



**317, Upton Lane, Widnes,
Cheshire WA8 9AG.**

**January 2018
V 1.0**



aeon archaeology



Historic Building Record - Level 2
Project Code: A0149.1
Report no. 0153



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Cheshire WA8 9AG.**

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Historic Building Record - Level 2

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Project Code: A0149.1

Date: 31/01/2018

Client: Keith Mullen

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1.0 INTRODUCTION

Aeon Archaeology was commissioned by Mr. Keith Mullen (hereafter the Client) to produce a level 2 historic building record of no. 317 Upton Lane, Widnes, Cheshire WA8 9AG (centred on (NGR SJ 50809 87945) in advance of conversion.

The archaeological recording was completed as part of a planning condition (**Planning Reference: 17/00309/FUL**). Planning permission has been secured by the client for the conversion of the existing agricultural building to provide ancillary accommodation. The following archaeological condition was assigned to the permission:

Condition 14

No development shall take place within the area indicated until the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has first been submitted to and approved in writing by the Council as Local Planning Authority. The work shall be carried out strictly in accordance with the approved scheme.

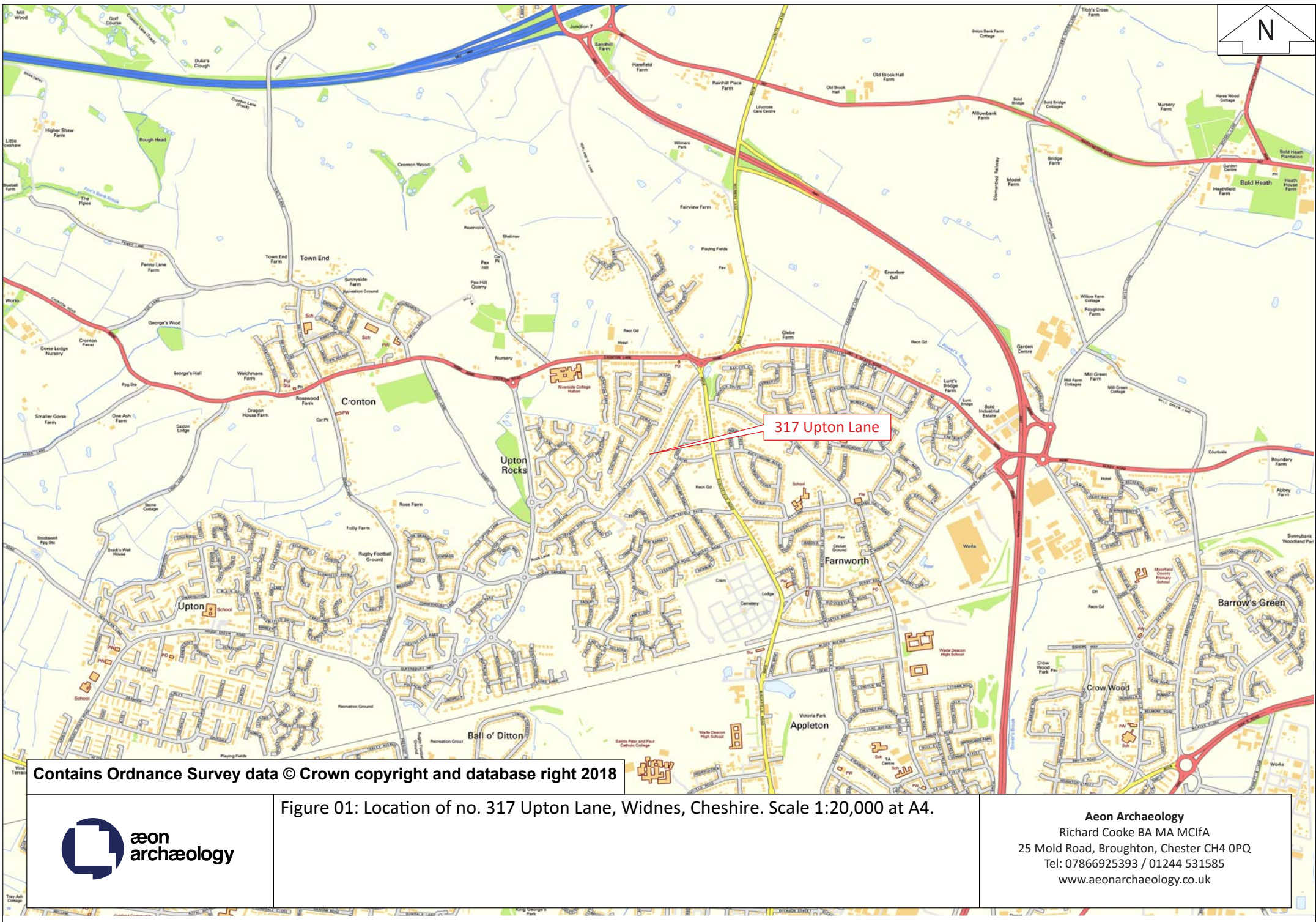
Reason

To ensure that the historical surviving structures are subject of archaeological record prior to demolition in accordance with Policy BE5 of the Halton Unitary Development Plan and paragraph 141 of the National Planning Policy Framework.

The Cheshire Archaeology Planning Advisory Service did not prepare a mitigation brief for this project, but requested that a level 2 historic building survey be undertaken of the building prior to alteration.

The use of such a condition is in line with the guidance set out in Paragraph 141, Section 12 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework (2012), published by the Department for Communities and Local Government and Managing Significance in Decision-Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning: 2 (Historic England 2015).

This design and all subsequent mitigation will conform to the guidelines specified in English Heritage ‘*Understanding Historic Buildings: a guide to good recording practice*’ (2016) & *Standards 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 no. 317 Upton Lane, Widnes, Cheshire. Scale 1:20,000 at A4.



