



THE ARCHAEOLOGY CO.

Lawns Farm, Orrell
Historic Building Survey

July 2018

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NON-TECHNICAL SUMMARY

An archaeological building survey was required prior to alterations of barns 1 and 2 at Lawns Farm, Orrell. The work was carried out on behalf of Helen Ashton by The Archaeology Co. Barn 1 was found to be a threshing barn from the mid to late 19th century, with additional storage added later for the brickworks and colliery. Barn 2 was found to have been erected in the late 19th century, likely for storage for both the agricultural and industrial ventures. It became used by the Quakers as a part of the 'Wigan and District Subsistence Production Society' and was substantially altered/rebuilt through the 20th century when its use was changed to a shippon for a period before this also going out of use.

ACKNOWLEDGEMENTS

Thanks are due to Helen Ashton who commissioned the survey and supplied much information relating to the history of the farm. Thanks also go to the staff of Wigan Archives and Lancashire Archaeological Advisory Service.

1. INTRODUCTION

- 1.1 Steven Price of The Archaeology Co. has been commissioned to prepare an historic building survey of barns 1 and 2 at Lawns Farm, 40 Lawns Avenue, Orrell, Wigan, Lancashire WN5 8UH. Condition 20 of Planning Permission Consent (REF: 2018/0191/FUL) states:

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 buildings.*

Note: *The programme of archaeological recording should comprise the creation of a record of the buildings to level 2-3 as set out in Understanding Historic Buildings (Historic England 2016). This work should be carried out by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists*

- 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 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).



- 1.3 Helen Ashton has commissioned Mr. Steven Price BA (Hons), MA, MPhil, PCIfA of The Archaeology Co., to carry 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 standard Level 2/3 surveys for this type of property.

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

2. SITE LOCATION

- 2.1 The barns are located on the south side of the farm, accessed from a private road from Lawns Avenue and Sandford Road. The postal address is Lawns Farm, 40 Lawns Avenue, Orrell, Wigan, Lancashire WN5 8UH and the National Grid Reference is SD 52089 04119. The buildings are not listed and lie c. 1.6km to the southwest of Orrell centre on the west side of Far Moor.

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 barns. Floor plans are required which were modified from the architects plans after being checked 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.
- 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 a 35mm camera. All record photographs are black and white, using conventional silver-based film only. 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 For the purposes of the report only, high quality digital images have been produced using an Olympus E-600 DSLR (12.3 megapixels).

4.8 Record photographs have been printed at a minimum of 5" x 7".

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

4.10 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.

4.11 A site visit was made on 27th June 2018 when detailed notes and plans 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 plans to be produced.

4.12 Historical research, including a full map regression, was carried out at Wigan Archives and Local Studies.

4.13 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.

5. HISTORICAL BACKGROUND

- 5.1 As a lightly-wooded upland, the Wigan area may have presented an attractive prospect to prehistoric people. However, there is little archaeological evidence for settlement with most of the evidence coming from stray finds. A Late Neolithic polished stone axe was found at Gidlow and a Bronze Age axe-hammer was discovered in the Bottling Wood area (Tindal n.d.).
- 5.2 At least four phases of Roman settlement were discovered in Wigan by GMAU, from the late 1st to 2nd century AD. The early phases were associated with substantial military store buildings, and the later ones with heavy industrial activity. There was no evidence of 3rd or 4th century occupation, although the evidence of the finds from elsewhere in the town suggests that Roman occupation continued into this period (Tindall, A S n.d.).
- 5.3 The name 'Orrell' comes from the Anglo-Saxon *Öra Hyll*, meaning a hill where ore is dug (Mills 1998, 355). Orrell appears in the Domesday survey, affording possessions to the Thane of the conqueror (Baines 1824). Orrell was a well-defined part of Litherland, and called a 'vill' as early as 1310 but there is nothing to show that it was ever a distinct manor. It is described as a hamlet of Litherland in 1345. Richard Fox son of William the Demand granted his interest in lands, purchased from Margery de Orrell, to Richard de Molyneux of Little Crosby (Farrer & Brownbill 1907). The field system around Orrell and Tontine appear to be regular and roughly rectangular, suggesting that they were organised statutory forms of enclosure in the late 18th / early 19th century (Baker & Butlin 1973, 32; Adkins, et al. 2008, 305).
- 5.4 Orrell collieries were worked extensively in the 18th and early 19th centuries, from Gathurst in the north to Londshaw in the south, and Lawns works had around 7 pit shafts. Another industry which Orrell, especially Far Moor, was known for was nail making (Ashmore, 1982, 120).
- 5.5 The 1849 OS mapping shows Lawns Farm, although the land where the barns would later stand is shown as a quarry, labelled as 'Lawns Delph (sandstone flags)'. 'Lawns' appears in the 1851 census returns where Mary Melling is listed as the

