

**NEW FARM SITE, LAND NORTH OF STANTON LANE, STANTON UNDER
BARDON, HINCKLEY AND BOSWORTH BOROUGH, LEICESTERSHIRE**

**SPECIFICATION FOR AN
ARCHAEOLOGICAL EVALUATION**

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HBBC Planning Ref.: APP/K2420/W/21/3279939
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Site code: NSLE 23
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Prepared for
Boyer Planning

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Non-Technical Summary

A programme of archaeological evaluation trenching is to take place in advance of the construction of farm buildings on a site to the north of Stanton Lane/Ellistown Lane in the parish of Stanton under Bardon in the Hinckley and Bosworth borough of Leicestershire. If exposed, any archaeological deposits or remains will be assessed and recorded.

The development forms part of a larger project, which involves the demolition of the farm buildings of the current Wood Farm, the construction of commercial and industrial buildings on its site, and the construction of a new farmstead on the present evaluation site, which lies to the east of the existing farmstead. The new farm site lies approximately 300m to the west of the historic core of the settlement: historic mapping and extant ridge-and-furrow earthworks in both fields indicate that, prior to enclosure in the late 18th century, the site lay within one of the communally strip-cultivated parish open fields. Archaeological works within the study area have retrieved prehistoric and Roman artefacts in the vicinity of the site, although no stratified material has been found.

As the site contains known archaeological remains and may be of further archaeological interest, the implementation of an archaeological mitigation strategy is required by conditions of planning permission. The mitigation strategy is initially to consist of a programme of trial trenching. This document describes the archaeological methodology that will be adopted as part of the scheme of archaeological works in order to comply with the planning conditions and the reporting and archive procedures that will follow.

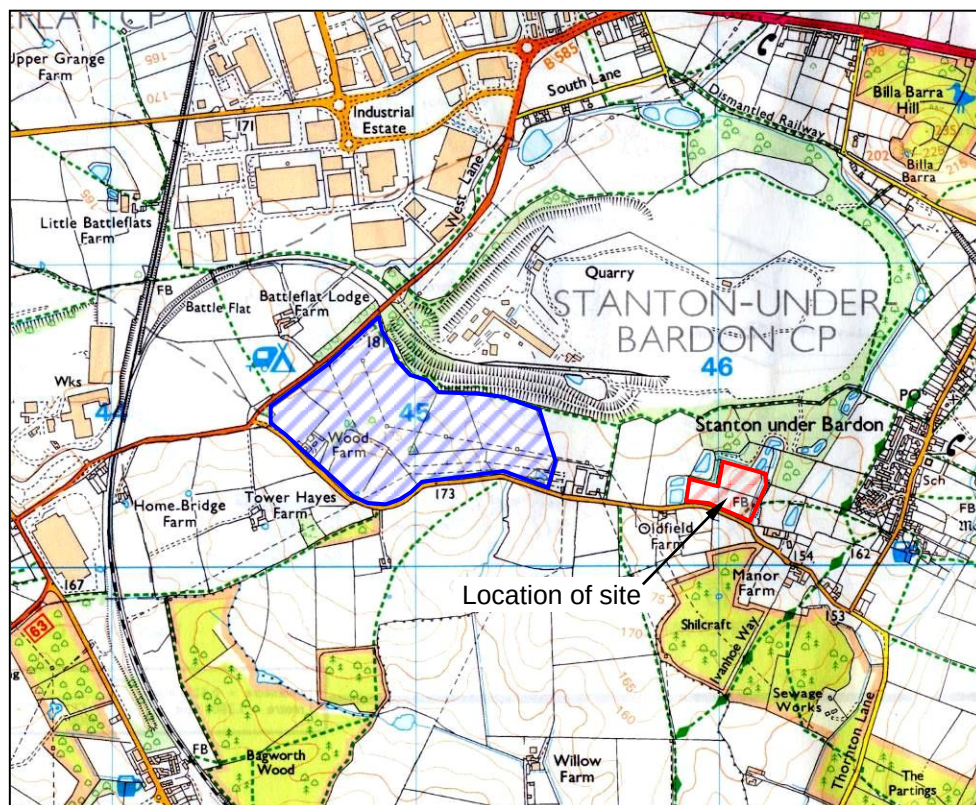


Figure 1: Location plan of the redevelopment site at scale 1:25,000. The current site of the Wood Lane farmstead, with the area of the proposed commercial and industrial development, is hatched blue, and the site of the new farmstead, on which the evaluation trenching is to take place, is hatched red. OS mapping © Crown copyright. All rights reserved. PCAS licence no. 100049278.

1.0 Introduction

PCAS Archaeology Ltd. was commissioned by Boyer Planning to prepare a specification for a scheme of archaeological evaluation trenching in advance of the construction of farm buildings on a site to the north of Stanton Lane/Ellistown Lane in the parish of Stanton under Bardon in the Hinckley and Bosworth borough of Leicestershire. The development forms part of a larger project, which involves the demolition of the farm buildings of the current Wood Farm, the construction of commercial and industrial buildings on its site, and the construction of a new farmstead on the present evaluation site (marked in red on figure 1), which lies to the east of the existing farmstead (marked in blue).

