Appendix 1, the known archaeological resource consists of possible prehistoric features, identified close to Timperley Brook. There are also known Medieval archaeological remains at Buttery House Farm but there are also potential remains associated with Sunderland deer park and these are potentially of national significance. There is also the potential for remains relating to earlier farmsteads, such as at Roaring Gate Farm (**HA26**). There is very little evidence for later archaeological remains.

However, our overall knowledge of the archaeological potential of the Site is limited; due to there having been very little previous development within the Site. However, a wastewater treatment pipeline was cut across the landscape in 2004, which offered a snapshot of the archaeological potential across the Site. There have also been smaller pieces of archaeological work undertaken, which, taken together, provide us with a fragmented and piecemeal archaeological knowledge base. This chapter draws the archaeological evidence together, and highlights where there is greatest potential for archaeological remains to be encountered.

## 1.2 Approach to Analysis

The methodology for the archaeological analysis is set out in Appendix 1, however because so much remains unknown, this report characterises our current understanding, knowledge and potential of the archaeological resource. This information has then been combined with the historic landscape and the built heritage resource to help define the Historic Environment Character Areas (HECAs), which are listed in Appendix 1.

This analysis does not seek to present a comprehensive and/or new understanding of the archaeological resource, nor does it predict the location of individual sites. Rather, it combines what is currently a disjointed and fragmented knowledge base and provides an understanding of how to approach the resource in the future.

The evidence base consists of a combination of site-based specific archaeological investigations, such as individual building surveys, field evaluations and excavations, and overarching pieces of work across larger areas, such as archaeological desk-based assessments. The resource was analysed within the framework of the current HECAs rather than attempting to create new boundaries.

Archaeological investigations both within and in the vicinity of the Site have provided important glimpses into the nature and extent of the archaeology that may be expected to exist across large parts of the Site. The following analysis sets out the current understanding and potential of the buried archaeological resource within the defined HECAs.

<b>HECA No.</b>	<b>HECA Name</b>	<b>Sensitivity of Archaeology</b>
01	Clay and Wood Lane Nurseries	Medium
02	Thorley Lane	Low
03	Ridgeway, Southway and Lane Nurseries	Low
04	Clay Lane	Medium
05	Thorley Lane (North)	Low
06	Ridgeway Road (West)	Low
07	Hale Country Club and Bowdon Rugby Club	Low
08	Fairfield/Ridgeway Lane	Low
09	Manor Farm	Medium
10	Brooks Drive	Medium
11	Davenport Green	Low
12	Whitecarr/Dobinetts Lane	Medium
13	Shay/Clay Lanes (Sunderland deer park)	Very High
14	Davenport Green Wood	Medium

15	Fields around Davenport Green Wood	High
16	Fields south of Thorley Lane	High
17	East of Brooks Drive	High
18	Davenport Green Farm	Medium

*Table 1 Summary of Archaeological Sensitivity*

## **2. Geology**

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### *2.1 Introduction*

Geology can influence the evolution of an area's historic environment and it is thus important to understand the geological character of the area. The geological data for the area was analysed on British Geological Survey's Geology of Britain viewer at 1:50,000 scale and was used to help define the HECAs. The bedrock and superficial geology overlying it is outlined below; the superficial geology is shown on Figure 1 and Chapter 3 combines this information with the known, and potential, archaeological resource.

### *2.2 Bedrock*

The Site is underlain by the Bollin Mudstone Member – Mudstone, which is sedimentary bedrock formed approximately 242-247 million years ago.

### *2.3 Superficial Geology*

This has shown that there are three broad types of superficial geology overlying the mudstone bedrock.

- Till, Devensian
- Alluvium
- River Terrace Deposits (sands and gravels)

Till is the dominant geology across the Site and is generally represented by unsorted glacial sediment, dominated by clay. There are also small areas of alluvium deposits, concentrated around Timperley Brook. Also concentrated around Timperley Brook are River Terrace Deposits, which consists of undifferentiated sands and gravels.

## ***3. Archaeological Resource Analysis***

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### ***3.1 Introduction***

The aim of this analysis was to broadly identify areas where archaeological deposits have been subject to disturbance or where they survive relatively undisturbed, as well as the potential and significance of any remains. The information on the geology was used to initially help identify the HECAs alongside the data on later development of the landscape within the Site. Several sources were analysed, including historic and modern maps, the HLC data (Appendix 4), the results of the built heritage analysis (Appendix 3) and secondary sources. Further geological data was analysed, including from historical boreholes as well as where more recent work has been undertaken in advance of development within the Site. Other sources were consulted, such as data on areas of historic landfill. The results can be seen on Figure 3, which highlights the sensitivity of the potential archaeology within the individual HECAs, outlined within Appendix 1.

Where the sensitivity was defined as medium-high, this is discussed below in relation to two main areas, based on the analysis carried out; potential prehistoric activity areas around the main watercourses and Sunderland deer park.

### ***3.2 Sources***

There is a range of geological data, as well as evidence for disturbance which has implications for the survival of archaeological remains within the Site. These sources include:

- Historical borehole data held by the British Geological Survey.
- Other geotechnical information, such as investigations carried out in advance of development
- Historic Landfills. The Environment Agency holds data on areas which have been subject to extensive tipping, which may have masked, or removed, archaeological deposits.
- Archaeological data. This mainly derives from the results of the work carried out in advance of a wastewater treatment works pipeline which ran across the landscape in this area.
- Historic mapping. This shows that there is potential for buried remains of former buildings to survive within this area, dating from the Medieval period

onwards. Fieldnames from tithe maps may also indicate potential occupation and/or industrial uses within the wider area.