head, working as a housekeeper. Robert and William Heaton (her nephews) are listed with her, the former being a 'farmers son' and the latter an apprentice joiner. James Heaton, her youngest nephew is also listed, again as a farmer's son. A farm servant and a general servant were also recorded.

5.6 By the time of the 1861 census James Heaton is listed first, as 'son' and working as an agricultural labourer. Mary Melling is listed next, this time described as 'mother-in-law' and working as a house keeper. Also listed is Ann Richardson, a general servant as well as Esther Mathers, a visitor. William Rigby was present, working as a farm labourer and Joseph Gerard, a boarder, was listed as an agricultural labourer. The 1871 census shows a change in ownership, with Elizabeth Laithwaite listed as the head, a 70 year old farmer employing labourers. Her daughter Elizabeth is also listed with her. A separate listing at the same address gives John Laithwaite as the head, an agricultural labourer, living with his wife Esther and his daughters Mary (4) and Elizabeth (1).

5.7 It would appear that the 1870's saw John Laithwaite erected the brickworks, as in the 1881 census he is recorded as the head once again, this time listed as 'labourer and brick(engineer?) employing 20 labourers and 6 boys'. His wife Esther is still listed although his daughters are not. Instead they now had several different children; Alice (9), Esther (7), John (4), William (2) and Joseph (5 months). Ann Wilding is listed as a domestic servant. The pits were known as Lawns Delf and, according to tradition, worked both coal and stone. They first appear in the Mines Lists for 1874, in the occupation of John Laithwaite (*Ashton pers. comm.*). The 1891 census returns show that little had changed over the previous decade; John Laithwaite is listed as a 'Farmer and quarry master' and this time all of his children are listed, including Mary and Elizabeth. Also recorded is Joseph Glover, a night watchman.

5.8 The 1894 OS map shows that by this time the quarry had been infilled and the barns erected. Barn 1 did not yet have the Dutch barn extension to the northwest and the lean-to was only located at the eastern end of the southeast face. Barn 2 is also shown to have been longer than it presently is. A tramway track is shown to the north of barn 1, running from the works to the colliery and on to the 'old shaft' and

then further afield. The 1901 census suggests that by this time the Lewthwaite's had given up farming, with John listed as a brick manufacturer. Along with his wife, his children Esther, John, William and Joseph were also listed. His sons were employed in different roles, listed as an analytical chemist, an engineer and a bank clerk respectively. The 1907 OS map shows the site in more detail. By this time the lean-to had been fully built on barn 1, along with the Dutch barn extension. Barn 2 remained much the same, although the room divisions show that it was a lot more subdivided than at present and a small extension is shown on the northwest face.