The new farm site lies approximately 300m to the west of the historic core of the settlement: historic mapping and extant ridge-and-furrow earthworks in both fields indicate that, prior to enclosure in the late 18th century, the site lay within one of the communally strip-cultivated parish open fields. Archaeological works within the study area have retrieved prehistoric and Roman artefacts in the vicinity of the site, although no stratified material has been found.

As the site contains known archaeological remains and may be of further archaeological interest, the implementation of an archaeological mitigation strategy is required as a condition of planning permission. The mitigation strategy is initially to consist of a programme of trial trenching, in order to ensure that any archaeological remains within the development area are taken fully into consideration prior to the development process, to ensure their proper recording in the county Historic Environment Record, and to determine whether any further archaeological intervention is required in order to mitigate any potential damage to the archaeological record (by preservation *in situ* or by further investigation and recording).

This specification (Written Scheme of Investigation – WSI) for an archaeological evaluation follows current best practice and appropriate national guidance including:

- National Planning Policy Framework (NPPF), 2021 revision;
- Chartered Institute of Field Archaeologists (CIFA) Code of Conduct, 2019 revision;
- CIFA Standards and Guidance for Archaeological Evaluations, 2020 revision;
- Management of Research Projects in the Historic Environment (MoRPHE ver. 1.2, 2015, Historic England).

2.0 Site Location and Description (figs. 1 and 2)

The parish of Stanton under Bardon is in the Hinckley and Bosworth borough of Leicestershire: Stanton under Bardon village lies approximately 12km south-east of Ashby-de-la-Zouch and 12km north-west of central Leicester, within the southern edge of the 'Thringstone/Markfield Quarries and Settlement' Character Area of the Charnwood Forest Landscape Character Assessment.

The proposed redevelopment site is located to the west of the village and to the south of Cliffe Hill Quarry, on the north side of the road known as Stanton Lane towards the west and as Ellistown Lane towards the east. The entire application area consists of two separate parts, with the larger western part including c. 31.5 hectares of agricultural land and the existing farmstead of Wood Farm (area outlined in blue on fig. 1). The scheme of evaluation trenching set out in this WSI is to take place in the smaller eastern part, which consists of two rectangular pasture fields with east-to-west axes, totalling 2.88 hectares, with the southern field extending further than the northern. A public footpath runs across the south-eastern corner of the southern field. The fields are separated by a hedge, and bounded by hedges and trees, with woodland areas and a number of small lakes (probably flooded workings) to

the north-west and north; they are immediately surrounded by agricultural land, with the New Cliffe Hill Quarry further to the north and the village of Stanton under Bardon approximately 300m to the north-west. Earthwork ridge-and-furrow, aligned east-to-west parallel to the road and the long-axis field boundaries, was observed in both fields during a site visit made during research for the DBA (Lane, 2020; MSA, 2021).