## ***3.2 Land around Timperley Brook and Fairywell Brook (HECA12-17)***

### ***3.2.1 Introduction***

This area is focused around the two main watercourses which define the Site; Timperley Brook and Fairywell Brook, which broadly consists of till superficial geology, as well as small areas of alluvium and sands and gravels along the immediate environs of Timperley Brook. The growing body of archaeological evidence from across Greater Manchester has shown that prehistoric and Romano-British settlement favoured locations on more freely draining soils, over sands and gravels. However, locations near watercourses were also favoured and limited work within the Site has demonstrated the potential for prehistoric archaeological remains to survive in these areas. In addition, a Medieval smelting site and prehistoric features were revealed on the eastern side of Fairywell Brook within the Roundthorn Medipark Extension allocation (UMAU 2004; UMAU 2009).

### ***3.2.2 Results and Discussion***

There is very little borehole data within the Site and there is no evidence for historic landfill areas. Also due to the general lack of development within the area, there is little geotechnical data to consult from more recent planning applications. This suggests that where there is little evidence for later development on historic maps (medium-high HECAs), there is high potential for archaeological remains to survive due to lack of disturbance.

A number of possible archaeological sites have been identified through previous work, which was briefly summarised in the screening exercise. Possible prehistoric features have been identified within HECA13 and include the possible cropmark enclosures (**HA40**). The field names identified as **HA50** and **HA51**, hint at possible prehistoric settlement activity and these are north of a Roman coins findspot (**HA13**). Fieldnames that hint at later activity include **HA17**, which could be the location of a lost Medieval/Post-Medieval mill as well as Thorley Cottages (**HA22**). There is also the potential for archaeological remains relating to earlier phases of standing farmsteads, such as Ash Farm (**HA23**), Clay House (**HA24**) and within HECA17 at Roaring Gate Farm (**HA26**).

The main source of firm evidence for archaeological remains within the Site come from the results of a watching brief carried out along the line of a new wastewater



pipeline, running from the Hale Waste Water Treatment Works to Wythenshawe Hospital. This cuts across HECAs 12, 13, and 17, and, as Figure 2 shows, this pipeline slices across the landscape and provides a snapshot of the potential archaeology within the Site. A number of features were encountered, although the majority remained undated due to the nature of the archaeological investigation. However, those that were interpreted as being Medieval in date, are, where relevant, considered within Section 3.3.

A total of 34 features were identified during the watching brief, although only 6 features could be dated with any confidence. Figure 2 shows the features and the possible dates, with four potentially of prehistoric date. All were located within 150m of Timperley Brook and features 36-38 consisted of two intercutting postholes, associated with an area of firecracked pebbles. Feature 43 also consisted of three postholes, associated with an area of firecracked pebbles. These would have been used as either hearth linings or to heat water and are frequently found on prehistoric sites.

The seven possible Medieval features are discussed within the context of the former deer park below. The potential Post-Medieval features appear to be related to the agricultural practices within the landscape; features 32, 39 and 63 were interpreted as field boundaries, whereas feature 52 represented the remnants of plough furrows. Feature 62 incorporated Roaring Gate Lane, which was interpreted as 18<sup>th</sup> century in date and created as part of the enclosure of the landscape for agricultural purposes. Feature 64 incorporated Whitecarr Lane and this has been interpreted as potentially of earlier origins than Roaring Gate Lane, as a cobbled surface was revealed beneath the modern tarmac.

Two features were interpreted as a pit (Feature 51) and a field entrance surface (Feature 61), of likely 19<sup>th</sup> century origin. The other, undated features consisted of a variety of pits and linear features; a number of tree boles were identified (Features 33, 35, 41, 58, 59) as well as potential field boundary features (Features 39, 50, 53, 55, 56 and 60). More intriguing undated features included Feature 31 which was a low bank of stones along the bank of the Timperley Brook, which was 2m wide and 0.20m high. Features 34, 47 and 48 also involved the excavation of potential palaeochannels and this shows that these channels were much wider and the Brook showed evidence for past modifications. Feature 49 consisted of a spread of charcoal-rich soil, above heated clay with fragments of burnt bone but this was not

subject to further examination and no dating evidence was recovered. Based on the results of the extensive archaeological remains encountered during the watching brief, a strategy for further archaeological work is outlined in Chapter 4.

### *3.3 Sunderland deer park*

This section is focused on the detailed historical and archaeological evidence for Sunderland deer park. This current assessment has revealed potential features that still survive both as upstanding features and possible archaeological remains related to the former deer park. Most of the western, middle part of the Site lies within the area of the deer park and the following evidence is subject to an Annex 1: Scheduled Monument Criteria assessment. This argues that the features identified are potentially of national significance.

#### *3.3.1 Historic Background*

Appendix 1 provides a brief history of the Sunderland deer park, based on our currently very limited knowledge of its origins and development. It is estimated that the size of the park would have been originally around 83ha. The *Sundreland* (meaning 'separate land') manor was linked to the Baguley manor and in 1086, it was owned by three members of the de Mascy family, Gilbert, Ranulph and Hamon (Dodgson 1970, 20; Harris 1987, 364; UMAU 2004, 9). The earliest known reference to the Sunderland deer park is in the Altrincham Borough Charter, which dates to 1290:

'...Also I [Hamo de Masci] have granted to my said burgesses common pasture, and turbarry of the heath, within the boundaries of Dunham, Altrincham and Timperley, saving to myself and my heirs our improvements and saving to myself and my heirs the enclosure of Sunderland (*claustram de Sunderlond*) at our free will, without the contradiction of any person, whensoever we shall think fit to enclose the same, so that my aforesaid burgesses may have common pasture, always and everywhere for all their cattle within the bounds of Sunderland so long as the aforesaid place of Sunderland shall not be enclosed, saving to myself and my heirs the whole season of pannage in the aforesaid Sunderland, so that at that season we shall have power at our will to fence in the aforesaid Sunderland without contradiction of any persons. And when the aforesaid Sunderland shall be enclosed my said burgesses shall have their common up to the hedge of the aforesaid Sunderland and not beyond...' (Bayliss 1992, 8; Ormerod 1882, 536).

