



**Grundy's Farm, Clover Road,
Chorley, Lancashire PR7 2NL.
November 2016
V 1.0**



aeon archaeology



Level 3 Historic Building Record
Project Code: A0100.1
Report no. 0110



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Project Code: A0100.1

Date: 07/11/2016

Client: The Casey Group Ltd

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1.0 INTRODUCTION

Aeon Archaeology was commissioned by The Casey Group Ltd to produce a level 3 historic building record at Grundy's Farm, Clover Road, Chorley, Lancashire PR7 2NL (centred on **NGR SD 57134 16434**) in advance of demolition. (figures 01 and 02).

The archaeological recording was completed as part of a condition imposed on the approved notification of demolition of the farmhouse and outbuilding for the construction of 27 affordable dwellings (Planning Reference: **16/00303/FULMAJ**).

Condition 16

No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason

To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building.

The Lancashire Archaeological Advisory Service (LAAS) did not prepare a mitigation brief for this project, but had requested the following:

A record of the building to Historic England level 3 be made prior to demolition.

This is in accordance with National Planning Policy Framework paragraph 141: "Local planning authorities should ... require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible".

A Written Scheme of Investigation (WSI) was produced by Aeon Archaeology and submitted to LAAS in October 2016 (see appendix I). This formed the basis of a method statement for the work and the record was undertaken in accordance with this document.

This record and report conforms to the guidelines specified in English Heritage '*Understanding Historic Buildings: a guide to good recording practice*' (2006) & Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (Chartered Institute for Archaeologists, 2014).

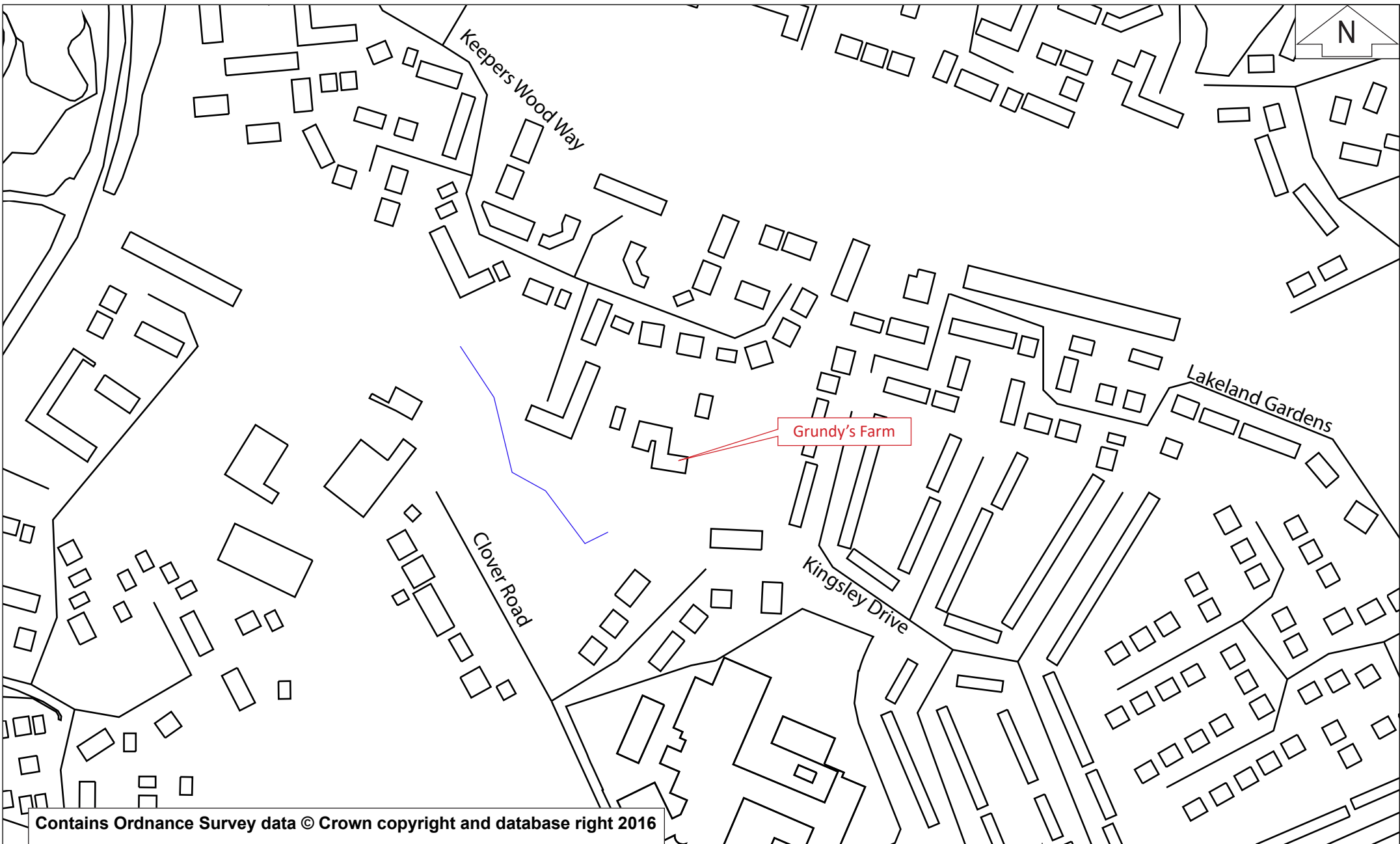


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Figure 01: Location of Grundy's Farm, Clover Road, Chorley. Scale 1:20,000 at A4.



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Figure 02: Location of Grundy's Farm, Clover Road, Chorley. Scale 1:2,500 at A4.



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2.0 SPECIFICATION AND PROJECT DESIGN

2.1 Building Record

The requirements were for an archaeological building record of Grundy's Farm building and outbuilding prior to demolition, however should observations or desk-based research suggest the potential for significant features to be encountered during the site clearance/ground work, the archaeological contractor should make arrangements to undertake any appropriate supplementary recording work during the development. The LAAS Archaeologist had requested that the building record be roughly commensurate with the English Heritage '*Understanding Historic Buildings: a guide to good recording practice*' (2006) **Level 3**.

Level 3 is an analytical record, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.

The information contained in the record has for the most part been obtained through an examination of the building itself. Where documentary sources are used they were those most readily accessible, such as historic Ordnance Survey maps, trade directories, and other published sources. The record does not discuss the building's broader stylistic or historical context and importance at any length.

The detailed photographic record consisted of English Heritage '*Understanding Historic Buildings: a guide to good recording practice*' (2006) elements:

- written account: 1-3, 6-9, 11-13, 22
- drawings: 2
- photographs: 1-9

3.0 METHOD STATEMENT

3.1 Level 3 Record

3.1.1 Written Account

The written account included:

- The building's precise location as a National Grid Reference and address form;
- A note of any statutory designation and non-statutory designation;
- The date of the record, name(s) of the recorder(s) and archive location;
- A summary of the building's form, function, date, and sequence of development.
- An introduction, setting out the circumstances in which the record was made, its objectives, methods, scope and limitations, and any constraints which limited the achievement of objectives.
- Acknowledgements to all those who made significant contributions.
- A discussion of published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of historic map evidence and a critical evaluation of previous records of the building, where they exist.
- An account of the building's overall form and its successive phases of development, together with the evidence supporting this analysis.

- An account of the past and present uses of the building and its parts, with the evidence for these interpretations.
- Any evidence for the former existence of demolished structures or removed plant associated with the building.
- Full bibliographic and other references.

3.1.2 Photographs

The photographic record included:

- A general view or views of the building;
- The building's external appearance. Typically a series of oblique views will show all external elevations of the building and give an impression of its size and shape;
- The overall appearance of the principal rooms and circulation areas.
- Any internal or external detail.
- Any machinery or other plant, or evidence for its former existence.
- Any dates or other inscriptions.
- Any building contents or ephemera which have a significant bearing on the building's history.
- Copies of maps, drawings, views and photographs present in the building and illustrating its development or that of its site.

A Digital SLR (Canon 600D) set to maximum resolution was used throughout.

3.1.3 Drawings

The drawn record included:

- A measured site plan showing the location and orientation of photographs. This will label all room spaces and indicate any architectural features of note.

4.0 METHODS AND TECHNIQUES

The significance, origins and development of the site are discussed with reference to the available historical sources. A photographic record was made using a Canon DSLR 600D camera set to maximum resolution. The location and orientation of photographs are shown on figures 11 and 12.

A drawn plan of the building and outbuilding was produced by Aeon Archaeology and was utilised for the purpose of locating and orientating photographs, and all features, details, room spaces, and elevations were photographed and described to illustrate the setting, appearance, and structure of the building. Photographic images were labeled with the subject, orientation and the date taken, and cross-referenced to a digital file.

5.0 ARCHAEOLOGICAL AND HISTORICAL RECORD

The farmhouse is first depicted on the Chorley Enclosure map of 1768 (figure 03) where it is shown as a rough sketch of a rectangular structure orientated east to west, and lying on the northern side of a trackway running east to west. The map is of low detail and aside from showing that the building was in existence is of little use in providing a historical narrative to the development of the building.

The farm is shown on the Chorley tithe map of 1839 (figure 04) where it is again depicted as a rectangular structure orientated east to west. The map also appears to show a small outbuilding located to the north which is no longer in existence. The structure

The tithe map depicts the mill as being within field plot 500 and the accompanying tithe apportionment provides the following information:

Plot	Owner	Tenant	Field name	A/R/P
500	Fazakerley Henry Howarden	Anna Brooks	Cottage and Garden	0/1/11

The apportionment shows that the land formed part of the Fazakerley Estate. The early history of the manor is obscure, Henry and Richard de Fazakerley, the first of the local family on record, appearing towards the end of the thirteenth century. Richard had three sons— Henry, Richard, and Robert; and Henry's son Robert de Fazakerley was lord of the manor for about forty years. After his death the succession is again uncertain. Robert de Fazakerley, who married Ellen de Walton and claimed her father's manor, obtaining a third part, emerges in the first quarter of the fifteenth century; and later, Thomas son and heir of Roger. The visitations of 1613 and 1664 place on record a few generations. The family adhered to the Roman Catholic faith at the Reformation, and to the king's side in the civil war, Nicholas Fazakerley losing his life in the cause at Liverpool in 1643. The family estates were sold by Parliament, though probably much was recovered. Spellow and the third part of Walton manor were alienated about 1726, Fazakerley however, was retained or recovered, and in the eighteenth century the family is stated to have conformed to the Established Church.

