



SALFORD
ARCHAEOLOGY
University of Salford

Wates Construction Ltd

Issue: v1

03/11/2023

SA/2023/48

Rodney Street, Ancoats, Manchester

Archaeological Evaluation Report



Salford
Environmental
Consultancy

Built / Historic / Natural



ISO
14001: 2015
45001: 2018



ISO
9001: 2015

Document Information

Location:	Rodney Street, Ancoats, Manchester		
NGR:	NGR SJ 85307 98963		
Project:	Archaeological Evaluation		
Planning reference:	134154/VO/2022		
Internal reference:	SECL2363		
Report number:	SA/2023/48		
Prepared for:	Wates Construction Ltd		
Document:	Archaeological Evaluation Report		
Version:	V1		
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Date:	01/11/2023		
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Position:	Post-excavation manager		
Date:	03/11/2023		
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SUMMARY

This report details the results of an archaeological evaluation at land off Rodney Street, Ancoats, Manchester (centred on NGR: SJ 85307 98963). The work was undertaken by Salford Archaeology and was commissioned by Wates Construction Ltd who have gained planning consent (134154/VO/2022) for the proposed scheme. The works have the potential to disturb and/or destroy buried archaeological remains, and thus, will necessitate the removal of all buried archaeological remains existing within the proposed development area prior to the commencement of construction.

In April 2022, Salford Archaeology was commissioned by Wates Construction Ltd to undertake an archaeological desk-based assessment (Fletcher 2022) which concluded the site revealed the potential to contain the archaeological remains of historic field boundaries, late 18th- and early 19th-century workers' houses. Any surviving buried remains of the houses would be of local significance.

Greater Manchester Archaeological Advisory Service (GMAAS) in their role as advisors to the Local Planning Authority recommended that an initial programme of archaeological evaluation trenching to establish the location, extent, significance and date of any buried archaeological remains, followed by the production of an evaluation report and archive. Consequently, an archaeological investigation was conducted over 9 days between 30th May and 9th June 2023 comprising the excavation of three evaluation trenches of varying sizes. The excavations revealed the extensively truncated remains of possible late 18th- to early 19th-century workers' housing and the well-preserved remains of a 1960s care home.

The results of the investigation were deemed to be of local significance. No further on-site work is merited. A copy of this report will be deposited with GMAAS (Greater Manchester Archaeological Advisory Service) for incorporation into the region's HER (Historic Environment Record). The report will also be registered with OASIS (On-line Access to Index of Archaeological Investigations). A short summary of the results will be included in the yearly roundups section of *Post-medieval Archaeology*.

1 INTRODUCTION

1.1 Circumstances of the project

- 1.1.1 Salford Archaeology was commissioned by Wates Construction Ltd to undertake an Archaeological Evaluation at land off Rodney Street, Ancoats (centred on NGR: SJ 85307 98963; Figure 1), herein referred to as 'the site'. The site is bounded by Tribe Ancoats Apartments to the north, Rodney Street to the east, Jersey Street to the south, and Wadeford Close to the west (Plate 1). Ancoats Conservation Area is situated immediately to the west of the site.
- 1.1.2 Full planning permission (134154/VO/2022) was granted by Manchester City Council on 7th September 2022 for the erection of two residential apartment buildings (Use Class C3a), one of 8 storeys (68 apartments) and one of 5 storeys (50 apartments), to form, a total of 118 residential apartments; and erection of ten, 3 storey townhouses (Use Class C3a); together with car and cycle parking provision, hard and soft landscaping including public realm, access, substation and other associated works. The construction works necessitated considerable earth-moving works, which would impact any buried archaeological remains.
- 1.1.3 Thus, in April 2022, Salford Archaeology was commissioned by Wates Construction Ltd to produce an archaeological desk-based assessment (Fletcher, 2022). This document identified that the site had the potential to contain the archaeological remains of historic field boundaries, late 18th-century workers' houses, and early 19th-century workers' houses. Any surviving buried remains of the houses would be of local significance.
- 1.1.4 Therefore, following consultation with the Greater Manchester Archaeological Advisory Service (GMAAS), which provides planning advice to Manchester City Council, the development was subjected to a planning condition which required the submission of a written scheme of investigation (WSI) (Mottershead 2022) and subsequent implementation of a programme of archaeological works prior to the commencement of any demolition, development, or development related groundworks. The programme of archaeological works as detailed in the WSI comprised an initial programme of archaeological investigation via strip, map, and record evaluation, followed by

the production of an evaluation report and archive. The condition attached to planning reference 134154/VO/2022 stated:

6) A programme of archaeological works for the development hereby approved shall be undertaken in line with the Written Scheme of Investigation (WSI) for an archaeological evaluation, Rodney Street (27.07.22, Version 1) stamped as received by the City Council, as Local Planning Authority, on the 9 August 2022. The works are to be undertaken in accordance with the WSI, which covers the following:

(a). A phased programme and methodology of investigation and recording including:

- archaeological evaluation trenching;*
- pending the results of the above, an open-area excavation if required (subject to a revised WSI). Prior to the first occupation of the development, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:*

(b). A programme for post-investigation assessment to include:

- production of a final report on the results of the investigations and their significance.*

(c). deposition of the final report with the Greater Manchester Historic Environment Record.

(d). dissemination of the results of the archaeological investigations commensurate with their significance.

(e). provision for archive deposition of the report and records of the site investigation.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

1.1.5 On the 30th May 2023, archaeological evaluation of the site, comprising the excavation of three evaluation trenches of various sizes, was commenced by

Salford Archaeology (Figure 2). The trenches were targeted on the location of remains of the late 18th-century and early 19th-century workers' houses observed on historic mapping. The excavations covered a total of approximately 518.745m². On-site work was undertaken by Andy Coutts and supervised by David Lavery. The project was managed by Graham Mottershead.



Plate 1: Site Location superimposed on google maps satellite image

2 AIMS AND OBJECTIVES

- 2.1.1 The main aim of the evaluation was to establish the presence or absence of any buried remains of archaeological interest within the proposed development area and where present, to characterise the level of preservation and significance, and provide a good understanding of their potential.
- 2.1.2 Following the results of the DBA (Fletcher, 2022), and in consultation with GMAAS, it was recommended that the evaluation comprised the excavation of three evaluation trenches as indicated in Figure 2. The evaluation trenches were targeted on the location of the remains of the late 18th-century workers' houses and early 19th-century workers' houses observed on historic mapping. This approach to devising proposals to mitigate the impact of development on the archaeological resource of the development area is in accordance with national guidelines set out in the National Planning Policy Framework: Section 16.

2.2 Objectives

- 2.2.1 The principal objectives of the archaeological investigation were:
- to record, as far as is reasonably possible, the location, extent, condition, significance, and quality of any surviving archaeological remains observed;
 - to provide sufficient information to enable an informed decision to be made about the need for any additional archaeological mitigation;
 - to make available the results of the work.