The park was likely created shortly after this declaration and is mentioned again in 1353 as the *parcum de Sonderland*. Thereafter further details regarding the history of the deer park are scant: it is not shown on Saxton's 1577 map, which suggests that the landscape had been enclosed by this date; a large part of this field system still exists today (see Appendix 4). The moated site at Buttery House Farm became a farmstead (which continued to be occupied until the mid-20<sup>th</sup> century) however it is not clear if this was the manor house. The name does imply connections with a large house as butteries were storerooms serving the lord and his household.

deer parks were a major feature of the Medieval landscape and became popular after the Norman conquest. Most parks were created between 1200 and 1350 and it is estimated that there were around 3000 once existed across England, Scotland and Wales, however they survive in greater numbers in the West Midlands, the East and the South-East of England. The creation of a deer park was an elite privilege and represented a considerable financial and time investment; some stood at a distance from their creator's home, although others encompassed their residence. Deer parks also varied greatly in size, with the smallest known at 3ha to the largest at 1600ha.

Although deer parks were primarily used for hunting, they also provided food, resources for building and fuel and contained a mix of woodland and pasture. Parks could contain several features, including hunting lodges (often moated), park keeper's accommodation, rabbit warrens, fishponds, pitfall traps, deer courses and game enclosures. They were usually surrounded by the park pale (boundary) which was a fenced or hedged bank and normally with an internal ditch.

### 3.3.2 *Sunderland deer park features*

Several features across the former park landscape have been potentially identified which relate to the use of the park and its subsequent enclosure for agricultural purposes. These are outlined below and focus on:

- The moated site at Buttery House Farm
- Evidence for the park pale (boundary)
- Evidence for fishponds
- Other features

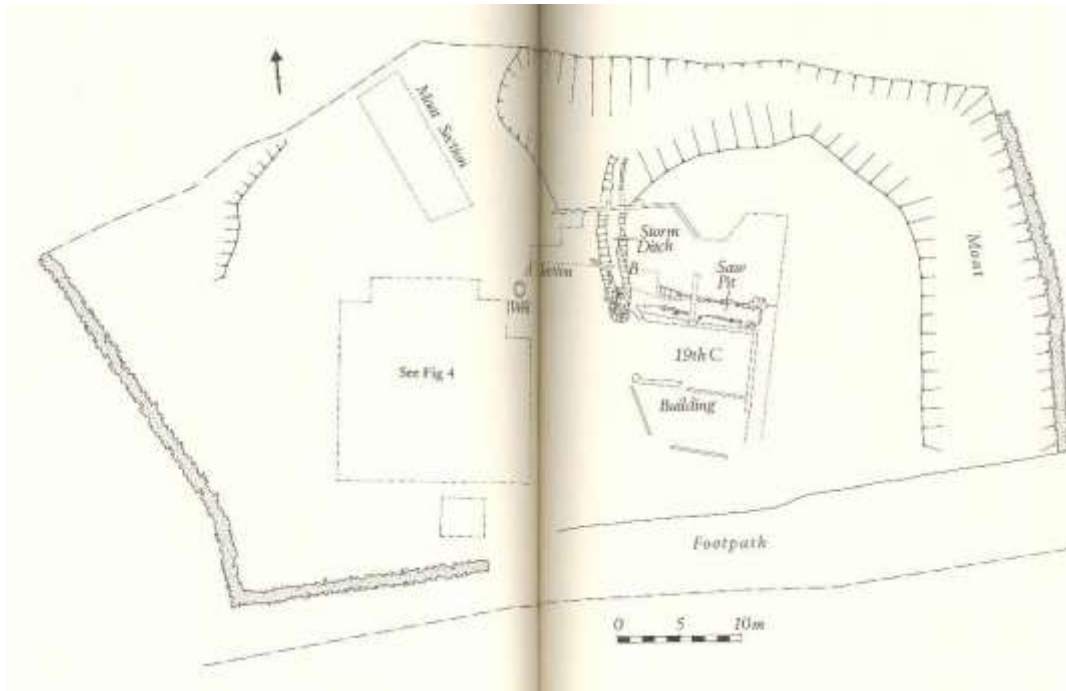
A combination of satellite mapping, LiDAR data, historical map regression, documentary research, and site visits have led to the identification of the following

features. To preserve a coherent narrative, both archaeological and landscape features will be discussed in detail below, however the latter are also referred to within Appendix 4.

### **3.3.2.1 Buttery House Farm**

Buttery House Farm was a farmstead with a long history and was eventually demolished in the 1960s after falling into ruin (Stockton 1977). John Owen, an antiquarian who briefly lived at the farm, described it as an ancient mansion, or peel, and described the moat in his writings. He also stated that the farm buildings replaced an 'old black and white structure' in recent times (late 19<sup>th</sup> century). There is a distinct lack of documentary evidence relating to the moated site, however it was partially excavated in the late 1970s. This provides the evidence base for the creation and evolution of this site, however excavation overall was limited. The earliest phase of occupation dates to the 12<sup>th</sup>/13<sup>th</sup> century within the moated area. Over the centuries the Site expanded eastwards and continued in use as a farmstead until its demolition and clearance.