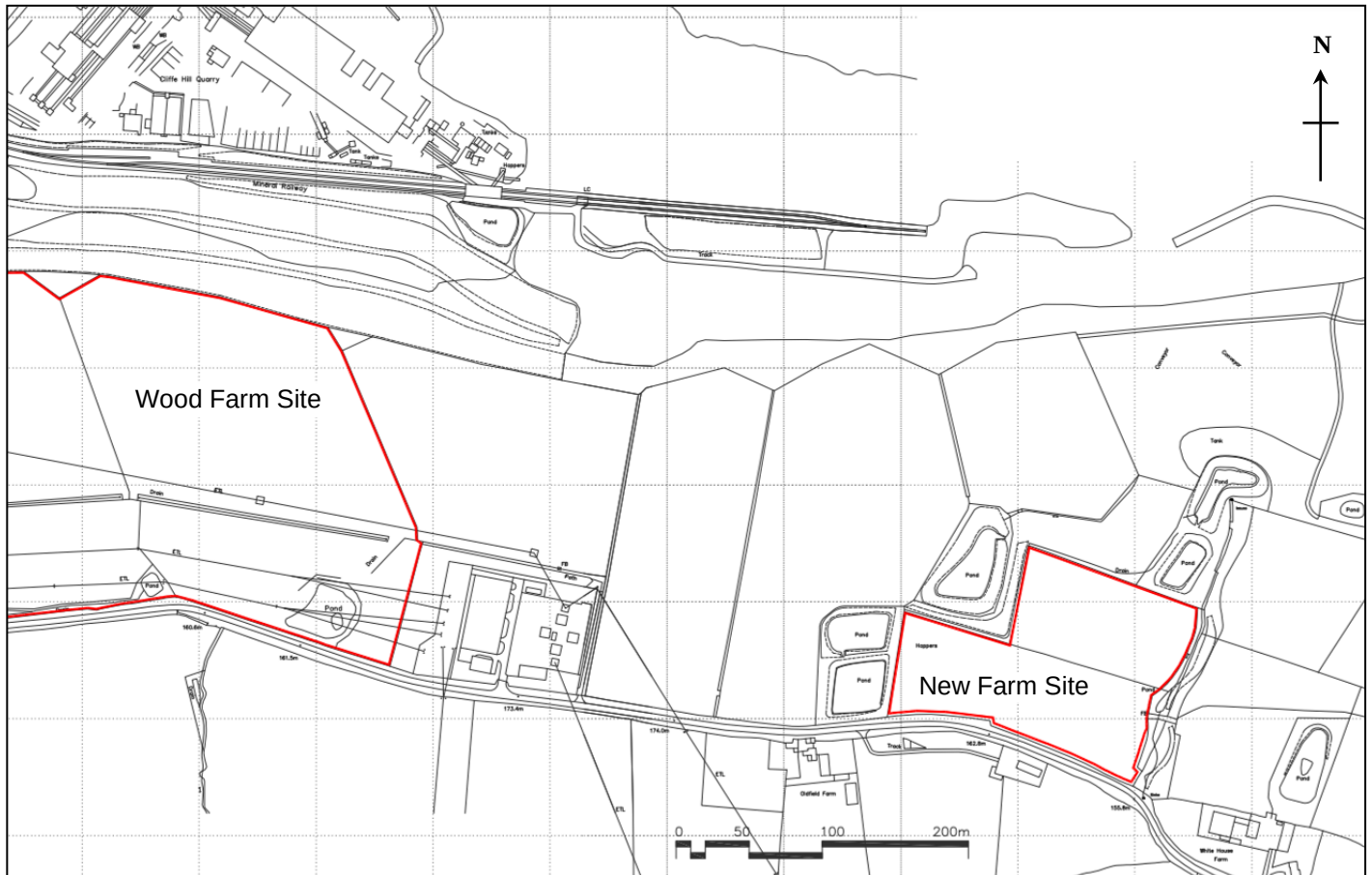


Figure 2: As-existing plan of the site at scale 1:5000. The application area is outlined in red: the new farm site, where the evaluation is to take place, is to the right and the site of the existing farm to the left. Plan supplied by developer.

3.0 Topography and Geology

Stanton under Bardon lies in an area of hilly ground, dissected by the valleys of streams and small rivers. The new farm site is on an east-facing slope, falling from 170m to 160m AOD.

The solid geology of the area consists of Edwalton Member Mudstone. The site lies at the edge of a widespread drift deposit of Oadby Member Diamicton, a mixed deposit laid down by glaciation: this material is expected to be present on the western side of the site, while drift geology is expected to be absent on the eastern side (bgs.ac.uk).

4.0 Planning Background

Planning permission for a hybrid application, consisting of outline permission for the erection of buildings for storage and distribution uses and general industry, with associated infrastructure including the forming of a new access, and the demolition of the existing farmstead, as well as full permission for the erection of two replacement farm manager's dwellings and associated agricultural buildings and structures, was granted by Hinckley and

Bosworth Borough council in November 2021. Condition 11 of the grant of planning permission, relating to the outline portion of the application, and Condition 44, relating to the full permission portion, both require a staged programme of archaeological work, to commence with a phase of trial trenching, to be carried out before any development, including works of demolition and site clearance, takes place.

5.0 Archaeological and Historical Background

A full archaeological and historical background for this site, based on a search commissioned from the Leicestershire Historic Environment Record (HER), forms part of an archaeological desk-based assessment for both sites, produced in 2019 and updated in 2020 (Lane, 2020).

Prehistoric activity in the vicinity of the new farm site is represented by flint artefacts dating between the Palaeolithic period and the Bronze Age, found to the north of the site, principally by fieldwalking on and around the site of the New Cliffe Hill Quarry (HER refs. MLE6064, MLE6356, MLE7059, MLE7563). The only evidence of later prehistoric activity is the find of the top stone of a beehive quern of possible later Iron Age date, found approximately 200m to the south of the site during ploughing around Manor Farm (HER ref. MLE9144).

The application site lies in an area of known Roman military and civilian activity, crossed by several roads: the projected course of the Roman road passing to the new farm site runs north-west to south-east across the northern end of Stanton under Bardon village, following the line of Coalville High Street, Hotel Street and Ashby Road, although there is no archaeological evidence for this road within the study area of the DBA (HER ref. MLE9876). Small amounts of Roman pottery have been found during fieldwalking in several places to the north and south of the site: with the find of the late Iron Age quernstone, these may suggest that a small farmstead was located in the vicinity during the later Iron Age and Romano-British period (HER refs. MLE7945-6, MLE24251).

Although there is currently no evidence for the earliest settlement, Stanton under Bardon village is thought to be of Anglo-Saxon origin, with its name deriving from the Old English words for 'stone' and 'village' (HER ref. MLE9184). The settlement was well-established by the time of the Norman Conquest: the Domesday Survey of AD 1086 records it as a manor belonging to Geoffrey de la Guerche, which included extensive arable farmland and an area of woodland, but no pastoral land, and was occupied by 18 unfree households. No other assets, such as a church or mill, are recorded (Williams and Martin, 2003, p. 643).

