



**Paul Butler Associates**  
Planning, Development & Heritage Consultants

**Lancashire County Cricket Club**

Grandstand & Hotel Extension

**Level 1 Historic Building Survey**

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09 December 2021

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**Professional Planning, Development & Heritage Advisors since 1992.**

Members of the Royal Town Planning Institute (RTPI). Recognised by the Institute of Historic Building Conservation (IHBC) as a Historic Environment Service Provider (HESPR).

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	<b>Name and Qualifications</b>	<b>Position</b>	<b>Date</b>
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## 1. Non-Technical Summary

- 1.1 A level 1 historic building survey was required prior to the demolition of the Red Rose Suite, Lancashire County Cricket Club. The building was erected in 1987 as a three-storey cricket stand and press box.

## 2. Introduction

- 2.1 Paul Butler Associates have been commissioned to undertake a level 1 historic building survey of the Red Rose Suite, Lancashire County Cricket Club. Condition 7 of the Planning Permission Consent 103921/FUL/21 states:

No soft-strip or demolition of the Red Rose Suite shall take place until the applicant has secured the implementation of a programme of historic building recording in accordance with a Written Scheme of Investigation which has first been submitted to and approved in writing by the Local Planning Authority. The programme shall be undertaken by a suitably qualified historic buildings surveyor and conducted to Recording Level 1 of the English Heritage document 'Understanding Historic Buildings' (2016).

The proposal is for the “Demolition of Red Rose Suite and seating; replacement with new hotel extension building and grandstand with associated facilities including museum, retail and ticket sales space, spectator seating and facilities; extensions to the existing hotel including a link structure; realignment of Brian Statham Way and associated public realm and landscaping works”.

- 2.2 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the Historic Environment (PPG15) and Planning Policy Guidance on Archaeology and Planning (PPG16) which has now been superseded by Section 12 of the National Planning Policy Framework. This came into effect in March 2012 and requires that “Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also 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” (NPPF 2012, 141).

- 2.3 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.
- 2.4 No previous historic, archaeological or architectural study is known to have been made of the building prior to the completion of this report.

## 3. Site Location

- 3.1 The Lancashire County Cricket Club is situated to the southwest of Old Trafford, between Talbot Road (A5014) to the north, Brian Statham Way to the east, Trent Bridge Walk to the south and Great Stone Road to the west. The Red Rose Suite lies at the eastern end of the cricket club, facing onto Brian Statham Way. The postal address is Lancashire County Cricket Club, Brian Statham Way, Stretford M16 0PX and the NGR is SJ 81123 95582.

## 4. Aims and Objectives

- 4.1 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.
- 4.2 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". A level 1 survey is "a basic visual record, supplemented by the minimum of information needed to identify the building's location, age and type" (HE 2016).



## 5. Methodology

- 5.1 As per the WSI, a sketch plan has been produced on site. 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.
- 5.2 Construction techniques and sequences were appropriately illustrated or described, if visible.
- 5.3 Drawing conventions conform to Historic England guidelines as laid out in Understanding Historic Buildings – A guide to good recording practice, Historic England 2016.
- 5.4 Photographs were taken with a 12-megapixel digital SLR camera in RAW format. 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.
- 5.5 The photographic coverage includes:
- General photographs of the interior and exterior of the building, along with photographs of the site/setting of the building.
  - The overall appearance of principal rooms and circulation areas.
- 5.6 A site visit was undertaken on 3<sup>rd</sup> December 2021 when detailed notes were made of the structural details of the buildings and photographs taken. Measurements were taken with hand held and electronic ‘tapes’ which enabled the floor plan to be produced.
- 5.7 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.

## 6. Historical Background

6.1 The OS map for 1848 shows the area as open fields at this time. The cricket club was erected in the 1860's with the first cricket match taking place in 1865. The cricket ground first appears on the 1893 OS map, although the red rose suite does not appear to have been built by this time. The 1908 OS map shows a building on roughly the location of the Red Rose suite, although set further west. The 1922 OS map shows a similar situation. By the time of the 1932 OS map, the earlier building is shown further east, in its present location. This was, however, not the red rose suite, but rather an earlier building on the same alignment. The building was erected in the 1980's and the Liverpool Echo records that the cricket commentator John Arlott "officially opened the new Neville Cardus Gallery, Red Rose Suite and Press Box, at Old Trafford" (LE 04/06/1987). These likely refer to the same building, with the Red Rose suite being on the second floor, the press box to the third floor and the Neville Cardus Gallery to the first floor.