The estates passed to John Hawarden, who took the name of Fazakerley, and afterwards to Henry Gillibrand, of Chorley, who took the name of Hawarden Fazakerley; and with his son Henry dying childless, the daughters succeeded. The eldest, Matilda, married in 1863 to Jocelyn Tate Westby, of Mowbreck, who assumed the name of Fazakerley-Westby. The manor of Fazakerley, however, had been sold about 1820. In 1825 the hall was the residence of Richard Bullin, nephew of Thomas Leyland, of the adjacent Walton Hall; these properties have since descended together (Farrer and Brownbill, 1907).

The farm, labelled 'Grundys' is depicted in detail on the first edition 25" County Series Ordnance Survey map of 1889 (figure 5) where it is again shown as a rectangular structure orientated east to west, and accessed via a trackway running north to south and linking the property with Clover Road in the south. The map shows the building as being divided into approximately two equal halves via a north-south axis, and a small outbuilding with yard, probably an animal pen, is shown at the northwest corner. The small outbuilding shown on the 1839 tithe map is again depicted located away to the north. The map also shows an enclosed rectangular space at the southern elevation, most likely a front garden that is no longer in existence.

By the production of the second edition 25" County Series Ordnance Survey map of 1910 (figure 06) the northern range of red-brick outbuildings had been constructed against the northern elevation at the western end. Two additional small outbuildings are also shown to the north and most likely represent animal pens, now demolished. A small rectangular structure had also been constructed by this point in time against the eastern elevation.

The third edition 25" County Series Ordnance Survey map of 1928 (figure 07) depicts another small outbuilding to the northeast and located away from the main building complex, however by the production of the fourth edition 25" map of 1938 (figure 08) all except one small outbuilding in the north had been demolished.

Grundys' Farm is a non-designated heritage asset (Lancashire Historic Environment Record PRN 20215) and is recorded as a 'well-preserved, stone-built, 2 storey laithe house dating to the 18th century.

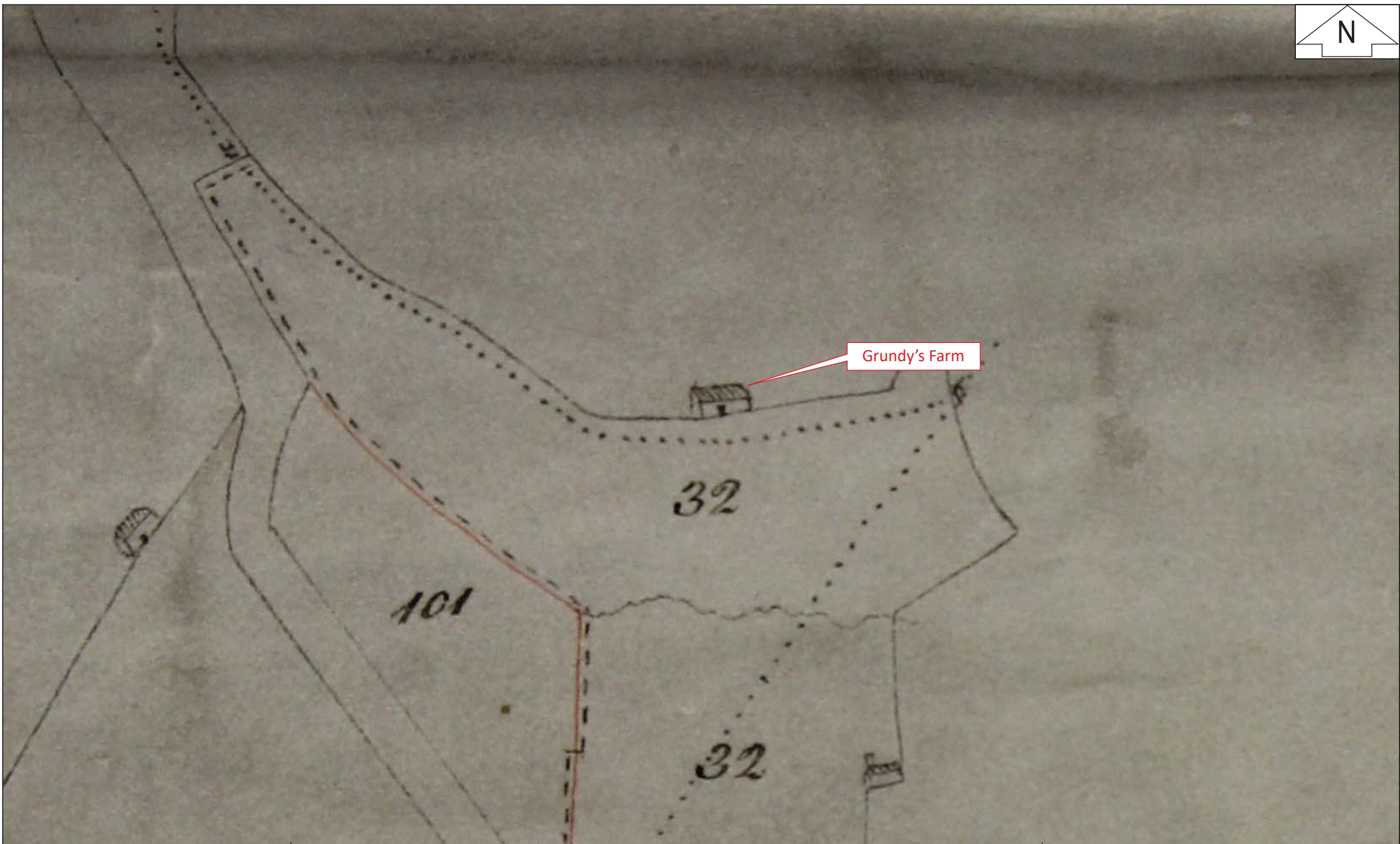
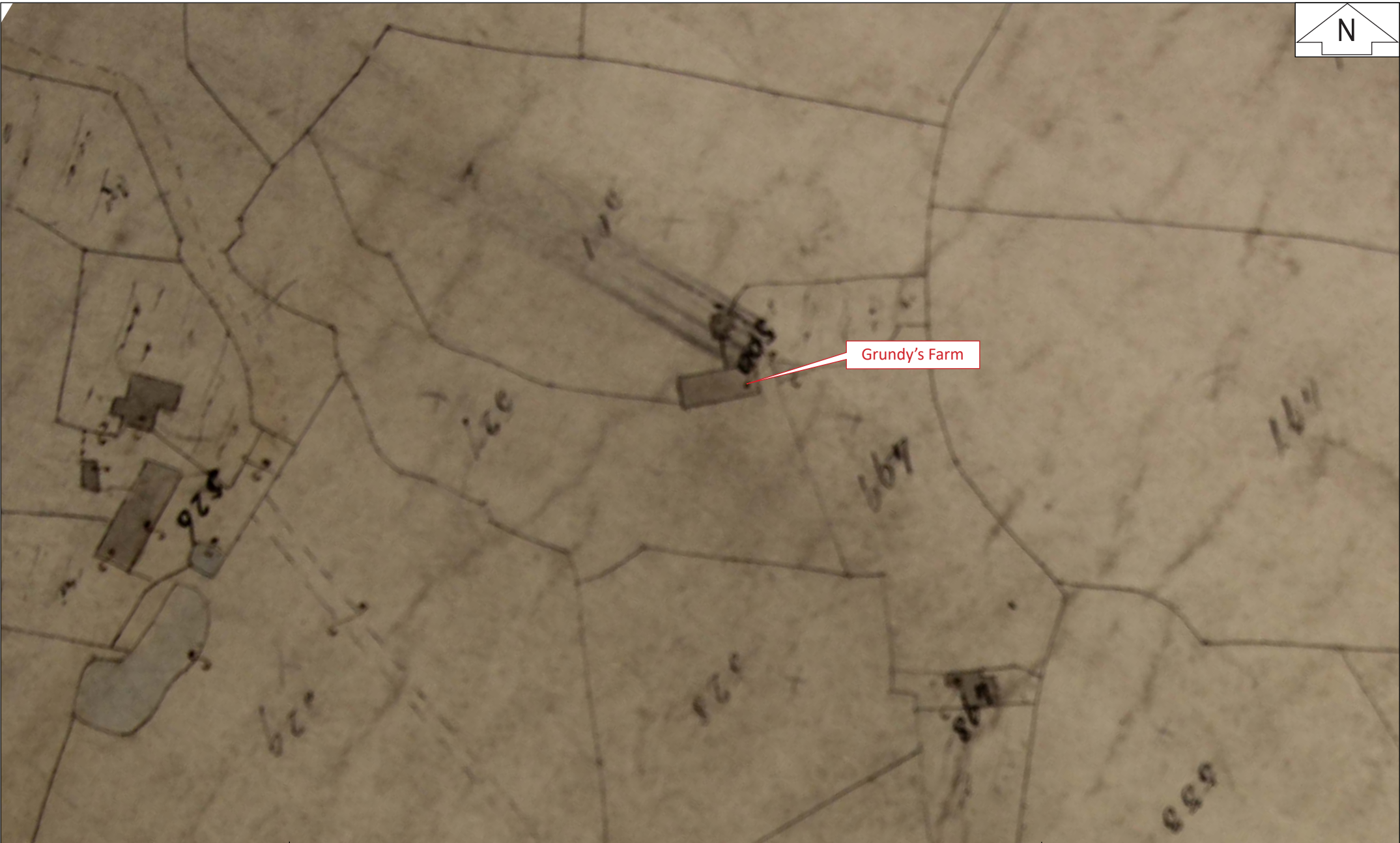


Figure 03: Location of Grundy's Farm on the Chorley Enclosure Map of 1768.



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Grundy's Farm



Figure 04: Location of Grundy's Farm on the Chorley Tithe Map of 1839.

