



Paul Butler Associates

Planning, Development & Heritage Consultants

Joseph Holt Ltd

The Abbey, 1 Hard Lane, Dentons Green,
St Helens, WA10 6TL

Archaeological Building Survey

05 March 2019

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Professional Planning, Development & Heritage Advisors since 1992.

Our professional staff are Members of the Royal Town Planning Institute (RTPI) or the Chartered Institute for Archaeologists (CIfA)

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Non-technical Summary

An archaeological building survey was required prior to the demolition of the outbuilding within the rear yard of The Abbey, 1 Hard Lane, Dentons Green, St Helens. The work was carried out by Paul Butler Associates. The building was found to be a combination barn with shippon below and storage above. It was erected between 1894 and 1908 by John Almond, the owner during this period. Its construction suggests that the practice of running the inn and farming, which prior occupants had been doing since at least 1851, still continued at this time.

1. Introduction

- 1.1 Paul Butler Associates have been commissioned to prepare an archaeological building survey of the outbuilding within the rear yard of The Abbey, 1 Hard Lane, Dentons Green, St Helens, WA10 6TL. Condition 4 of the Planning Consent (P/2018/0787/FUL) states:

'No development shall take place until the applicant has submitted a written programme of archaeological building recording for approval in writing by the local planning authority. The work shall be carried out strictly in accordance with the approved programme.'

Reason: To ensure the implementation of the required scheme of archaeological investigation and its publication in accordance with paragraph 199 of the National Planning Policy Framework (2018) and the St Helens Core Strategy CQL4 (2012)'.

- 1.2 This procedure followed the advice previously given by central government as set out in Planning Policy Guidance: Planning and the Historic Environment (PPG15) and Planning Policy Guidance on Archaeology and Planning (PPG16) which has now been superseded by Section 16 of the National Planning Policy Framework. Paragraph 188 of the NPPF states that 'Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible'. Paragraph 199 states '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'.
- 1.3 Mr. Steven Price BA (Hons), MA, MPhil, PCIfA of Paul Butler Associates carried out the historic building recording. Steven Price is a Practitioner of the Chartered Institute for Archaeologists with over 15 years' experience of surveying and recording buildings of many types. He has carried out numerous Level 2/3 surveys.

2. Site Location

- 2.1 The Abbey lies on the west side of Hard Lane just to the south of the junction with Chaucer Road. The outbuilding lies within the rear yard, to the west of The Abbey. Neither building lies within a conservation area nor are they listed. The National Grid Reference of the outbuilding is SJ 49820 96579 and the postal address is The Abbey, 1 Hard Lane, Dentons Green, St Helens, WA10 6TL. The building sits in a densely developed area.

3. Aims and Objectives

- 3.1 Buildings are an important part of the historic environment as they provide information on historical technology, social structure and lifestyles. The alteration of such buildings may remove evidence of their past uses and occupation and make it more difficult for future historians to understand and interpret them. The aim of the survey was to preserve 'by record' the information that may be lost as a result of demolition or alteration. This was achieved by recording and analysing the plan form, function, age and development of the building and by the provision of a written, drawn and photographic archive for future reference.
- 3.2 The purpose of an Historic Building Recording, according to the ClfA (2014) is to "examine a specified building, structure or complex, and its setting, in order to inform a) the formulation of a strategy for the conservation, alteration, demolition, repair or management of a building, or structure, or complex and its setting or b) to seek a better understanding, compile a lasting record, analyse the findings/record, and then disseminate the results".
- 3.3 The objective for this project was to seek a better understanding, compile a lasting record, analyse the findings/record, and then disseminate the results.

4. Methodology

- 4.1 An appropriate record has been made of the building. Floor plans and a section are required. These were drawn on site using permatrace. The drawn record shows all features of interest that have been recorded photographically, as well as showing other features of historical significance that may not be directly affected by the proposal but which are necessary to put those features in context.
- 4.2 Construction techniques and sequences were appropriately illustrated or described, if visible.
- 4.3 The archaeologist on site identified and noted:
- Truss positions and form;
 - Any significant changes in construction material – this is intended to include significant changes in stone/brick type and size, coursing, etc.
 - All blocked, altered or introduced openings;
 - Evidence for phasing, and for historical additions or alterations to the building.
- 4.4 Drawing conventions conform to Historic England guidelines as laid out in Understanding Historic Buildings – A guide to good recording practice, Historic England 2016.
- 4.5 Photographs were taken with digital SLR camera (12 Megapixels) in RAW format with files saved as lossless TIFF's for archive purposes. All detailed photographs and general shots contain a 2-metre ranging-rod, discretely positioned, sufficient to independently establish the scale of all elements of the building and its structure.
- 4.6 The photographic coverage includes:
- General photographs of the interior and exterior of the building/complex, along with photographs of the site/setting of the building.
 - The overall appearance of principal rooms and circulation areas.
 - Detailed coverage of the building's external appearance. In the case of a building designed by an architect, or intended to be seen from a certain point of view, it is

important to have regard to the builder's intentions and to record the effect of the design or of the building's placing.

- Any external detail, structural or decorative, which is relevant to the building's design, development and use and which does not show adequately on general photographs.
- The building's relationship to its setting, and to significant viewpoints.
- Internal detail, structural and decorative which is relevant to the building's design, development and use and which does not show adequately on general photographs. Elements for which multiple examples exist (e.g. each type of roof truss, column or window frame) have been recorded by means of a single representative illustration.

4.7 A plan showing the location from which the photographs have been taken has been produced.

4.8 A photographic register listing all photographs taken has been produced. For ease of use each set of photographs have been numbered sequentially 1, 2, 3, etc.

4.9 A site visit was made on 19th February 2019 when the building was drawn and photographs taken. Measurements were taken with hand held and electronic 'tapes' which enabled the floor plans and elevations to be produced.

4.10 The project was carried out in accordance with the recommendations of The Management of Archaeological Projects 2nd ed. 1991 and the Chartered Institute for Archaeologists' Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures 2014.

4.11 Due to the derelict nature of the building, only the western end of the ground floor was fully accessible. Therefore, the first floor plan and the first floor part of the section have been extrapolated from photographs and external details. Further, there are no photographs in the interior of the first floor for the same reason.