2.3 Research potential

- 2.3.1 It was envisaged that the evaluation would potentially improve our understanding of the following research questions from the North-West Regional Research Framework (NWRRF):
- 2.3.2 **Ind21:** *How did industrial period towns affect the pre-existing historic landscape?*
- 2.3.3 **Ind24:** *When and where did landless urban development replace burgage plots of the Medieval and Post-Medieval towns?*
- 2.3.4 **Ind30:** *How have buildings changed in response to planning regulations?*

2.3.5 **Ind33:** *How well studied and understood are the back yards of workers housing and what is their significance?*

3 LOCATION, GEOLOGY AND TOPOGRAPHY

3.1 Location

3.1.1 The site (centred on NGR SJ 85307 98963) is situated in the Ancoats area of Manchester and is bounded by Tribe Ancoats Apartments to the north, Rodney Street to the east, Jersey Street to the south, and Wadeford Close to the west (Figure 1; Plate 1). Ancoats Conservation Area is situated immediately to the west of the site.

3.2 Geology

3.2.1 The underlying solid geology of the site is comprised of sandstone of the Collyhurst Sandstone Formation, formed between 298.9 and 272.3 million years ago during the Permian period (BGS 2023). The superficial deposits are composed of Till of the Devensian Formation formed between 116 and 11.8 thousand years ago during the Quaternary period (*ibid*).

3.3 Topography

3.3.1 Topographically, the Manchester conurbation as a region lies within an undulating lowland basin, which is bounded by the Pennine uplands to the east and the north (Countryside Commission 1998, 125). The region as a whole comprises the Mersey River valley, whilst the rivers Irwell, Medlock, and Irk represent the principal watercourses in Manchester (*ibid*).

3.3.2 The site lies at a maximum height of approximately 53.3m above Ordnance Datum (aOD), with land falling to 50.6m aOD to the south of the site.

3.3.3 The site is sub-square in shape and is currently undeveloped and comprises scrubland.

4 HISTORICAL BACKGROUND

4.1.1 The following is based on information provided in a desk-based assessment produced by Salford Archaeology (Fletcher 2022), along with other sources listed in the bibliography.

4.2 Prehistory (Pre-43 AD)

4.2.1 Although little is known about any prehistoric human activity in the Manchester area, it is conceivable that some areas in the city's centre, such as Castlefield and Ardwick, may have been suitable for late prehistoric settlement due to their topography and abundance of natural water sources, such as rivers (Gregory 2007).

4.2.2 A small number of residual finds in the Manchester area provide physical evidence of human activity in the area (Fletcher 2022). For example, in 1845, a Neolithic stone hammer and arrowhead were discovered in Manchester's Castlefield area (HER 119.1.0), while in the same year, excavations at 77-83 Liverpool Road recovered two Mesolithic flints along with a Neolithic/Bronze Age waste flake, and a single sherd of late Bronze Age/Iron Age pottery (HER 13944.1.0). These discoveries add to a growing body of evidence for prehistoric activity in the area, which is known to be focused on well-drained sand and gravel sites near watercourses and moss lands (Fletcher 2022).

4.3 Romano-British period (43 AD-410 AD)

4.3.1 The earliest military occupation of Manchester began with a five-acre wooden fort called *Mamucium*, which was located around 2.2 km southwest of the site (Bruton 1909; Fletcher 2022). It was erected during the governorship of Agricola (AD 77–84) (Bruton 1909). The older defences were dismantled and improved during the fort's successive building phases (*ibid*). As a result of the continued military operations, the military complex developed from a primarily defensive location into a well-established supply depot that was crucial to the extension and stabilisation of control in the area (*ibid*). The expanding body of evidence for a military annexe, located to the north and east of the fort, is indicative of the development of the military complex (Arrowsmith 2016, 9-12). Because there is so little information about this annexe, it is uncertain what kind of early settlement it represents (*ibid*).

4.3.2 A network of roadways was constructed as this military complex grew, and a sizable extramural settlement, or *vicus*, developed (Cole 2021). The security and economic advantages of the neighbouring fort attracted civilians to this town (*ibid*). The limits of this civilian settlement appear to have extended south-eastward along Chester Road, terminating somewhere near Great Jackson Street; northward from the fort to roughly Quay Street; westward along Liverpool Road for c.100m from the north-west corner of the fort; and eastward across Deansgate to the area now occupied by Beetham Tower (*ibid*).

4.3.3 This network of roads connected the fort at Manchester to Buxton in the southeast, Chester in the south, Wigan in the north-west, Ribchester in the north, Castleshaw in the north-east, and York (*ibid*). Because of its strong trading connections, the community remained in place far into the 3rd century AD (*ibid*).

4.4 Early medieval period (410-1066)

4.4.1 Between the end of Roman occupation and the Norman Conquest of 1066, there is relatively little archaeological evidence in the area as a whole (*ibid*). During this time, several kingdoms had power over the region around Manchester (*ibid*). It is possible that during Edwin's occupation of Manchester in AD 620, the area around the cathedral in the town was first settled (Farrer and Brownbill 1908).

4.4.2 Manchester, which was then a part of Viking Northumbria, became a fortified base, or burh, in AD 919 under the rule of the Anglo-Saxon king Edward the Elder (*ibid*). According to some theories, the burh was located near the cathedral, which by the late 11th century had become a centre for settlement (*ibid*). It is believed that Manchester's Norman nobles built a castle on the land where Chetham's School now stands (*ibid*).

4.5 Late medieval period (1066-1540)

4.5.1 After the Norman Conquest, William I gave Roger of Poitou the majority of the territory between the Ribble and Mersey rivers (*ibid*). Roger of Poitou kept the Salford demesne but divided the rest of his newly acquired territory into many fiefdoms (Kidd 1996, 13; Tupling 1962, 116). The largest of them was the landholding based on Manchester that was established when Albert Grelley

was granted vast tracts of land in Salford, Leyland and West Derby (Tupling 1962, 116).

4.5.2 The medieval town developed around the Grelley family's manor home at the meeting point of the Irwell and Irk rivers by the 13th century (Hartwell *et al.* 2004, 256). They controlled the vast barony as well as the manor from this hall (*ibid*). Manchester received a yearly fair in 1222, and Edward I granted Thomas Grelley the Great Charter of Manchester in 1301, establishing the city as a free borough (*ibid*).

4.5.3 The Old English '*ana cots*', which means '*lonely cottage*', and the place name '*Elnecot*' are thought to be the sources of the name '*Ancoats*' (Cooper 2002, 13). The region is first referenced in land grants from the 13th century when it was still rural (Fletcher 2022). According to Swindells (1908, 19-26), it was "*...an almost idyllic rural backwater*" at that time. A survey from 1320 shows that Salford hundred's Manchester township included eight hamlets called Ancoats (Fletcher, 2022). These homes, which were primarily cottages and farmhouses, are thought to have been situated along Butler Lane, Ancoats Lane, and Newton Lane (now Oldham Road) (Miller and Wild 2007, 25).