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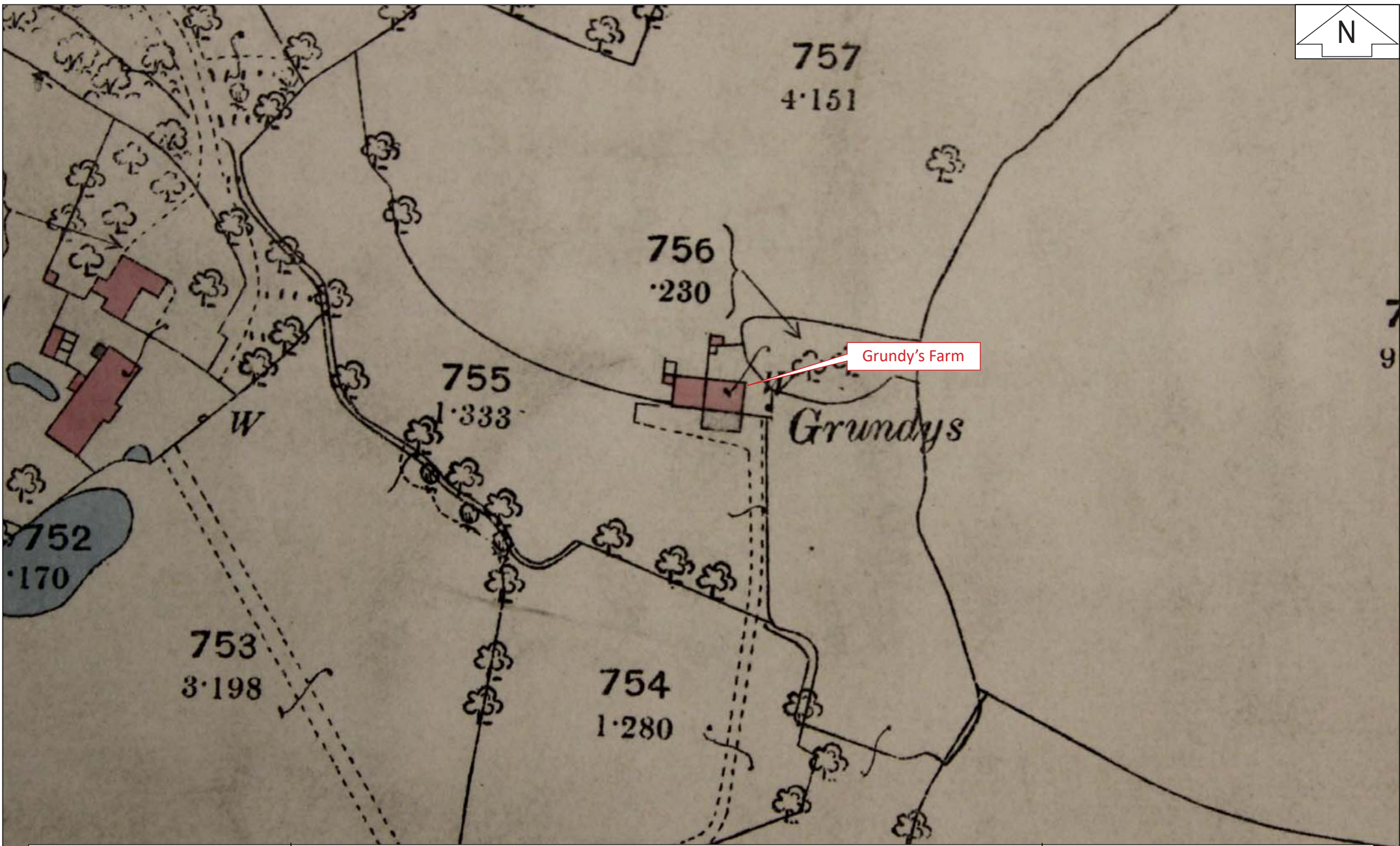
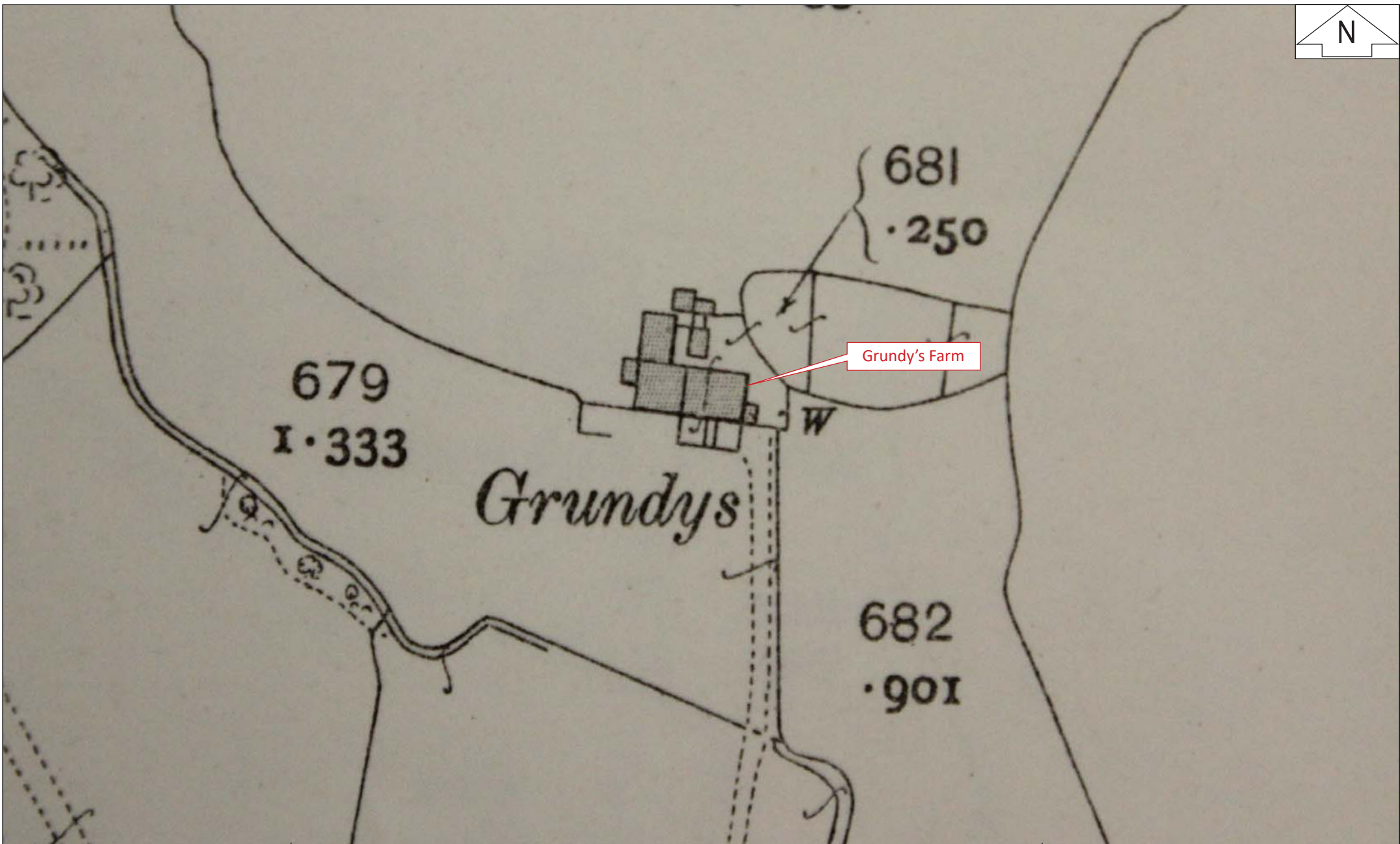


Figure 05: Location of Grundy's Farm on the First edition County Series 25" Ordnance Survey map of 1889.



Grundy's Farm

Grundys

679
I-333

681
250

682
901

W



Figure 06: Location of Grundy's Farm on the Second edition County Series 25" Ordnance Survey map of 1910.

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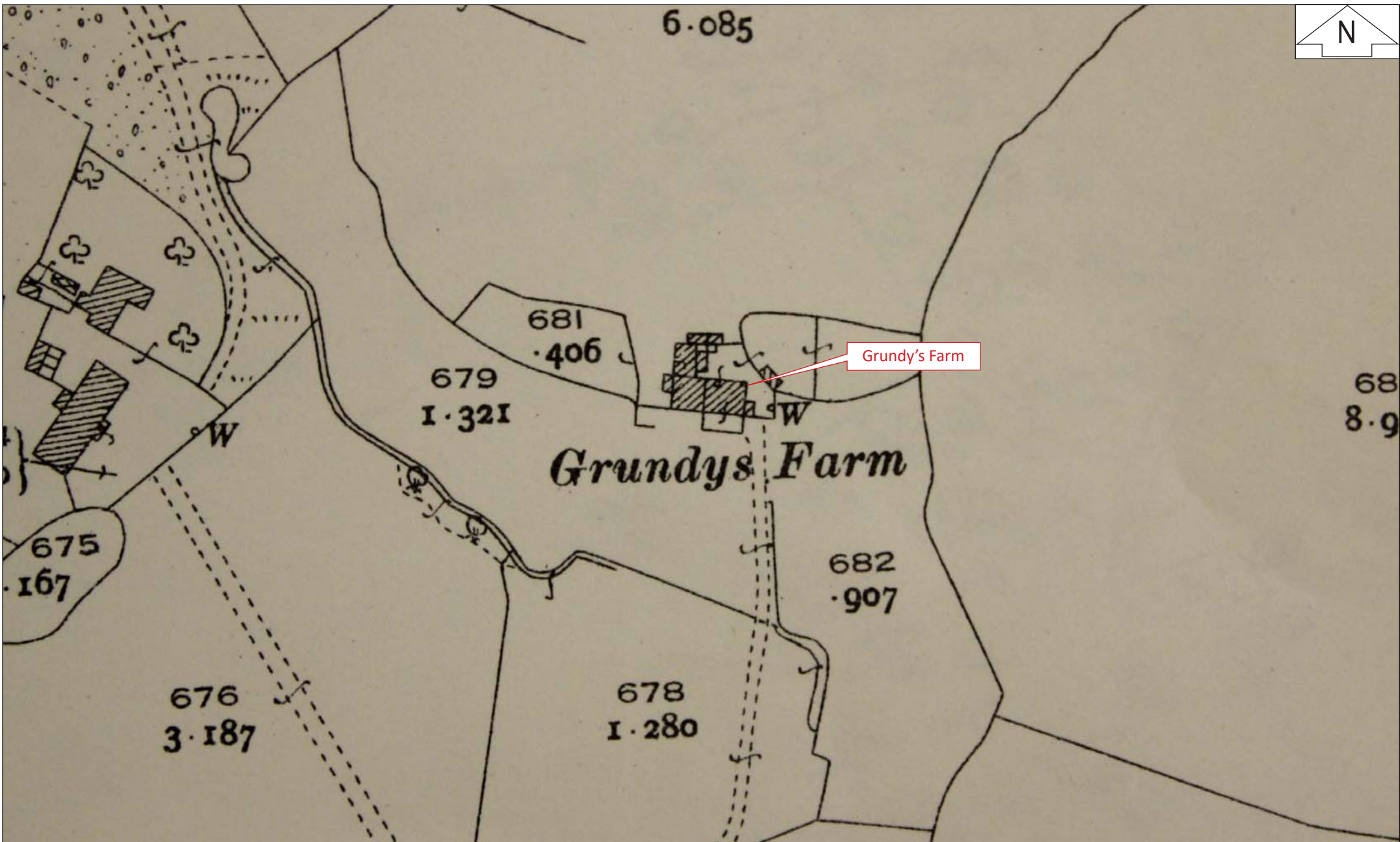


Figure 07: Location of Grundy's Farm on the Third edition County Series 25" Ordnance Survey map of 1928.