The extent of the medieval village is indicated by earthworks recorded around the modern village, including those of a moated manor on its east side. The village earthworks extend along the High Street and westward around Manor Farm; the ridge-and-furrow earthworks left by the strip cultivation of the parish's open fields have been recorded in fields to the west of the village, including those of the current evaluation site, and medieval pottery included in midden material used as fertilizer has been retrieved from these fields (HER refs. MLE2939-40, MLE2950, MLE2954, MLE6795).

The two fields currently making up the evaluation site are thought to have been laid out as part of Parliamentary Enclosure in 1779, although the map showing the enclosure allotments does not conform to the Enclosure Commissioners' usual conventions and is undated. The site was enclosed from Hawney Field, one of the parish open fields lying to the west of the village. The current field layout appears on all subsequent historic mapping (Lane, 2020; fig. 3), and the preservation of earthwork ridge-and-furrow on the site indicates that the fields have been used only as pasture since they were enclosed.

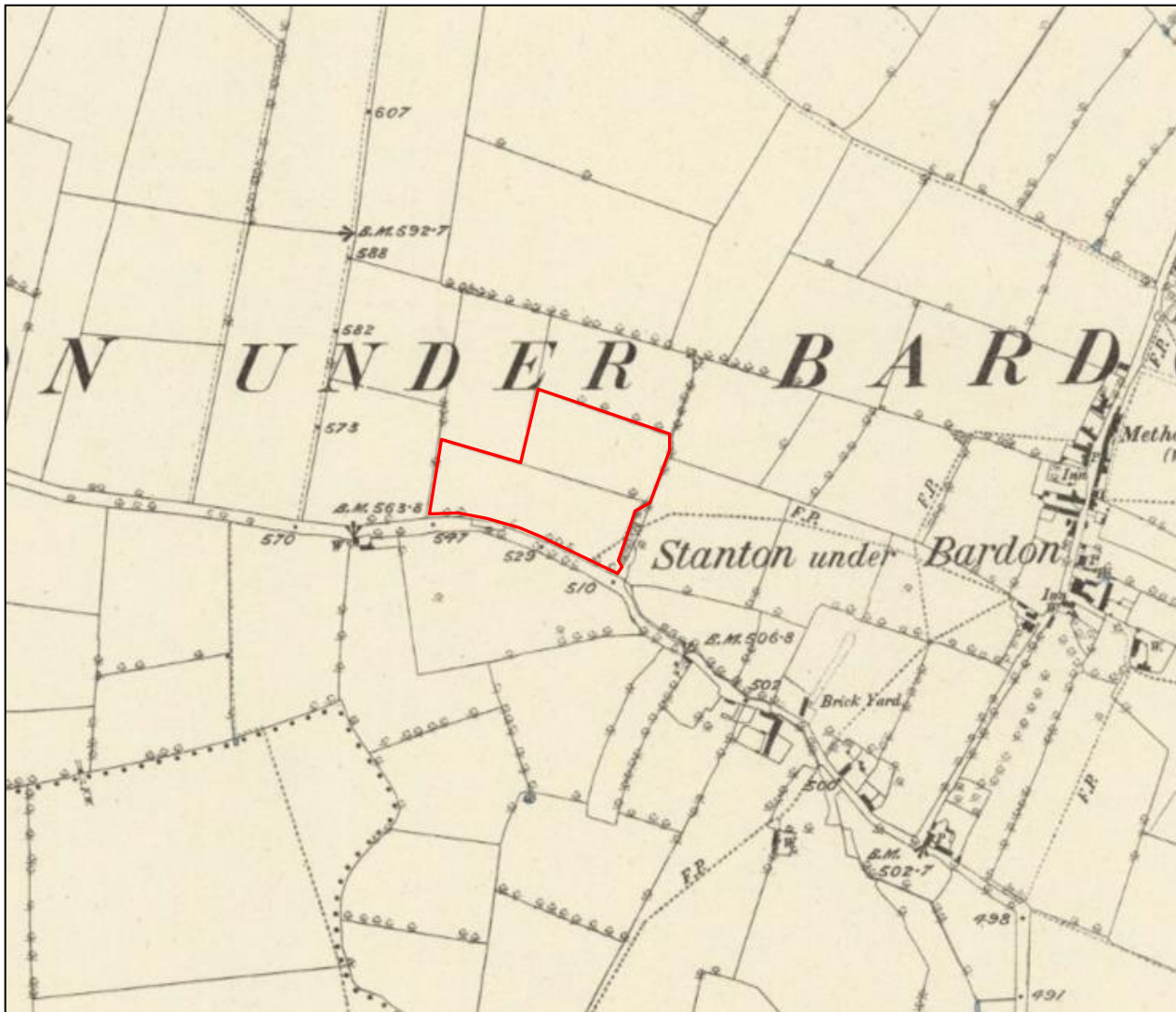


Figure 3: Extract from the 1884 1st edition 6-inch Ordnance Survey map (not reproduced to scale). The site boundaries, probably dating from Parliamentary Enclosure, correspond to those of the present day; the public footpath running across the corner of the southern field appears as a dotted line marked F. P.

