

CPAT Report No. 1777


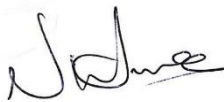
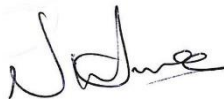
# Queensferry Industrial Estate, Flintshire

Archaeological Watching Brief



YMDDIRIEDOLAETH ARCHAEOLEGOL CLWYD-POWYS  
CLWYD-POWYS ARCHAEOLOGICAL TRUST

Client name: RJP Construction  
 CPAT Project No: 2494  
 Project Name: Queensferry Industrial Estate  
 Grid Reference: SJ 3241 6770  
 County/LPA: Flintshire  
 Planning Application: 060679  
 CPAT Report No: 1777  
 HER Enquiry No: N/A  
 Event PRN: 140361  
 Report status: Final

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# CONTENTS

<b>SUMMARY .....</b>	<b>ii</b>
<b>CRYNODEB.....</b>	<b>ii</b>
<b>1 INTRODUCTION.....</b>	<b>3</b>
<b>2 HISTORICAL BACKGROUND .....</b>	<b>4</b>
<b>3 WATCHING BRIEF .....</b>	<b>5</b>
<b>4 CONCLUSIONS.....</b>	<b>8</b>
<b>5 SOURCES .....</b>	<b>8</b>
<b>6 ARCHIVE DEPOSITION STATEMENT .....</b>	<b>8</b>
<b>APPENDIX 1: CPAT WSI 2249.....</b>	<b>9</b>

## Summary

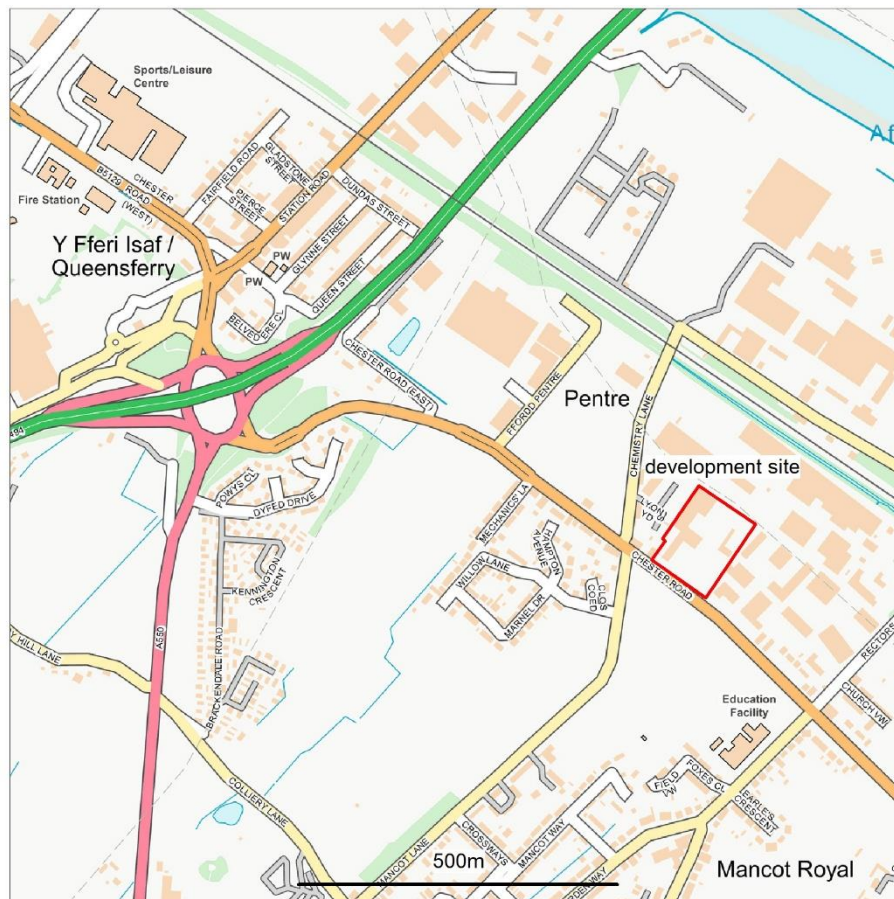
In February 2021 the Clwyd-Powys Archaeological Trust conducted a watching brief on behalf of RJP Construction during the construction of a new convenience store at Queensferry Industrial Estate, Flintshire. The development was located on the site of a 19<sup>th</sup>-century wireworks and later a corn mill and the excavation of two service trenches revealed structural evidence for the main building, consisting of four brick walls, as well as a brick floor associated with an ancillary building.