4.6 **Post-medieval (1540-1750) and Industrial period (1750-1930)**

4.6.1 The most prominent structure in the area was Ancoats Hall, which suggests that Ancoats remained primarily rural during the post-medieval period (Fletcher 2022). Before selling it to Oswald Mosely, the Byrons of Clayton Hall owned the Ancoats manor for more than 400 years (*ibid*). The timber-framed structure of Ancoats Hall was constructed in 1596 by Oswald Moseley (*ibid*). Ancoats Hall, which Bruton (1909) referred to as being "*...beautifully situated above the Medlock with lovely views over the green wooded country*", was located on the eastern edge of the area, overlooking the River Medlock (Miller and Wild 2007, 25). The Mosleys owned the manor for the following two centuries until George Murray, a mill owner, purchased it and converted it into a Victorian brick home (Rose *et al* 2011, 5).



Plate 2: Site boundary superimposed on Green's Plan of Manchester and Salford, 1787

- 4.6.2 Up until the late 18th century Ancoats was still considered semi-rural, but by 1800, it had become an industrial area (Miller and Wild 2007). This transition started in the 1770s when Thomas Bound, a builder, purchased land belonging to the Leigh family and sold it to others for construction (Little 2004, 31). The development was first concentrated on Great Ancoats Street and Oldham Road, according to William Green's map of Manchester and Salford (Plate 2), which was surveyed between 1787 and 1794 (Fletcher 2022). The key components of the current street layout which were built over the former agricultural fields are also shown on the map (*ibid*). The introduction of steam-powered spinning mills and the growing demand for textiles, particularly cotton, served as the main forces behind urban development (Williams and Farnie 1992, 3).
- 4.6.3 The first textile factories were built along Shooter's Brook, south of Union, which is now Redhill Street (Fletcher 2022). These mills were powered by water (*ibid*). For instance, there is some evidence that New Islington Mill and Salvin's Factory began as water-powered textile mills on the bank of

Shooter's Brook in the late 1780s (Miller and Wild 2007). The New Islington Mill was located 285 metres to the south of the site (Fletcher 2022). Shooter's Brook, however, was a relatively small watercourse, and several businesses experimented with steam power in an effort to find a solution to the insufficient power supplied to their waterwheels from the brook (Miller and Wild 2007). Notably, when renting space at Salvin's Factory in 1793, John Kennedy is said to have powered one of his spinning mules with steam for the first time (Lee 1972, 9).

- 4.6.4 A boom of manufacturing buildings occurred in Ancoats as a result of the development of steam engines and the need for textiles (Little 2004, 31). The construction of the Rochdale and Ashton under Lyne canals, which provided affordable and dependable conveyance for goods and materials, sped up development (Miller and Wild 2007). The Ashton Canal was conceived in 1791 and would connect the collieries in the Ashton and Oldham region with the manufacturers in Manchester (Hadfield and Biddle 1970). After a Parliamentary Act was issued in 1792, Edward Banks immediately started building it, and in 1799, the Ashton Canal first opened (*ibid*). The growing system of short branch canals in Ancoats was essential for the transportation of coal and water for the steam-powered plants at several of the city's mills (*ibid*).

4.7 Development of the site

- 4.7.1 Historic mapping can be used to ascertain the development of the site (Fletcher 2022). The oldest maps that depict the site are Green's 1787-1794 map (Plate 2) and Laurent's map of Manchester and Salford from 1793 (not illustrated). These maps depict features of the pre-industrial environment that extended outside the site boundary, such as field boundaries, aligned north-west to south-east (*ibid*). Another field boundary, along with the remains of relict soils, were discovered during an excavation at Silk Street in 2008, which is located 250 metres to the west of the site (EGM 16146.1.0). A clay pipe bowl dating from 1640-80 was discovered in these relict soils and field boundaries, together with sherds of pottery dating from the 17th and 18th centuries (HER 16146.1.0).

- 4.7.2 On both maps, a street grid of streets is depicted over what were formerly agricultural fields (*ibid*). The site's northern, eastern, western, and southern boundaries were marked by Caroline Street to the north, Rodney Street to the east, Prussia Street to the west (now Wadeford Close), and Elizabeth Street to the south (now Jersey Street) (*ibid*). The site was also bisected by Leigh Street and Loom Street, which were oriented north-east to south-west (*ibid*).
- 4.7.3 To the west of the site, the Rochdale Canal's Prussia Street arm was built (HER 6476.1.0). The canal arm, which followed the previous path of Buckle Street and was depicted on Laurent's 1793 plan (not illustrated), was constructed between 1805 and 1808 and headed north towards Oldham Road (Fletcher, 2022). The proposed street pattern was revised when the canal arm was built, cutting through the centre of Caroline Street, Leigh Street, Loom Street, Elizabeth Street, and Heath Street (*ibid*). Some of the streets to the east of the canal arm were renamed as a result (*ibid*).
- 4.7.4 The Ancoats region had a demographic change by the 1820s, changing from a semi-rural and sparsely populated area to an industrial powerhouse (*ibid*). The site's various structures are depicted on the 1831 Bancks and Co. plan (Plate 3), which also annotates any industrial buildings (*ibid*). The map reveals that Leigh Street, Whitehead's Buildings, and William Street (formerly Loom Street) were all separated by back-to-back residences (*ibid*). On Elizabeth Street, the south side of William Street, Richmond Street, and Prussia Street, the largest properties were located (*ibid*). These homes appeared to be double-depth residences with rear yards and outbuildings (*ibid*).



Plate 3: Site boundary superimposed on Bancks & Co.'s plan of Salford and Manchester, 1831



Plate 4: Site boundary superimposed on the six-inch Ordnance Survey, 1848

4.7.5 The first Ordnance Survey from 1848 (Plate 4), and Adshead's map from 1851 (not illustrated) show a similar building arrangement to that on Bancks & Co.'s from 1831. The addition of four houses with rear yards and outbuildings to the north side of Leigh Street was the only significant change. The homes along Prussia Street (except those between Leigh Street and Richmond Street), the

south side of William Street, and the north side of Elizabeth Street, are depicted on the Ordnance Survey of 1848 as having either exterior staircases or pavement lights, indicating that they possessed cellars. Pavement lights depicted on four buildings near the intersection of William Street and Rodney Street suggest that they also had cellars. A row of single-depth structures identified as Butterworth Court on the 1831 map were annotated on Adshead's map. Houses that served as businesses were also indicated on the map by darker, diagonal lines (*ibid*).