Around 6000 moated sites are known across England and consist of wide ditches which enclose a platform on which stood domestic or religious buildings. Most were prestigious aristocratic and seigneurial residences and the moats were more likely to have been status symbols. The peak of their construction was around 1250-1350, with the greatest concentration in central and eastern parts of England.



*Plate 1 Excavation plan of Buttery House Farm; the Medieval building phases were uncovered in the area marked 'See Fig. 4'. Taken from Wilson 1983, 128-129)*

Archaeological work took place between 1977 and 1982 and a series of successive building phases were identified with evidence for rebuilding, later modifications all within a similar footprint. No discernible ground plans could be reconstructed for the earliest phase as there had been a large amount of truncation from later, Post-Medieval activity. The second phase had evidence for a timber frame and was succeeded in the third phase by a timber and brick structure, sitting on sandstone beam sills. The fourth phase consisted of the replacement of this structure with a wholly brick building and the final phase involved the removal of the internal walls and the cementing and quarry tiling of the floor area for use as a dairy. A storm ditch was also excavated, along with a range of possible drainage gullies, which were identified as broadly Medieval in date. A post-medieval saw pit was revealed as well as a pond of similar date and limited evidence from the moat suggested that this went out of use by the late 17<sup>th</sup>/early 18<sup>th</sup> century (Wilson 1983, 126-135).

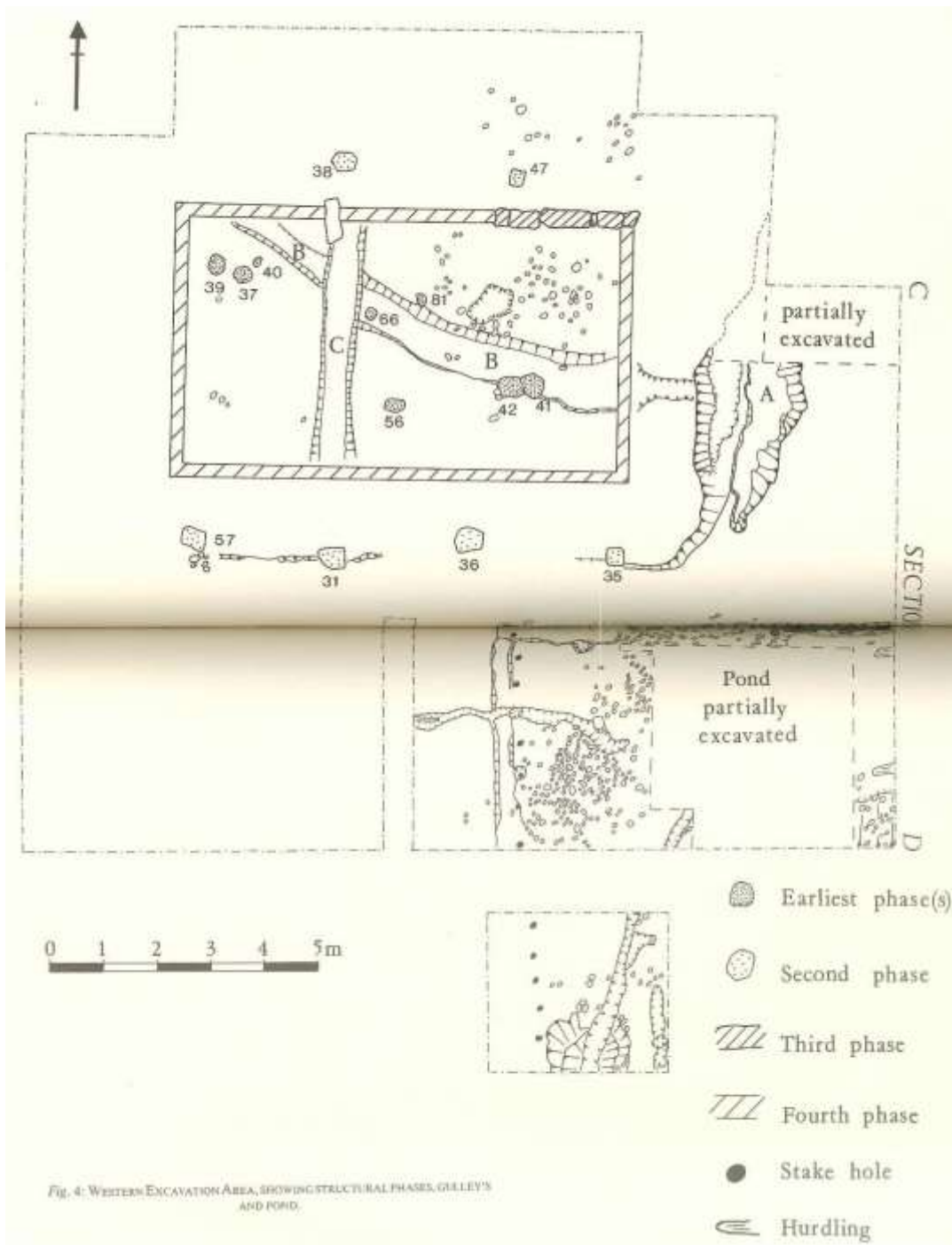


Fig. 4: WESTERN EXCAVATION AREA, SHOWING STRUCTURAL PHASES, GULLEYS AND POND.