## 7. Summary Statement

- 7.1 The building was erected as a three storey cricket stand with press gallery in 1987. It was built in a machine-made orange brick in a simple stretcher bond, with a corrugated metal roof. The Red Rose Suite itself is situated on the second floor and is wider than the floors below and above, with an overhang to Brian Statham Way. At ground floor level large openings allows access to the stands, with the suites above at first, second and third floor levels. Staircases at the north and south ends led to all floors of the building.
- 7.2 During the time of the visit, the first floor appeared to be a staff area, with kitchen, storage room and meeting area. Toilets lay to the southern end. The second floor was the Red Rose Suite, comprising a large open area with bar to the south and kitchen to the north. This smaller kitchen contained a dumb-waiter, linking it to the larger kitchen below. The third floor was the press box and was again a large open space. Private rooms lay to the north and south.

## 8. Archive

- 8.1 The archive comprises the report and digital photographs. The paper archive, comprising the report, will be placed with Manchester Archives within a reasonable time of completion of the project. The primary digital archive shall be deposited with the Archaeological Data Service (ADS). This shall comprise the digital photographs, saved as tiff files following ADS guidance, along with a digital copy of the report. A digital copy of the report will also be sent to Greater Manchester Historic Environment Record and the Greater Manchester Archaeological Advisory Service. The project details shall be uploaded to the OASIS database.

## 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.

## 10. Bibliography

Cifa 2014 “Standard and guidance for the archaeological investigation and recording of standing buildings or structures”

Historic England 2016 “Understanding Historic Buildings – A guide to good recording practice”

Liverpool Echo 04<sup>th</sup> June 1987. Accessed online at <https://www.britishnewspaperarchive.co.uk/>