## Crynodeb

Fis Chwefror 2021, bu Ymddiriedolaeth Archaeolegol Clwyd-Powys yn cynnal briff gwylio ar ran RJP Construction yn ystod gwaith adeiladu siop gyfleustra newydd ar Stad Ddiwydiannol Queensferry, Sir y Fflint. Roedd y datblygiad ar safle gweithfa gwifrau o'r 19eg ganrif a melin flawd ddiweddarach, a phan gloddiwyd dwy rych gwasanaeth datgelwyd tystiolaeth strwythurol o'r prif adeilad, yn cynnwys pedair wal frics, yn ogystal â llawr brics a oedd yn gysylltiedig ag adeilad ategol.

# 1 Introduction

- 1.1. The Clwyd-Powys Archaeological Trust was invited by RJP Construction to undertake an archaeological watching brief in connection with the redevelopment of land at Queensferry Industrial Estate, Flintshire.
- 1.2. The development is located on the north-east side of Chester Road, 900m south-east of Queensferry (Fig. 1; SJ 3241 6770).



*Contains Ordnance Survey data © Crown copyright and database right 2018*

*Fig. 1 Location of the development site*

- 1.3. Planning permission (060679) was granted in July 2020 for the erection of a convenience store (A1 use class) and two storage and distribution units (B8 use class), together with alterations to existing access and associated parking, and included the following condition relating to heritage mitigation:

No development shall commence until a scheme detailing the measures through which a suitably qualified archaeological contractor is proposed to be present during the undertaking of any ground works in the development area so that an archaeological watching brief can be conducted. A copy of the resulting report should be submitted to the Local Planning Authority for their written approval.

REASON: In the interests of securing the preservation, by record, of any archaeological remains which may be revealed during ground excavations for the consented development and to comply with the requirements of Policies GEN1 and HE8 of the Flintshire Unitary Development Plan.

- 1.4. The site lies within a potential flood zone, as a result of which the foundations for the new buildings were designed to be formed on the existing ground surface using ring-beam foundations, the general level then being raised. The only excavations to any depth were those associated with an attenuation tank and a number of new drains.

## 2 Historical Background

- 2.1. This section provides a brief summary of the archaeology and history of the study area and its immediate surrounds, to enable the findings of the assessment to be placed in a wider context.
- 2.2. The archaeological interest in the site relates to a 19<sup>th</sup>-century wireworks which was established around 1852 by Hugh Fenton, a former colliery agent from Lancashire who by then had an interest in coal mining in the area, and Frederick Hyde. In 1854 Fenton, Hyde and Company were contracted to armour a new submarine telegraph cable to connect Holyhead with Howth, near Dublin. The association with Hyde was dissolved in July 1855, at which point Fenton found a new partner in William Davies, trading as Davies, Fenton and Company until 1859. A much larger partnership, Whaley, Burrows and Fenton, was then formed with finance from the owners of Lancashire coal mines. In 1864 the firm was reorganised as the Queen's Ferry Wire Rope Company, although it was short-lived, being placed in administrative bankruptcy two years later. The wireworks was depicted as disused by the Ordnance Survey in 1870 (Fig. 2).