6.0 Archaeological Requirement (fig. 4)

The evaluation will consist of fifteen trenches measuring 30m x 2m, positioned to investigate the footprints of proposed structures and landscape features and sample the areas between them while taking account of the site topography: trenches are broadly aligned down, rather than along, the slope for safety during machine excavation. The trench locations shown in Figure 4 are provisional, and may need to be altered on site if further hazards, such as live services or local topographic variations, are encountered during machining or if the supervising archaeologist considers that a proposed trench position is too close to the public footpath.

The purpose of the evaluation should be to gather sufficient information to establish the presence or absence, extent, depth, condition, character, quality and date of any archaeological deposits. Environmental evidence should be taken into account where possible: the environmental potential of the site will depend on the nature of the solid geology, which is likely to vary across the site.

The site should not be treated in isolation, and reference should be made to relevant historical sources and previous archaeological work in the area when interpreting the results.

The results of the evaluation will be used to ascertain the archaeological potential of the site, establishing the necessity for a programme of further archaeological mitigation and informing the preparation of such a programme if required.

An online record of the project data shall be initiated with the Archaeological Data Service (OASIS database) before fieldwork commences, and completed at the end of the project, including an uploaded digital copy of the report.

7.0 Methodology: Fieldwork and Recording

The evaluation trenches will be located on the site by GPS (Leica GS08 GPS unit receiving RTK corrections) and their positions will be checked for live services both visually (for overhead cables) and by CAT (for buried services) before work commences; if live services or other hazards are identified, the trenches will be repositioned. The trenches will then be opened by machine under archaeological supervision to the first archaeologically significant horizon, the maximum safe working depth or the natural geology, whichever is encountered first. Archaeological deposits encountered will then be cleaned and defined by hand. Features that may be considered worthy of preservation *in situ* will be avoided as far as possible. Unless ground conditions (e.g. concrete or compacted rubble) dictate otherwise, a **toothless** bucket will be used for machine excavation; routinely, topsoil will be removed separately from underlying material and piled on the other side of the trench, in order to facilitate reinstatement.

Where identified, archaeological features will be examined sufficiently to determine their date, character and survival condition and then recorded by measured plan and section drawings at appropriate scales (normally 1:20 or 1:50), incorporating Ordnance Survey datum heights.

A written record of each significant stratigraphic horizon and archaeological feature will be made on standard PCAS context recording forms. These will be supplemented by a narrative account in the form of a site diary. The archaeologist will pay due attention to the landscape aspect of any exposed remains – both the cultural and the natural landscape – which may require a brief assessment to be made of neighbouring conditions (e.g. visible earthworks in adjacent areas, surface observation, standing buildings, vegetation cover etc).

A digital photographic record, supplemented by colour slide and monochrome film photography as appropriate, will be maintained during the course of the archaeological intervention. Photographs will incorporate an identification board, north arrow and vertical/horizontal scales as appropriate. The photographic record will include:

- general location shots depicting the area of works;
- working shots chronicling the progress and recording the methodology of the groundworks;
- individual features in plan and/or section as appropriate;
- groups of features, where relationships are important.

Images will be captured in a RAW format using a high-resolution camera with manual controls and sensors of at least 12 megapixels. Images will then be converted to uncompressed baseline v.6 TIFF for archiving. All images will have accompanying metadata specifying; photo ID, capture device, converting software, colour space, bit depth, resolution, date of capture, photographer, caption, and any alterations made to the image.

Should human remains be encountered, they will initially be left *in situ*, covered and protected; they will only be disturbed at the evaluation stage if backfilling and re-excavation is likely to damage them or the site cannot be secured. The developer and the Senior Planning Archaeologist for Leicestershire County Council will be informed. If the remains are likely to be affected by the proposed groundworks, a scheme for their excavation and retention or reburial will form part of the subsequent mitigation strategy. Where immediate removal is considered to be necessary, a Ministry of Justice Exhumation Licence will be requested, in accordance with the Burial Act of 1857, and the local Environmental Health Officer advised. All reasonable requests of interested parties concerning the methods of removal, reinterral or disposal of the remains and associated items will be complied with, and attempts will be made at all times not to cause offence to interested parties; as a standard, pre-Christian remains are retained in a museum of record for possible future study following initial specialist assessment post-excavation (Christian burials are not expected on this site). The treatment of human remains will be at all times in accordance with the requirements of civil law and all relevant IFA and Historic England (formerly English Heritage) guidance, including *Human Bones from Archaeological Sites: Guidelines for Producing Assessment Documents and Analytical Reports* (EH, 2004).