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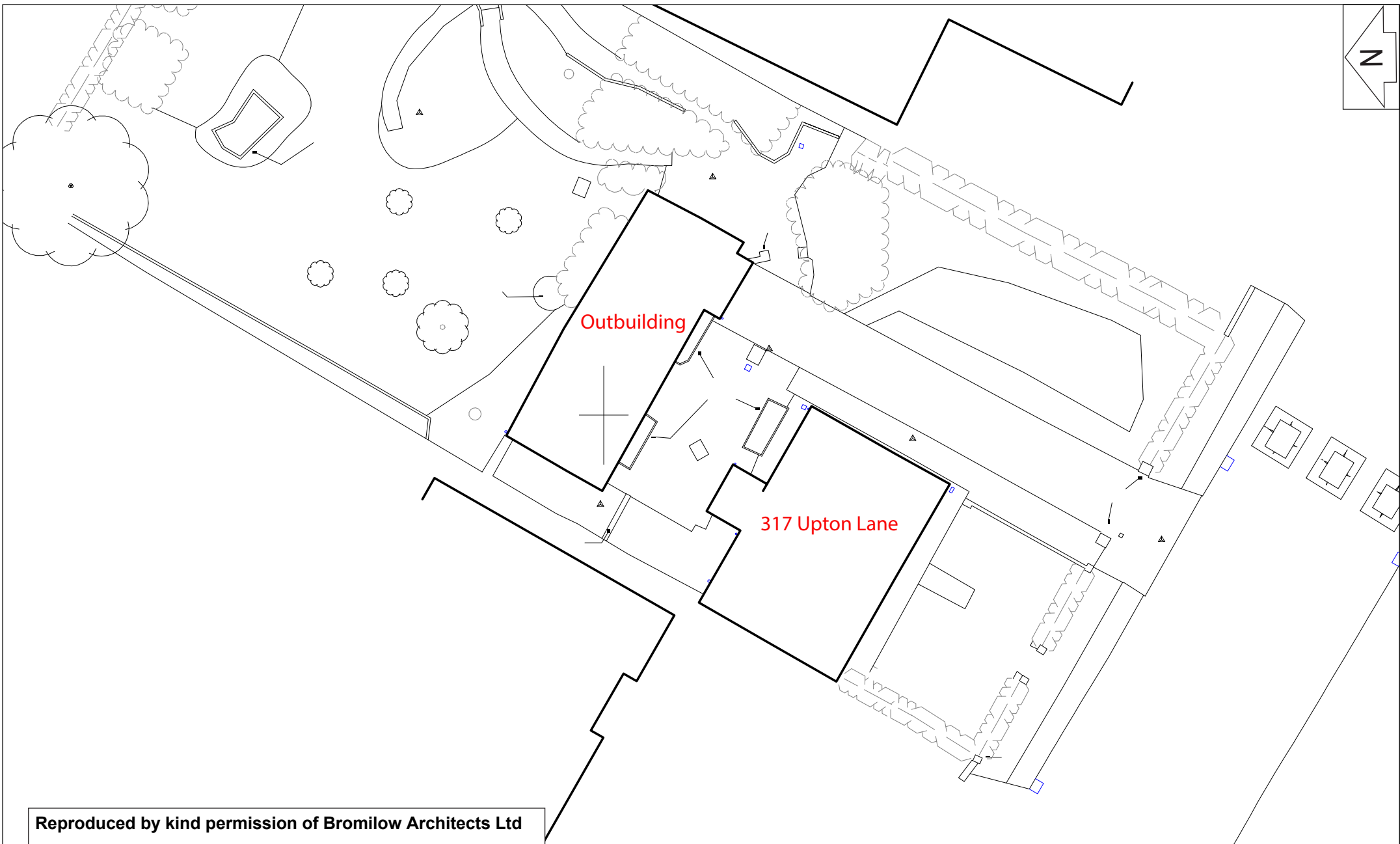


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Figure 02: Location of no. 317 Upton Lane, Widnes, Cheshire. Scale 1:5,000 at A4.



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Figure 03: Location of no. 317 Upton Lane, Widnes, Cheshire. Scale 1:200 at A4.



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2.0 REQUIREMENTS

2.1 Building Record

The requirements were for an archaeological building record of the dwelling at no. 317 Upton Lane, prior to the alteration and refurbishment work, however should observations or desk-based research suggest the potential for significant features to be encountered during the renovation and site clearance/ground work, the archaeological contractor should make arrangements to undertake any appropriate supplementary recording work during the development. The Cheshire Archaeology Planning Advisory Service had requested that the building record be roughly commensurate with the English Heritage '*Understanding Historic Buildings: a guide to good recording practice*' (2016) **Level 2**.

Both the exterior and the interior were viewed, described and photographed. The record presents conclusions regarding the building's development and use, but does not discuss in detail the evidence on which these conclusions are based.

The detailed photographic record consisted of English Heritage '*Understanding Historic Buildings: a guide to good recording practice*' (2016) elements:

- written account: 1-3, 6
- drawings: sometimes 1, sometimes one or more of 2-7
- photographs: 1,2,4

3.0 METHOD STATEMENT

3.1 Level 2 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.

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.

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

3.1.3 Drawings

The drawn record included:

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

3.2 Processing data, illustration, report and archiving

Following completion of the record as outlined above, a report was 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.

4.0 ARCHAEOLOGICAL AND HISTORICAL RECORD

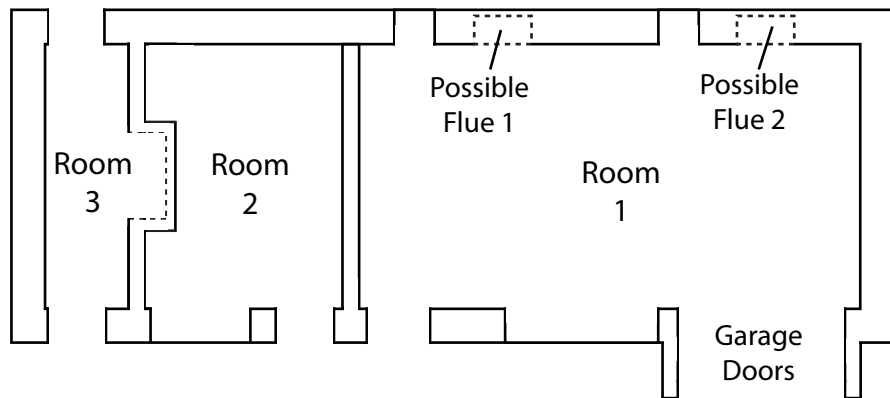
There is little evidence of any early human occupation of the area although a flint arrowhead was discovered at Pex Hill, suggesting there was some human presence in the Palaeolithic. Pex Hill is a disused quarry, located to the north of the town. Roman roads by-passed the area but some Roman coins were found where the Ditton railway station stands today. In the 9th century Vikings had invaded the country and Widnes was at the extreme south of the Danelaw. The River Mersey derives its name from the Anglo-Saxon *maeres ea*, which means boundary river, the boundary being that between the Danelaw and the Saxon kingdom of Mercia. At the beginning of the 20th century it was believed that some earthworks on Cuedley Marsh had been constructed by the Vikings but an archaeological investigation in the 1930s found nothing to confirm this.