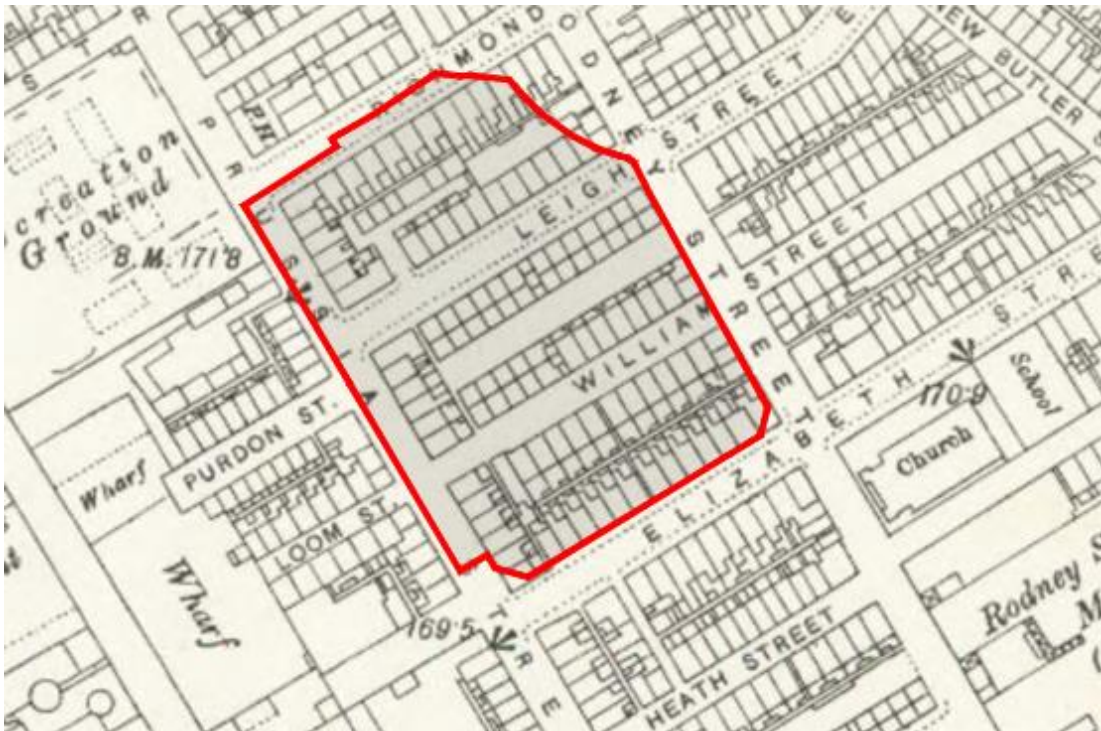


Plate 5: Site boundary superimposed on the 25-inch Ordnance Survey, 1893

- 4.7.6 On the Ordnance Survey from 1893 (Plate 5Plate 40), the location of the buildings in the site remained the same, although, the Ordnance Survey of 1909 (Plate 6) revealed that the plots of back-to-back homes at Whitehead's Buildings had undergone modifications (*ibid*).
- 4.7.7 Possibly in reaction to the 1890 Artisans and Labours Dwellings Improvement Act, the back-to-back houses had been converted into through houses (*ibid*). The renaming of William Street to Flower Street was the only other change (*ibid*). Despite the fact that Prussia Street had been renamed Kemp Street, and Richmond Street had changed its name to Rigel Street, the identical buildings' footprint was depicted on the Ordnance maps of 1922 and 1947 (not illustrated) (*ibid*).

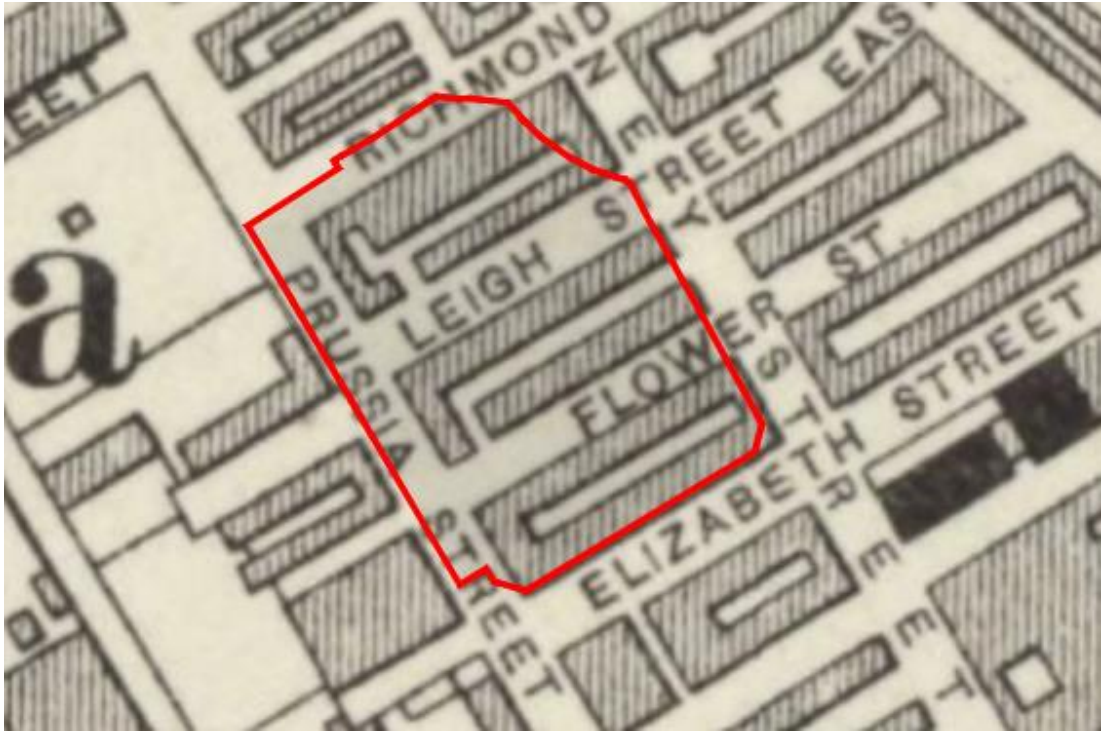


Plate 6: Site boundary superimposed on the 6-inch Ordnance Survey, 1909

- 4.7.8 Within the site, slum clearance began in 1948, and along Kemp Street, Flower Street, and Elizabeth Street, demolition work had begun. By 1969, most of the structures from the late 18th and early 19th centuries had been demolished, and Derwent House, a residence for the elderly, had been built on the site. To the north, a line of houses had been constructed, which might have been connected to Derwent House. On the south side of Richmond Street, a few 19th-century buildings survived, but by the 1970s, these too had been demolished in preparation for Rodney Court's development.
- 4.7.9 The Derwent Home for the Aged and the row of buildings to the north had been demolished by 2023 when the site stood open and was covered by scrubland.