All artefacts will be treated in accordance with UKIC guidelines, *First Aid for Finds* (Watkinson & Neale 1998). All artefacts encountered during the groundworks will be retrieved and returned to PCAS offices for initial assessment. A register of finds that are potentially of particular interest will be kept, and such finds will be located on the plan and section drawings by GPS; recorded finds typically include all items of precious metal; recognisable base metal artefacts other than those identifiable as modern; complete ceramic or glass vessels other than those identifiable as modern; glass or ceramic sherds with dates, inscriptions or significant decoration (e.g. stamped mortarium); worked bone artefacts; wooden artefacts, and complete flint artefacts. All finds will be stored in polythene bags labelled with the site code and the context number of the individual deposit from which they were recovered, in order to be returned to PCAS premises for later cleaning, marking and in-house assessment or dispatch to external specialists; finds will not be left on the site overnight. An initial record of the presence of finds by type will be made for each context as part of the written recording on site; a full record of the type and count of artefacts retrieved from each context will be made during initial processing (see section 8 below).

All finds that qualify as 'treasure' under the 1996 Treasure Act (Treasure Act Code of Practice: 2002 revision) will be treated in accordance with the Act; HM Coroner and the regional Finds Liaison Officer for the Portable Antiquities Scheme will be informed and the finds will be safely stored. PCAS will be deemed to be 'the finder' with regard to treasure (or potential treasure) as defined under the Treasure Act 1996, and the Applicants' and PCAS' obligations will cease with regard to the artefacts on the handing over of any such items to the party designated by the Coroner (or to the Coroner's Office) and will not recommence unless the items are declared not to be Treasure under the Act or if they are returned further to being declined for acquisition by appropriate bodies.

In line with the recommendations made in *Environmental Archaeology: A Guide to the Theory and Practice of Methods, from Sampling and Recovery to Post-Excavation* (English Heritage, 2011, 2nd edition), palaeoenvironmental samples will be taken from interpretable and datable archaeological deposits (*ibid.*, p.5). Palaeoenvironmental preservation on the site is likely to vary according to whether drift geology is present or whether features are cut directly into the solid geology, which is likely to be less water-permeable, presenting the possibility of organic material surviving at the bases of waterlogged features; preservation may also vary from trench to trench across areas covered by drift geology, which is likely to be mixed in nature. Recommended sample sizes are 40-60 litres, or the whole of smaller features (*ibid.*, p.12). Bulk samples for environmental processing will be taken in 10-litre capacity lidded plastic buckets. All samples will be 'whole earth': visible finds will not be removed unless they are likely to be adversely affected by processing or their nature

demands special treatment (e.g. precious metal, human remains or artefacts in need of immediate conservation). The removal of any such material will be noted on the sample record. All samples will be labelled with the site code, context number and sub-sample count (e.g. '1 of 4', '2 of 4') with indelible pen on plasticized labels; two labels will be sealed inside each bucket, and two attached to the exterior of each bucket. Smaller and specialised samples may be kept in polythene finds bags: these will be double-bagged, with the site code, context number and sub-sample count written on the white panels of both bags, and a label placed in the inner bag and between the inner and outer bags, duplicating this information. If human remains are encountered and are to be removed, samples will be taken from the grave fill in the head, torso and leg/foot areas after the visible bones have been lifted; these samples will be kept separate from one another and given individual numbers, and will be processed in-house for the recovery of small bones, loose teeth and possible grave goods.

8.0 Methodology: Post-Fieldwork

Following completion of site works, all archaeological records and finds will be taken to the offices of PCAS prior to processing, dispatch and/or assessment.

Stable finds (e.g. pottery, bone etc) will be washed, marked and packaged at PCAS prior to dispatch. Unstable finds will be dispatched for remedial conservation as a prelude to assessment. As a minimum, a summary of all finds will be made, either in-house or by the appointed specialist, quantifying them by date, class and type. In accordance with the county standard, all iron objects not identifiable as recent debris and a selection of non-ferrous artefacts, including all coins, will be x-rayed. Following specialist assessment, all finds will be packed and stored in optimum conditions, as described in 'First Aid for Finds', in preparation for archive deposition.

Following the completion of site works, the processed finds will be dispatched for specialist identification and assessment, and bulk and specialist environmental samples will be dispatched for processing and reporting. PCAS have used the services of the following specialists in the past and may use any/all of the following again, depending on suitability, availability etc.

Archaeological Contractors:

- University of Leicester Archaeological Services (ULAS) – provides a comprehensive service in all areas of post-excavation analysis.
- Durham University Archaeological Services (DUAS) – provides environmental archaeology services.
- York Archaeological Trust (YAT) – identification and assessment of registered special finds; X-Ray analysis and Conservation Services.
- Archaeological Project Services (APS) staff – provides a comprehensive service in most areas of post-excavation analysis.

Other Freelance Specialists:

- Dr. A. Irving – specialising in the identification and assessment of post-Roman and medieval pottery within Lincolnshire and the East Midlands.
- T. Lane – specialising in the identification and assessment of lithic materials and tools.
- Dr. K. Leahy – specialising in the identification and assessment of post-Roman and early medieval artefacts, particularly metalwork.