Following the Norman conquest, William the Conqueror granted the Earldom of Lancaster to Roger de Poitou who in turn granted the barony of Widnes to Yorfrid. Yorfrid had no sons and his elder daughter married William FitzNigel, the second Baron of Halton. On Yorfrid's death the barony of Widnes passed to that of Halton. The current St. Luke's, a Norman church, was built in Farnworth. Its date of origin is uncertain but it is likely to be around 1180. In 1500 the South Chapel was added to the church and in 1507 a grammar school was established in Farnworth; both were endowments from Bishop William Smyth. Until the middle of the 19th century the area consisted of the scattered hamlets of Farnworth, Appleton, Ditton, Upton and Woodend. Nearby were the villages of Cronton and Cuedley.

In the 1750s the Sankey Canal was constructed. This linked the area of St. Helens with the River Mersey at Sankey Bridges, near Warrington and was in operation by 1757. It was extended to Fiddler's Ferry in 1762 and then in 1833 a further extension to Woodend was opened. In the same year the St Helens and Runcorn Gap Railway was opened. The railway connected St Helens with an area in Woodend which was to become known as Spike Island. The termini of the canal and railway were adjacent and here Widnes Dock, the world's first railway dock, was established.

John Hutchinson built his first factory in 1847 on land between the Sankey Canal and the railway which became known as Spike Island. The factory used the Leblanc process to make alkali and was ideally located as the raw materials required could be brought there by the rail and waterways, similarly the end products could be moved anywhere else in the country or abroad. Entrepreneurs such as John McClelland, William Gossage, Frederic Muspratt, Holbrook Gaskell and Henry Deacon soon built further chemical factories nearby. Widnes grew rapidly as housing and social provision was made for the factory workers. Soon all of the local villages such as Farnworth, Appleton, Ditton and Upton were subsumed into the rapidly growing town of Widnes. Woodend became known as West Bank. In addition to the manufacturing of products such as soap, borax, soda ash, salt cake and bleaching powder, other industries grew including iron and copper works. This led to Widnes becoming heavily polluted with smoke and chemical emissions.

Large numbers of workers came from other areas of the United Kingdom and other countries to satisfy the growing demand for workers. Irish workers were the first to migrate to Widnes but by the late 1880s large numbers arrived from Poland and Lithuania to flee persecution and poverty in their home countries. Immigrants also came from other areas, in particular Wales (W. Farrer & J. Brownbill, 1907).



Outbuilding to rear of Property



House

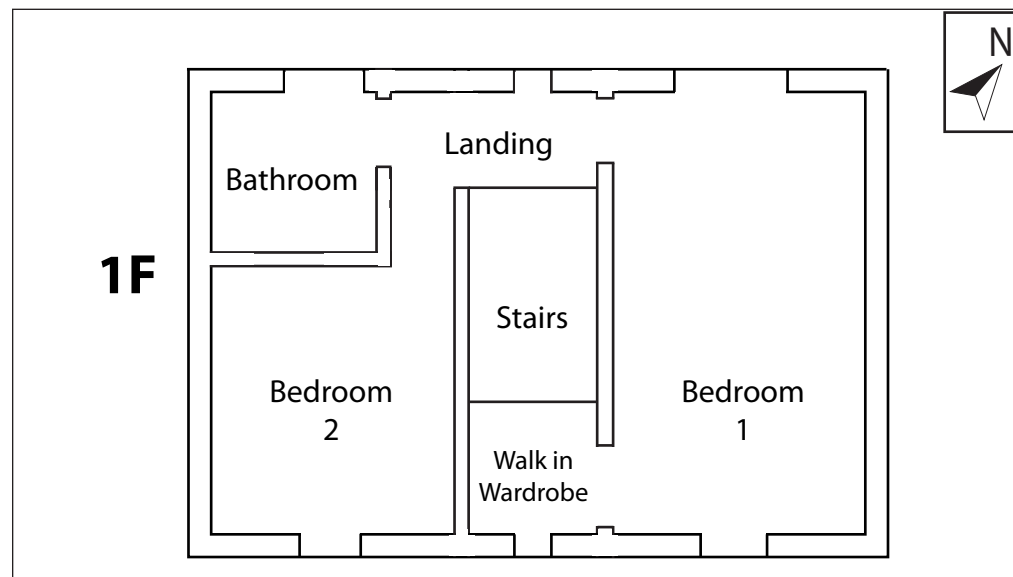
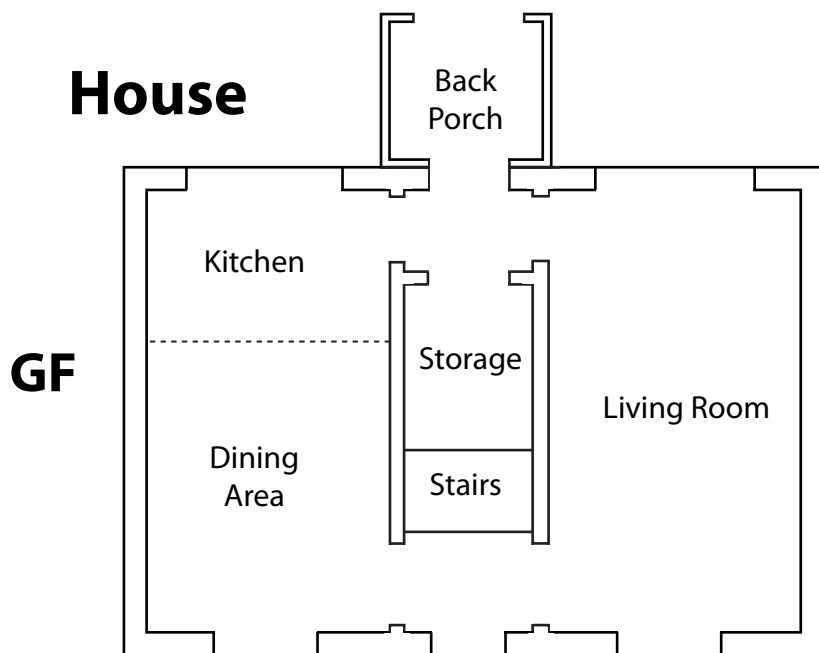


Figure 04: Plan of no. 317 Upton Lane, Widnes, Cheshire. Showing layout of internal rooms. Scale @ 1:100 on A4.