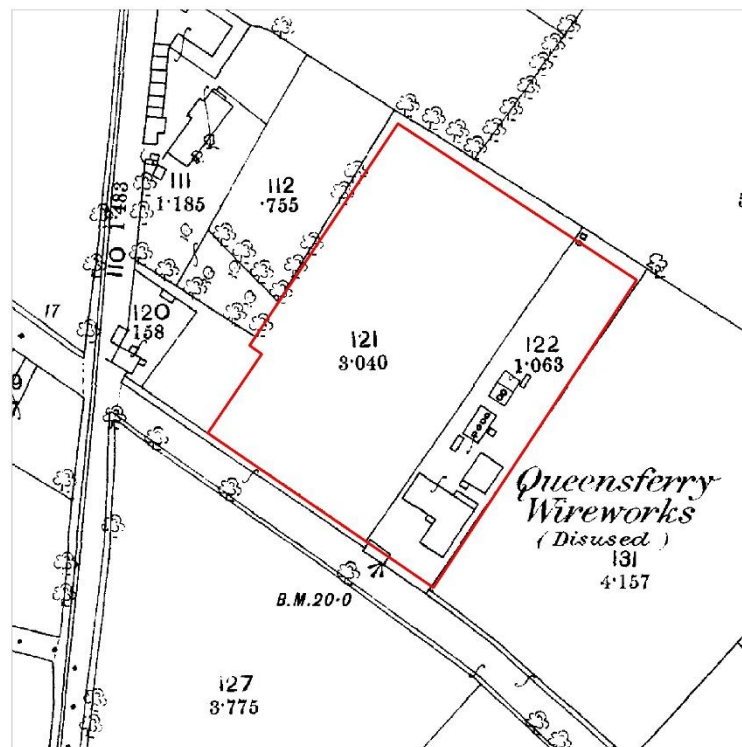


Fig. 2 Ordnance Survey 1<sup>st</sup> edition 25" map of 1870

- 2.3. By 1899 the Ordnance Survey second edition 25" mapping shows that the main buildings had been repurposed as a cornmill (Fig. 3).

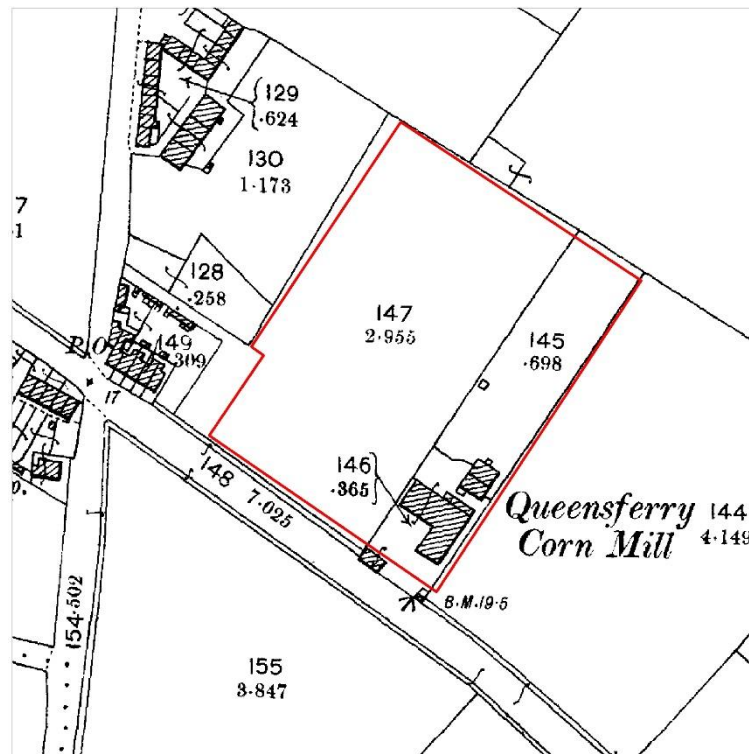


Fig. 3 Ordnance Survey 2<sup>nd</sup> edition 25" map of 1899

### 3 Watching Brief

- 3.1. The watching brief was conducted on 1 February 2021 in accordance with the Chartered Institute for Archaeologists' (CIfA) (2020) *Standard and Guidance for an Archaeological Watching Brief*. The work comprised the monitoring of excavations for two trenches to accommodate new drainage, focusing on their intersection with the main wireworks building (Fig. 4).

#### **Trench 1**

- 3.2. Excavations for Trench 1 removed a 0.14m-thick layer of concrete, overlying 0.15m of ash/clinker, 0.3m of dark, silty clay and 0.17m of pale silty clay (Fig. 5). This revealed four foundation walls constructed from unfrosted, hand-made bricks. The walls were 0.48m wide and are assumed to be associated with the main wireworks building.