5. Historical Background

- 5.1 The manor of Windle was granted to the first baron of Warrington, Pain de Vilers, and formed part of this fee. Pain de Vilers gave one plough-land to Vivian Gernet, in marriage with his daughter Emma. Their inheritance was divided between daughters and granddaughters before 1212, when Alan son of Alan was holding this half of Windle, of Robert de Vilers. Robert de Vilers resigned his rights, for in 1242 his lordship was in the hands of the earl of Ferrers. In 1260 Robert de Ferrers granted his right in Windle to William le Boteler of Warrington c. 1260, thus abolishing the mesne lordship formerly held by Vilers. (Farrer & Brownbill 1907).
- 5.2 Alan de Windle III, later called Sir Alan, was acting as juror at various inquests from 1242 onwards. He died between 1256 and 1274, and was succeeded by Peter de Burnhull and his wife Alice, the daughter and heir of Alan. Robert de Vilers, son of the former Robert de Vilers, attempted to recover his lost rights, claiming suit from Peter de Burnhull between 1274 and 1278. Peter died before 1292, leaving two sons, both under age; Peter, the elder, died without children before 1298, and Alan his brother succeeded. Alan was living in 1318, although his son Peter was in possession in 1324. Peter also died soon afterwards, when his sisters Joan and Agnes inherited his manors. The former married William Gerard, of Kingsley, and the latter David de Egerton. Ultimately the whole inheritance was held by the Gerards. The manor remained in the Gerard family until the early 20th century. Breweries are known to have been in Windle since the 18th century, with a malt-kiln in Denton Green. Glass-making and copper-smelting became established trades in Windle in the 1770's, and collieries in the area also employed many people (Farrer & Brownbill 1907). Yates' map of 1786 shows several buildings along the road at Denton Green, as well as showing Windleshaw Chapel. However, it is not definitive that any of those shown are the Abbey Public House.
- 5.3 The 1850 OS map shows the Abbey, although it is here named "The Old Windleshaw Chapel Inn". The Inn appears as a rectangular building aligned roughly east – west, with projections to the south and west. To the north are a pair of smaller rectangular outbuildings. A boundary wall lies to the north and the west. The location of the later

outbuilding is to the west, along the line of the boundary wall and extending to the north of it. A rectangular pond lies to the north of the inn and the line of the later outbuilding cuts across it. The field systems in the area are shown to be fairly regular and rectangular suggesting that they were formed from organised statutory forms of enclosure and therefore demonstrate a late Post-Medieval origin (Baker & Butlin 1973, 32; Adkins, Adkins & Leitch 2008, 305). The 1851 census does not record the Inn by name. However, Christopher Blades, 42, is listed at Denton Green as a farmer and innkeeper. He lived with his wife Elizabeth and his daughter Elizabeth. Another possibility is William Mash, 24, listed as a publican at Denton Green. He lived with his wife Mary, his 2 daughters, Margaret and Mary-Ann and his son, William. Two house servants are also recorded.

- 5.4 By 1861 neither potential former occupants are listed in the census returns for Windle. The most likely occupant was Catharine Littler, aged 40 and listed as a Victualler at Denton Green. She lived there with her four daughters; Ann (13), Jane (11), Elizabeth (9), and Ellen (5). Two house servants are also recorded; Catharine Keenna and Mary Fieldes. The 1871 census returns records Catharine Littles again, this time as a publican and farmer, along with her daughters Jane and Elizabeth. Her 14 year old niece, Mary Layland was also present, working as a domestic servant, as well as Margaret Houghton. Thomas Swift (12) and John Swift (8) were working as an agricultural labourer and a milk boy respectively.
- 5.5 By 1876 Catharine Littler had left the premises, and John Almond was the occupier of "Windleshaw Abbey" (Worrall 1876, 103). The 1881 census also confirms this, with John Almond (23) listed as a licenced victualler at Denton Green. He lived there with his wife Elizabeth and their three children; Catherine (5), Thomas (2) and Mathias (1). Catherine Birch is also listed as a domestic servant. The 1891 census is the first to list the pub by name, where it is recorded as "Windleshaw Abbey Inn". It was still occupied by John Almond and his family, although joining the three children were Joseph (9); John (4); Mary (1) and Ann (2 months). Mary Bibby was the general domestic servant.
- 5.6 The 1894 OS map shows the property to have been altered over this period. The inn had been extended to the north, as well as the southeast corner rebuilt, to follow the line of the road. A series of outbuildings had also been erected to the west side. The building is

named “Abbey Inn”. To the north, outbuildings are again present, although they appear to be more regular than those shown on the 1850 map, and are likely later additions. The north and western boundary was removed and the site extended in both directions. The rectangular pond had been shortened into a square and the site where the outbuilding would later be built is empty.

- 5.7 The 1901 census records John Almond at “Windleshaw Abbey Hotel”, with his wife Elizabeth. All seven children are listed, with Thomas working as a joiner (journeyman), Mathias as a barman, and Joseph as a clerk in the municipal offices. Another addition to the family was Winnie, their 7 year old daughter. Jane Wather is also listed as a general domestic servant. The 1908 OS map shows the site much as it appears today. The outbuilding is shown for the first time to the west of the inn (here called “Abbey Hotel”). It is a long, narrow rectangular building aligned roughly north – south with further outbuildings to the south of it. The outbuildings to the north of the inn have been replaced by a smaller row of three buildings aligned north – south. A tree lined patch forms the northern border of the plot and the square pond has been completely removed.

6. Physical Description

General Description

- 6.1 (Plates 1 – 3) The building is rectangular and aligned roughly north – south, with the main frontage facing east. It is brick built in English bond with a double pitched roof of Welsh slate. The main building is of 2 bays with a final bay to the north formed by a lean-to. The building as a whole is in a derelict condition, with the northern end heavily overgrown.