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5.0 BUILDING DESCRIPTION

5.1 External description of 317 Upton Lane (plates 1-7)

The House located at no. 317 Upton Lane, Widnes, is situated with an area of residential housing bordered to the east by Upton Lane, to west and south by Conway Way and by the B6419 to the north. The house lies approximately 2.90km north of Widnes town centre centred on **NGR SJ 50809 87945** and will be referred to as the house and outbuilding respectively throughout this section of the report.

The House is a two-storey rectangular structure orientated northeast to southwest and measuring 9.26m in length by 6.45m in width. It has a double-pitched roof of slate roofing tiles and blue ceramic ridge tiles. The walls are all of pebble-dashed stone façade.

The outbuilding is a single storey building which shares the same orientation as the house. The building is 11.57m long and 5.14m wide. It also has a double pitch roof with modern slates and ridge tiles. The walls are comprised of sandstone rubble bonded by mortar.

External southeast elevation

There is a small paved yard area to the front of the structure and to the north-east there is a driveway which permits access to the rear of the property and a small patch of garden.

Visible from the exterior of the property are two brick built chimney stacks, which have been rendered with pebble dash. These chimney stacks are situated at either end of the property straddling the gables (at the north-east on the south-west). The roof comprises of slates with ceramic ridge tiles running between the two chimneys with plastic gutters at the eaves. The upper third of the elevation has been rendered with pebble dash (to just below the sill line) below this there is a grey render into which a geometric pattern has been etched; these materials are separated by a line of white-painted render which forms a border. The windows and the doorway are also surrounded by this white-painted render. At the base of the elevation there is a series of cut sandstone blocks which have also been painted white.

On the first floor level are three windows, the central window is a single glass pane horizontal, rectangular shape. This window is flanked by two equally sized and spaced dual pane windows which are also rectangular, but twice the width. All of these windows are constructed of modern plastic PVC. On the ground level the front door is centralised within the elevation; this is made of wood and stylised with cast iron fittings and metal studs, similar to the doors of the outbuilding (discussed below), with the single small square glass pane in the upper portion. Flanking the door either side are two further windows, these windows are equal in size although much larger and apparently square when compared with the windows on the first floor, these windows are also of plastic PVC.

External northeast elevation

Visible on the northeast elevation is the chimney stack which has been rendered all the way to the top with pebble dash. This pebble dash then extends down the upper third of the property. There is then a white-painted rendered border, which also occurs at the margins of the elevation. Below this border is a large area of render which may have covered up some slates according to the texture of the render. Below this is a thicker white render border with two courses of bonded red-brick visible beneath.

External northwest elevation

Visible on the side of the property is the same roof configuration as found on the north-east with a slight difference; in that the upper portion of the roof is tiled with hexagonal slates. The entirety of the elevation has been rendered with pebble dash with the same two bonded red-brick courses visible at the base of the elevation. The first floor has three different windows; on the left hand side is a horizontal dual pane window, in the centre is the same vertical rectangular window as seen at the front of property and to the right is a single pane, square, frosted glass window. All window frames are of plastic PVC. On the ground floor a small porch extension is flanked by two windows; on the left hand side is large single pane glass window and on the right hand side is a horizontal square double paned window. These windows are also of modern plastic PVC.

The small porch extension differs from the rest of the building in that it is constructed from tan grey brick which is bonded by mortar. It has a flat pitch roof which is covered with felt. The north eastern and south western elevations of the extension share identical windows; these are horizontal rectangular set within white painted wooden frames, the upper proportion of which are narrow and can be opened via levers. The north western elevation of the extension is dominated by a pair of white PVC sliding doors which have large glass panes set within them.

External southwest elevation

South-west elevation is almost identical in appearance to the northeast elevation. Visible at the top elevation is a chimney stack which has again been rendered all the way to the top with pebble dash. This pebble dash then extends down the upper third of the property. Beneath this there is a white-painted rendered border, which also occurs at the margins of the elevation. Below this border is also pebble dash, however here the wall is obscured by a sandstone wall which had been bonded by mortar.

5.2 Internal description of 317 Upton Lane (plates 8-20)

Ground floor

Hallway

The hallway is small and rectangular, orientated north-east to south-west. Walking in from the front door you are confronted with the stairwell which leads to the first floor. The stairwell's walls are covered with white wallpaper with a wooden banister on the left hand wall. The stairs have been carpeted with a red carpet. This red carpet extends down into the hall area, with a door mat immediately in behind the front door. To the left is a white wooden door which permits access to the kitchen dining area and to the right is another white wooden door which permits access to the living room. All other visible portions of wall and ceiling not on the stairwell are plastered and painted white.

Living room

The living room is a rectangular room orientated southeast -northwest. The ceiling is plastered and painted white with two pendant light fittings which are equally spaced. The north-western elevation is dominated by a large glass window which is of plastic PVC and looks out onto the outbuilding. This window has been hung with green curtains and has a wooden window sill. A small portion of the wall is plastered and painted white while the rest has been papered with grey and white paisley pattern wallpaper. A white wooden skirting board runs along the base.

The south-western elevation has the same small portion of wall plastered and painted white, while the rest has the same grey and white paisley wallpaper. Equally spaced from the left and

right hand side are two wooden doors. The left-hand wooden door permits access to the hallway and the stairwell while the right-hand door permits access to the kitchen. A white painted wooden skirting board runs along its base.