5 METHODOLOGY

5.1.1 The archaeological works was undertaken according to the written scheme of investigation prepared by Salford Archaeology and approved by GMAAS (Greater Manchester Archaeological Advisory Service). The evaluation involved the opening up of three evaluation trenches of varying size, targeted on the location of remains of the late 18th century workers' houses and early 19th century workers' houses observed on historic mapping.

Trench number	Length (m)	Width (m)	Maximum depth BGL (m)
1	18.6	10	1.94
2	20.5	9.85	1.04
3	12	6	0.60

5.1.2 All archaeological work was conducted following the Standards and Guidance for Archaeological Field Evaluation as defined by ClfA (2020). Before commencement all interested parties agreed an acceptable method of proceeding and the location of the areas targeted for archaeological investigation were laid out accurately with respect to the Ordnance Survey national grid.

5.1.3 The position of the areas were scanned for any live services using a cable avoidance tool and were further scanned regularly as work progressed.

5.1.4 The archaeological evaluation followed operating procedures as outlined in the following:

- Salford Archaeology, Codes of Practice, 2020, Volumes 1-25.
- Salford Archaeology, Policies, 2020, Volumes 1-8.
- Salford Archaeology, Health and Safety Manual, 2020.

5.1.5 A mechanical excavator of the appropriate size and power, with a toothless grading bucket, was used under the supervision of an experienced archaeologist to open the trenches. Overburden was then removed down to the first significant archaeological horizon. The machines used were operated and provided by a qualified and experienced plant hire contractor and all relevant Licences and Permits were checked prior to commencement of working. The plant operator had prior experience of undertaking archaeological works. All plant was fully cleaned prior to exiting the site and all operation of machinery was undertaken by the appointed plant hire employees only.

- 5.1.6 Once the extent of buried archaeological remains was established, they were then subject to detailed archaeological hand excavation and recording undertaken by trained professional archaeologists. All information identified in the course of the site works was recorded stratigraphically, utilising pro-forma context sheets and trench sheets, and was accompanied by the appropriate pictorial records (plans, sections and photographs) to identify and illustrate individual features.
- 5.1.7 A full and detailed photographic record of individual contexts was maintained and similarly general views from standard view-points of the overall site at all stages of the excavation were generated. Photography was undertaken in accordance with HE guidance, Digital Image Capture and File Storage Guidelines for Best Practice (2015). All frames included a visible, graduated metric scale and photograph records were maintained on photographic pro-forma sheets. It was not deemed appropriate to use drone flights to undertake photographs of the site.
- 5.1.8 The precise locations of all archaeological remains encountered were surveyed via GPS. The data was then used to generate scaled plans within AutoCAD, which were subject to manual survey enhancement. The drawings were generated at an accuracy appropriate for 1:20 scale, but were output at any scale required. All information was geo-rectified to the Ordnance Survey National Grid and all levels were tied into Ordnance Datum. Specific feature plans and/or sections were drawn manually onto permatrace at an appropriate scale and contained sufficient information to locate each drawing onto the site plan.
- 5.1.9 No finds were recovered during the excavation of the site. No environmental samples were collected during the excavation of the site.

6 ARCHAEOLOGICAL SEQUENCE

- 6.1.1 **Natural Geology:** The natural geological substrate [101]/[143]/[163] was encountered in all three trenches and was comprised of a yellowish/orangeish-brown clay with very occasional small sub-rounded stone inclusions, and was recorded at a maximum level of 52.96 aOD in Trench 3. Above the geological

strata, four archaeological phases of activity were encountered as described below:

6.2 Phase 1: Construction of late 18th-early 19th century workers' housing

- 6.2.1 All bricks used to construct structures attributed to this phase were handmade with average dimensions of 23cm x 11cm x 7cm. All contexts from this phase were uncovered within evaluation trench 2.
- 6.2.2 The earliest remains exposed during the evaluation were the truncated remains of a late 18th- to early 19th-century structure, comprised of five contexts.
- 6.2.3 An east-west aligned brick wall [144] measuring 2.6m long by 0.35m wide with a depth of 0.3m (Plate 7) had been laid on top of the natural clay [101]/[143]/[163] with no foundation cut recorded. The wall [144] was two courses wide laid in English Garden bond using sandy-lime mortar and survived to four courses in height. The wall [144] was heavily truncated to the west, leaving only a small section to the east surviving.
- 6.2.4 Immediately to the south of the wall [144] was a drain [147] that ran parallel to the wall [144]. The drain was built in a linear cut [147] with a recorded length of 0.85m and width of 0.3m. The cut [147] was filled by compact, moist, dark greyish-orangish brown clay [146] with occasional small red brick fragments.



Plate 7: General shot of wall [144], looking north, Scale: 2m and 1m.



Plate 8: General shot of drain [146], cut [147] and wall [145], looking east. Scale: 1 x 1m.



Plate 9: General shot of corner of late 18th-early 19th-century structure, including contexts [144], [145], [146], [147], [148], [149] and [153], looking north-east. Scale: 2m and 1m.

- 6.2.5 The fill [146] was covered by a wall [145] (Plate 8; Plate 9) constructed of handmade red bricks and small fairfaced rectangular yorkstone flags that measured an average size of 30cm x 20cm x 5cm. The wall [145] was linear and rectangular, running north-south and measured 1.05m x 0.23m x 0.21m. The brick-built section of the wall [145] was bonded with a sandy-lime mortar and was a maximum of three courses wide. It was laid in a mixture of a header and stretcher bond and survived to a height of three courses. The wall [145] was truncated to the south by a later drain [149]/[153], and the northern end of the wall [145] also appeared to have slightly sunken into drain [146].
- 6.2.6 Running perpendicular to the wall [145], to the south, was another wall [148], which was oriented east-west and was sat on natural clay [101]/[143]/163] with no foundations. The wall [148] had a recorded length of 1m, width of 0.23m and depth of 0.07m (Plate 10; Plate 11). It was likely an internal wall and was laid in a header bond with a sandy-lime mortar. The wall [148] was one course wide and survived to one course in height.



Plate 10: General shot of wall [148] and drain [149]/[153], looking east. Scale: 1 x 1m.



Plate 11: General shot of area surrounding walls [148], [145] and [144], looking north. Scale: 1 x 2m and 1 x 1m.