Plate 2 Plan of the Medieval structures uncovered at Buttery House Farm (taken from Wilson 1983, 130-131)

There are still questions over the historic function of the Buttery House Farm site. Wilson suggested that the site was originally a manor hall (1983, 126), however it has also been suggested that it was a hunting lodge (Aston 1985, 112; GMAU 1994, 6). The overall lack of study of deer parks across the North West (with the exception of Cumbria, Winchester 2007) means it is difficult to determine how this site functioned from the current evidence base. Study of deer park in Yorkshire shows that the administration of parks took place from either a lodge or the manor. Lodge complexes

associated with the parks for example, functioned like farms and would have had agricultural buildings such as barns, however there was no standard lodge plan or function (Moorhouse 2007, 107-111).

The site today has been subject to erosion and is at risk from further damage. The moat partially survives, to the north of a public footpath and track. However, it has been ascertained from the site visits that the track does not form the southern part of the moat as has been previously thought. The western arm can be seen continuing southwards as a shallow depression, which, when visited in January 2020, had become waterlogged (see Plate 3). In addition, the continuation of the eastern arm was also hinted at by the presence of water, however, it could not be traced as a visible feature in the landscape at the time of the site visit.



*Plate 3 The moat arm to the south of the track was waterlogged at the time of the site visit in January*

### **3.3.2.2 Evidence for the deer park pale**

The boundary of the deer park can be identified with some confidence, thanks to its identification as an upstanding feature in several areas (GMAU 1994). It survives as an upstanding feature and could potentially survive as archaeological remains within the Site. The boundary has also been identified as an upstanding feature outside of the Site and this can be seen on Figure 3. The course of the boundary is described

below, starting at Whitecarr Lane and running clockwise.

It is represented by a small bank with an interior ditch running from the south side of Whitecarr Lane, with a number of mature trees and multiple plant species and has been traced over a distance of around 450m from NW-SE (379994, 387203 to 380216, 386880). At the southern point, there is a break in the hedgerow and evidence for its continuation is not as clear. The boundary is presumed to have continued southwards and the presence of standing water along the putative line of the ditch appears to represent the remnants of the boundary. Although there was no bank visible, the current boundary appears to be the likely continuation of the park pale. The course of the deer park pale becomes even less clear as it approaches Buttery House Farm and beyond, although its course can be projected to meet with the firmly identified section beyond the Site at the golf course.



*Plate 4 The surviving park pale, looking north-west. Note the remnants of the ditch, now water filled and the trees growing on the bank*

The park pale is thought to broadly coincide with the course of Shay Lane before turning to run along a similar line as Ash Lane. Its course is conjectural at this point, with no sign of any upstanding remains along this area. It does survive as an upstanding feature within a small pocket of woodland between Tintern Drive and Lichfield Avenue. It is at this point that the course is thought to run through modern



housing estates before entering open countryside to the north-west of Duncalf Farm. Here the feature only appears to survive as an earthwork, though it should be noted that the elements that lie outside the Site were not visited as part of this analysis. The course from this point is thought to be broadly along the line of Whitecarr Lane, however no physical remnants could be definitively attributed as part of the park pale.

### **3.3.2.3 Fishponds**

A fishpond would have been artificially created, to cultivate, breed and store fish and could be dug into the ground, embanked or formed by placing a dam across a narrow valley. Fishponds tend to be found in groups of up to 12, arranged either in a single line or in a cluster and interconnected with leats. They could be of the same size, or differently sized depending on whether they were used for storage, in the case of larger ones, or used for cultivating fish and breeding, as with the smaller ones. Fish ponds were maintained by a water management system, which included inlet and outlet channels carrying water from a river or stream as well as an overflow leat. They were sometimes associated with buildings which were used by fishermen or to store equipment. They were recorded from the 12<sup>th</sup> century onwards and were located close to villages, manors or monasteries, or were located within parks and around 2000 are known nationally. Despite being a relatively common feature, fishponds are important for their association with other classes of Medieval monument (Historic England 2018, 1-2)

The identification of any fishponds are problematic within the Site, as they cannot be easily differentiated from marl pits without detailed investigation. Marl pits were dug to try and access more favourable drift deposits below the heavy boulder clays to spread on arable land and improve the soil quality (see Appendix 4). They were generally dug to a depth between 1-2 metres and can be distinguished by their opposing square and rounded ends, with an elongated side. Although they can be found in groups, they tend to be isolated features. Nevertheless, a number of ponds have been identified within the Site which could be former Medieval fishponds, within three separate areas (see Figure 3).

The first group of fishponds have been identified just to the west of the upstanding park pale and consist of up to 8 ponds arranged in a line, broadly orientated NW-SE (centred at 380098, 386961). Five of these ponds survive visibly within the landscape, two have been identified on LiDAR and a further one was excavated as

part of the pipeline scheme (Feature 54). This was revealed to be around 4.60m wide but its depth could not be ascertained. Within its fill was tap slag, presumed to derive from the metalworking site found beyond the Site, north- east of Fairywell Brook, and a number of late Medieval pottery sherds were also recovered (UMAU 2004, 41).



*Plate 5 Possible fishpond identified to the west of the park boundary. In the background to the right can be seen another water filled hollow, which could represent an infilled fishpond*

The second group consists of a line of three ponds, along the same NW-SE alignment (centred at 380275, 386955). Their interpretation as fishponds is tentative, due to the fact that they lie outside of the park pale. A third group consists of a cluster of three ponds (one now infilled) to the south of Buttery House Farm (centred at 379952, 386428). However, their identification is not secure due to their location also beyond the projected deer park area.