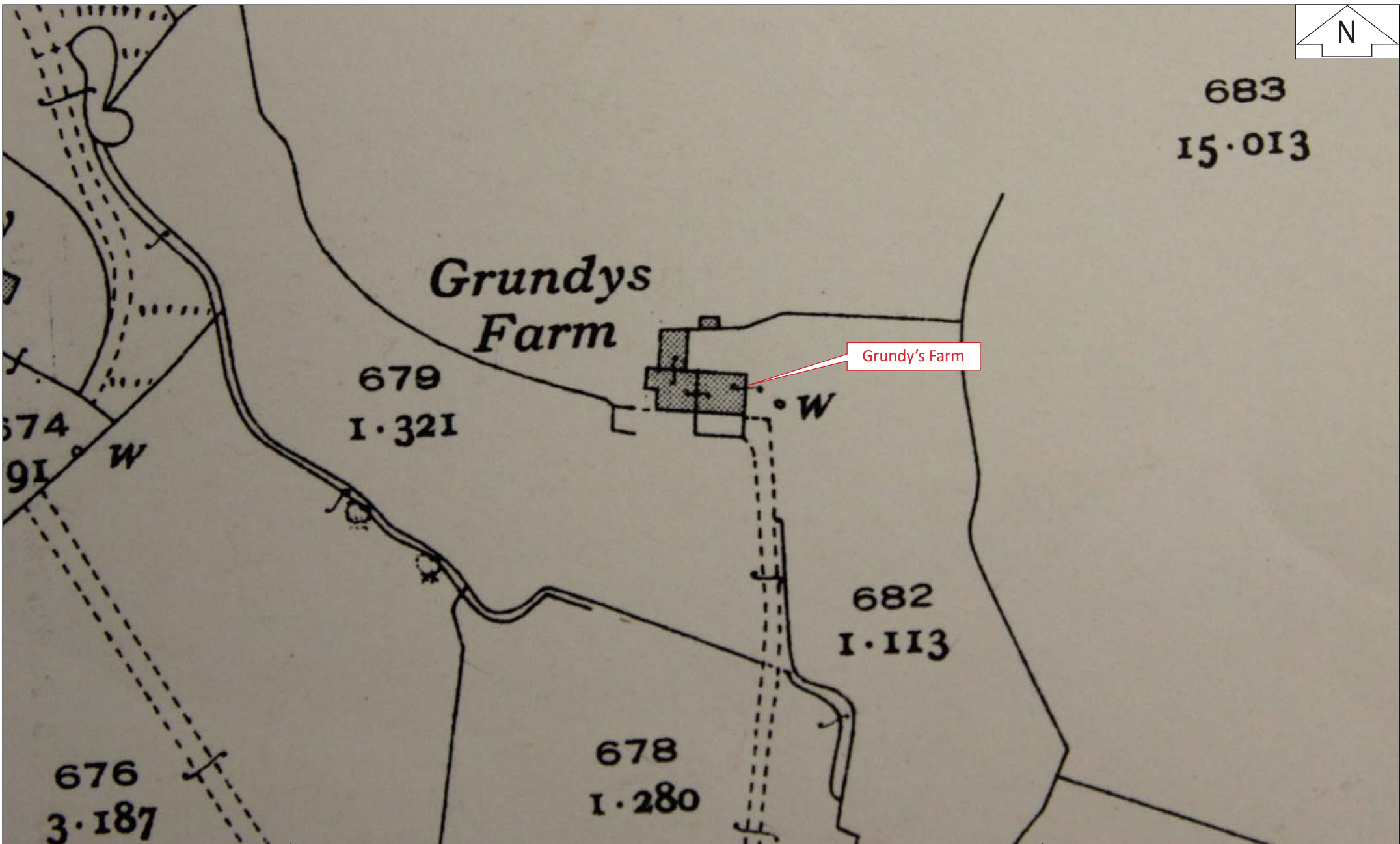


Figure 08: Location of Grundy's Farm on the Fourth edition County Series 25" Ordnance Survey map of 1938.

6.0 BUILDING DESCRIPTION

6.1 External description (plates 1-11)

Grundy's Farm is located at NGR SD 57134 16434 to the northeast of Clover Road, Chorley Lancashire PR7 2NL. The main building is a two-storey rectangular laithe house orientated east to west. The building is divided in to two equal halves along a north-south axis, with the farmhouse occupying the eastern half and the byre occupying the western half.

Laithe House

The main building of Grundy's Farm has a double-pitched roof of grey slate with ridge tiles of the same. The roof steps down approximately 0.5m between the farmhouse and byre. A square stone-built chimney stack with single ceramic pot and television aerial straddles the eastern gable, while an inserted furnace vent is located within the southern roof pitch just below the ridge tiles and above the byre at the western end.

The building is constructed from dressed stone bonded by mortar aside from a later red-brick extension on the northern face, which is described separately below. The southern and principle elevation has a white-painted wooden weatherboard with a black PVC gutter that leads into a black-painted iron down-pipe located at the left hand end. There are two equally spaced, four-pane single-glazed windows in white-painted wooden frames with white-painted stone lintels and sills at first floor height at the right hand end. These both have decorative reveals of projecting dressed stone. There is an identical window at ground-floor level at the right hand end, and located directly beneath the first-floor window.

To the left of centre of the farmhouse range a later rectangular porch has been added, orientated east to west and with a double-pitched roof of grey-slate with ridge tiles of the same. The porch is of dressed stone bonded by mortar but not keyed into the principle elevation of the building. A centralised single doorway with radiating stone voussoirs permits access into the porch via a dark-stained wooden board door with two leaded panes in the upper half. To the left and right of the door two single-glazed windows with radiating stone voussoirs and white-painted wooden frames are located. There are a further two single-glazed windows in the western and eastern porch elevations, both with white-painted wooden frames. To the immediate right of the porch is a concrete and red-brick patio with a seating bench beneath the ground-floor window.

The byre lies at the western half of the elevation and is dominated by a two-storey high carriage door, with an arched lintel of black-painted dressed stone. This lies above a white-painted double wooden door with black-painted strap hinges that permits access into the barn. To the right of this and marking the division between the house and byre is a black-painted iron wall-tie, which lies above a utility vent of modern red-brick bonded by mortar.

At the left end there is a single-glazed window in white-painted wooden frame and stone lintel. This lies to the immediate right of a single doorway with white-painted lintel and wooden board door that permits access into the western part of the byre.

The eastern elevation is featureless aside from a double-glazed window in white PVC frames with decorative stone voussoirs and stone lintel located at the right hand end, and forming part of a later porch extension.

The northern elevation of the farmhouse has a white-painted weatherboard with black PVC gutter leading to a centralised black PVC downpipe. There are two centralised windows at first floor level, the left of which has two panes and the right of which has three panes, both in

white-painted wooden frames. At ground floor level there are two single pane windows at the right end, to the left of which is a three pane window all in white-painted wooden frames. At the left end is a larger three pane window in white painted frames, and to the immediate left of which is a former single window now blocked with stone.

At the left end is a stone-built porch, rectangular in shape and orientated north to south with a mono-pitch roof of grey slate. The western elevation of the porch has a single doorway with dark-stained wooden board door that permits access into the northern porch, and the northern elevation has a two-pane single glazed window in white-painted wooden frame.

Towards the centre of the elevation a join in the mortar between the house and byre appears to suggest that they are not contemporary in date, although no such join is apparent on the opposing southern elevation. The northern elevation of the byre is mostly obscured by the later red-brick extension (see below) and as such is featureless aside from a black PVC gutter and downpipe at the left end.

The western elevation has a single centralised window in unpainted wooden frames at first floor level, beneath which are eight pigeon-loft holes. The ground level part of the elevation is obscured by a modern breeze block lean-to with asbestos roof.

Red-brick extension

A rectangular red-brick structure orientated north to south butts up against the northern elevation of the byre and projects 13.0m to the north. The structure has a double-pitched roof of grey-slate with ridge tiles of the same. The eastern elevation has a single doorway at the left end with a blue-painted wooden board door but is otherwise obscured by a later toilet extension, also in red-brick. This extension has a mono-pitch roof of grey slate with a blue-painted wooden board door in the southern elevation permitting access to the toilet, and a blue-painted wooden board door at the right end of the eastern elevation that permits access to a small store.

The northern elevation of the extension is also obscured by another later red-brick extension with a mono-pitch roof of asbestos sheet above unpainted wooden weatherboard. There are two equally spaced windows in the eastern elevation, both with wooden lintels and without glass. The northern elevation has three equally spaced windows, all of which have six panes in white-painted iron frames. There is a single doorway at the right end with an unpainted wooden board door that permits access into the store/kennel. The western elevation is entirely obscured by a modern wooden lean-to shed.



- Wooden beam
- Blocked Door
- Possible Blocked Door
- Red-Brick Walls

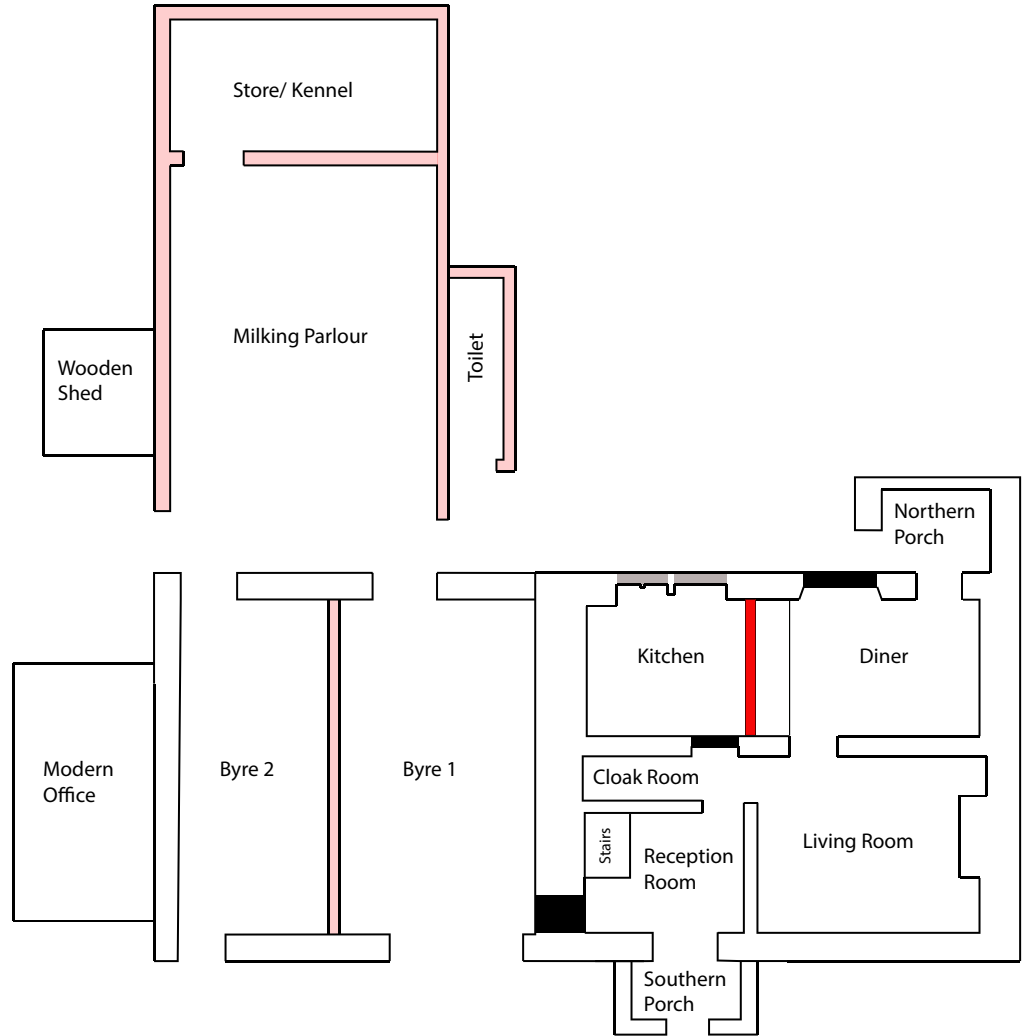


Figure 09: Ground floor plan of Grundy's Farm, Clover Road, Chorley. Scale 1:150 at A4.