Exterior

- 6.2 The eastern elevation (plates 4 – 11) forms the main frontage of the building, facing onto the rear yard of the Abbey Public House. At the southern end, is the first bay; at ground floor level a loading doorway has been inserted to the south side, with a timber lintel. Above this a heavy sandstone lintel is visible, suggesting that it replaced a personnel doorway. To the north is a further, larger loading door. This has a cast iron lintel covered with timber. Both doorways are blocked with timber, although the latter has a personnel doorway set within it. Both doorways lead into the first bay. At first floor level, a round pitching eye lies between the two doorways. This has a sandstone cill and engineering bull nosed brick around. To the north is a timber framed portrait window, with sandstone cill and lintel. To the north is bay 2. This has a large loading doorway at ground floor level with cast iron lintel. To the north a personnel doorway is located. This has a timber door hung, although is heavily overgrown. At first floor level, to the south side of the bay is a further timber framed portrait window, matching that of bay 1. Bay 3 is heavily overgrown. To the south side a loading doorway has been inserted and to the north the face is open, as a large loading doorway. This bay does not have a first floor, as it forms the lean-to.
- 6.3 South elevation (plates 12 – 14). This forms the main gable end of the building also facing onto the yard. At ground floor level are a pair of timber framed windows. That to the east is a timber framed casement with a heavy sandstone lintel and whitewashed sandstone cill. The window to the west is timber framed landscape window, fitted with a timber shutter. At first floor level, in the centre of the face is a wide double doorway. This has a sandstone

lintel above and has a pair of timber double doors hung. To the east a rough joint is visible, suggesting that the doorway may have been widened. A set of timber steps lead up to the doorway from the yard, although these are rotten. The gable is topped with sandstone coping and has sandstone blocks at the eaves.

- 6.4 West elevation (plates 15 – 17). This elevation fronts the carpark and is featureless. The northern end is once again overgrown. To the south the face continues as a single story wall with a gate inserted.
- 6.5 North elevation (plates 18 & 19). This forms the end of the lean-to and is heavily overgrown, obscuring any features.

Interior

- 6.6 At the southern end the personnel doorway within the loading door gives access to the interior of bay 1 (plates 20 – 25). This has a cobbled floor to the north side with flags to the south, both separated by a drain channel running from the west wall to the east. The walls are bare brick, although traces of whitewash are still visible, and the ceiling is open to the machine cut timber joists of the floor above. To the north side three hatches lie in the ceiling, likely for food hoppers.
- 6.7 To the north the second bay (plates 26 – 28) is accessed via the loading doorway. This does not have a door hung and is open to the exterior. However, it was not fully accessible. The walls were once again brick with traces of paint and the ceiling open to the machine cut timber joists of the floor above. Again, to the south side of the ceiling were three hatches, mirroring those in the first bay. To the north side a timber wall has been inserted to create a separate room. This would have been accessed via the personnel doorway to the east side of the bay, but it was inaccessible.
- 6.8 The south side of bay three (plates 29 & 30) was accessed via the southern loading doorway. Again, this area was only accessible visually. The walls were white washed brick and the ceiling open to the single pitch of the lean-to. This was supported on a single

machine cut timber purlin running north – south. To the north a wall has been inserted with a large opening within it, although this has subsequently been blocked with timber. To the north (plates 31 – 34) the room is much the same, although here the opening in the inserted party wall can be seen to have also been inserted. The north wall of the room also appears to be of a different, redder, brick, suggesting that it may have been rebuilt.

6.9 The first floor (plate 35) was inaccessible. However, from the exterior, through the first floor doorway, the roof could be seen to be supported on several (approximately 11) modern machine cut timber 'A' frame trusses.

7. Analysis and Conclusions

- 7.1 The outbuilding appears to have been erected as a combination shippon and storage barn by John Almond around the turn of the century. The first two bays appear to have been used for animal housing. In bay 1 three stalls would have been along the north wall, with feed dropped through the hatches from the first floor into the stalls. The same would have happened in the second bay, along the south wall. The floor to bay 1 also suggests animal housing, with the drain channel. Further confirmation can be seen in the southern end of bay 1, where the large loading doorway opening has replaced a personnel doorway, evidenced by the sandstone cill. This is still present in bay 2, which was likely a mirror image of bay 1.
- 7.2 The erection of this building at the turn of the century suggests that the practice of both running the inn and farming was still being practiced. This was the case when Catherine Littler owned the site in the 1870's and Christopher Blades in the 1850's. An open field lay to the west of the site throughout this time, and it is likely that the cattle were grazed here.

8. Achieve

- 8.1 The archive resulting from the building recording will be deposited with National Museums Liverpool in accordance with their requirements as stated within their “Guidelines for the Transfer of Archaeological Archives to the Museum of Liverpool” (2015). This shall comprise a bound copy of the report as well as a PDF/A copy on CD. The OASIS record shall be completed, including an upload of the report. The Development Control Archaeologist will be notified by email once deposition has taken place.
- 8.2 A copy of this report will be supplied to the Merseyside Historic Environment Record in Adobe Acrobat ‘pdf.’ format on the understanding that it will become a public document after an appropriate period (six months after completion of the field work unless another date is agreed). A copy of the report will also be supplied to the Local Planning Authority responsible for the planning decision, Merseyside Environmental Advisory Service (MEAS), and the client.

9. Copyright

- 9.1 Full copyright of this commissioned report and other project documents shall be retained by the author of the report under the Copyright, Designs and Patents Act 1988.

Bibliography

Abbreviations

DCMS – Department for Culture, Media and Sport

EH – English Heritage

HER – Historic Environment Record

NML – National Museums Liverpool

NPPF – National Planning Policy Framework

OS – Ordnance Survey

Published sources

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Worrall’s Directory of Warrington, Wigan, St Helens” 1876