- 5.9 The 1911 census returns again show John and Esther Laithwaite, John listed as a 'farmer, colliery proprietor'. His daughter Elizabeth Moan and granddaughter Winnie Moan were also listed. Although still owned by the Laithwaites, John Henry Ashton became the tenant in 1924. The OS mapping for 1928 shows little change to the buildings.
- 5.10 The Lancashire Quakers established a smallholding scheme in 1934 under the title of 'Wigan and District Subsistence Production Society'. This was at the height of the depression and set up for the unemployed. It started out based on 12 acres at Lawns Farm, utilising the barns. 40-50 men worked on a smallholding whilst still living in their own homes. Workshops for cobblers, tailors and joiners were set up alongside allotments, and checks with the Inland Revenue and social security established that the members could take produce from the smallholdings and workshops equivalent to the time they put in, without affecting their dole. The scheme flourished, and expanded beyond the farm to take in a further 400 acres (Wainwright 2009). During this period John Laithwaite (likely the son) was still in occupation, but in July 1935 the Mines Lists show that the colliery was abandoned and the brickworks appears to have closed shortly afterwards. The pits and the tramway connecting them to the works are shown disused on the 1938 to 1940 Line Plan of the Liverpool to Wigan Line (Ashton *pers. comm.*). The Wigan and District Subsistence Production Society continued however, and was visited by the Queen Mother (The Telegraph, 2000). Unfortunately it was made redundant with the onset of World War II.



5.11 The brickworks was reopened and enlarged after the Second World War by the Lawns Brick Company. This firm was controlled by the Simpkins and Gaskell families, who also owned the Wigan Brick Co Ltd. (Ashton *pers. comm.*). In 1951 Mary Laithwaite sold Lawns Farm to John Henry Ashton. The works closed again shortly afterwards, this time permanently, following a partial collapse of the kiln (Ashton *pers. comm.*).

6. PHYSICAL DESCRIPTION

General Description

6.1 (Plate 1). The barns lie towards the southwest corner of the farm, opposite one another and are both aligned roughly northeast – southwest. Barn 1 lies to the northeast of barn 2 and is rectangular with a lean-to to the southwest side and a Dutch barn against the northeast. The barn has a slate roof, covered with felt and the extensions have corrugated asbestos sheets. Barn 2 is much longer and thinner than the former, with a Dutch barn extension to the northeast. The roof of the barn is slate and the majority of the main frontage has been rebuilt. Barn 1 is two stories, as is barn 2 within bays 1-3, due to the sloping ground level. Neither has a first floor remaining.

Barn 1

Exterior

6.2 Northeast elevation (Plates 2 - 6). This forms the gable end of the barn and is comprised of three sections; to the left is the face of the lean-to, the barn lies in the centre and the open front of the Dutch barn to the right. The lean-to (plate 4) is constructed of rough sandstone rubble, occasionally brought to course and quoins run up the eastern corner. At the southeastern end is a personnel doorway, the large sandstone lintel of which has started to drop at one end. The frame is timber although no door is hung. To the right of this is a long landscape window with sandstone lintel over (plate 5). The timber frame is damaged although shows three lights of 6 panes. Above this a personnel doorway has been inserted with a timber lintel and concrete cill. At the eaves, brick rebuilding is evident. To the right is the face of the barn (plate 6). This is likewise constructed in rough sandstone rubble, occasionally brought to course and quoins can be seen to each corner. A doorway has been inserted to the southeast, with a set of stone steps up to it and a window inserted to the northwest. The doorway has a timber frame but the window is empty. Above, in the centre of the gable a doorway, possibly inserted, has been converted to a window, again with no frame. To the right side is the Dutch barn. The large opening dominates the face, with a large timber lintel spanning the gap

between the brick piers. Above the lintel the face is brick in English Garden Wall bond (4:1)