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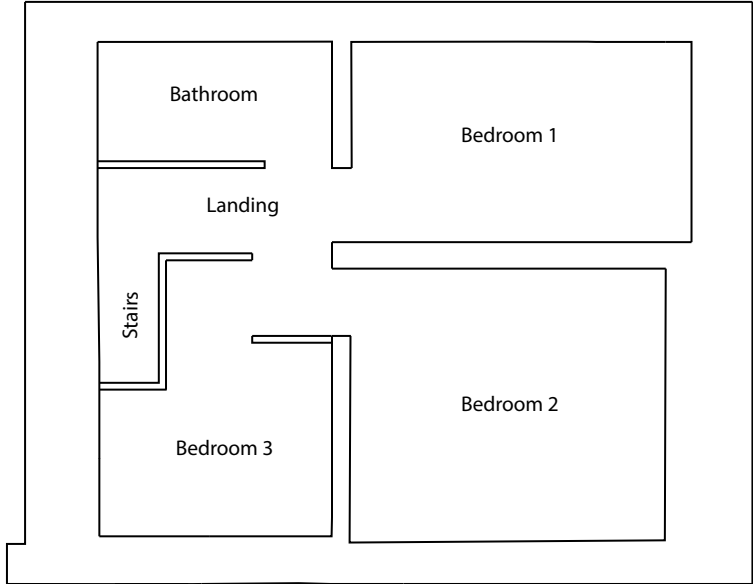


Figure 10: First floor plan of Grundy's Farm, Clover Road, Chorley. Scale 1:100 at A4.



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Plate 01: South facing external elevation, from the south. Scale 1.0m.



Plate 11: West and south facing external elevations, from the southwest. Scale 1.0m.



Plate 02: South and east facing external elevations, from the southeast. Scale 1.0m.



Plate 03: East facing external elevation, from the east. Scale 1.0m.



Plate 04: East and north facing external elevations, from the northeast. Scale 1.0m.



Plate 05: North facing external elevation, from the north. Scale 1.0m.



Plate 06: East facing outbuilding external elevation, from the east. Scale 1.0m.



Plate 07: East and north facing outbuilding external elevations, from the northeast. Scale 1.0m.



Plate 08: North facing outbuilding external elevation, from the north. Scale 1.0m.



Plate 09: North and west facing outbuilding external elevations, from the northwest. Scale 1.0m.



Plate 10: West facing external elevation, from the west. Scale 1.0m.

6.2 Internal description – Laithe House (plates 12-29)

Ground Floor

Northern Porch

A rectangular room measuring 1.95m in length by 1.66m in width orientated north to south. The ceiling is painted and plastered white with a single centralised electric light fitting. The west, north and east elevations are all painted and plastered white. The southern elevation is of white painted stonework.

The northern elevation is dominated by a two pane window in white painted wooden frame with red painted tiled sill. The eastern elevation is dominated by a single pane window in white painted wooden frame with red painted tiles sill. A wood plank boot rack is located against the eastern elevation. The southern elevation has a single centralised doorway that permits access to the kitchen diner. The door is of dark stained wood with a single glass pane in the upper half.

The west elevation has a single doorway with dark brown stained wooden plank door to the left end which permits access to the rear of the property. The floor is of red painted concrete.

Kitchen/diner

A rectangular room measuring 7.8m in length by 2.71m in width orientated east to west, with the eastern half occupied by a diner and the western half by the kitchen. The ceiling has a centralised hand cut beam running north to south, with seven hand cut rafters on its western side and ten on its eastern side. The ceiling is of plaster painted white, with four equally spaced electric strip lights.

The northern elevation has two windows at the left-hand end which may be blocked doorways however the lower half of each is hidden by kitchen units. These lie above a modern kitchen counter sink unit. Towards the right of centre is a partially blocked doorway that is now being utilised in the upper half as a window. At the right-hand end is a single doorway that permits access to the northern porch via a dark-brown stained wooden board door with single glass pane in its upper half.

The north, east and south elevations are all plastered and painted white with the western elevation of modern ceramic tile. The eastern elevation has a utility cupboard at the left end with brown stained wooden board door and there is a noticeboard at the right end above a modern white painted radiator.

The southern elevation has a single doorway to the left of centre of dark brown stained wood that permits access to the living room, set within a dark brown stained frame. The right-hand end of the southern elevation is occupied by modern kitchen cupboard units.

The western elevation is featureless apart from a modern aga. There is a dark brown stained skirting board throughout above a floor of green carpet in the diner and yellow-beige tiles in the kitchen.

Living Room

A rectangular room measuring 4.55m in length by 3.44m in width orientated east to west. There is a centralised wooden beam orientated east to west which is of sawn timber made to look as if it has been hand cut. The ceiling is of white artex and all of the elevations are of

white wallpaper. There are two modern electric lights one in the north-east corner and one in the south western corner.

The northern elevation has a single doorway with dark-stained wooden board door to the left of centre, which permits access to the kitchen diner. The eastern elevation has a chimney breast to the left of centre with an open fire with mahogany affect mantelpiece, synthetic blue marble surround, and a grey synthetic marble hearth.

The southern elevation has a window opening to the left of centre with four single glazed window panes in brown stained wooden frames with wooden sill and surrounded by red velvet curtains. The western elevation has a single doorway to the right of centre with dark brown stained wooden door and frame. Mahogany effect skirting board is located throughout the room and the floor is of blue floral patterned carpet.

Cloakroom

A rectangular room measuring 3.22m in length by 0.88m in width orientated east to west. The ceiling is plastered and painted white with a single centralised electric light fitting. The walls are all of yellow paper above dado rail height and of blue geometric pattern beneath.

The northern elevation has a coat rack to the left of centre and at the right end has a blocked up doorway that would have led to what is now the kitchen. The eastern elevation is entirely of a single doorway that permits access to the living room via a dark brown stained wooden board door and frame.

The southern elevation has a coat rack at the right end and a single doorway at the left end that permits access to the reception room, the door has been removed. The floor is of blue floral patterned carpet.

Reception Room

A rectangular room measuring 3.05m in length by 2.4m in width orientated east to west. The ceiling is plastered and painted white with a sawn wooden beam at the northern end orientated east to west. There is a single modern electrical light fitting in the centre.

All elevations are of yellow paper in the upper half with blue geometric pattern beneath. The northern elevation has a single doorway at the right end which permits access to the cloakroom. There is a centralised white modern radiator and a staircase at the left end of dark brown stained woodwork, baluster, and newel post with ball finial.

The eastern elevation is featureless. The southern elevation has a doorway to the left of centre which permits access to the southern porch. It has a white painted door with a large single glass pane in white-painted frame, surrounded by a multi-coloured geometric patterned curtain with matching pelmet.

The Western elevation is featureless. The floor is a green carpet throughout.

Southern Porch

A rectangular room measuring 2.17m in length by 1.16m in width orientated east to west with a double pitched ceiling painted and plastered white. It has a single central electric light fitting and all of the walls are painted and plastered white.

The northern elevation has a centralised single doorway, painted blue with a single large glass pane in white painted wooden frames, that permit access to the downstairs reception room.

The eastern elevation has a single pane window to the right of centre in white painted wooden frame. The southern elevation has a centralised doorway providing access to the front of the property via a dark stained wooden door with two leaded glass panels in the upper half. There are two equally spaced windows at the right and left ends both with a single glass pane with arched wooden frame painted brown and grey marble sills.

The western elevation has a single window to the left of centre in white painted wooden frames with marble sill and the floor is of blue-painted concrete.

First Floor

Landing

The landing is an L-shaped room measuring 3.08m in length by 1.23m in width, with a white artex ceiling with a single electric light fitting and loft access hatch at the western end. The walls are of yellow paper in the upper half with blue geometric patterned paper beneath. There is a white painted skirting board throughout above blue carpet.

Bedroom 1

A rectangular room measuring 4.5m in length by 2.91m in width orientated east to west. The ceiling is of white artex with a single electric light fitting to the east of centre. The walls were all papered but the paper has been removed leaving the backing paper beneath. The northern elevation has a centralised window with two single glazed panes in white painted frames and with white painted wooden sill. The window has peach coloured curtains and is located above a white painted modern radiator.

The eastern elevation is dominated by built-in wardrobes made from blue-grey painted wood with a centralised mirror. The copper boiler tank is housed at the right-hand end. The southern elevation is featureless aside from two shelves at the left-hand end. The western elevation has a single doorway at the left-hand end that permit access to the landing via a white painted wooden board door in white painted frame. The floor is of green carpet throughout.

Bedroom 2

A rectangular room measuring 4.16m in length by 3.6m in width orientated east to west. The ceiling is covered in white-painted woodchip wallpaper with a single electric light fitting to the south of centre. The walls are also all covered in woodchip wallpaper painted white.

The northern and eastern elevations are featureless. The southern elevation has a single window to the left of centre with four glass panes in white painted wooden frames and with white painted wooden sill, surrounded by blue floral curtains with matching pelmet all above a modern white painted radiator. The western elevation has a single doorway at the right end that permits access to the Landing via a white painted wooden board door and frame. The carpet is of a red floral pattern.

Bedroom 3

The room is an offset 'T' shape measuring 3.05m in length by 3.0m in width. The ceiling is of white painted wallpaper with a single modern centralised light fitting.