## Appendix 1: Figures

## Appendix 2: Plates





Figure 3: 1848 OS map Lancashire Sheet CIV showing approximate site location

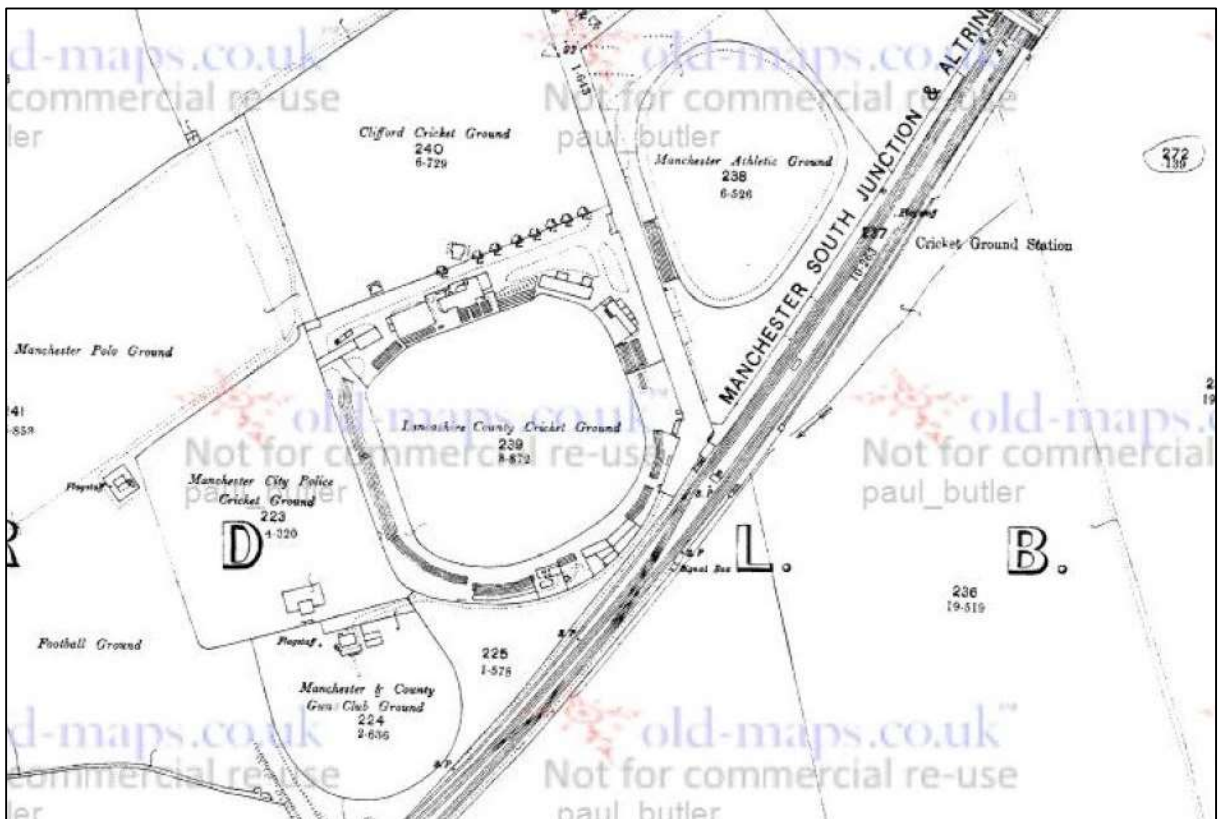


Figure 4: 1893 OS map Lancashire Sheet CIV.13