- 6.3 Southeast elevation (Plates 7 & 8). This forms the main elevation of the lean-to and is comprised of three parts; to the northeast is the sandstone built section and to the southwest is a brick built section. Between them is an open passage into the barn. At the northeastern end the face continues to be the rough sandstone rubble, occasionally brought to course as previous. A square window with sandstone lintel lies to the left of this area, with a timber frame of three lights and casement above. Above this, at first floor level is a landscape window with a timber frame of 6 lights. To the southwest quoins lies at the corner to the passageway. To the southwest the face is brick built in English bond. A pair of large square windows dominates the face, each with a concrete lintel and bull-nosed brick cills. Only the right window contains a frame, which is of timber with 8 lights.
- 6.4 Southwest elevation (Plates 9 & 10). This face can again be separated into three parts; the lean-to to the southeast, the barn in the centre and the Dutch barn to the northwest. The lean-to is constructed of brick, with the southeast elevation, although the northwestern end is constructed of concrete block. The barn gable is again constructed of rough sandstone rubble, occasionally brought to course. This is featureless at ground floor level as far as it is accessible, and a doorway at first floor level has been converted to a window, matching the northeast elevation. The elevation of the Dutch barn was not accessible to be photographed, although it was similar to the northeast elevation. The exception was a central brick pier supporting the lintel.
- 6.5 Northwest elevation (Plate 11). This is the long elevation of the Dutch barn and has been covered with corrugated sheets with an opening at the southwestern side.

Interior

- 6.9 The interior has been divided into 5 parts: the Dutch barn; the bar; the eastern lean-to room; the southern lean-to room, and; the passage.

- 6.10 (Plates 12 - 15). The Dutch barn is constructed from a series of brick piers on all side supporting three machine cut timber king post trusses. The exception to this is the northwest side, which has cast iron stanchions set on brick bases supporting the trusses. Between the brick piers on the south west and northwest walls low stone walls have been inserted. The southeast wall is the former external elevation of the barn. This has an inserted landscape window at the southerwestern end without a frame. To the northeast is a large doorway blocked with concrete blocks. A rail above shows where a sliding door once hung. This doorway is set within a much larger blocked opening, the blocking here being of a rough sandstone rubble and marking the location of a former barn door. A timber lintel remains across part of the top.
- 6.11 (Plates 16 - 21). The interior of the barn forms a single space open to the rafters with a stone flag floor. The roof is again supported on three machine cut timber king post trusses. To the northwest is the face described above, the blocked doorway set within the blocked barn door still evident, along with the inserted window to the west. Above the window are a series of joist holes, showing a partial first floor level. The southwestern gable also contains a pair of holes at a similar level, suggesting additional support for the floor. At first floor level the window is visible and to the northwest a doorway has been inserted, blocked with concrete block but with a timber frame. The doorway lies above the floor level of the barn, set at the level of the ground outside. The northeastern gable is much the same as it is externally. The southeastern gable has a window at first floor level, later converted into a doorway. This is set high in the face and no steps up to it remain, although it gave access to the first floor level of the eastern lean-to room. To the east of this a transmission window is set within the wall. To the west of the doorway a small circular iron fitting is located in the wall, set in a timber surround. Further west is the barn door. This lintel has been replaced with an RSJ with brick above, suggesting that it has been lowered. This gives access to the passage. To the western side of the barn door a large loading doorway has been inserted, with an RSJ lintel. This has been blocked with concrete blocks.
- 6.12 (Plates 22 - 25). The eastern lean-to room is accessed externally via the door in the northeast elevation. The floor to the room is stone flags and the roof is supported

on a pair of RSJ beams. The northeast wall is much as it is externally, although brick repair work on the jambs of the window and doors is evident. A series of joist holes also runs across the face showing the location of the former first floor. The northwestern wall contains the doorway at first floor level, visible within the barn, along with the inserted transmission window to the east. A further transmission window is located to the west of the door, blocked on the other side. The southwestern wall is constructed of brick at ground floor level with brick above. A tall doorway has been inserted in the centre with a set of stone steps leading up to meet the ground level of the passage. The southeast wall is again much the same as it is externally.

- 6.13 (Plates 26 & 27). The passage lies between the two rooms of the lean-to and runs from the former barn door. The northeastern wall is that to the eastern room. This is stone built at the base with brick above and the tall inserted doorway is visible. To the northwest the wall butts against the stone built jamb of the barn door. The southwest wall is that to the southern lean-to room. This has a partial concrete block wall butting the jamb of the barn door and the rest of the face is open with a large metal gate hung.
- 6.14 (Plates 28 & 29). The southern lean-to room is accessed via the large metal gate in the passage. Internally the northwest wall shows the blocked loading door evident within the barn. The southwest wall also shows a similar situation to the exterior, although here the concrete block can be seen to be filling the gap between a brick pier and the barn wall. Again the southeast wall is similar to that seen externally and the roof is supported by RSJ beams.