Census Returns

1851 Census returns for Windle HO107/2195

1861 Census returns for Windle RG 9/2747

1871 Census returns for Windle RG 10/3862

1881 Census returns for Windle RG 11/3731/

1891 Census returns for Windle RG 12/3018

1901 Census returns for Windle RG 13/3519

Maps

1850 OS map 1:10,000 scale Lancashire sheet 100

1894 OS Map 1:2,500 scale Lancashire sheet 100.16

1908 OS Map 1:2,500 scale Lancashire sheet 100.16

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Figure 2: Site plan

Figure 3: 1850 OS map 1:10,000 scale Lancashire sheet 100

Figure 4: Detail of above

Figure 5: 1894 OS Map 1:2,500 scale Lancashire sheet 100.16

Figure 6: 1908 OS Map 1:2,500 scale Lancashire sheet 100.16

Figure 7: Ground and First Floor Plan

Figure 8: Section

Figure 9: Photo location plan

Figure 10: Photo Register

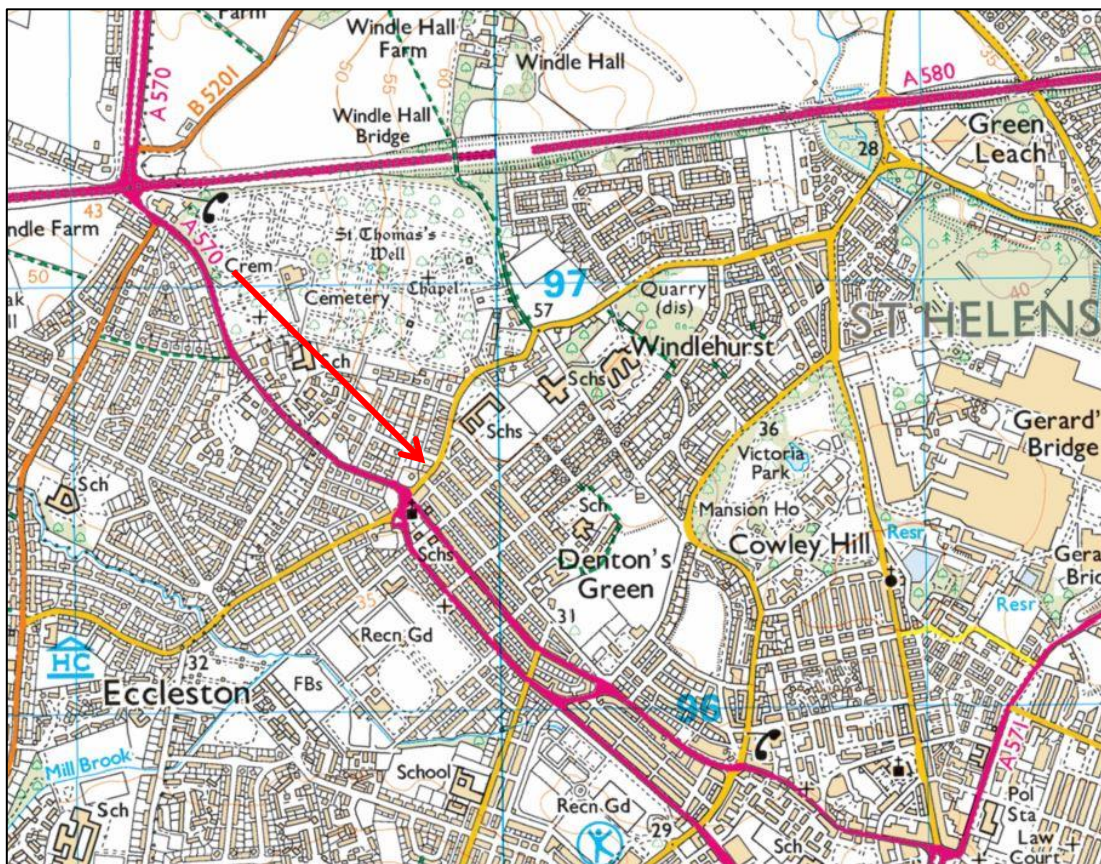


Figure 1: Location plan

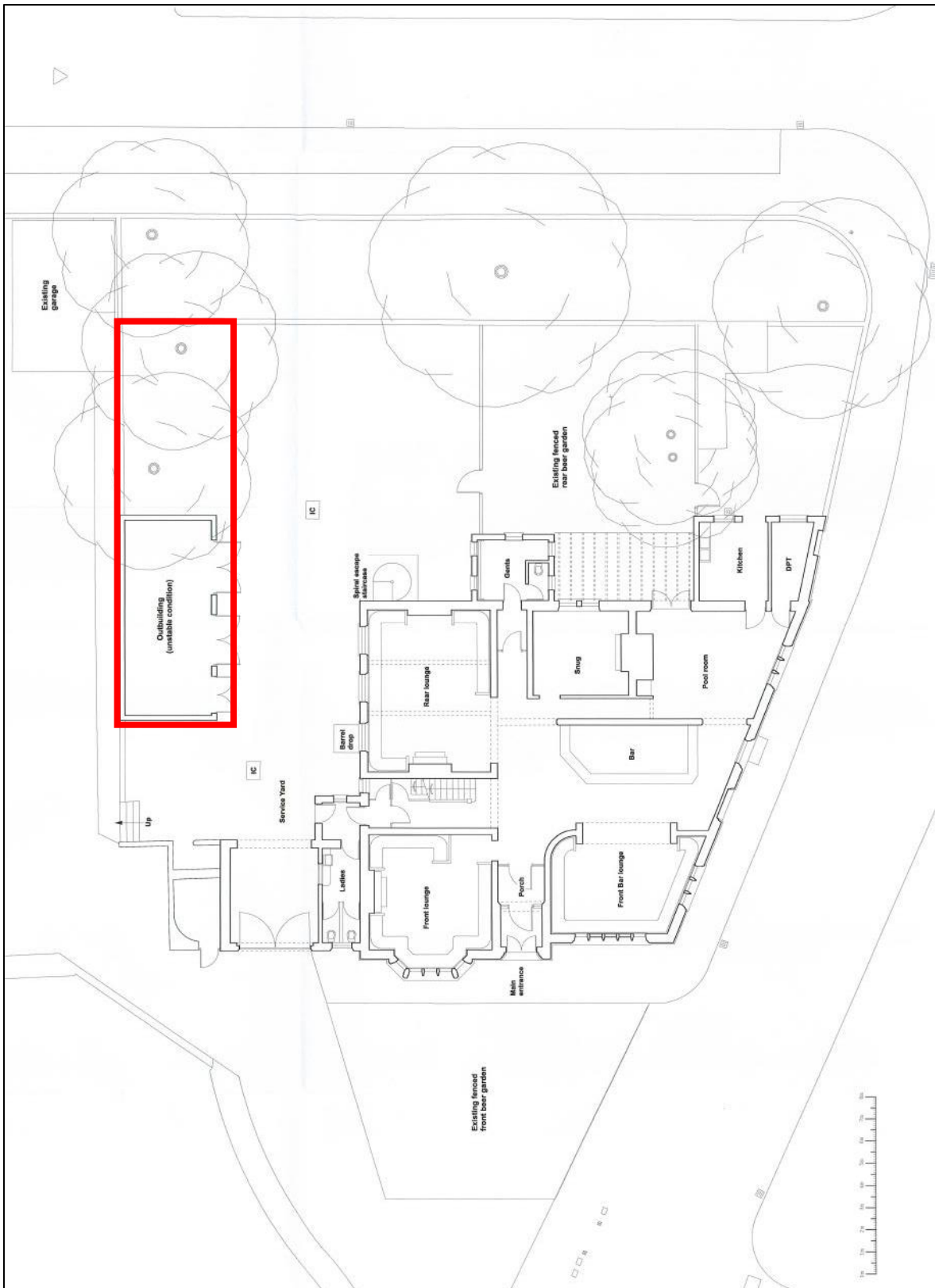


Figure 2: Site plan showing location of outbuilding



Figure 3: 1850 OS map 1:10,000 scale Lancashire sheet 100



Figure 4: Detail of above showing approximate site location

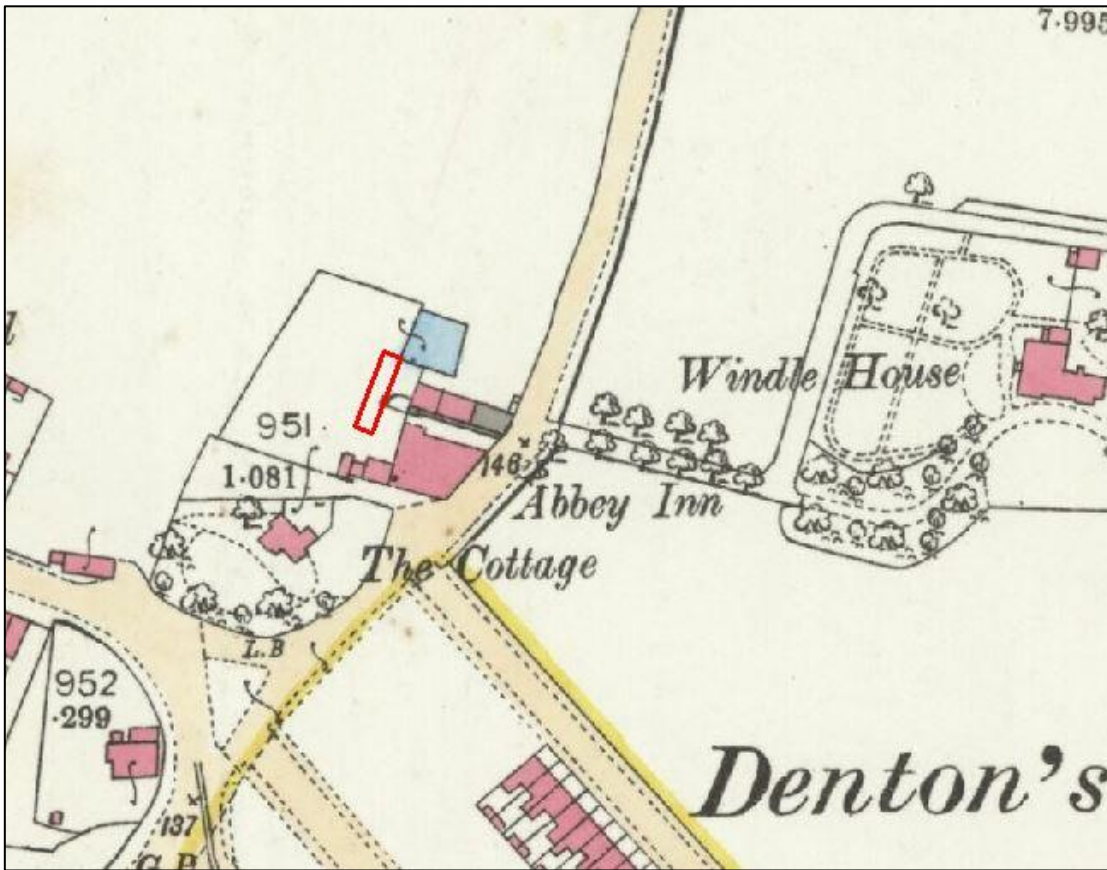


Figure 5: 1894 OS Map 1:2,500 scale Lancashire sheet 100.16

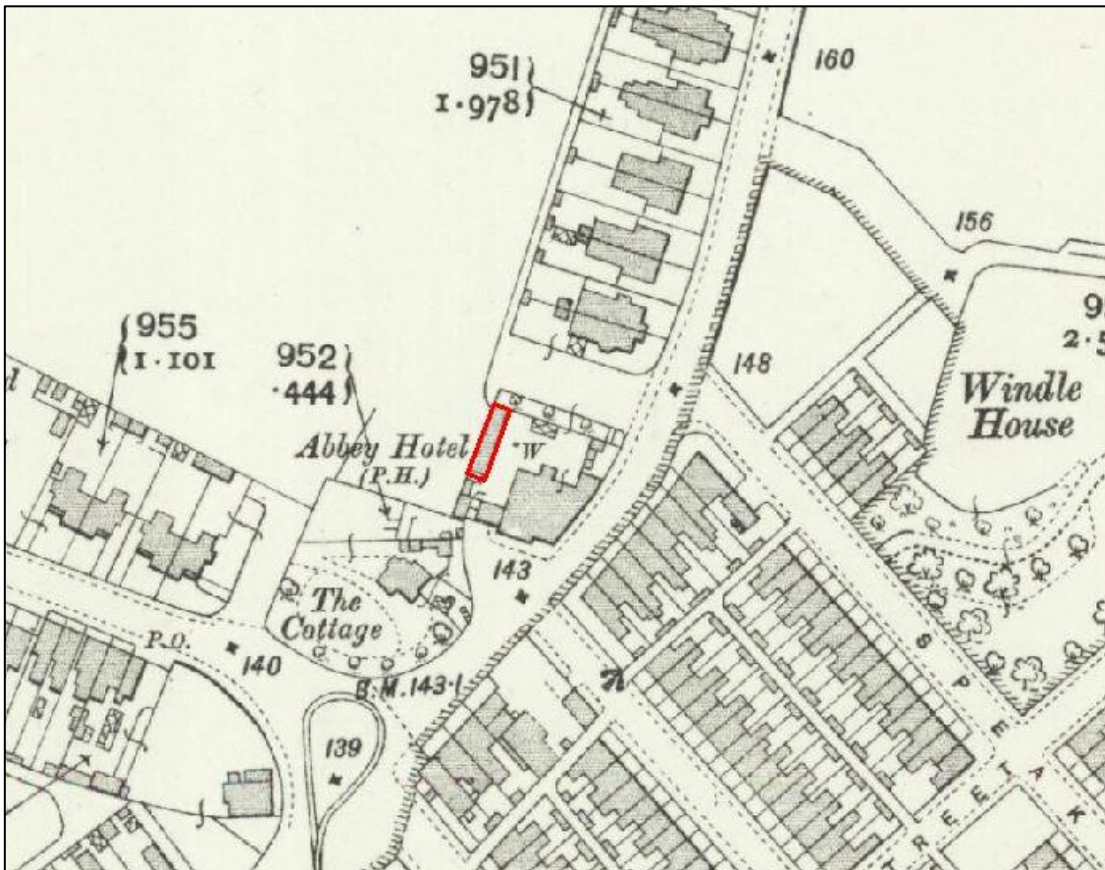


Figure 6: 1908 OS map 1:2,500 scale Lancashire sheet 100.16