#### **3.3.2.4 Other Features**

A possible raised feature also still survives within the park and could represent the remains of a pillow mound (see Figure 3), which were artificial rabbit warrens. Rabbits would be bred and managed to supply fresh meat and skins and had purpose-built breeding places. These pillow mounds would vary in shape and size,

though tend to be of an elongated 'cigar' shape and less than 1m in height. They would be surrounded by ditches and contain underlying channels or be sited on sloping ground to facilitate drainage. The interior would contain nesting places, sometimes constructed of stone slabs. Warrens could range in number between 1 and clusters of up to 40 mounds, occupying an area of up to around 600ha. They were often enclosed by banks, hedges or walls to contain and protect the rabbits and, depending on the size, may have had living quarters for the warrener. There are between 1000 and 2000 examples known in England with concentrations in the uplands, heathland and coastal zones (Historic England 2018).

The feature identified can be seen with waterlogged areas around it, which could represent the presence of water channels. The wastewater treatment pipeline work also revealed a hollow running from this feature towards Timperley Brook, which was interpreted as a track. However, in light of the above analysis, it appears more likely to be a drainage channel associated with the possible pillow mound.

### *3.3.3 Assessment of Significance*

To assess the significance of the features at the deer park, the Secretary of State's criteria for scheduling monuments has been utilised. These criteria are outlined in Annex 1 of *Scheduled Monuments: Identifying, Protecting, Conserving and Investigation Nationally Important Archaeological Sites Under the Ancient Monuments and Archaeological Areas Act 1979* (DCMS March 2010).

The criteria are:

- Period
- Rarity
- Documentation
- Group Value
- Survival/Condition
- Fragility/Vulnerability
- Diversity
- Potential

### **Baseline Significance Conditions**

#### *Period*

The features described are associated with Sunderland deer park, thought to have

been imparked by the de Mascy family between 1290 and 1353. The exact chronology is unclear but it is thought to have been disimparked by the late 16<sup>th</sup> century. Buttery House Farm continued to be occupied until the mid-20<sup>th</sup> century, following which the complex was demolished.

### *Rarity*

There are thought to have formerly existed up to 3000 deer parks in England, and, whilst a number still exist, their survival and extent varies and they tend to be concentrated further south, representing a rare feature in the North West of England. The features (moated site, fishponds and pillow mounds) within them tend to be associated with other Medieval features, however these are also better documented around the West Midlands, East and South East of England..

### *Documentation*

The historical development of the area can be traced reasonably well from cartographic and other primary sources, however further documentary research would potentially provide additional evidence relating to the early history of the deer park.

### *Group Value*

The heritage assets identified that are associated with the deer park have a high group value, representing a broadly contemporary group of features. The overall significance of the deer park is enhanced through this group association.

### *Survival/Condition*

Part of the park boundary still survives as upstanding features in four separate places and some of the fishponds survive as water-filled features, though others have the potential to survive as buried archaeological remains. The possible pillow mound was not visited on this occasion, although it does not survive as a prominent feature in the landscape.

The survival, extent and condition of any below-ground archaeological remains within the former deer park is presently unknown. However due to the agricultural use since disimparkment and lack of development, there is good potential for survival of archaeological remains. The moated site is known to survive as buried archaeological remains and there are potential for further remains south of the track, as well as to the east.

### *Fragility/Vulnerability*

It was noted on the site visit that some of the tree cover has been removed, vehicles had been driving onto the platform and remains of the buildings were exposed at the surface.



*Plate 6 The foundations of a brick building can clearly be seen, as well as recent vehicle tracks across the moated platform*

Any of the features both above and below ground should they be present and survive *in situ* are vulnerable to damage and destruction during any earth moving works.

### *Diversity*

Parts of the deer park pale, possible fishponds, a moated site and a possible pillow mound survive both as upstanding features and with probable associated buried archaeological remains. Therefore, the features are significant due to diversity.

### *Potential*

Due to the agricultural use of the landscape and lack of development, there is potential for Prehistoric/Romano-British remains to survive, particularly close to Timperley Brook due to the presence of the watercourse and evidenced through previous work. There is also good potential for buried archaeological remains of the Medieval deer park to survive.

## Significance

Using the above criteria, particularly survival/condition, rarity and period, it is concluded that those features associated with Sunderland deer park have the potential to be of national significance. They are rare features, particularly within the north-west, and their significance is increased due to their group value and association.

Historic England's guides to Scheduling features associated with deer parks mentions specific features and the approach to scheduling:

- Fishponds 'where fishponds survive in good condition, without later scouring which will have removed bottom deposits, and especially where they are parts of wider medieval complexes, [they] will typically be recommended for scheduling' (2018b, 14)
- Park pale 'Examples...have been scheduled, especially where other components of the park survive' (2018b, 16)
- Pillow mounds 'Medieval or early modern examples [of pillow mounds] will be favoured over [later ones]' (2018b, 16)
- Moated sites 'factors which favour designation include good quality earthworks; the demonstrable or likely survival of medieval archaeological deposits; the presence of listed medieval buildings within the moat; diversity of features, such as the presence of fishponds; contemporary documentation...; and where a site stands within a wider, contemporary (medieval) landscape' (2018c, 26-27).

## **4. Recommendations**

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### *4.1 The different categories for recommendations*

Recommendations regarding any requirements for further archaeological assessment are provided below, with the locations of these recommendations shown on Figure 1, below.

This assessment has considered all the land within the Timperley Wedge red line boundary. However, not all of the land within the red line will be proposed for development and the Masterplanning will identify the most appropriate development parcels.

The recommendations are only relevant to those areas which are proposed for development.

The basis for defining the strategy for dealing with the archaeology for the Site is the archaeological sensitivity of different areas of the Site, which have been identified through this assessment (see Figure 1, below).