The south-eastern elevation has a double pane PVC window in its centre, below which is a large steel radiator which has been painted white. Once more the upper portion of the wall has been plastered and painted white, with the remainder of the wall wallpapered with grey and white paisley wallpaper. The same white painted skirting board runs along its base.

The north-eastern elevation is dominated by a wide chimney breast and surround onto which a fireplace and stylised mantelpiece have been fitted. The fireplace is comprised of a single small electric fire and is surrounded by two types of reproduction marble (grey and white). Either side of the chimney breast is a wooden mantelpiece and wooden shelves. To the left of the fireplace is a large steel white painted radiator. Once more the upper portion of the wall has been plastered and painted white with the rest being papered with white and grey paisley design wallpaper. A white skirting board runs along its base. The floor is of a grey-green brown stippled carpet.

Kitchen/ Dining Area

The kitchen dining room is rectangular and orientated northwest to southeast. The ceiling of the kitchen is comprised of artex, this is separated from the dining area by a roof beam which has been boxed in with timber. The ceiling of the dining area is comprised of white roof tiles. The north western elevation is dominated by large double pane window, which is of plastic PVC. The window also has been hung with floral pattern curtains. Below this window runs a series of kitchen units which are comprised of chipboard with a wood pattern finish. The north western elevation is tiled with floral pattern tiles which are white and brown.

The left hand side of the south western elevation has the same white ceiling tiles which extend down onto the upper portion of the wall. Below the ceiling tiles there is white wallpaper. Visible within the dining room is a blocked up chimney breast, the fireplace of which now houses a wooden drinks cabinet. To the right of the chimney breast the wallpaper continues to the boundary with the kitchen, where kitchen units and an extractor fan dominate the upper portion of the wall. Below these units are the same white and brown floral tiles observed on the north-western elevation and also a large space where the oven was sited.

The south-eastern elevation has a single plastic PVC double pane window centralised within it. Once again the ceiling tiles extend onto the upper portion of the wall, but below this is the same white wallpaper viewed on the south-western elevation. Below the window is a large steel radiator which has been painted white.

The north-eastern elevation has two equally spaced doors at either end. The door on the right leads to the hallway and the stairwell, while the door on the left leads to the living room. Once more the ceiling tiles extend onto the upper portion of the wall. Below this on the right hand side within the dining room the elevation is covered with wallpaper once more. Separating the dining room from the kitchen is a large wooden display unit/cabinet. Within the kitchen area the wall once again is dominated by the white and brown floral tiles.

Within the dining area the floor is comprised of a red carpet. The division between the kitchen and the dining room is marked by a brass kicker plate. In the kitchen there is brown linoleum laid down onto the floor.

2nd Hallway

Between the living room and the kitchen there is a small area which acts as the convergence point for the living room door, the kitchen door and the back porch door. Its ceiling is plastered and painted white and all of its walls are papered with the same white and grey

paisley wallpaper found in the living room. The floor is of the same brown linoleum continued from the kitchen.

Below stairs storeroom

There is a small cupboard underneath the stairs which is housed behind a wooden plank and batten door, which has been painted with cream paint. The left-hand wall is papered with green and blue wallpaper and has shelves attached to it while the right-hand wall has beige wallpaper. The floor is of the same brown linoleum found in the kitchen and the hallway.

The back porch

The back porch has a white-painted ceiling. The south-western elevation is of brick construction bonded by mortar and painted blue. This elevation has a wooden window with double pane and narrow opening light at the top. The north-eastern elevation is identical except this wall is painted white. The north-western elevation is dominated by a PVC sliding door which permits access to the exterior. The south-eastern elevation has a white-painted wooden door located in its centre which permits access to the 2nd hallway. This elevation has been plastered and painted blue. The floor is of green and black carpet tiles.



Plate 01: 317, Upton Lane, Widnes external south-western and south-eastern elevations - From the South - scale 1.0m



Plate 02: 317, Upton Lane, Widnes external south-eastern elevation - From the southeast - scale 1.0m



Plate 03: 317, Upton Lane, Widnes external south-eastern and north-eastern elevations - From the east - scale 1.0m



Plate 04: 317, Upton Lane, Widnes external north-eastern elevation - From the northeast - scale 1.0m



Plate 05: 317, Upton Lane, Widnes external north-eastern and north-western elevations - From the north - scale 1.0m



Plate 06: 317, Upton Lane, Widnes external north-western elevation (partial) - From the northwest- scale 1.0m



Plate 07: 317, Upton Lane, Widnes external south-western elevation - From the south west - no scale