The northern elevation is featureless. The eastern elevation has a doorway at the left-hand end with a white painted chip board door and white painted wooden frames. The southern elevation has a window to the left of centre with four glass window panes in white painted

wooden frames, white painted wooden sill and grey floral curtains surround, above a white painted modern radiator.

The western wall is featureless. There is a white painted wooden skirting board throughout and above a blue carpet.

Bathroom

The bathroom is a rectangular room measuring 3.08m in length by 1.8m in width orientated east to west. The ceiling is of white artex with five recessed down-lighters. The north, east and south elevations are all of beige-painted wallpaper in the upper half with cream ceramic tiles beneath. The western elevation is entirely of cream tiles.

The northern elevation has a shower cubicle at the left-hand end and there is a three pane window to the right of centre, with white painted wooden frames and modesty glass. Beneath this is a single cream ceramic pedestal wash basin and at the right-hand end is a matching ceramic toilet with wooden seat.

The eastern elevation has a white painted modern radiator at the right-hand end. The southern elevation has a bath at the right-hand end of cream plastic and at the left-hand end is a single doorway which permits access to the landing via a white painted wood-chip door in white painted wooden frame. The floor is of grey carpet throughout.

6.3 Internal description – Byre (plates 30-34)

Byre 1

The byre forms the western half of the laithe house of Grundy's Farm and has been separated into two barns via a north-south red-brick wall to the west of centre. Byre 1 is a rectangular room measuring 6.82m in length by 3.88m in width orientated north to south. The ceiling is open to the roof with a centralised king-post truss orientated north to south visible, as well as four hand-cut purlins running east to west and supporting the roof battens.

The walls are all of stone rubble bonded by mortar. The northern elevation has a single doorway at the left end with an unpainted wooden door and frame permitting access into the milking parlour. The eastern elevation is featureless aside from a single doorway at the right end that had originally permitted access directly into the farmhouse (Reception Room) but is now blocked and boarded up. The southern elevation is dominated by a large carriage door that reaches to first floor height and has double doors of white-painted wooden boards.

The western elevation is of red-brick bonded by mortar and has clearly been added at a later date to separate the byre in two and to also create a crog loft in the western half. The wall has three equally spaced windows, now boarded up, and a wooden ladder at the southern end that permits access to the crog loft. This space could not be accessed due to safety reasons however from ground level it was possible to observe a single centralised window in the western elevation at first floor height, as well as eight pigeon-holes. The floor is of compacted soil.

Byre 2

Byre 2 occupies the western half of the attached byre and was created via the construction of an internal red-brick wall. The room is rectangular in shape and measures 6.7m in length by 3.63m in width orientated north to south. The ceiling is of sawn wooden rafters orientated north to south and supported by two sawn wooden beams running east to west and supported

by upright timbers. The walls are all rendered but unpainted. The northern elevation has a single doorway at the left end which permits access into the milking parlour via an unpainted wooden board door and frame. The eastern elevation has three equally spaced window openings, now boarded up. The southern elevation has a single window in wooden frame at the left end and a single doorway with unpainted wooden board door at the right end permitting access to the front of the property. The western elevation has a single centralised window in an unpainted wooden frame with a stone sill.

The floor is of poured concrete and has a north-south gulley running up the western half of the room with three iron milking stalls along the eastern elevation.



Plate 12: Northern Porch, from the south. Scale 1.0m.



Plate 13: Kitchen/diner, from the west. Scale 1.0m.



Plate 14: Kitchen/diner, from the east. Scale 1.0m.



Plate 15: Kitchen/diner roof beam, from the east.



Plate 16: Kitchen/diner windows, from the southeast. Scale 1.0m.



Plate 17: Kitchen/diner blocked door, from the south. Scale 1.0m.



Plate 18: Living Room, from the west. Scale 1.0m.



Plate 19: Living Room, from the northwest. Scale 1.0m.



Plate 20: Cloak Room, from the east. Scale 1.0m.



Plate 21: Cloak Room blocked doorway, from the south. Scale 1.0m.



Plate 22: Reception Room, from the northeast. Scale 1.0m.



Plate 23: Southern Porch, from the north. Scale 1.0m.



Plate 24: Stairwell, from the south. Scale 1.0m.



Plate 25: Landing, from the east. Scale 1.0m.



Plate 26: Bathroom, from the southeast. Scale 1.0m.



Plate 27: Bedroom 1, from the west. Scale 1.0m.



Plate 28: Bedroom 2, from the northwest. Scale 1.0m.



Plate 29: Bedroom 3, from the north. Scale 1.0m.



Plate 30: Byre 1, from the north. Scale 1.0m.



Plate 31: Byre 1, from the south. Scale 1.0m.



Plate 32: Byre roof showing truss and purlins, from the east.



Plate 33: Byre 1 blocked doorway, from the west. Scale 1.0m.



Plate 34: Byre 2, from the north. Scale 1.0m.

6.4 Internal description – red-brick outbuilding extension (plates 35-37)

Milking Parlour

A rectangular room measuring 8.09m in length by 5.37m in width orientated north to south. The ceiling is open to the roof space and has a single centralised king-post truss supporting two purlins running north to south. The walls are all of red-brick painted white. The southern elevation is that of the laithe house byre and has a single doorway at either end that permits access into byre 1 and 2 via unpainted wooden board doors.

The western elevation has a single doorway at the left end that permits access to the side of the building via a blue-painted wooden board door. The northern elevation has a single doorway at the left end that permits access to the store/kennel via an unpainted wooden board door. The eastern elevation has a single doorway at the right end that permits access to the rear of the laithe house via a blue-painted wooden board door.

The floor is of poured concrete with a north-south gully at the western end and four iron milking stalls with above washing pipes running the length of the building.

Kennel/ Store

A rectangular room measuring 5.45m in length by 3.35m in width orientated east to west. The ceiling is of exposed asbestos sheet supported by two sawn wooden beams running east to west and the walls are all of exposed red-brick. The southern elevation has a single doorway at the right end permitting access into the milking parlour via an unpainted wooden board door. The western elevation is featureless. The northern elevation has a single doorway at the left end permitting access to the rear of the building via an unpainted wooden board door, and three equally spaced six pane windows in iron frames to the right. The eastern elevation has two equally spaced windows now boarded up.

A projecting mid-height red-brick wall bonded by mortar runs north to south from the southern elevation and forms two livestock stalls that appear to have been utilised until recently as kennels. The floor is of compacted soil with areas of poured concrete.

Toilet

A rectangular room measuring 1.77m in length by 1.22m in width orientated north to south. The ceiling is open to the mono-pitch roof which is of wooden boards and the walls are all plastered and painted magnolia. There is a white ceramic toilet against the northern elevation and a single doorway permitting access to the rear of the building via a blue-painted wooden door in the southern elevation. The floor is of poured concrete.



Plate 35: Outbuilding milking parlour, from the north. Scale 1.0m.



Plate 36: Outbuilding store/kennel, from the northwest. Scale 1.0m.



Plate 37: Outbuilding toilet block, from the south. Scale 1.0m.

- Wooden beam
- Blocked Door
- Possible Blocked Door
- Red-Brick Walls

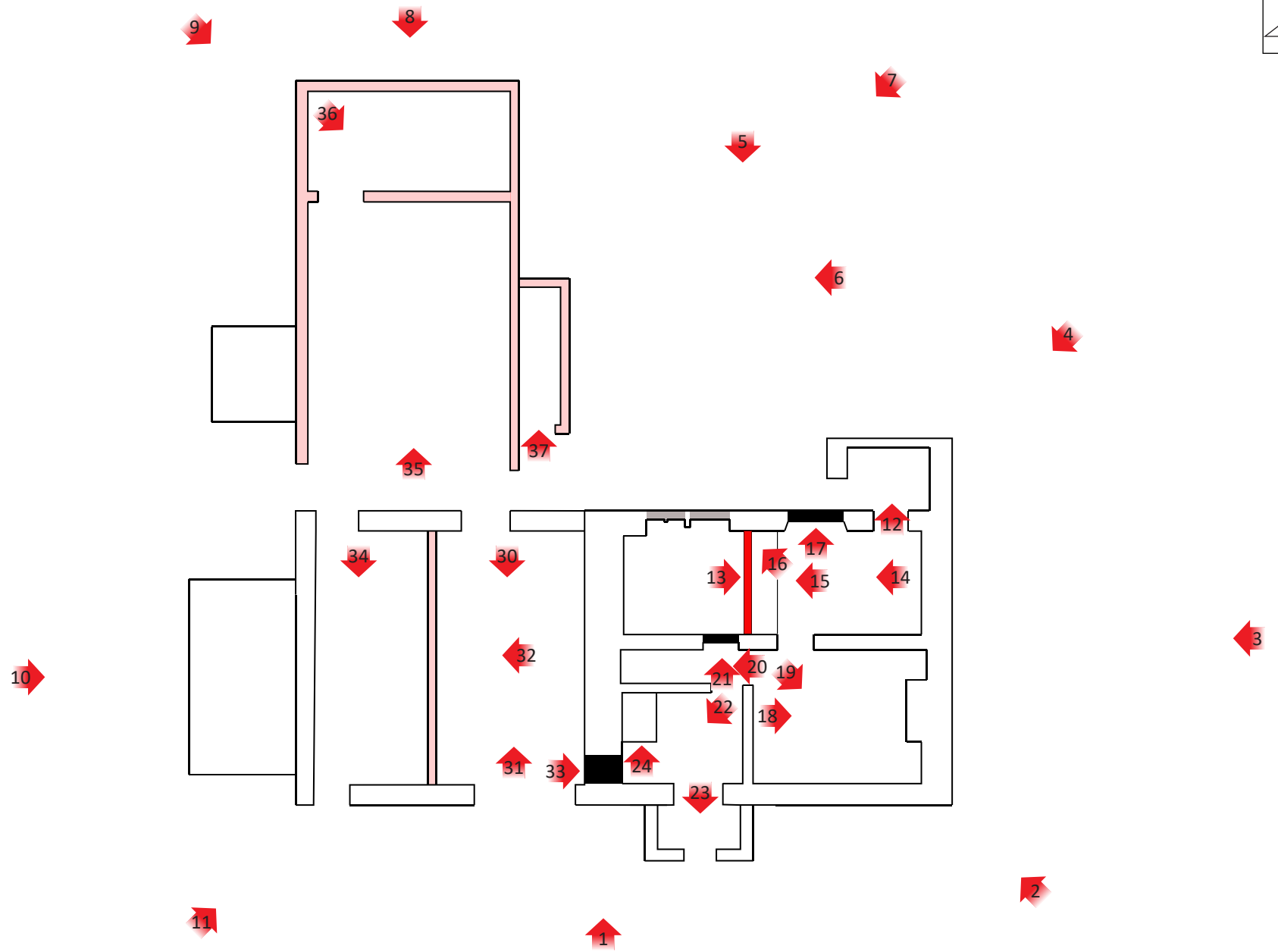
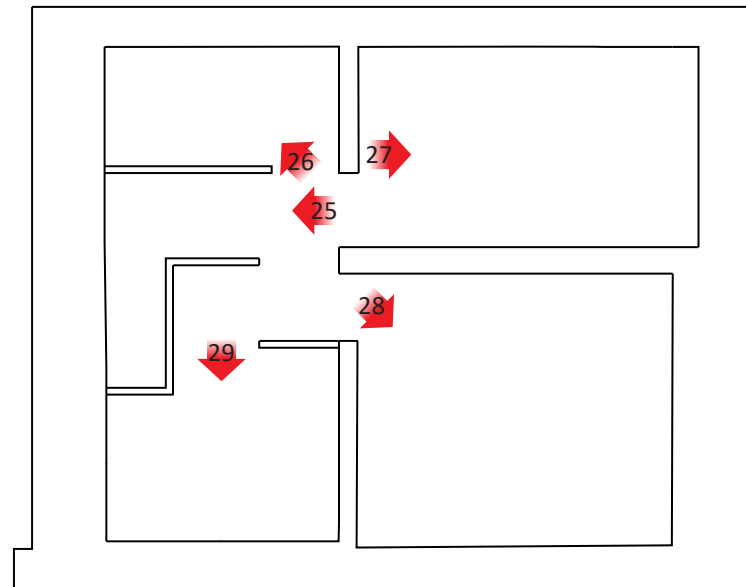


Figure 11: Location and orientation of photographs - Ground floor, Grundy's Farm, Clover Road, Chorley. Scale 1:150 at A4.