#### **Trench 2**

- 3.3. The removal of successive layers of ash/clinker and dark, silty clay, revealed a brick floor, 7.2m wide, at a depth of around 0.3m, which was not disturbed by the excavations. The floor was roughly-built, using recycled unfrosted bricks identical to those forming the walls observed in Trench 1 (Fig. 6).

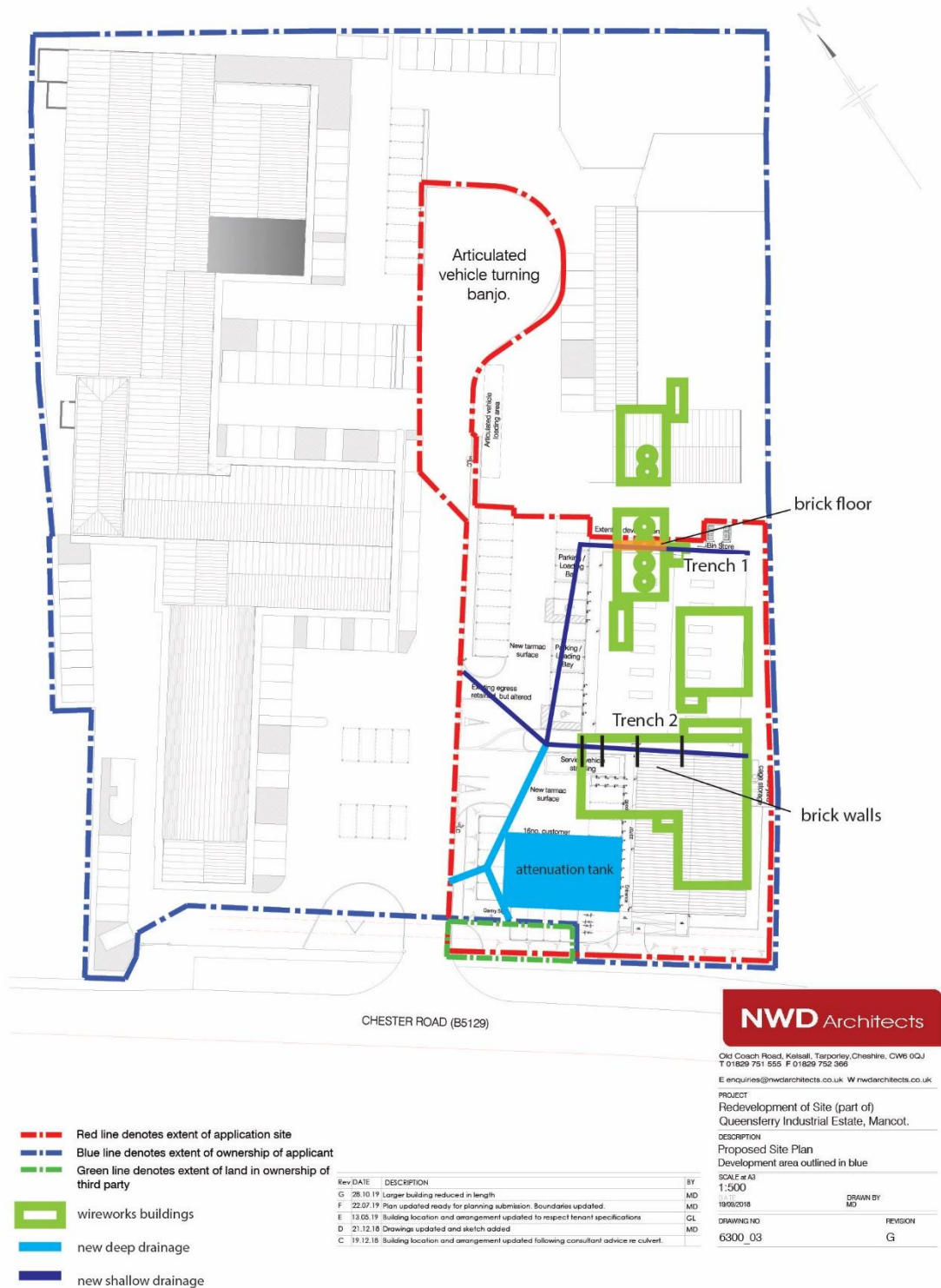


Fig. 4 The development layout showing the location of the wireworks buildings and features revealed during the watching brief





*Fig. 5 Pipe-laying in Trench 1*



*Fig. 6 Trench 2, showing the brick floor associated with the wireworks*

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## 4 Conclusions

- 4.1. The watching brief was maintained during the excavation of two service trenches across the site of a 19<sup>th</sup>-century wireworks and later corn mill. The excavations revealed the western wall of the main building, together with three internal walls and a brick floor associated with an ancillary building to the north. The main buildings associated with both industries were depicted by the Ordnance Survey in the late 19<sup>th</sup> century and the results from the watching brief confirmed the accuracy of this mapping.