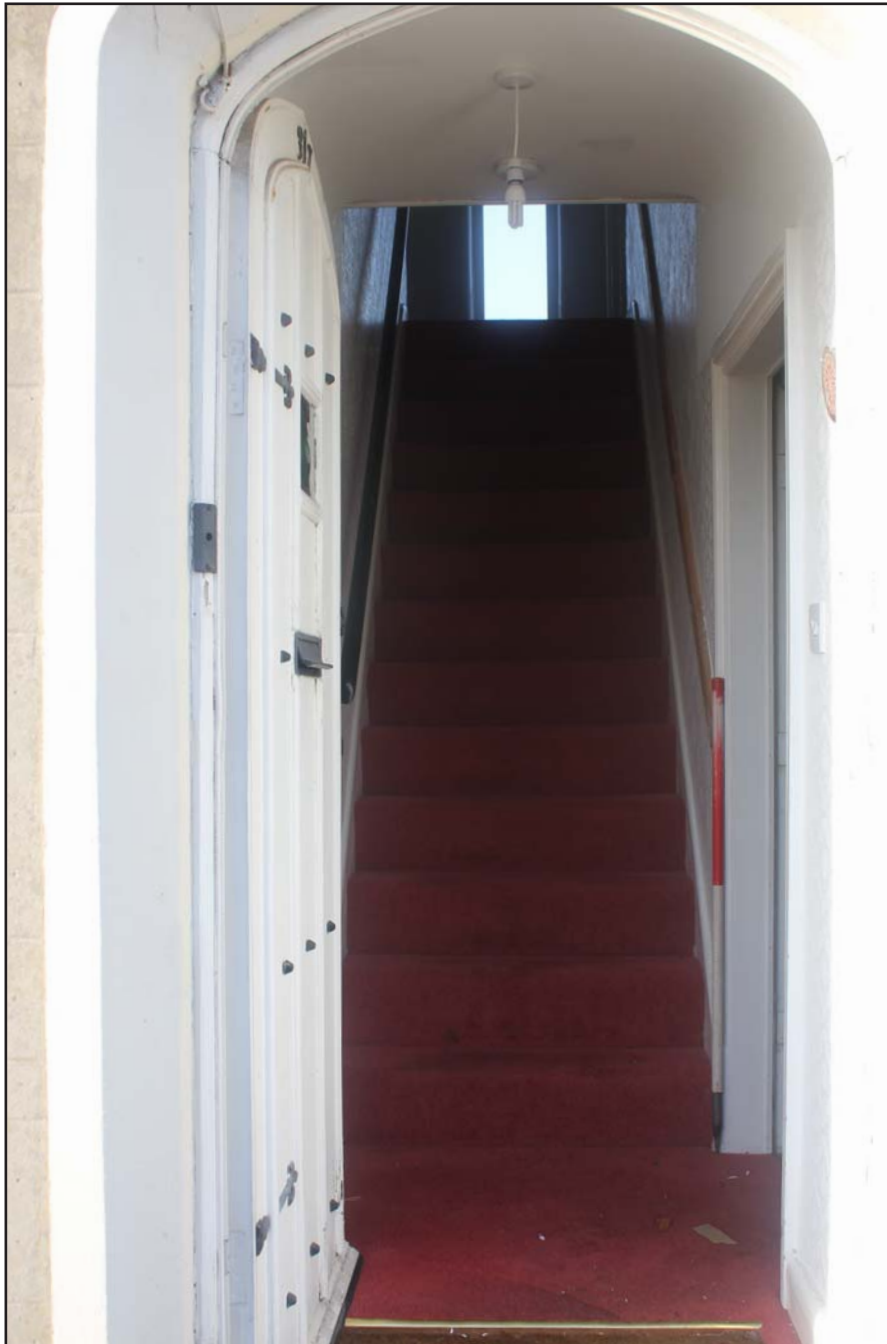


Plate 08: 317, Upton Lane, Widnes - Internal stairwell - From the northeast - scale 1.0m



Plate 09: 317, Upton Lane, Widnes - Internal: Living room - From the south east - scale 1.0m



Plate 10: 317, Upton Lane, Widnes - Internal: Living room fireplace - From the northeast - scale 1.0m



Plate 11: 317, Upton Lane, Widnes - Internal: Dining Room - From the north - scale 1.0m



Plate 12: 317, Upton Lane, Widnes - Internal: Kitchen - From the south - scale 1.0m



Plate 13: 317, Upton Lane, Widnes - Internal: Kitchen - From the northeast - scale 1.0m



Plate 14: 317, Upton Lane, Widnes - Internal: Below stairs store - From the northeast - scale 1.0m



Plate 15: 317, Upton Lane, Widnes - Internal: Back Porch - From the east - scale 1.0m



Plate 16: 317, Upton Lane, Widnes - Internal 1F: Landing Area - From the northeast - scale 1.0m



Plate 17: 317, Upton Lane, Widnes - Internal 1F: Bedroom 1 - From the south - scale 1.0m



Plate 18: 317, Upton Lane, Widnes - Internal 1F: Walk in wardrobe (Bedroom 1) - From the north - scale 1.0m



Plate 19: 317, Upton Lane, Widnes - Internal 1F: Bedroom 2 - From the south - scale 1.0m



Plate 20: 317, Upton Lane, Widnes - Internal 1F: Bathroom - From the north east - scale 1.0m

5.3 External description of Outbuilding to the rear of 317 Upton Lane (plates 21-28)

External southeast elevation

The south-eastern elevation of the outbuilding to the rear of 317 Upton Lane has a modern slate roof ridged with ceramic tiles. The wall is comprised of sandstone rubble bonded by mortar, then painted cream. At the left-hand end is a single doorway which permits access to room 3. Slightly to the right of this there is a small double pane stipple glass window; the window frame is of wood and painted black. To the right of this there are two further doorways, the left-hand of which permits access to room 2 and the right hand of which permits access to Room 3. To the right of this there is a long horizontal window frame, with four panes of stippled glass. The window frames are of wood painted black. On the far right hand side there has been a small brick addition added which facilitates double wooden garage doors. All of the doors are of plank and batten construction, are painted white and have cast iron fittings and studs for decoration. The door to room 3 also has a large horseshoe pinned to it. Between the door to room 2 and 1 is a small sculptural head of a cat.

External northwest elevation

This elevation is entirely comprised of sandstone rubble bonded by a pink mortar and is unpainted. Visible on the left hand side is the small brick extension for the garage doors; this extension is comprised of brick bonded by mortar and has been painted white. There appears to be a significant repair on the left hand side leading to the ridge of the gable; which can be characterised as different from the rest of the stone rubble construction in that it has many sub-rounded cobblestones and brick fragments incorporated near the top – this could be indication of a major rebuilding effort on this end of the structure at some point in the past.

External northwest elevation

The rear of the Outbuilding has an identical roof to the front with a single difference; a small chimney which is been installed for the stove inside. Once again the elevation is comprised of sandstone rubble bonded by pink mortar and is also unpainted. This elevation is largely obscured by vegetation. There is a single black wooden door at the right-hand end which permits access to room 3. Also there are two small square window apertures (the left-hand of which is obscured by vegetation) these windows are now filled by a combination of cement and glass bottles. Connected to the right hand side of the shed is a low stone wall which is constructed exactly the same manner as the shed and forms the south-western boundary to the property.

External southwest elevation

The south-west elevation is constructed from sandstone rubble bonded by a tan brown mortar, once more this elevation is unpainted. There is a single square window aperture visible to the left of centre; this has been filled with a combination of white and clear glass bottle bottoms bonded by cement. This window also seems to have a sill and surround comprised of dressed sandstone.