- Dr. R. Mackenzie – specialising in the identification and assessment of waste metalworking residues.
- Q. Mould – specialising in the identification and assessment of leather artefacts.
- Sarah Percival – specialising in the identification and assessment of prehistoric pottery and ceramics within the East Midlands.
- I. Rowlandson – specialising in the identification and assessment of Iron Age and Roman pottery within the East Midlands and Yorkshire.
- M. Taylor/M. Bamforth – specialising in the identification and assessment of waterlogged wood.
- Dr. R. Tyson – specialising in the identification and assessment of glass.
- J. Wood – specialising in the identification and assessment of animal bone & human remains.
- J. Young – specialising in the identification and assessment of post-Roman pottery and ceramic building material (with Z. Tomlinson).

A full report on the results of the project will typically be submitted within two months of the completion of the groundworks. If a full report cannot be made within this time, due to large or unusual finds assemblages requiring more specialist assessment time, an interim report may be produced, in agreement with the client and the LCC Senior Planning Archaeologist. The final report will be prepared in accordance with current guidelines and will include the following minimum information:

- A non-technical summary
- Museum accession number, site code and project number
- Planning reference number
- Grid reference, site location, topography and geology
- Archaeological and historical background
- A statement of aims and objectives of the project
- A description and analysis of the fieldwork undertaken
- A geo-referenced location plan at a minimum scale of 1:10,000
- A scaled overall site plan showing the accurately surveyed location of the development site in relation to known and speculated archaeological features (if appropriate)
- Scaled section and plan drawings of all archaeological features encountered within the excavated area.
- Discussion and conclusions, including the importance of the findings in local, regional and national basis, with reference to the East Midlands Archaeological Research Framework, and a critical review of the effectiveness of methodology
- Tables summarising features and artefacts with full descriptions and brief interpretation
- Specialist artefact and environmental reports, as necessary, with reference made to appropriate published type-series
- Colour photographs, including general views and appropriate detail
- Acknowledgements
- Bibliography of sources used

- Archive deposition location and agreed deposition date
- A summary of the report's presence and location on the OASIS online database

Copies of the evaluation report will be sent to the Leicestershire Historic Environment Record (HER), the Senior Planning Archaeologist for Leicestershire County Council and the client, who will forward a copy to the Planning Authority. Copies of the report will also be deposited with the Leicestershire County Council Museums Service as part of an ordered and indexed project archive, and a digital copy in pdf-a format will be supplied to the Historic Environment Record. The data from the project, along with a digital copy of the report, will be uploaded to the Archaeology Data Service OASIS (Online Access to the Index of archaeological investigationS) database for public consultation.

9.0 Archive and Deposition

Following acceptance of the report, a project archive (documentary and material) will be prepared in accordance with the guidelines contained in *Guidelines for the Preparation of Excavation Archives for Long Term Storage* (UKIC 1990), *Standards in the Museum Care of Archaeological Collections* (Museums and Galleries Commission 1992) and *The Transfer of Archaeological Archives to Leicestershire County Council Museum Collections* (Leicestershire County Council 2022). The entire archive will be prepared at the offices of PCAS, prior to deposition with Leicestershire County Council Museums.

The project archive will typically be deposited within six months of the acceptance of the final report. Following deposition, the archive will be available for public consultation under the Leicestershire County Council Museums accession number X.A13.2023.

10.0 Publication and Dissemination

The results of the project, even if negative, will be submitted for publication in the appropriate academic journals: as a minimum, a summary of findings will be provided to the *Transactions of the Leicestershire Archaeological and Historical Society*. Where wider dissemination is appropriate and the significance of the results warrant it, a full copy of the report in an appropriate format will be submitted to a relevant academic journal.

Working under the terms of the Copyright, Design and Patents Act 1988, PCAS shall retain full copyright with regard to written, digital and graphic material. However, following project completion, the commissioning body, the Leicestershire HER and the Archaeology Data Service may all, in the interest of informing and advancing the profession, make responsible use of the data, provided that any material copied or cited in reports is duly acknowledged and all copyright conditions observed.

11.0 Health and Safety

All work will be carried out in compliance with the Health and Safety at Work Act 1974 and its related regulations and codes of practice.

Employees and sub-contractors of PCAS Archaeology Ltd. will perform their duties in accordance with company safety policy (revised 2022). Where employees are temporarily engaged at other workplaces, they are to respect relevant local regulations, both statutory and as imposed by other employers within the Health and Safety at Work Act.

In furtherance of the duty of care imposed by the Health & Safety at Work Act, the Employer shall make available to his employees whatever reasonable facilities are required by

particular circumstances, e.g. appropriate protective clothing, safety equipment, rest breaks for specialised tasks, etc.

A site risk assessment will be prepared prior to any site works taking place; this will be reviewed and updated as appropriate, and a copy will be kept available on site.