The recommendations have been split into the following categories

- Areas where the requirement for further work should be set out in the development brief and the work completed pre-application
- Areas where a programme of archaeological works can be secured by planning condition and referenced in the development brief
- Areas where no further archaeological work is anticipated to be required

For large parts of the Site, especially those with identified 'very high' or 'high' sensitivity, and in some cases 'medium' sensitivity, it is recommended that a requirement for a programme of archaeological works be set out in the development brief, and that the work be carried out pre- application.

#### HECA 13

For the deer park features further historic research, earthwork survey, geophysics and evaluation trenching is required to better define significance and inform the scheduling/listing process. This work should be undertaken pre-application and set out in the development brief.

Buttery House Farm medieval moated site also requires further historical research

and targeted evaluation trenching outside the previously excavated areas to define the extent and significance of the site. This work should be undertaken pre-application and set out in the development brief

Once this work has been completed, a strategy for archaeological mitigation of this area can be formed, in consultation with GMAAS.

#### HECA 11

This is an area where no further archaeological work is anticipated to be required.

#### HECA1 and HECA4

These are areas where the requirement for further work should be set out in the development brief and the initial work completed pre-application. A programme of evaluation through geophysics and trial trenching should be set out in the development brief and undertaken pre-application. If significant remains are identified then these will be subject to designed preservation *in situ* or further investigation and recording (dependent on the level of significance) which can be secured through a planning condition.

#### HECA 9

A programme of archaeological building survey, detailed historical research and evaluation trial trenching should be set out in the development brief and undertaken pre-application. Further investigation and recording (dependent on the level of significance and development impact) can be secured through a planning condition.

#### HECAs 2, 3, 5, 6, 7, and 8

These are areas where no further archaeological work is anticipated to be required. HECAs 15, 16 and 17

These are areas where the requirement for further work should be set out in the development brief and the initial work completed pre-application. These three HECAs together comprise a large area of archaeological sensitivity where the archaeological potential has not been defined. The masterplan should identify broad areas where development might take place and then archaeological evaluation should be undertaken in the form of geophysics, field walking (over any ploughed fields) and trenching to establish where especially significant archaeology should be preserved *in situ* through sympathetic planning within those developable areas, and where the archaeology can be removed but first of all subjected to a detailed



archaeological excavation secured through a planning condition.

#### HECA 10

This is an area where the requirement for further work should be set out in the development brief and the initial work completed pre-application. Archaeological evaluation trenching and survey should be carried out before development design proposals are drawn up so that opportunities to preserve sensitive remains *in situ* and for community engagement are taken fully into account.

#### HECAs 12 and 18

These are areas where the requirement for further work should be set out in the development brief and the initial work completed pre-application. A programme of evaluation through geophysics and trial trenching should be set out in the development brief and required pre-application. If significant remains are identified then these will be subject to designed preservation *in situ* or further investigation and recording (dependent on the level of significance) which can be secured through a planning condition.

#### HECA 14

If any development will take place within this area of woodland then an archaeological evaluation should be undertaken to characterise the nature, extent and survival of any buried archaeological remains. These works can be undertaken through planning conditions and referenced in the development brief.