Plate 21: 317, Upton Lane, Widnes - Externals; south-western and south-eastern elevations of Outhouse - From the east - scale 1.0m



Plate 22: 317, Upton Lane, Widnes - Externals; south-eastern elevation of Outhouse (centre) - From the southeast - scale 1.0m



Plate 23: 317, Upton Lane, Widnes - Externals; south-eastern elevation of Outbuilding - From the east - scale 1.0m



Plate 24: 317, Upton Lane, Widnes - Externals; north-eastern-eastern elevation of Outbuilding - From the northeast - scale 1.0m



Plate 25: 317, Upton Lane, Widnes - Externals; north-western elevation of Outbuilding - From the northwest - scale 1.0m



Plate 26: 317, Upton Lane, Widnes - Externals; north-western elevation of Outbuilding (centre) - From the northwest - scale 1.0m



Plate 27: 317, Upton Lane, Widnes - Externals; north-western elevation of Outbuilding (right) - From the northwest - scale 1.0m



Plate 28: 317, Upton Lane, Widnes - Externals; north-western and south-western elevations of Outbuilding - From the west - scale 1.0m

5.4 Internal description of the rooms within the Outbuilding (plates 29-35)

Room 1

The Ceiling of room 1 is comprised of chipboard which has been nailed into place, visible near the brick extension for the garage doors is evidence of roof batons.

The north-western elevation comprises of sand stone rubble bonded by mortar. At the left-hand end is a small square window aperture which comprises of glass bottles that have been cemented in, another identical window is located just to the right of centre on this elevation. Offset to the right of these two square window apertures are two very similar sized recesses; the right hand of which has two projecting sandstone blocks which form the base of a taper which projects away and backwards into the elevation, the left hand of which is identical but for the two projections. It is possible that these two recesses used to be the upper portion of flues, perhaps as part of an old forge. Below these flues there also appear to be areas of the wall that have been stoned up or built in a different manner to the rest of the wall; where the rubble on the elevation is generally laid in a horizontal fashion the areas below the flues combined both vertical configurations of stonework as well as the horizontal. Furthermore there may have been evidence of basic stone arches within these areas, however these areas were entirely obscured by wooden units and wood storage. Apart from this elevation is featureless.

The south-western elevation comprises of red-brick bonded by mortar which has been painted white. Apart from this the elevation is featureless.

The south-eastern elevation has a large double garage door at the left-hand end, this is been backed with chipboard and is painted white, this may have been an enhancement upon an original double-doorway opening. To the right of this is a large 4 pane stipple glass window, the frame is of black-painted wood and it has a wooden windowsill. Below this windowsill is a workbench replete with a vice. To the right of this bench is a small wooden partition which holds tools and to the right hand side of this is a single wooden door which is painted white which permits access to the exterior. The floor is of cut flag stones.

Room 2

This room is rectangular and orientated northeast to southwest. The ceiling of room 2 comprised of chipboard which has been nailed in place and painted white. The south-western elevation is of sandstone rubble bonded by mortar and painted white, apart from this it is featureless.

The south-eastern elevation is dominated by a chimney breast situated within its centre and projects into the room. The chimney breast appears to have been constructed from brick and is bonded by mortar, the fireplace once appears to have had dressed sandstone blocks which acted as a mantle and surround. The fireplace has also been blocked off with modern breeze blocks. The original wall upon which the fireplace has been built onto is comprised of sandstone rubble bonded by mortar and then painted white. At the left-hand end there is a sink unit and a hot water bowser. Apart from this the elevation is featureless.

The north-eastern elevation is comprised of sandstone rubble bonded by mortar. It has a double glass pane stippled window, recessed into the stonework on the right hand side. Below this window is a toilet and to the left of this is a single doorway with a plank batten door painted white, which permits access to the exterior.

The north-western elevation comprises of brickwork bonded by mortar painted white. In the lower left hand corner there appears to have been a blocking up of a brick archway where once there appears to have been access to room 1. Once again the floor is of flagstone.

Room 3

The ceiling of Room 3 is visible to the rafters which comprises of a single purlin which runs from northeast to southwest. This roof purlin then supports rafters and horizontal batons which hold the slate roof. The north-western elevation comprises of a single wooden panelled door painted black, this permits access to the rear garden.

The south-eastern elevation is constructed from sandstone rubble bonded by mortar. Situated to the right of centre is a square window aperture which now contains concrete and glass bottles. This elevation also has a couple of shelves attached as storage. The north-eastern elevation comprises of a wooden plank and batten door painted white.

The north-western elevation is constructed from sandstone rubble bonded by mortar, however visible within the centre of this elevation is an area of brickwork (also bonded by mortar) which suggests the chimney breast may have been added. In the lower portion of the elevation below the chimney breast there is a cavity within the wall created by the brickwork. This cavity leads to the rear of the fireplace in Room 2. The left-hand side of this cavity is supported by a significant brick pillar. This elevation also supports shelving. Visible within the cavity is the end of the flagstone floor within Room 2. Within the confines of Room 3 this changes to a broken stone/rubble floor - there is a possibility that this was once an external area that was subsequently roofed over as an extension to the outbuilding.



Plate 29: 317, Upton Lane, Widnes - Internals; Room 1 - From the east - scale 1.0m



Plate 30: 317, Upton Lane, Widnes - Internals; Room 1 - From the west - scale 1.0m



Plate 31: 317, Upton Lane, Widnes - Internals; Room 1 - Flue on north western elevation - scale 1.0m



Plate 32: 317, Upton Lane, Widnes - Internals; Room 2 - From the east - scale 1.0m



Plate 33: 317, Upton Lane, Widnes - Internals; Room 3 - From the southeast - scale 1.0m