Outbuilding Ground and First Floor Plans

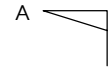
- Key
- IO Inserted Opening
 - BO Blocked Opening



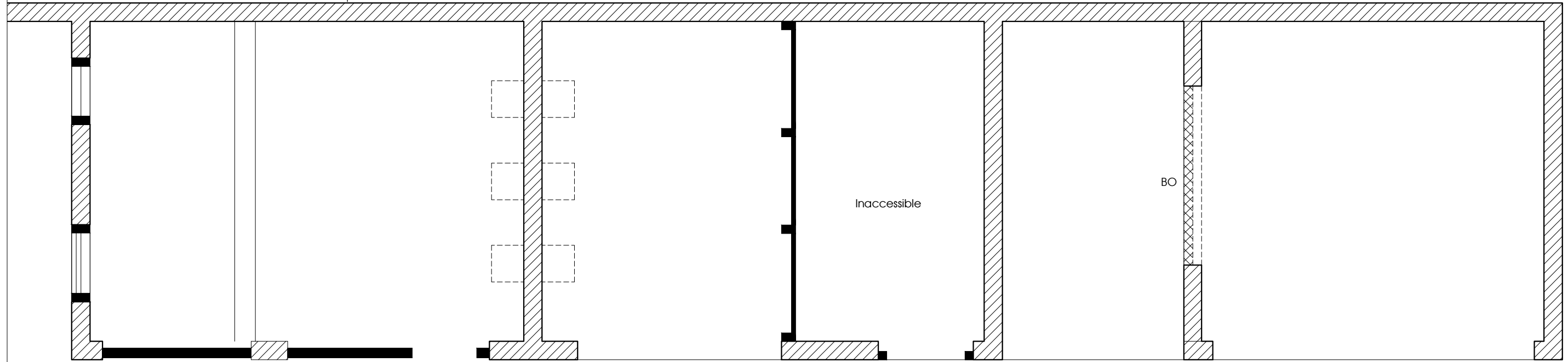
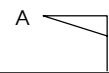
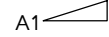
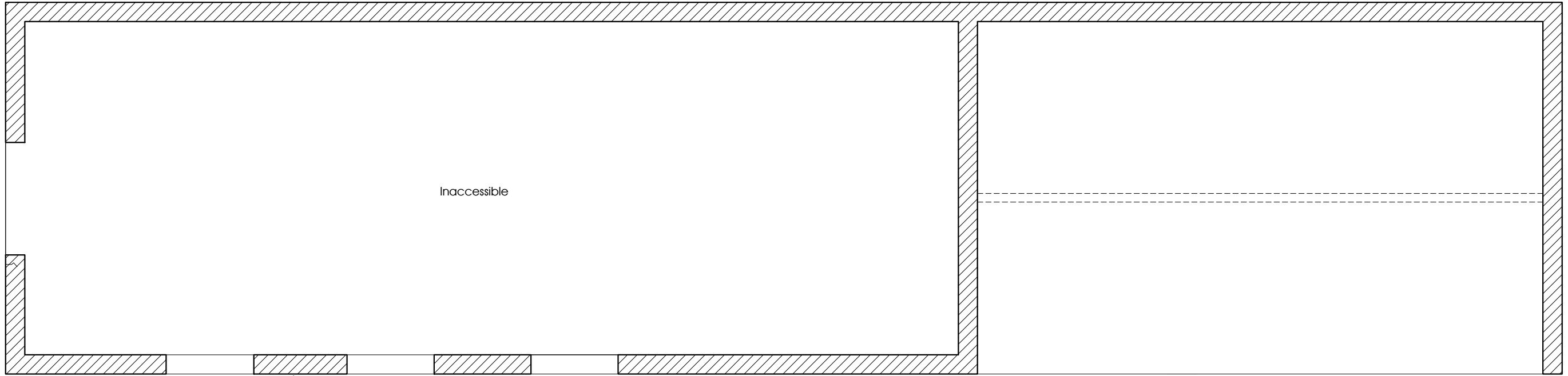
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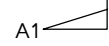
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First floor



IO



Ground floor

BO



North

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 job no.: 18.1267
 fig no.: 7
 scale: 1:50
 date issued: March 2019