Barn 2

Exterior

- 6.15 Northeast elevation (Plate 30). The northeast gable of the barn lies within the Dutch barn extension. The face is constructed of watershot sandstone blocks at low level, above which it is shaped and courses sandstone. To the north side of the face a square window with dressed sandstone lintel has been blocked. Another window lies at first floor level, mostly hidden by the roof of the Dutch barn. The

sandstone cill and jamb are visible, as is the brick blocking. Quoins run up the northern corner of the building.

6.16 Northwest elevation (Plates 31 - 35). This is the main long frontage of the building and can be divided into 11 bays. At the eastern end a rough joint is barely visible, marking an area of rebuilding in bay 1 across the first floor up to bay 3. Bay 1 contains an inserted square window and bay 2 an inserted personnel doorway with large window in the rebuilt first floor section. The whole face of bay 3 has been rebuilt, containing a square window and large doorway. To the right bay 4 contains a short section of original wall before being rebuilt again, containing a pair of landscape windows. Bay 5 again has the whole of the face rebuilt and contains a doorway and square window. To the right of the window the wall is once again original, although a straight joint at the junction with bay 6 shows where the face has once again been rebuilt. This bay also contains a square window and doorway. Bay 7 contains a doorway and the wall appears to be original. Bay 8 is once again rebuilt and contains a doorway and square window. A pair of matching windows lies in the rebuilt face of bay 9. Bay 10 is rebuilt, although featureless and the rebuilding continues to bay 11, which has a wide doorway and square window. None of the doorways or windows has frames.

6.17 Southwest elevation (Plate 36). This is the rebuilt gable end of the barn and is featureless.

6.18 Southeast elevation (Plate 37 - 39). This elevation is constructed of sandstone rubble occasionally brought to course. It is featureless except for a blocked window in bay 11 and another across bays 7 and 8.

Interior

6.19 The interior is comprised of 5 rooms, along with the Dutch barn. The latter is constructed of RSJ beams and concrete blocks with a corrugated sheet roof (plate 40). Room 1 (plates 41 - 43) lies to the northeast end of the barn and comprises bays 1 - 3. The room is open to the two machine cut timber king post trusses supporting the rebuilt roof and the floor is concrete. The northeast gable is much

as it is externally, although here the full extent of the first floor gable window is visible. This is shown to be square with an additional inserted and the blocked window to the east of it. The northwest wall shows the extent of the rebuilding, with the whole of the first floor being comprised of concrete blocks and the ground floor a mix of stone and brick work, with concrete block to bay 3. Opposite, the southeast wall is stone, with a low blocked opening in the western end. The party wall to room 2 is likewise stone, although at either end are inserted openings which have been blocked. At first floor level a doorway is located in the centre, although also blocked.

6.20 Room 2 (plates 44 - 46) takes in bays 4 and 5 and has a single king post truss supporting the rebuilt room and a stone flag floor. The doorway at first floor level from room 1 is visible set within the stone wall and the surrounding brickwork shows it to have been inserted. The southeast wall is again stone, although the top part has been rebuilt in brick for the new roof. The southwest party wall to room 3 is again stone, although a straight joint to the southern side marks an area of blocking for an opening, which then extends up to the roof. The northwest wall is again mostly rebuilt, showing a concrete block construction, although the original stone is present at the eastern end, at first floor level.

6.21 Room 3 (plates 47 - 49) takes in bay 6. The eastern party wall is stone, whereas the western is stone at the base and rebuilt above in concrete block. A blocked opening again lies at the southern end. The southeast wall is again stone and the northwest wall concrete block, with a small area of stone to the east side. The floor is stone flags and a pair of stone drains run along it aligned northeast - southwest.