## 5 Sources

1870 Ordnance Survey 1:2500 1<sup>st</sup> edition Flintshire 10.15

1899 Ordnance Survey 1:2500 2<sup>nd</sup> edition Flintshire 10.15

## 6 Archive deposition Statement

- 6.1. The project archive has been prepared according to the CPAT Archive Policy and in line with the CIfA *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives guidance* (2014). The archive is entirely digital and will be deposited jointly with the Historic Environment Record, Clwyd-Powys Archaeological Trust and the National Monuments Record (RCAHMW).

### **Archive summary**

CPAT Event PRN: 140361

7 digital photographs, CPAT film no 4888

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## Appendix 1: CPAT WSI 2249

### 1 Introduction

- 1.1. The Field Services Section of the Clwyd-Powys Archaeological Trust has been invited by RJP Construction to undertake an archaeological watching brief in connection with the redevelopment of land at Queensferry Industrial Estate, Flintshire.
- 1.2. The development is located on the north-east side of Chester Road, 900m south-east of Queensferry (SJ 3241 6770).
- 1.3. Planning permission (060679) was granted in July 2020 for the erection of a convenience store (A1 use class) and two storage and distribution units (B8 use class), together with alterations to existing access and associated parking, and included the following condition relating to heritage mitigation:

No development shall commence until the a scheme detailing the measures through which a suitably qualified archaeological contractor is proposed to be present during the undertaking of any ground works in the development area so that an archaeological watching brief can be conducted. A copy of the resulting report should be submitted to the Local Planning Authority for their written approval.

REASON: In the interests of securing the preservation, by record, of any archaeological remains which may be revealed during ground excavations for the consented development and to comply with the requirements of Policies GEN1 and HE8 of the Flintshire Unitary Development Plan.

- 1.4. The site lies within a potential flood zone, as a result of which the foundations for the new buildings will be formed on the existing ground surface using ring-beam foundations, the general level then being raised. The only significant excavations will be for the attenuation tank and a number of new drains.
- 1.5. The archaeological interest in the site relates to a 19<sup>th</sup>-century wireworks which was depicted by the Ordnance Survey in 1870, while by 1899 it was used as a cornmill.

### 2 Objectives

- 2.1. The objectives of the watching brief are:
  - to monitor the excavation of two drains which cross the footprint of 19<sup>th</sup>-century buildings (see Fig. 4);
  - to investigate and record any archaeological features/deposits/artefacts identified during the watching brief;
  - to prepare a report outlining the results of the watching brief and the research potential of the site archive;
  - to prepare a final publication of the results in an appropriate regional or national journal, depending on the nature and significance of any archaeology.

## 3 Methodology

### Fieldwork

- 3.1. The watching brief will be conducted according to the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for an Archaeological Watching Brief* (revised 2020). The watching brief will be undertaken to monitor groundworks associated with the construction of the new extension. The excavation of any archaeological features or deposits will be undertaken by hand using the conventional techniques for archaeological excavation:
- The presence or absence of archaeological features encountered during the ground works will be noted.
  - Where features of archaeological interest are identified during the ground works they will be systematically investigated by hand with sufficient work being undertaken to determine their date, character and function, using the conventional techniques for archaeological excavation and in accordance with CIfA Standard and Guidance.
  - All features will be located as accurately as possible on an overall plan of the development at an appropriate scale, showing boundaries depicted on Ordnance Survey mapping.
  - Contexts will be recorded on individual record forms, using a continuous numbering system, and be drawn and photographed as appropriate.
  - Plans will be drawn on permatrace to a scale of 1:10, 1:20 or 1:50, as appropriate.
  - All photography will be taken using a digital SLR camera with a minimum resolution of 12 mega pixels, including a metric scale in each view, with views logged in a photographic register.
  - In the event of human burials being discovered the Ministry of Justice (MoJ) will be informed. The remains will initially be left in situ, and if removal is required, a MoJ licences will be applied for under the Burial Act 1857.
  - In the event of finding any artefacts covered by the provisions of the Treasures Act 1996, the appropriate procedures under this legislation will be followed.