12.0 Insurance

PCAS Archaeology Ltd. has the following insurance cover:

Employers' Liability: £10,000,000

Public Liability: £5,000,000

Professional Indemnity: £1,000,000

13.0 Monitoring Arrangements

Internal monitoring will be the responsibility of Leigh Brocklehurst, Project Manager, PCAS. The Senior Planning Archaeologist for Leicestershire County Council will be informed, with not less than one week's notice, of the start of the monitoring programme. He will be kept informed of any unexpected discoveries and regularly updated on the project's progress, and will be free to visit the site by prior arrangement with the site director. No backfilling of trenches will take place until the Planning Archaeologist has visited the site and confirmed that the evaluation has been carried out to an acceptable standard.

14.0 Contacts

William Kelly, LCC (0116) 305 0039

Leigh Brocklehurst, Project Manager, PCAS (01522) 703 800

15.0 References

British Geological Survey (BGS) consulted online 01-02-2023 at
<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

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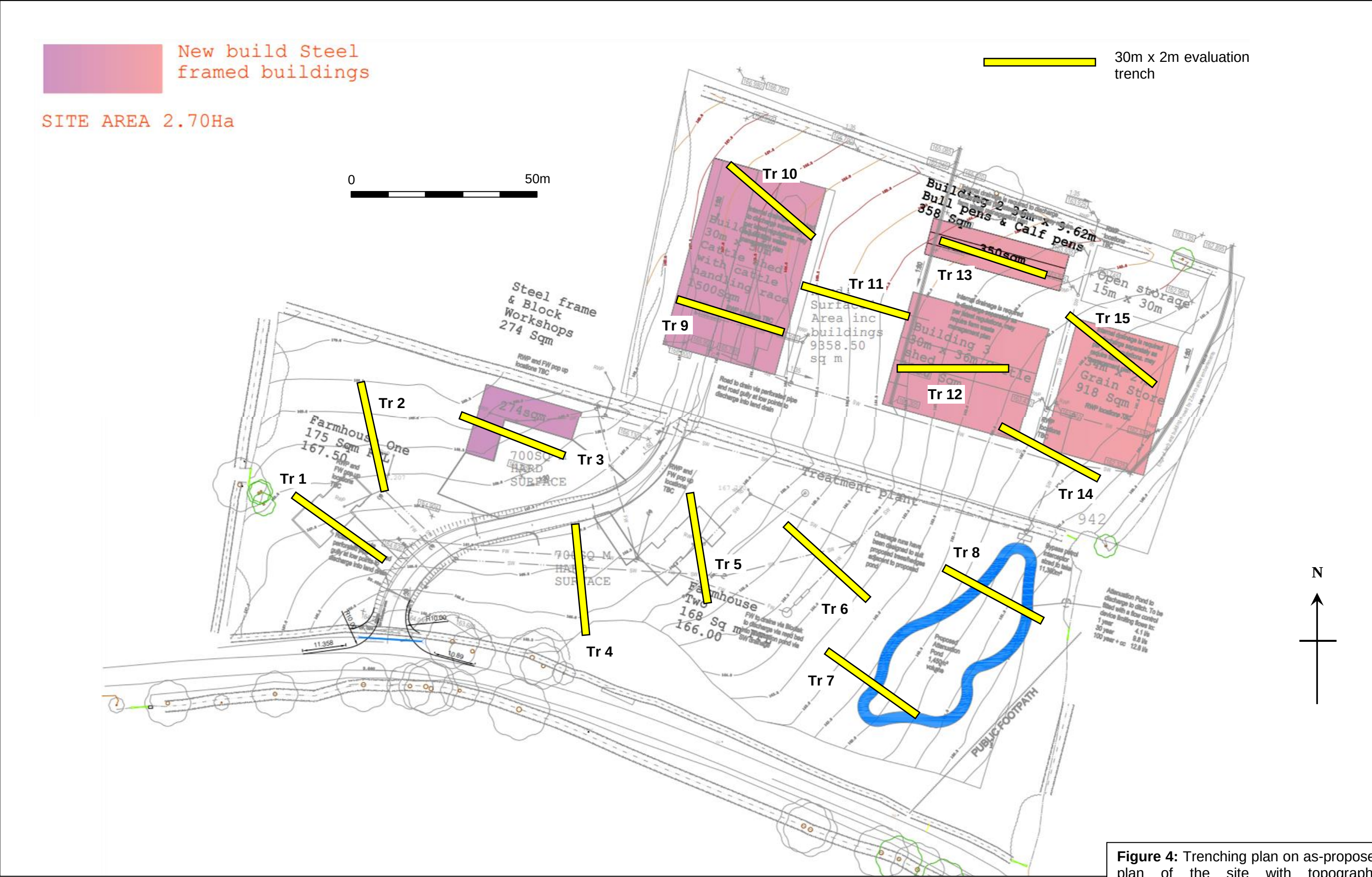


Figure 4: Trenching plan on as-proposed plan of the site with topographic information (contour lines are 0.5m apart) at scale 1:1000 (A3). Base plan supplied by developer.