6.3 Phase 2: Mid-late 19th-century changes to earlier housing

- 6.3.1 The evaluation revealed a number of mid-late 19th-century drains associated with later modifications to the earlier housing on the site, totalling eight contexts. The drains from this phase were confined to evaluation trenches 2 and 3.
- 6.3.2 The construction cut for the drain [153] truncated the wall [145] in the north-east corner of Trench 2 (Plate 8 and Plate 10). The cut [153] for the drain [149] was linear in plan and was oriented east-west. The drain cut [153] ran adjacent to wall [148] and had a recorded length of 3.5m and width of 0.3m as observed, its full depth remained unexcavated. It was filled by compacted, very dry light greyish-brown silty-clay [149] with occasional small demolition rubble (redbrick, mortar and stone) fragments, surrounding a large broken brown salt-glazed, circular ceramic drainpipe. The fill [149] similarly ran 3.5m x 0.3m as observed.
- 6.3.3 In Trench 3, a northwest–southeast drain cut [156] truncated natural clay [101]/[143]/[163] in the north-eastern corner of the trench (Plate 12). The cut

[156] was linear and rectangular in plan and had a recorded length of 2.87m and width of 0.62m, with the depth remaining unexcavated. The cut [156] was filled by drain/fill [157] which was constituted by a friable, moist dark blackish-brown silty-clay with small occasional demolition rubble (redbrick, stone and mortar) fragments surrounding a circular, brown salt-glazed ceramic drainpipe. The fill similarly had a recorded length of 2.87m and width of 0.62m, with its depth remaining unexcavated.



Plate 12: General shot of Trench 3 above [156]/[157], looking southwest. Scale: 1m and 2m.

- 6.3.4 Running northeast-southwest across the centre of Trench 3, to the west of drain [156]/[157], was cut [164] which had an irregular cross-like shape in plan (Plate 13; Plate 14). The cut [164] had a measured length of 10.25m and width of 7.87m, with its depth remaining unexcavated. The cut [164] was filled by fill [155], which was constituted by a loose, moist, dark greyish-brown silty-sand with frequent demolition redbrick, stone and mortar inclusions, which surrounded a large circular cast-iron gas/water pipe and drains. Cut [164] and fill [155] were truncated to the northwest by cut [158] and to the southeast by cut [160].



Plate 13: General shot of Trench 3 above [160]/[161], looking northwest. Scale: 2m and 1m.



Plate 14: General shot of Trench 3, looking east. Scale: 2m and 1m.

6.3.5 Cutting [164]/[155] to the northwest, [158] was a linear, rounded rectangular cut in the northwest corner of Trench 3 (Plate 14). The cut [158] was oriented east-west and had a recorded length of 7m and width of 0.87m, with its depth remaining unexcavated. The cut [158] was filled by drain/fill [159], which was comprised of a loose, mid-yellowish-brown silt with occasional demolition rubble (redbrick, stone and mortar) inclusions, which surrounded a circular brown salt-glazed ceramic drainpipe. The fill [159] similarly measured 7m x 0.87m, with its depth remaining unexcavated.

6.4 **Phase 3: Construction of 1960s care home and housing**

6.4.1 The evaluation trenching revealed several structures associated with the later 1960s development of the site, including the remains of a care home and a house. This phase made up the majority of remains uncovered on the site and comprised a total forty four contexts. All bricks found from this phase were machine-made and had an average measurement of 23cm x 11cm x 8cm, unless otherwise stated.

6.4.2 Cutting [164]/[155] to the southeast, cut [160] ran east-west in the south-east corner of Trench 3. The cut [160] was a rounded sub-triangular shape in plan and had a recorded length of 4.12m and a maximum width of 1.87m, with its depth remaining unexcavated. The cut [160] was filled by [161], which was comprised of a light orangeish-brown clayey-sand with three thin circular metal pipes (Plate 13).

6.4.3 Cutting into the natural clay [101]/[143]/[163] to the northwest of Trench 2, [140] was a modern rounded sub-triangular cut running northwest-southeast (Plate 15). It had a recorded length of 3.2m and width of 2.07m as observed. The cut [140] was filled by drain fill [139], which also had a recorded length of 3.2m and width of 2.07m as observed. The depth of the drain remained unexcavated.



Plate 15: General shot of drains in the west of Trench 2, looking east. Scale: 1 x 2m and 1 x 1m.

- 6.4.4 To the east of [140]/[139], running north-south across the centre of Trench 2, cut [142] had a modern non-linear sub-rectangular shape in plan with a small squared area to the north (Plate 15). The cut [142] had a recorded length of 8.6m as observed and a minimum width of 0.35m and maximum of 1.35m, and was cut into the natural clay [101]/[143]/[163]. The cut [142] was filled by drain/fill [141], which also had a recorded length of 8.6m as observed and minimum width of 0.35m and a maximum width of 1.35m. The depth of the drain remained unexcavated.
- 6.4.5 Reinforced concrete beam/foundation layer [128] was laid on top of drains [140]/[139] and [142]/[141] and the natural geology [101]/[143]/[163] in trench 2 (Plate 16). The concrete foundation [128] was roughly L-shaped and was observed in the western half of trench 2, running north-south down the centre of the trench and running east-west adjacent to the northern section of the trench. The concrete beam/foundation [128] had a recorded length of 3.6m and width of 0.35m and depth of 0.2m. The eastern face of the beam [128] also had a hashed line pattern imprinted into its surface.



Plate 16: General shot of contexts [128], [129], [130], [131] and [132], looking west. Scale: 1 x 2m.

- 6.4.6 A brick-built wall [129] was laid on concrete foundation [128] in a stretcher bond with a dark brownish-black cement bonding (Plate 16). The wall [129] was linear and was oriented north-south. The wall [129] was one course wide and three courses deep, and was heavily damaged/truncated, leaving only a small section surviving.
- 6.4.7 To the north-west of wall [129] in Trench 2, brick-built wall [124] was also laid onto concrete beam/foundation [128] in a stretcher bond with a dark brownish-black cement (Plate 15; Plate 16). The wall [124] was two courses wide and had four courses surviving in height, with a recorded length of 12.2m, width of 0.48m and depth of 0.34m. Wall [124] was linear and was oriented east-west and was truncated to its eastern end.
- 6.4.8 Butting wall [129] to the south in Trench 2, concrete block [131] also sat on top of concrete beam/foundation [128] (Plate 16). The block [131] had a recorded length of 6m, width of 2.25m as observed and a depth of 0.4m and was oriented north-south.

- 6.4.9 Concrete slabs [130] were laid on top, and some to the west, of concrete block [131] and ran adjacent to wall [129], oriented north-south (Plate 17). The slabs [130] were rectangular and arranged lengthways, each slab measuring an average of 55cm x 35cm x 10cm. The slabs [130] also had a recorded length of 8.75m, width of 0.35m and depth of 0.1m, and were possibly part of the same structure as [125].
- 6.4.10 Running adjacent to [131] and [130] to the east in trench 2, concrete kerb [132] was oriented north-south and had a recorded length of 5.5m, width of 0.1m as observed and depth of 0.1m as observed (Plate 17). Each kerbstone had an average measurement of 50cm x 10cm x 10cm.