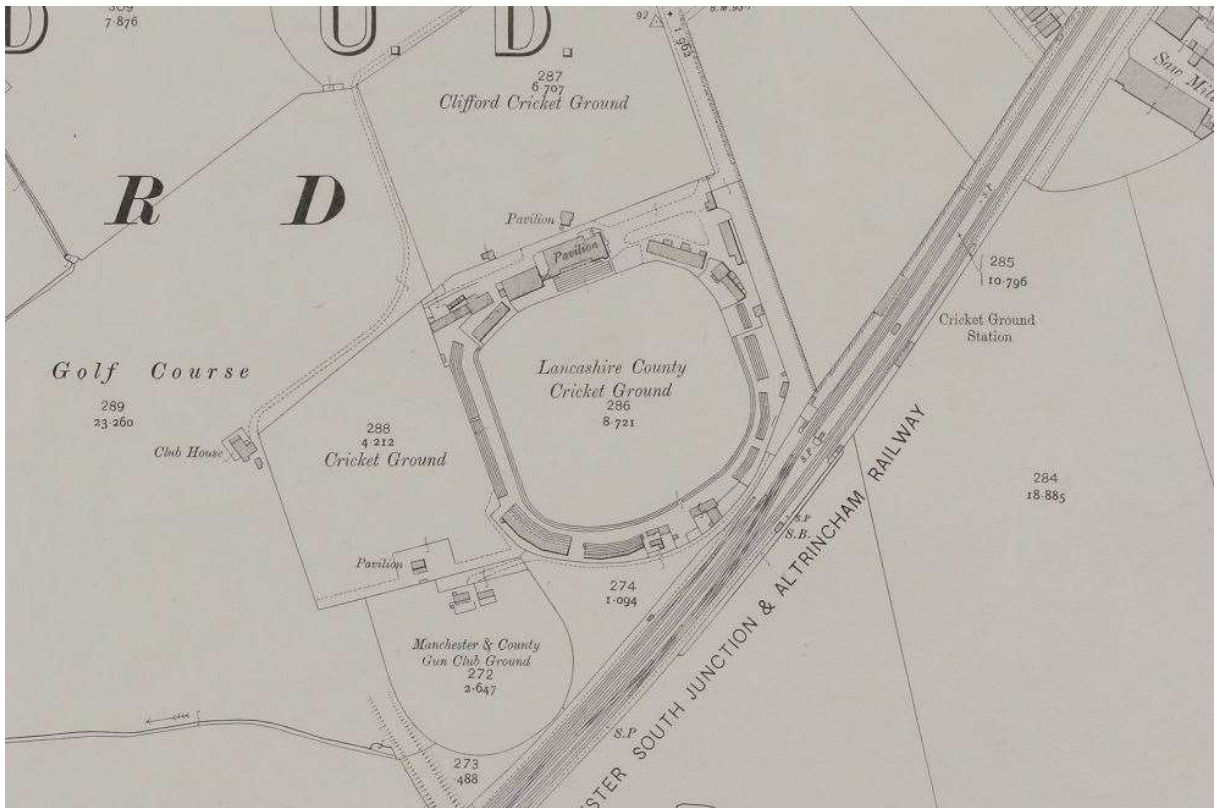


Figure 5: 1908 OS map Lancashire Sheet CIV.13



Figure 6: 1922 OS map Lancashire Sheet CIV.13

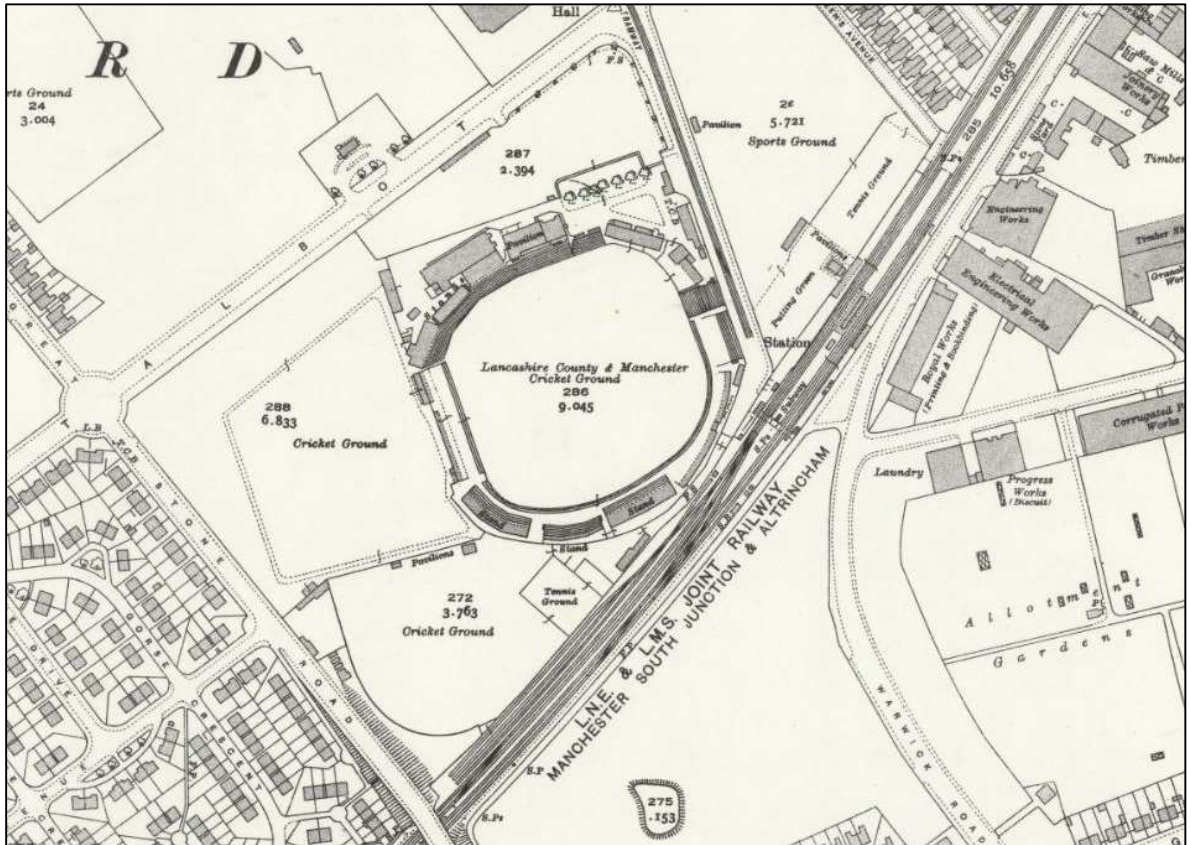
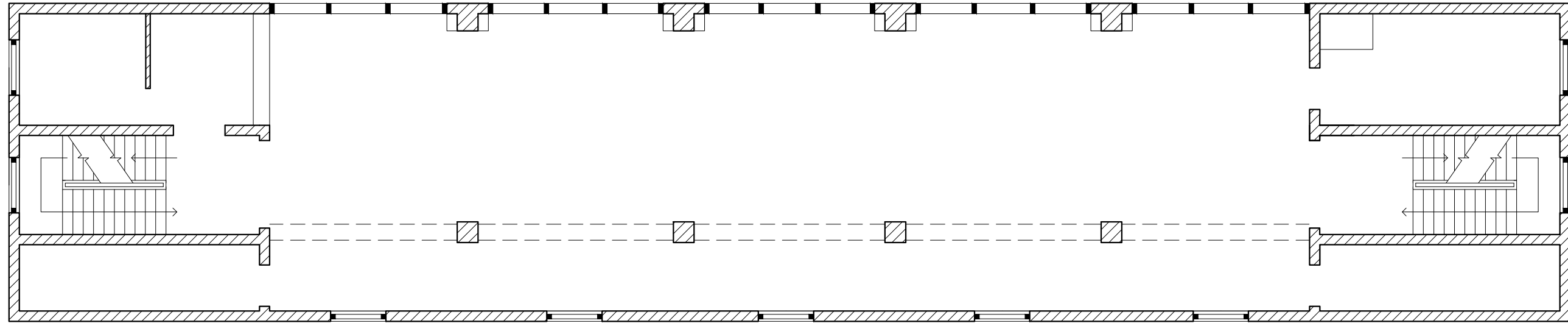