## 5. Figures

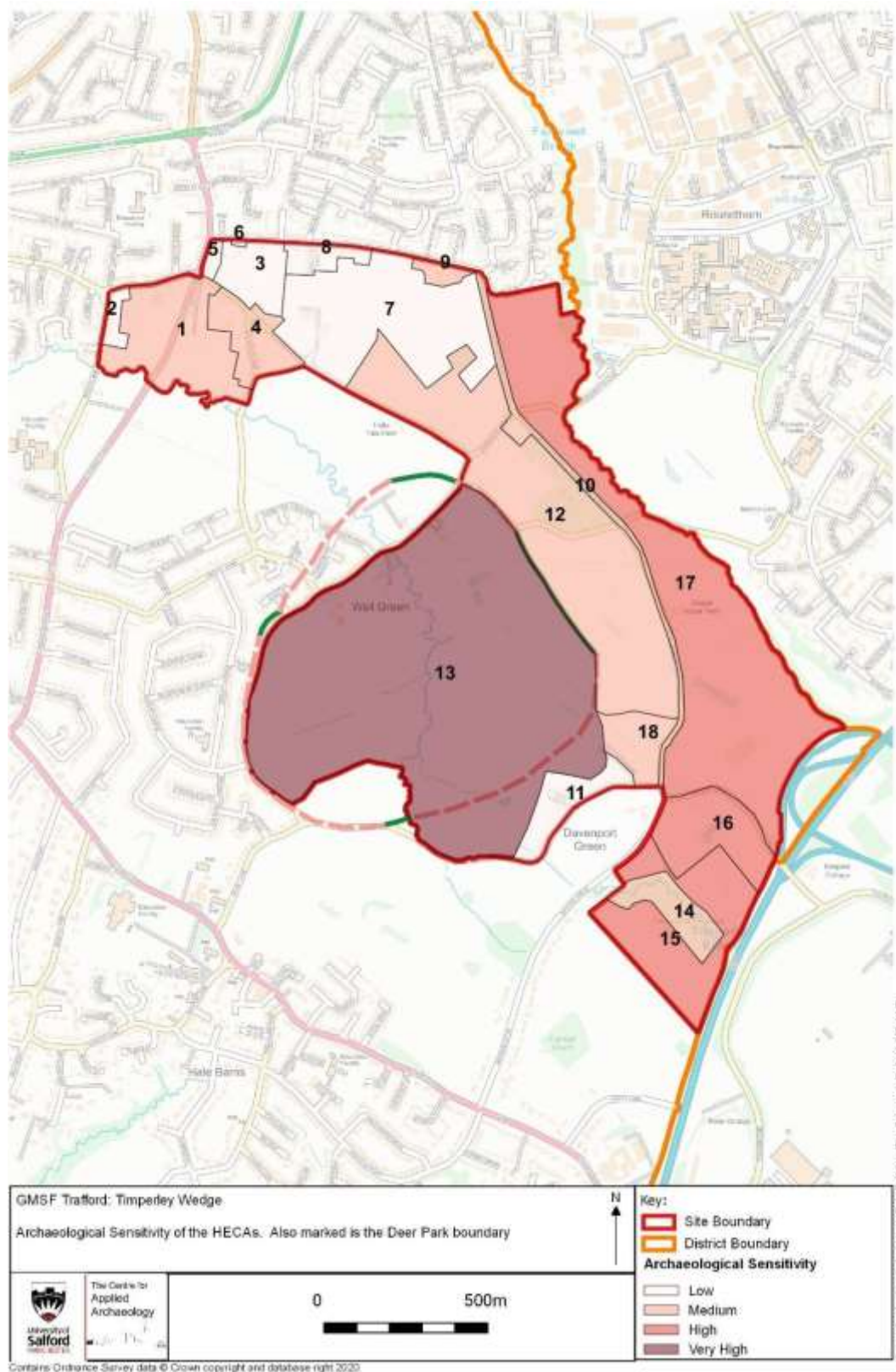


Figure 1 HECA boundaries and archaeological sensitivity across the Site; the green and dotted red line indicates the deer park boundary.



Figure 2 Detail of features identified during archaeological investigations for the Waste Water Treatment Pipeline (UMA 2004)

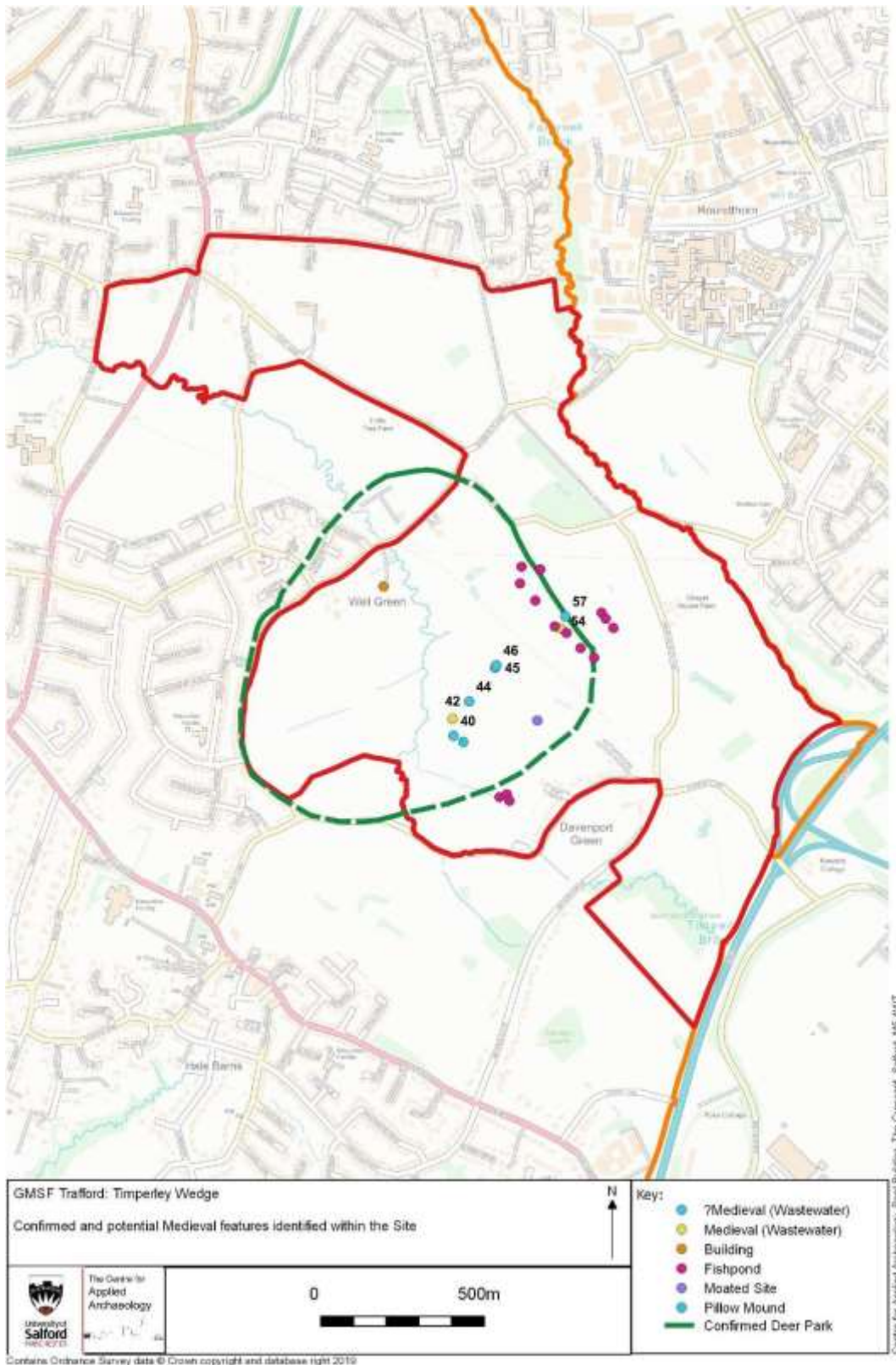


Figure 3 Confirmed and potential Medieval features within the Site. See Appendix 4 for detail on those features which survive within the landscape