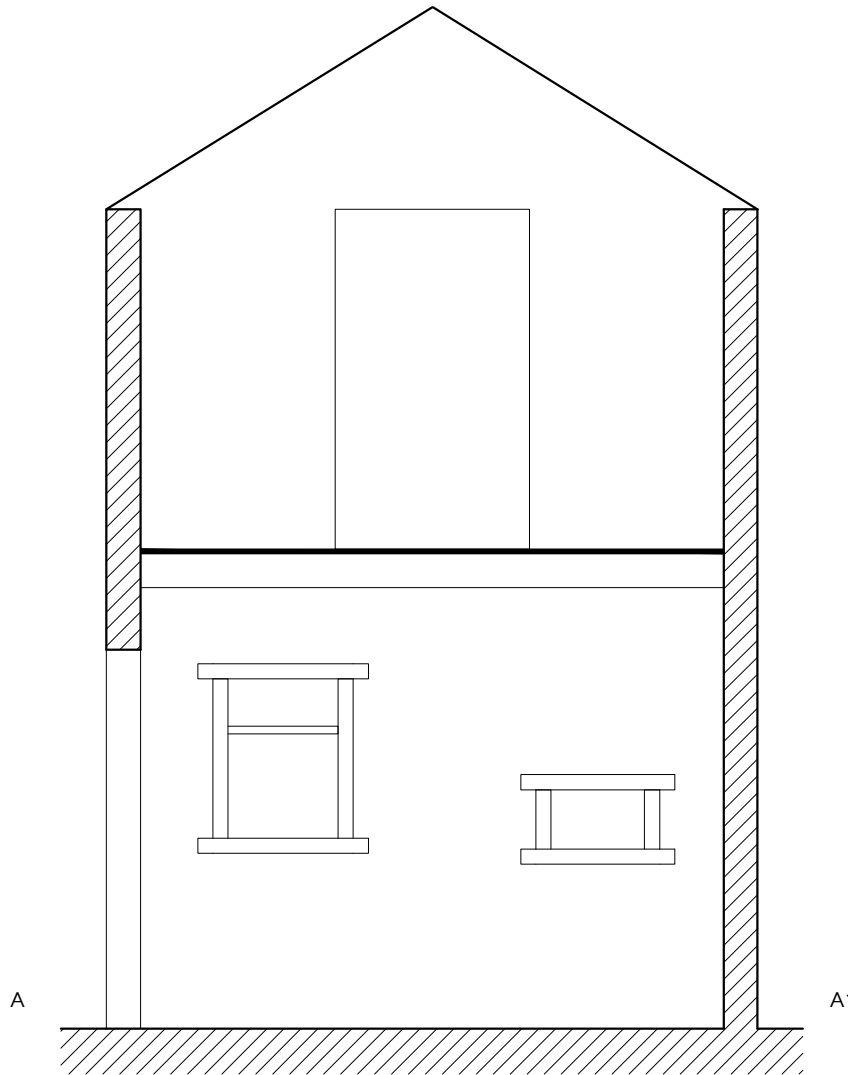
Outbuilding Section A - A1



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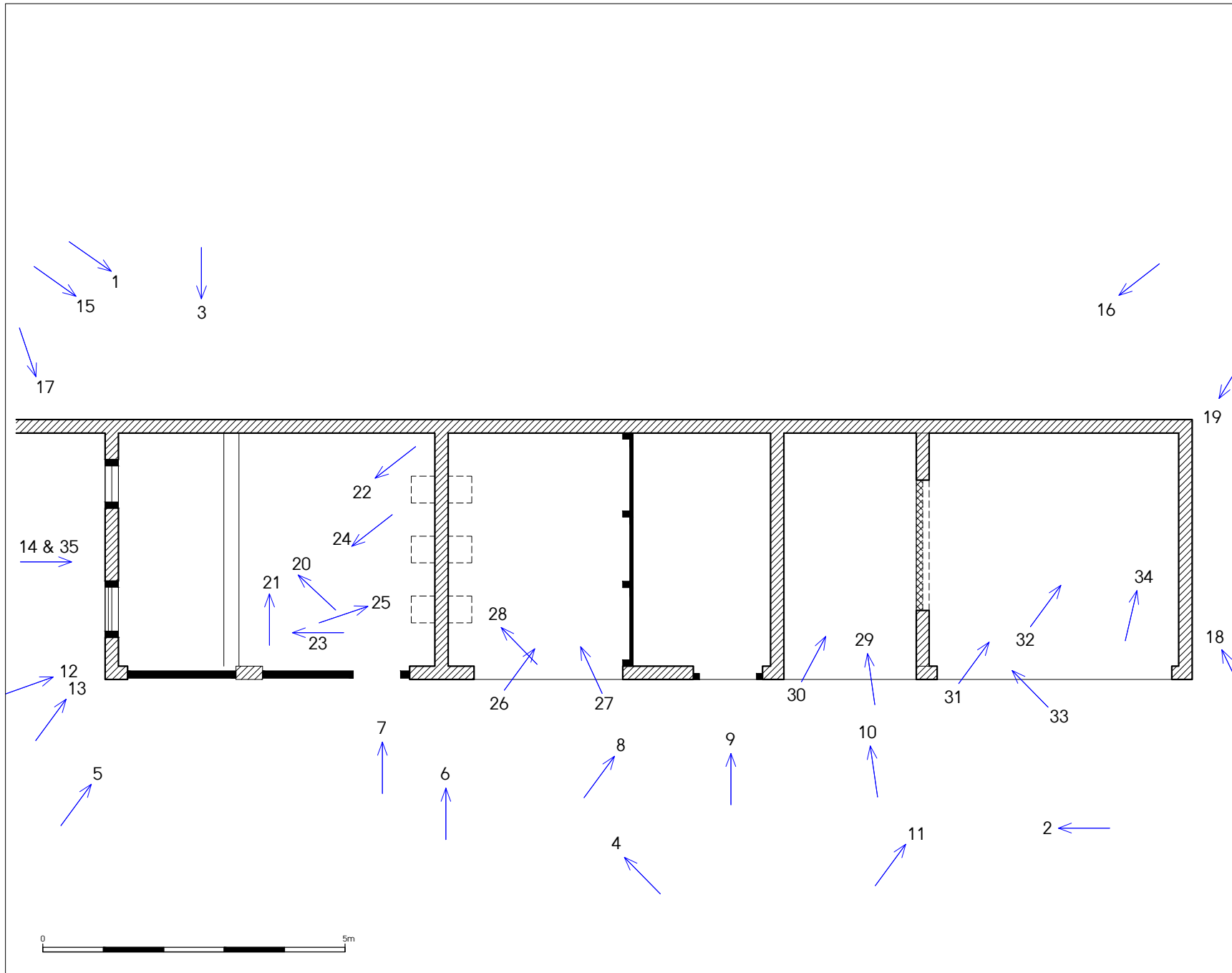
Photo Location Plan