Figure 7: 1932 OS map Lancashire Sheet CIV.13

Plan of second floor of building - Red Rose Suite

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north

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Plate 1: North elevation of building



Plate 2: Staircase to stands

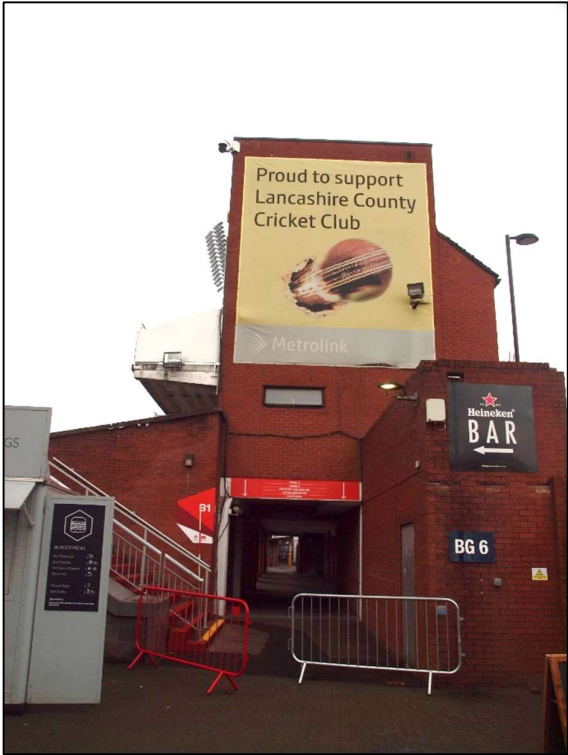


Plate 3: South elevation



Plate 4: Detail of ground floor



Plate 5: West elevation



Plate 6: West elevation showing ground access



Plate 7: Detail of third floor windows to west elevation



Plate 8: North end of west elevation





Plate 9: West elevation from stands



Plate 10: Detail of west elevation, second floor level to Red Rose Suite



Plate 11: As above



Plate 12: As above looking south



Plate 13: East elevation to Brain Stratham Way



Plate 14: Detail of ground floor opening



Plate 15: Detail of first floor window



Plate 16: Detail of second and third floor windows

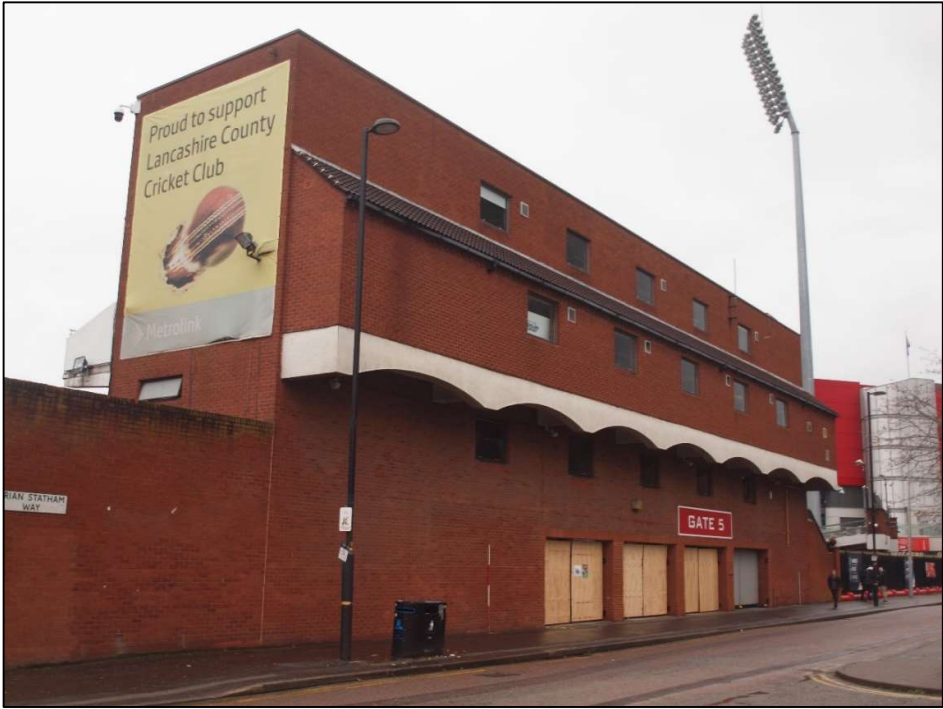


Plate 17: General shot showing south and east elevations



Plate 18: Ground floor 'interior', below the suite, lloking south



Plate 19: As above looking north

**First Floor**



Plate 20: First floor, top of staircase showing access to stands