Plate 17: General shot of contexts [128], [127], [126] and [130] from above, looking south.

Scale: 1 x 2m.

- 6.4.11 Concrete base [127] was laid on top of concrete beam/foundation [128] in a rough L-shape, running both east-west and north-south (Plate 16). The base [127] forms a foundation layer of concrete and has a measured length of 1.05m as observed, width of 0.65m as observed and a depth of 0.1m. The concrete layer [127] likely continues further underneath [125] and [126].
- 6.4.12 Road/pathway [126] was laid onto concrete foundation layer [127] and was composed of a firm black asphalt with small to large stone inclusions (Plate 16). The asphalt [126] was poured in an L-shape adjacent to slabs [125] to the south and adjacent to slabs [130] to the west. The asphalt road/path [126] was damaged along its edge, suggesting it was likely longer but has been truncated later. The road/pathway [126] had a total length of 20.75m, an average width of 1.5m and depth of 0.12m.
- 6.4.13 Concrete slabs [125] ran adjacent to road/pathway [126] to the north, and also were laid on top of concrete foundation [127] (Plate 16). The slabs [125] had a recorded length of 11.1m, width of 0.35m and depth of 0.1m, with each rectangular slab having an average measurement of 0.55m x 0.35m x 0.1m. The slabs [125] were arranged in a line lengthways oriented east-west.
- 6.4.14 Cutting into the natural [101]/[143]/[163] in the south-west corner of trench 2, cut [135] ran east-west, adjacent to the south section of the trench. The cut [135] was only partially visible and appeared to be a rounded sub-linear shape in plan, with a measured length of 6.6m as observed, width of 0.55m as observed, its depth remained unexcavated. The cut [135] was filled by modern drain/fill [136], which also had a length of 6.6m and width of 0.55m as observed.
- 6.4.15 Cut [134] truncated [136] along its centre slightly to the west, in the south-west corner of trench 2. The cut [134] had a linear sub-rectangular shape in plan with a rounded end to the north, with a recorded length of 6.9m as observed and width of 1.05m. The cut [134] was oriented north-south and was filled by modern drain/fill [133], which also had a recorded length of 6.9m as observed and width of 1.05m, its depth remained unexcavated.
- 6.4.16 Cutting [136] along its centre, slightly to the east, cut [138] was also a linear sub-rectangular shape in plan with a rounded end to the north, and was also found in the south-west corner of trench 2. The cut [138] was oriented north-south and had a measured length of 1.35m and width of 1.05m as observed

and was filled by modern drain/fill [137], which also measured 1.35m x 1.05m, its depth remained unexcavated.

6.4.17 In the south-east corner of trench 2, cut [150] was cut into natural [101]/[143]/[163]. The cut [150] was a large L-shape in plan and was oriented both east-west and north-south (Plate 18; Plate 19; Plate 20). The cut [150] had a recorded length of 5.15m as observed and varied width between 1.05 to 3m. [150] was filled by deep modern drain/fill [151], which also had a recorded length of 5.15m as observed and width between 1.05 to 3m. The depth of fill [151] was not fully excavated. The fill [151] was comprised of a firm, dry mid blackish-brown silty-sandy clay with occasional stone and redbrick fragment inclusions.



Plate 18: General shot of cut [150] and fill [151] from above, looking north. Scale: 1 x 2m and 1m.



Plate 19: General shot of section of deep drain [150]/[151], looking south. Scale: 1 x 2m and 1 x 1m.



Plate 20: General shot of drain [150]/[151], looking southeast. Scale: 1 x 2m and 1 x 1m.

6.4.18 In the north-east of trench 2, cut [154] was also cut into natural [101]/[143]/[163] and was a linear rectangular shape in plan (Plate 21). The cut [154] was oriented northwest-southeast and had a recorded length of 4.7m as observed and width of 0.1m. The cut [154] was filled by modern gas pipe/fill [152], which was comprised of a dry, compacted mid greyish-brown sandy clay surrounding a modern yellow gas pipe. Pipe/fill [152] also had a recorded length of 4.7m as observed and a width of 0.1m, its depth remained unexcavated.



Plate 21: General shot of drain [154]/[152], looking north. Scale: 1 x 2m.

6.4.19 Concrete foundation layer [120] was laid onto the natural [101]/[143]/[163] throughout trench 1 (18.6m x 10m as observed) with a maximum thickness of 0.23m (Plate 22; Plate 23).



Plate 22: General shot of sondage in corner of floor [117] showing natural [101]/[143]/[163], looking northeast. Scale: 1 x 2m and 1 x 1m.



Plate 23: General shot of south-east facing section cut into concrete floor [117] showing contexts [120], [119] and [117], looking northwest. Scale: 1 x 2m and 1 x 1m.

- 6.4.20 Layer [119] was a pale yellowish-white, fairly-compacted, stone packing material with an abundance of sub-angular white stone inclusions and plastic sheeting laid over the top of concrete foundation layer [120] (Plate 23). The layer [119] was found throughout Trench 1 (18.6m x 10m as observed) and had a measured thickness of 0.12m.
- 6.4.21 Laid on top of modern packing layer [119] in Trench 1, concrete floor surface [117] was found throughout Trench 1 with recorded measurements of 18.6m x 10m x 0.2m as observed to the limit of excavation (Plate 24; Plate 25).



Plate 24: General shot of north-western end of floor [117], looking northeast. Scale: 1 x 2m and 1 x 1m.

6.4.22 External linear redbrick wall [103] was laid on top of floor [117] to the north, oriented northeast-southwest and had a measured length of 18.6m as observed, width of 0.28m and depth of 0.77m. Wall [103] was 3 courses wide, with thick layers of concrete mortar bonding courses together, and 11 courses deep and was laid in a stretcher bond with a compacted concrete mortar (Plate 25; Plate 26; Plate 27). The wall [103] had several pipes cut into it leading downwards from paved floor [102] and had several protruding bricks on the internal southeast-facing face likely for a decorative purpose.



Plate 25: General shot of wall [103] and floor [117], looking north. Scale: 1 x 2m and 1 x 1m.



Plate 26: General shot of southeast face of wall [103] looking northwest. Scale: 2m and 1m.



Plate 27: General shot of pipes in southeast face of wall [103] leading from floor surface [102], looking northwest. Scale: 1 x 2m and 1 x 1m.

6.4.23 Paved floor [102] ran adjacent to the uppermost course of wall [103] in Trench 1 and was constructed of squared concrete flagstones, each measuring an average of 61cm x 61cm x 6cm (Plate 28; Plate 29). The floor [102] was linear and oriented northeast-southwest and was laid directly onto geological natural [101]/[143]/[163], with a recorded length of 18.6m as observed, width of 1.25m and depth of 0.06m. The floor surface [102] also has several drainage grids in its surface which connect to pipes which cut through wall [103] and drain onto floor [117].