### Selection Strategy

- 3.2. Unstratified finds will only be collected where they contribute significantly to the project objectives or are of particular intrinsic interest. All artefacts will be retained from stratigraphically secure contexts of 18th-century date or earlier. In the case of later or disturbed contexts, all 18th-century or earlier material will be retained, together with a sample of later finds to assist with dating and phasing, unless later deposits/artefacts are deemed to be of high archaeological value.
- 3.3. CPAT has a retention policy for artefacts which prioritises as follows:

#### High priority for retention

- Rare finds from stratified and unstratified contexts
- Prehistoric and early medieval assemblages
- Key stratigraphic dating assemblages crucial to the structural development of the site
- Assemblages which are not well represented in museum collections

#### High priority for disposal

- Unstratified material unless intrinsically dateable and unusual/rare

- Artefacts from residual/intrusive contexts unless of key stratigraphic importance to the site
- Assemblages already well represented in museum collections
- Unprocessed environmental/soil samples

## Post-excavation and reporting

- 3.4. All artefacts and environmental samples will be treated in a manner appropriate to their composition and a sampling strategy will be developed as appropriate:
- All stratified finds will be collected by context, or where appropriate, individually recorded in three dimensions. Unstratified finds will only be collected where they contribute significantly to the project objectives or are of particular intrinsic interest.
  - All finds and samples will be collected, processed, sorted, quantified, recorded, labelled, packed, stored, marked, assessed, analysed and conserved in a manner appropriate to their composition and in line with appropriate guidance.
  - arrangements to assess and study any artefacts, assemblages and environment samples.
  - Any artefacts recovered during the watching brief will be deposited with an appropriate museum, subject to the permission of the owner.
- 3.5. Following the on-site work an illustrated report will be prepared containing conventional sections to include:
- Non-technical summary
  - Introduction
  - Site location
  - Archaeological Background
  - Watching brief
  - Conclusions
  - References
  - Appropriate appendices on archives and finds
- 3.6. The report summary will be provided in English and Welsh, in accordance with the *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) V1* (July 2018).

## Site archive

- 3.7. The overall archive will conform to guidelines described in *Management of Research Projects in the Historic Environment* (MoRPHE), Historic England 2015, the CIfA (2020) *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives* and *The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales* (NPAAW, 2017).
- 3.8. The paper and digital archive will be deposited with the National Monuments Record (NMR), RCAHMW, including a copy of the final report. This archive will include all written, drawn, survey and photographic records relating directly to the investigations undertaken. A copy of the digital archive only will also be lodged with the Historic Environment Record, Clwyd-Powys Archaeological Trust.

## ***Data management plan***

- 3.9. The project will be conducted in accordance with CPAT's data management policy. All paper records will be collated, catalogued and labelled with the unique project code. All digital data

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will follow strict file naming, to include the unique project code, and be sorted into a standard series of sub-folders. The digital data will be catalogued, including a list of file types and relevant software.

## 4 Resources and programming

- 4.1. The watching brief will be undertaken by a skilled archaeologist under the overall supervision of Nigel Jones, a senior member of CPAT's staff who is also a member of the Chartered Institute for Archaeologists (CIfA). CPAT is also a CIfA Registered Organisation and as such agrees to abide by their *Code of Conduct* (2019).
- 4.2. All report preparation will be completed by or with the assistance of the same field archaeologist(s) who conducted the site work. Copies of the report will be deposited with the client and the regional Historic Environment Record within one month of the completion of on-site works. If appropriate, a short report will be published in *Archaeology in Wales*.
- 4.3. Requirements relating to Health and Safety regulations will be adhered to by CPAT and its staff.
- 4.4. CPAT is covered by appropriate Public and Employer's Liability insurance, as well as Professional Indemnity insurance.

N W Jones

6 October 2020