Plate 21: Corridor running south down east side of building



Plate 22: Kitchen at northern end



Plate 23: Storage room to south of kitchen



Plate 24: Southern end of corridor





Plate 25: Meeting room to south of storage room



Plate 26: As above



Plate 27: Southern end of corridor showing staircase and toilets



Plate 28: Modern gents toilets



Plate 29: Modern ladies toilets

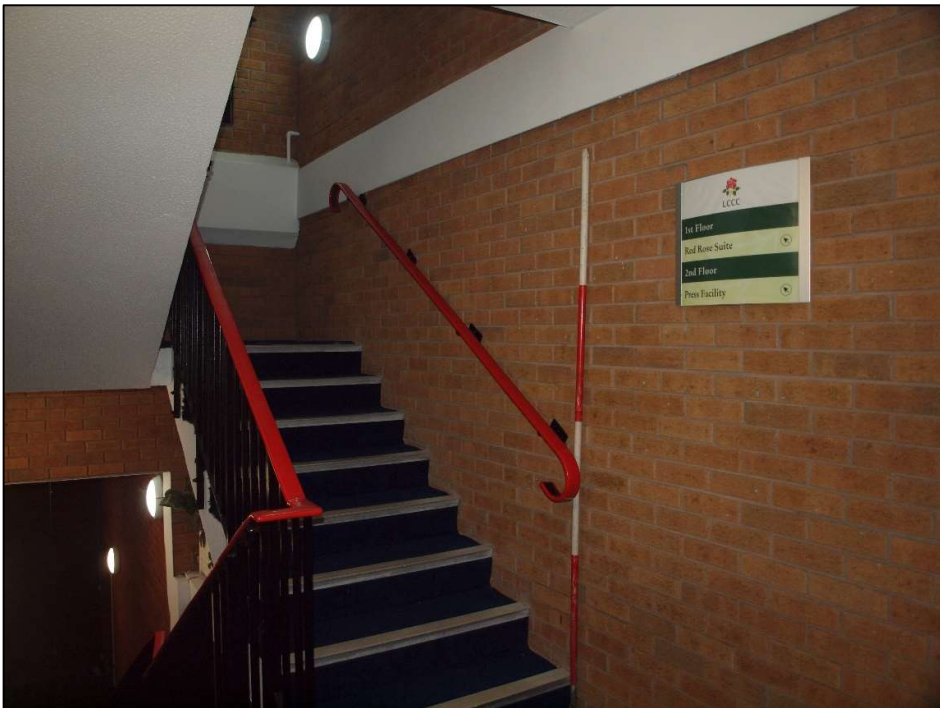


Plate 30: Staircase detail



Plate 31: Second floor landing showing entrance to Red Rose Suite



Plate 32: Kitchen are at southern end, behind the bar



Plate 33: Southern end of Red Rose Suite, showing bar and large doorways to stands



Plate 34: As above from northern end of suite



Plate 35: View from bar looking north



Plate 36: As above showing doorways to kitchen (left) and staircase (right)



Plate 37: Kitchen in north end of suite



Plate 38: Detail of windows found in staircase



Plate 39: Third floor press box looking north



Plate 40: As above looking south





Plate 41: Room to southern end of press box



Plate 42: Room to north end of press box



Plate 43: Detail of corrugated metal roof visible in staircase.