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17th-18th Century
20th Century

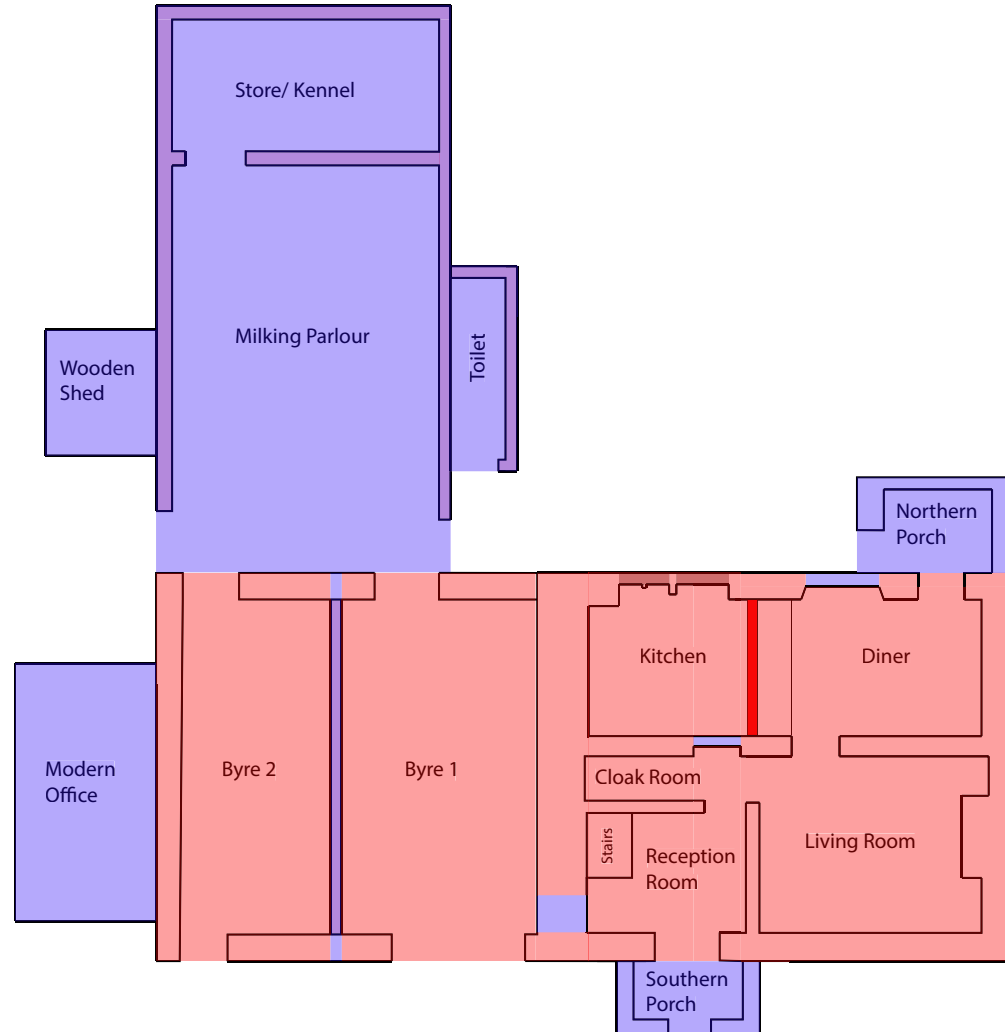


Figure 13: Phases of development - Grundy's Farm, Clover Road, Chorley.
Scale 1:150 at A4.



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7.0 CONCLUSION

By combining the available cartographic evidence with the results of the site visit, the following sequence of construction phasing is proposed (figures 13):

Phase 1 – 17th – 18th Century

The former laithe house is first depicted on the Chorley Enclosure map of 1768 however the building may have origins in the mid to late 17th Century. The dual-purpose dwelling, being both a house and agricultural building within a single range, appears in the 17th Century within Lancashire but becomes relatively widespread by the 18th Century, being popular with smallholding tenant farmers on newly enclosed land (Westwood, C. 1986). The laithe house particularly reflects the social and economic life of Lancashire up to and during the first phase of the Industrial Revolution, being house, farm and workshop all under one roof.

Phase 2 – First half 19th Century

An outbuilding, no longer in existence, is constructed to the north of the building – possibly as an animal shelter or barn.

Phase 3 – Second half 19th Century

An area to the immediate south is depicted on the 1889 Ordnance Survey map as an enclosed front garden and the property is labelled as 'Grundys'. A small outbuilding with an enclosure pen to the north is constructed against the western end of the north elevation. The outbuilding to the north is shown to have an enclosed pen on its southern elevation.

Phase 4 – First half 20th Century

The north-south red-brick extension is shown on the 1910 Ordnance Survey map creating an L-shaped range. A small outbuilding is added to the eastern elevation of the laithe house, and two outbuildings are added to the northern outbuilding.

It is also likely that the byre was divided in tow at this point in time, and possibly the doorway linking the house and byre blocked up.

8.0 SOURCES

Maps.

Chorley Enclosure Map of 1768

Tithe Map and Schedule of Chorley 1839

Ordnance Survey 1st edition 25 inch map 1889.

Ordnance Survey 2nd edition 25 inch map 1910.

Ordnance Survey 3rd edition 25 inch map 1928.

Ordnance Survey 4th edition 25 inch map 1938.

Secondary Sources

English Heritage, 2006. Understanding Historic Buildings: a guide to good recording practice.

Farrer, W. and Brownbill, J. 1907. A History of the County of Lancaster: Volume 3, ed.

Westwood, C. 1986. The Laithe House, its social and economic significance.



**Grundy's Farm, Clover Road,
Chorley, PR7 2NL.**

**Written Scheme of Investigation
for Level 3 Historic Building Record**

Planning Ref: 16/00303/FULMAJ

aeon archaeology



Archaeological WSI
Project Code: A0100.1

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1.0 PROJECT BACKGROUND

Aeon Archaeology has been asked by The Casey Group Ltd to provide a Written Scheme of Investigation (WSI) for carrying out a level 3 historic building record at Grundy's Farm, Clover Road, Chorley, Lancashire PR7 2NL (centred on **NGR SD 57134 16434**) in advance of demolition.

The archaeological mitigation is being completed as part of a condition imposed on the approved notification of demolition of the building and outbuilding for the construction of 27 affordable dwellings (Planning Reference: **16/00303/FULMAJ**).

Condition 16

No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason

To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building.

The Lancashire Archaeological Advisory Service (LAAS) has not prepared a mitigation brief for this project, but has requested the following:

A record of the building to Historic England level 3 be made prior to demolition.

This is in accordance with National Planning Policy Framework paragraph 141: "Local planning authorities should ... require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible".

This design and all subsequent mitigation will conform to the guidelines specified in English Heritage 'Understanding Historic Buildings: a guide to good recording practice' (2006) & Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (Chartered Institute for Archaeologists, 2014).

Grundy's Farm is a non-designated heritage asset (Lancashire Historic Environment Record PRN 20215) and is recorded as a 'well-preserved, stone-built, 2 storey laithe house dating to the 18th century. The structure (labelled as 'Grundy's Farm' on the Existing Site Layout Plan) is depicted on the 1768 enclosure map (LRO AE 3/1) and all subsequent maps. It is therefore considered to be of some historical interest, showing the development of and response to changing agricultural practices and economics over time.

The period 1750-1880 has been recognised as the most important period of farm building development in England. The Council for British Archaeology's 'An Archaeological Research Framework for North West England: Volume 2, Research Agenda and Strategy' has indicated that "there is an urgent need for all local authorities to ensure that farm buildings undergoing adaptation are at least considered for recording" (p. 140) so that "a regional database of farm buildings can be derived and variations across the region examined." (ibid.)