Plate 28: General shot of southwestern end of paved floor [102], looking southwest. Scale: 1 x 2m and 1 x 1m.



Plate 29: General shot of northeastern end of paved floor [102], looking northeast. Scale: 1 x 2m and 1 x 1m.

6.4.24 Linear redbrick wall [104] butted wall [103] on its southwest end and was laid on top of floor [117] in Trench 1, with a recorded length of 10m as observed, width of 0.43m and depth of 0.83m (Plate 30). The wall [104] was oriented northwest-southeast and was laid partially in a stretcher bond on its northwest end and partially in a hit and miss brick bond to its southeast end, bonded with cement.



Plate 30: General shot of wall [104] with buttresses [107] and [108], and walls [106] and [105], looking southwest. Scale: 1 x 2m and 1 x 1m.

6.4.25 Small squared buttress [108] butted wall [104] on its northeast-facing face to its southeast end (Plate 31). The buttress [108] was oriented northeast-southwest and laid in a mix of header and stretcher bonds with cement bonding, with a recorded length of 0.22m, width of 0.23m and height of 0.49m.



Plate 31: General shot of southeast end of hit and miss brickwork on wall [104] and buttresses [108] and [107], looking southwest. Scale: 1 x 2m and 1 x 1m.

- 6.4.26 Similarly, small squared buttress [107] butted wall [104] on its northeast-facing face slightly northwest of buttress [108] (Plate 31). The buttress [107] was a oriented northeast-southwest and was also laid in a mix of header and stretcher bonds with cement bonding. The buttress [107] had recorded measurements of 0.24m long x 0.22m wide x 0.4m tall.
- 6.4.27 Linear redbrick internal wall [106] was 2 courses wide and laid on top of floor [117] immediately northwest of buttress [107] and was laid in an English garden wall bond with a cement mortar (Plate 32). The wall [106] was oriented northeast-southwest and was recorded at 1.61m long x 0.23m wide x 0.78m tall. The wall [106] also abutted wall [104] to its southeast end and formed a corridor with associated wall [105].



Plate 32: General shot of walls [105] and [106], looking southwest. Scale: 1 x 2m and 1 x 1m.

- 6.4.28 Linear redbrick internal wall [105] was 2 courses wide and was also laid on top of floor [117]. It was laid in an English garden wall bond with cement to the northwest of wall [106] (Plate 32). The wall [105] was oriented northeast-southwest and had a recorded length of 1.44m, width of 0.36m and height of 0.56m. The wall [105] also abutted wall [104] towards its southeast end and formed a corridor structure with associated wall [106].
- 6.4.29 Linear redbrick internal wall [114] was laid on top of floor [117] and ran along the centre of Trench 1, oriented northeast-southwest (Plate 33). The wall [114] was 2 courses wide and laid in a stretcher bond with cement, with a recorded length of 8.93m as observed, width of 0.24m and height of 0.88m.
- 6.4.30 To the southwest of wall [114], linear internal redbrick wall [111] also ran along the centre of Trench 1, oriented northeast-southwest (Plate 33). The wall [111] was also 2 courses wide and laid in a stretcher bond with cement, and was recorded at 2.28m long x 0.23m wide x 0.49m.



Plate 33: Gap for doorway between southwest end of wall [114] and northeast end of wall [111], looking southeast. Scale: 1 x 1m.

- 6.4.31 On top of floor [117], a number of small sections of internal redbrick wall [118], keyed into wall [103], along with associated former wall scars were seen on the floor's upper surface (Plate 25; Plate 26). Each brick was unfrogged redbrick and measured an average of 22cm x 11cm x 7cm, laid in a stretcher bond, and was bonded with cement, with the scars comprising 8 walls in total. The structures [118] were oriented northwest-southeast and were comprised of four walls measuring 4.6m long x 0.23m wide x 0.02 to 0.61m thick, and four walls measuring 2.8m long as observed x 0.23m x 0.02m thick, separated by a 1.48m corridor gap.
- 6.4.32 To the southeast of wall [111], linear internal redbrick wall [109] was laid on top of floor [117] in a hit and miss brick bond and oriented northwest-southeast (Plate 34). The wall [109] was 2 courses wide and had a recorded length of 2.8m, maximum width of 0.39m and height of 0.85m.



Plate 34: General shot of walls [109] and [110] and wall [112] from above, looking southwest.

Scale: 1 x 2m and 1 x 1m.

- 6.4.33 Butting wall [109] on its northwest end, linear internal redbrick wall [110] was laid on top of floor [117] in an English garden wall bond with cement, oriented northeast-southwest perpendicular to wall [109] (Plate 34). Wall [110] had a recorded length of 1.75m, width of 0.22m and height of 0.76m.
- 6.4.34 To the northeast of wall [109], wall [112] was an internal redbrick L-shaped wall laid on top of floor [117] in an English garden wall bond, bonded with cement (Plate 35). The northwest-southeast axis of wall [112] had a recorded length of 2.7m, width of 0.56m and height of 0.47m. Meanwhile, the northeast-southwest axis of wall [112] had a recorded length of 2.3m, width of 0.23m and height of 0.63m.



Plate 35: General shot of wall [112] and buttress [113], looking northeast. Scale : 1 x 1m.

6.4.35 In the southeast corner of [112], butting its southwest-facing face, buttress [113] was laid on top of floor [117] (Plate 35). The buttress [113] was made of engineering brick with an average measurement of 22cm x 11cm x 7cm and are laid in a mix of header and stretcher bonds with cement. Buttress [113] was oriented northeast-southwest and had recorded measurements of 0.23m x 0.22m x 0.39m.

6.4.36 To the northwest of buttress [113], concrete block [116] was laid on top of floor [117] and was aligned northwest-southeast, with a recorded length of 2.3m, width of 0.92m and height of 1m (Plate 36; Plate 37; Plate 38). The concrete block [116] had 4 iron fixings observed in its northern corner.



Plate 36: General shot of concrete block [116] with metal fixings, looking northwest. Scale: 1 x 2m.



Plate 37: General shot of concrete block [116] and southwest face of wall [115], looking northeast. Scale: 1 x 2m.



Plate 38: General shot of concrete block [116] and northwest face of wall [115], looking southeast. Scale: 1 x 2m and 1 x 1m.

6.4.37 Surrounding concrete block [116], internal L-shaped redbrick wall [115] was laid on top of floor [117] in a stretcher bond with cement (Plate 37; Plate 38). The wall [115] was built around concrete block [116] and was made of a mix of unfrogged redbrick and engineering redbrick. The northwest-southeast axis of the wall [115] had a recorded length of 2.05m, width of 0.22m and height of 0.95m. The northeast-southwest axis of the wall [115] had a recorded length of 2.6m, width of 0.22m and height of 0.95m.