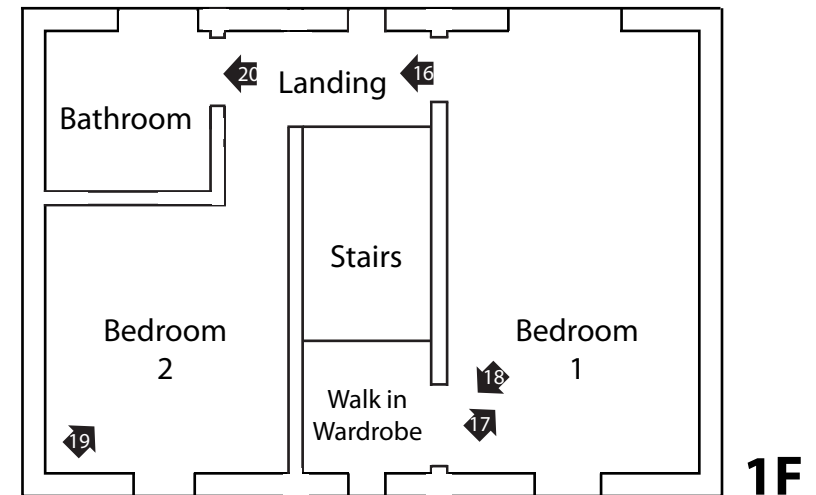
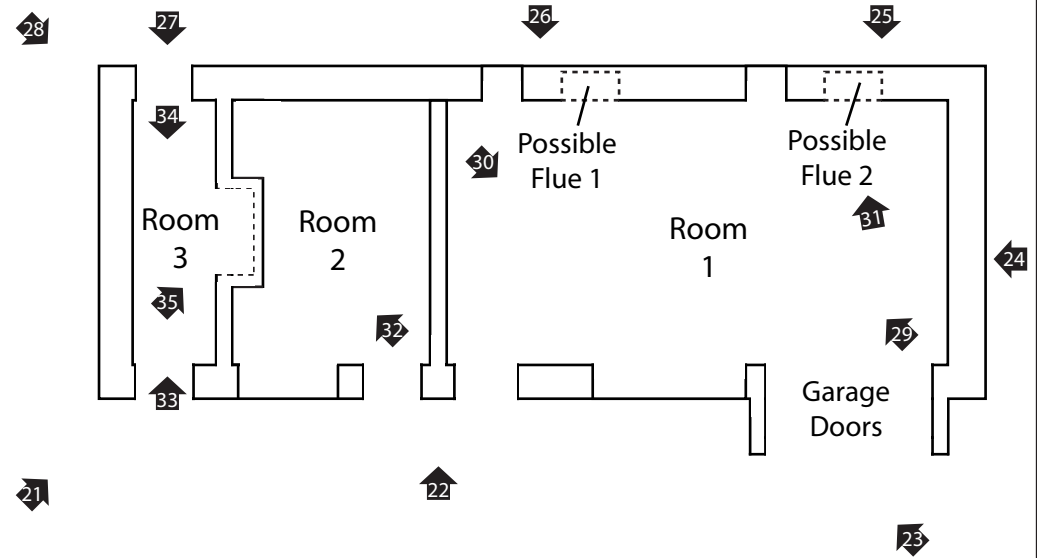
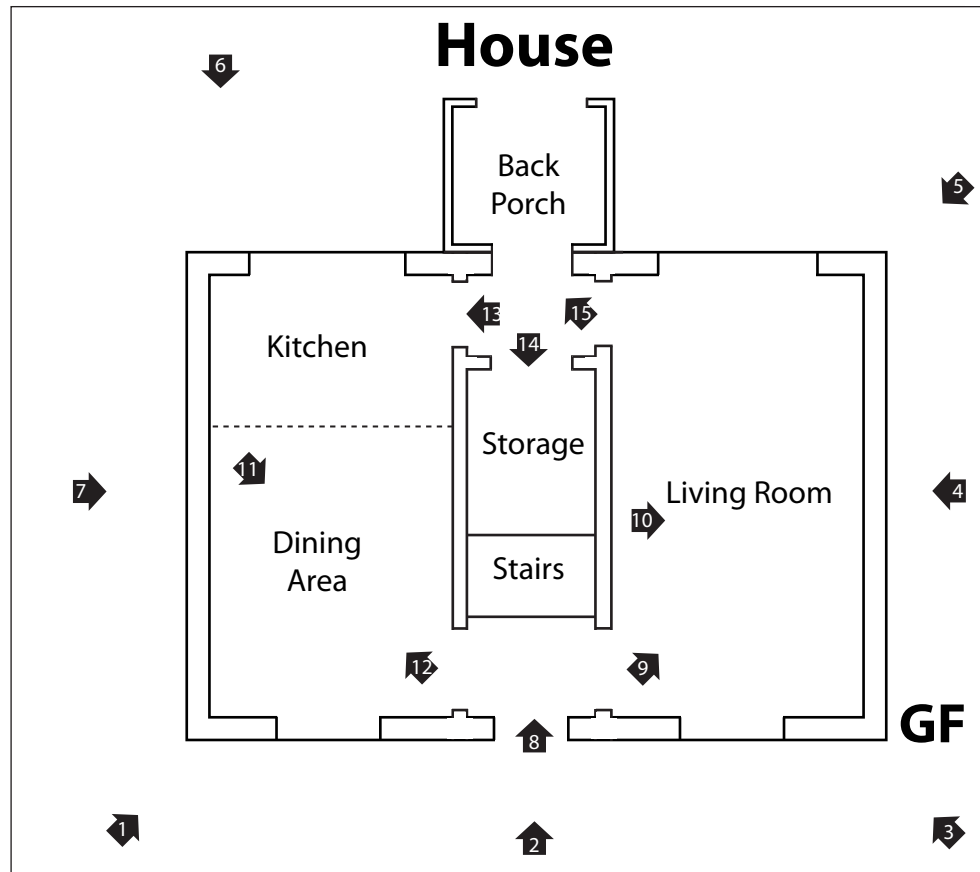
Plate 34: 317, Upton Lane, Widnes - Internals; Room 3 - From the northwest - scale 1.0m



Plate 35: 317, Upton Lane, Widnes - Internals; Room 3 - Fireplace - From the south - scale 1.0m



Outbuilding to rear of Property



6.0 CONCLUSION

The Level 2 building record at no. 317 Upton Lane, Widnes, Cheshire has met the aims and objectives of planning condition 14 of application 17/00309/FUL in that it has produced a time-stamped photographic and descriptive record of the property in advance of demolition. As such it is the recommendation of this report that the condition be discharged.

7.0 SOURCES

Maps.

Tithe Map and Schedule of Great Budworth 1840.

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