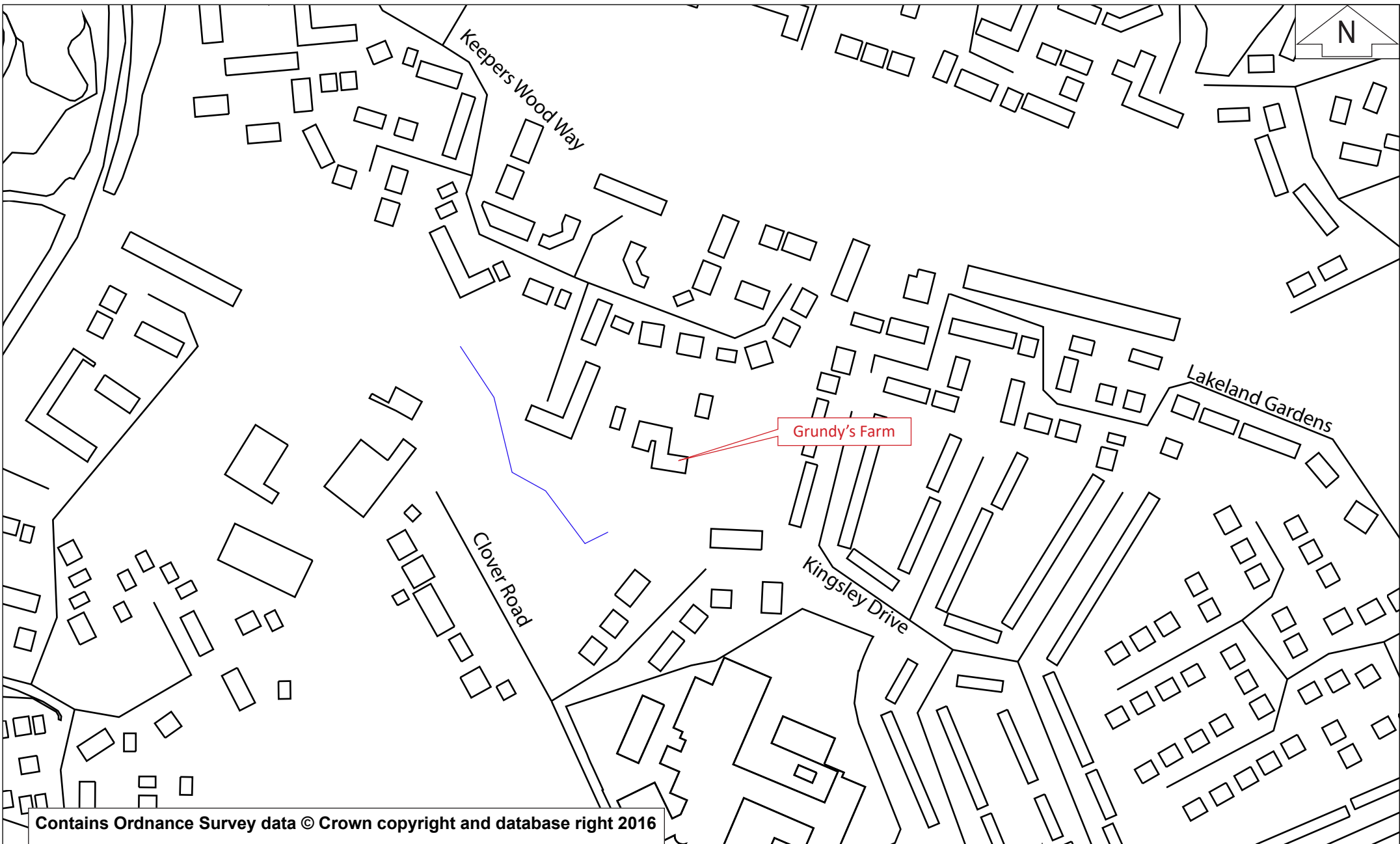


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Figure 01: Location of Grundy's Farm, Clover Road, Chorley. Scale 1:20,000 at A4.



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Figure 02: Location of Grundy's Farm, Clover Road, Chorley. Scale 1:2,500 at A4.



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2.0 REQUIREMENTS

2.1 Building Record

The requirements are for an archaeological building record of Grundy's Farm building and outbuilding prior to demolition, however should observations or desk-based research suggest the potential for significant features to be encountered during the site clearance/ground work, the archaeological contractor should make arrangements to undertake any appropriate supplementary recording work during the development. The LAAS Archaeologist has requested that the building record be roughly commensurate with the English Heritage '*Understanding Historic Buildings: a guide to good recording practice*' (2006) **Level 3**.

Level 3 is an analytical record, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.

The information contained in the record will for the most part have been obtained through an examination of the building itself. If documentary sources are used they are likely to be those most readily accessible, such as historic Ordnance Survey maps, trade directories, and other published sources. The record will not normally discuss the building's broader stylistic or historical context and importance at any length.

The detailed photographic record will consist of English Heritage '*Understanding Historic Buildings: a guide to good recording practice*' (2006) elements:

- written account: 1-3, 6-9, 11-13, 22
- drawings: 2
- photographs: 1-9

4.0 METHOD STATEMENT

4.1 Level 3 Record

4.1.1 Written Account

The written account will include:

- The building's precise location as a National Grid Reference and address form;
- A note of any statutory designation and non-statutory designation;
- The date of the record, name(s) of the recorder(s) and archive location;
- A summary of the building's form, function, date, and sequence of development.
- An introduction, setting out the circumstances in which the record was made, its objectives, methods, scope and limitations, and any constraints which limited the achievement of objectives.
- Acknowledgements to all those who made significant contributions.
- A discussion of published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of historic map evidence and a critical evaluation of previous records of the building, where they exist.
- An account of the building's overall form and its successive phases of development, together with the evidence supporting this analysis.

- An account of the past and present uses of the building and its parts, with the evidence for these interpretations.
- Any evidence for the former existence of demolished structures or removed plant associated with the building.
- Full bibliographic and other references.

4.1.2 Photographs

The photographic record will include:

- A general view or views of the building;
- The building's external appearance. Typically a series of oblique views will show all external elevations of the building and give an impression of its size and shape;
- The overall appearance of the principal rooms and circulation areas.
- Any internal or external detail.
- Any machinery or other plant, or evidence for its former existence.
- Any dates or other inscriptions.
- Any building contents or ephemera which have a significant bearing on the building's history.
- Copies of maps, drawings, views and photographs present in the building and illustrating its development or that of its site.

A Digital SLR (Canon 600D) set to maximum resolution will be used throughout.

4.1.3 Drawings

The drawn record will include:

- A measured site plan showing the location and orientation of photographs. This will label all room spaces and indicate any architectural features of note.

4.2 Processing data, illustration, report and archiving

Following completion of the record as outlined above, a report will be produced incorporating the following:

- A copy of the design brief and agreed specification
- A site location plan
- A plan illustrating the location and direction of photographs
- Basic background and relevant historical, descriptive or analytical detail
- A full bibliography of sources consulted
- Illustrations, including plans and photographs, will be incorporated within the report.

5.0 DISSEMINATION AND ARCHIVING

A full archive including plans, photographs, written material and any other material resulting from the project will be prepared. All plans, photographs and descriptions will be labelled, and cross-referenced, and lodged in an appropriate place within six months of the completion of the project.

Upon completion of the project copies of the report will be sent to the regional HER and LAAS Archaeologist, as well as being lodged with the online OASIS database.

6.0 PERSONNEL

The work will be managed and undertaken by Richard Cooke BA MA MCIfA, Archaeological Contractor and Consultant at Aeon Archaeology. Full details of personnel involved, with *curricula vitae*, can be supplied upon request.

7.0 RESOURCES AND PROGRAMMING

It is intended to undertake the historic building recording in October/November 2016. A provisional target date for the completion of the project archive and the production of a project report is November 2016.

The historic building recording will be undertaken by a team of demonstrable competence provided by Aeon Archaeology, a Registered Organisation with the CIfA.

Performance Standards

Aeon Archaeology will undertake the historic building recording and operate in accordance with:

- The Chartered Institute for Archaeologists' *Code of Conduct* (2014 edition).
- The Chartered Institute for Archaeologists' *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* (2014 edition).
- The Chartered Institute for Archaeologists' *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014 edition)
- The Historic England document *Understanding Historic Buildings A Guide to Good Recording Practice* (2016)
- The European Association of Archaeologists' *Principles of Conduct for Archaeologists Involved in Contract Archaeological Work* (1998).
- The Chartered Institute for Archaeologists' *Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials* (2014 edition).
- The Chartered Institute for Archaeologists' *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives* (2014 edition)

8.0 MONITORING AND TIMING

The Senior Planning Officer (Archaeology/HER) will monitor the historic building recording on behalf of the Council.

Reasonable access to the recording in-progress will be provided by The Casey Group Ltd to the Senior Planning Officer (Archaeology/HER) in order to monitor the recording. A site tour will be provided to the Senior Planning Officer (Archaeology/HER) as appropriate.

Aeon Archaeology will advise The Casey Group Ltd and the Senior Planning Officer (Archaeology/HER) immediately of any significant discoveries and provide regular reports of the recording works. Aeon Archaeology will ensure that any significant results recovered during the historic building recording are brought to the attention of The Casey Group Ltd and the Senior

Planning Officer (Archaeology/HER) and will notify the relevant organisations as soon as is practicably possible, and certainly within 24 hours.

A consultation between Aeon Archaeology, The Casey Group Ltd and the Senior Planning Officer (Archaeology/HER) will be convened towards or at the conclusion of the historic building recording. The purpose of the consultation is to advise all parties on the manner in which the objectives of the project have been addressed and secure agreement that the on-site recording has been concluded to the satisfaction of the Council.

9.0 HEALTH AND SAFETY

All relevant certification will be obtained from The Casey Group Ltd and/or its agents and contractors regarding Health and Safety prior to any site works and Aeon Archaeology will conform to arrangements for notification of entering and leaving the site.

Aeon Archaeology will comply with the *Health and Safety at Work Act (1974)*, the *Standing Conference of Archaeology Unit Managers Health and Safety Manual (1991)*, *Control of Substances Hazardous to Health (COSHH) Regulations (2002)*, *Construction Design and Management (CDM) Regulations (2007)*, *Management of Health and Safety at Work Regulations (1999)*, the *Work at Height Regulations (2005)*, the *Confined Spaces Regulations (1997)*, the *Personal Protective Equipment at Work Regulations (2002)* and the Council for British Archaeology Handbook No. 6, *Safety in Archaeological Fieldwork (1989)*.

While carrying out the historic building recording Aeon Archaeology will operate in accordance with all applicable Health and Safety Legislation. A Health and Safety Plan (including a Risk Assessment) for the historic building recording will be prepared by Aeon Archaeology and submitted to The Casey Group Ltd before the historic building recording commences.

The archaeologist(s) will be provided with all necessary protective clothing and equipment.

The archaeologist will wear a safety helmet and reflective jacket/waistcoat at all times on site.

A First-Aid Kit and Accident Book will be kept on site at all times for the duration of the historic building recording.

10.0 INSURANCE

Liability Insurance – Insignia Underwriting Policy 347002

Employers' Liability: Limit of Indemnity £10m in any one occurrence

Public Liability: Limit of Indemnity £2m in any one occurrence

Legal Defence Costs (Health and Safety at Work Act): £250,000

The current period expires 07/09/17

Professional Indemnity Insurance – Insignia Underwriting Policy 347002

Limit of Indemnity £500,000 any one claim

The current period expires 07/09/17

11.0 CONFIDENTIALITY

Aeon Archaeology will treat as confidential all information obtained directly or indirectly from The Casey Group Ltd in connection with the historic building recording and will not, without the prior consent of The Casey Group Ltd, disclose any information relating to the project or publicise the project in any way.

12.0 SOURCES CONSULTED

Council for British Archaeology's 'An Archaeological Research Framework for North West England: Volume 2, Research Agenda and Strategy'

Chartered Institute for Archaeologists, 2014: Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures

English Heritage: Understanding Historic Buildings: a guide to good recording practice (2006)

Historic Environment Record online gateway

Lancashire Historic Environment Record PRN 20215