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client:	Joseph Holt Ltd
job no.:	18.1267
fig no.:	9
scale:	Not to scale
date issued:	March 2019

Figure 10: Photograph Register

Plate No.	Digital No.	Description	View to
1	P2185642	General shot of the outbuilding and the rear of the Abbey Public House	NE
2	P2185691	General shot of the yard showing the rear of the Abbey Public House (left) and the outbuilding (right)	S
3	P2185694	Detail of slate roof	E
4	P2185651	General shot of east elevation	W
5	P2185652	Bay 1 of east elevation	NW
6	P2185653	Detail of inserted loading doors at south end of east elevation	W
7	P2185654	Detail of first floor windows	W
8	P2185655	Overgrown northern end of east elevation showing loading door to bay 2	NW
9	P2185656	Personnel door to bay 2	W
10	P2185657	Southern loading door to bay 3	W
11	P2185658	Northern end of bay 3	NW
12	P2185649	Southern gable	N
13	P2185648	Detail of ground floor windows	NW
14	P2185650	Detail of first floor doorway	N
15	P2185643	West elevation	NE
16	P2185646	West elevation showing overgrown north end	SE
17	P2185644	Wall of west elevation continues south with gate to yard	E
18	P2185677	Overgrown north elevation	S
19	P2185678	Overgrown north elevation	SE
20	P2185659	Bay 1 interior	SW
21	P2185660	Bay 1 interior	W
22	P2185661	Bay 1 showing loading doorways	SE
23	P2185662	Flagged and cobbled surfaces in bay 1	S
24	P2185663	Detail of doorways	SE
25	P2185679	Detail of hatches in bay 1 ceiling	N
26	P2185664	Bay 2, southern end showing inserted timber wall	NW
27	P2185665	Bay 2 southern end	SW
28	P2185680	Detail of hatches in ceiling of bay 2	SW
29	P2185669	Southern end of bay 3	W
30	P2185672	Southern end of bay 3	NW
31	P2185673	Northern end of bay 3	NW
32	P2185674	Detail of roof of northern end of bay 3	NW
33	P2185675	Inserted wall and opening in northern end of bay 3	SW
34	P2185676	Different brick between west wall (left) and redder brick of north wall (right) in bay 3	NW
35	P2185683	View into first floor showing roof trusses	N



Plate 1: General shot of the outbuilding and the rear of the Abbey Public House



Plate 2: General shot of the yard showing the rear of the Abbey Public House (left) and the outbuilding (right)



Plate 3: Detail of slate roof



Plate 4: General shot of east elevation



Plate 5: Bay 1 of east elevation



Plate 6: Detail of inserted loading doors at south end of east elevation



Plate 7: Detail of first floor windows



Plate 8: Overgrown northern end of east elevation showing loading door to bay 2



Plate 9: Personnel door to bay 2



Plate 10: Southern loading door to bay 3



Plate 11: Northern end of bay 3



Plate 12: Southern gable



Plate 13: Detail of ground floor windows



Plate 14: Detail of first floor doorway



Plate 15: West elevation



Plate 16: West elevation showing overgrown north end



Plate 17: Wall of west elevation continues south with gate to yard

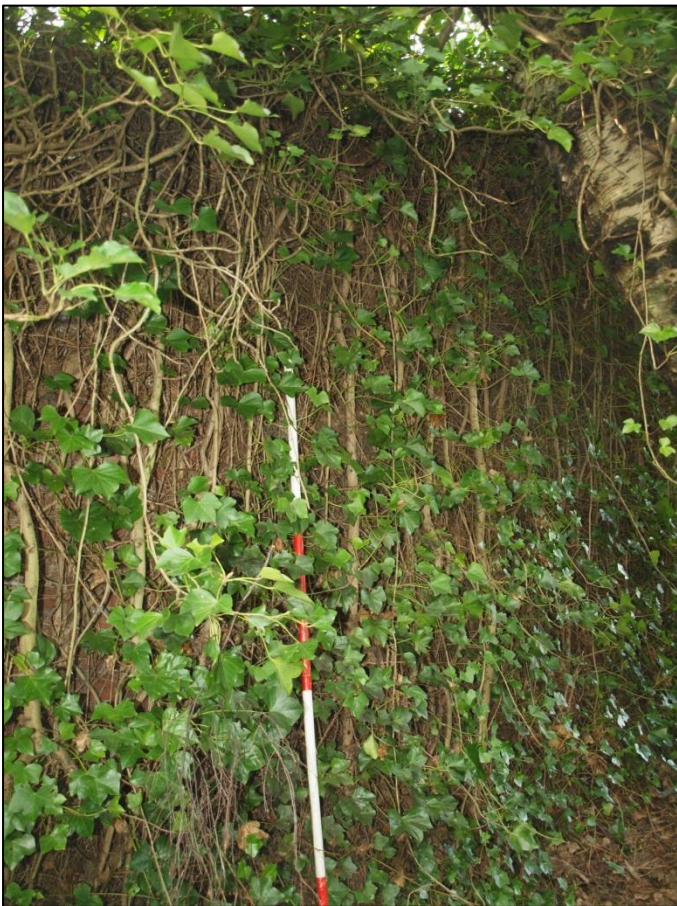


Plate 18: Overgrown north elevation



Plate 19: Overgrown north elevation



Plate 20: Bay 1 interior



Plate 21: Bay 1 interior



Plate 22: Bay 1 showing loading doorways



Plate 23: Flagged and cobbled surfaces in bay 1



Plate 24: Detail of doorways



Plate 25: Detail of hatches in bay 1 ceiling



Plate 26: Bay 2, southern end showing inserted timber wall



Plate 27: Bay 2 southern end



Plate 28: Detail of hatches in ceiling of bay 2



Plate 29: Southern end of bay 3



Plate 30: Southern end of bay 3



Plate 31: Northern end of bay 3



Plate 32: Detail of roof of northern end of bay 3



Plate 33: Inserted wall and opening in northern end of bay 3



Plate 34: Different brick between west wall (left) and redder brick of north wall (right) in bay 3



Plate 35: View into first floor showing roof trusses.