6.22 Room 4 (plates 50 - 52) takes in bays 7 - 10 and has three machine cut king post trusses supporting the rebuilt roof. The floor of the room is different, with a flagstones walkway running down the southeast wall and an area of brick to the northeast, appearing to overlay flagstones. The rest of the room has stone flags again, although partially covered in concrete render. A series of 3 lines of brick are set within this, aligned northwest - southeast and mark the location of stalls. The northeast wall is brick and a blocked doorway is visible at the end of the flagstone walkway. In the opposite wall is a similar doorway, although this one is open to

room 5. The southeast wall is again stone, with a blocked window at the eastern end. The northwest wall again shows a majority concrete block wall, although small areas of original stone work are present in bays 7 and 10. In the latter there is also a blocked window, not visible externally.

- 6.23 Room 5 (plates 53 – 55) lies at the southwest end of the barn and comprises bay 11. The party wall to room 4 is stone built with brick rebuilding above. The ghost of a former single pitched roof, likely a lean-to, lies in this brickwork. A doorway is set within the stonework to room 4 and a rough joint in the wall marks the end of the original barn and shows this room to be a later extension. This is also visible again at the western end, where the northwest wall butts up against the party wall. The southwest wall is mostly concrete block, although a small section of stone remains at the south corner. The whole of the northwest wall is concrete block. The floor of the area is brick.

7. ANALYSIS AND PHASING

- 7.1 Barn 1 appears to have been built initially as a threshing barn, likely before the brickworks were erected as a part of the farm, between 1850 – 1870. This is suggested by the opposing barn doors, although the northeastern is blocked. A partial first floor was present on the western side for storage. The eastern end of the lean-to was erected soon afterwards, likely for storage, between 1870-1890. The Dutch barn and southern end of the lean-to were then erected over the turn of the century. These were likely in relation to the colliery and brickworks, with the Dutch barn standing very close to the line of the tramway, and a useful location for storage. It is also around this time that the transmission windows were inserted, with the eastern lean-to being used to house an engine, possibly to power a hoist. In the 20th century the lean-to was altered with a new roof put across the whole, and the upper parts of the walls repaired/rebuilt.
- 7.2 Barn 2 was erected in the second half of the 19th century. The building has been substantially altered both internally and externally, making analysis difficult. However, the long rectangular shape suggests that it may have been used for storage initially. The OS maps show that it was divided into many more rooms than it is now and may have been used for both agricultural and industrial purposes. However, it is apparent that it was later converted for use as a shippon, with a long feeding passage inserted down the southeast side. This may have been done before the Quakers occupation, being blocked up again for use as workshops in the 1930's. The southwestern end of the building appears on 1890's OS mapping, although the physical evidence suggests that this was in the form of a lean-to, rather than a part of the original building. The Dutch barn was erected by the time of the 1970's OS mapping and replaced some of the former building. Figure 8 shows this end of the barn before the Dutch barn was erected, but after it was shortened to make way for it. The frontage can be seen to be very different to how it is at present.

8. CONCLUSIONS

- 8.1 Barn 1 was erected as a threshing barn in the mid-19th century before being extended and used for storage due to its proximity to the tramway, over the turn of the century. The eastern lean-to, initially erected for storage was later used to house an engine, the two transmission windows leading to the barn. Barn 2 was likely used for storage for both the agricultural and industrial ventures. It was later used by the Quakers for the 'Wigan and District Subsistence Production Society' after being converted for use as a shippon. It was later modified again in the late 20th century.

9. ARCHIVE

- 9.1 The archive resulting from the building recording will be deposited with the Lancashire County Record Office in a format to be agreed with the Archives Officer and within a timescale to be agreed with the Specialist Archaeological Advisor or the Planning Officer. It will be deposited under catalogue reference DDX 3172.
- 9.2 The site archive shall be prepared and stored according to the UKIC Guidelines for the preparation of excavation archives for long term- storage (1990) and the Museum and Galleries Commission Standards in the Museum Care of Archaeological collections (1992) 'Standards for the preparation and transfer of archaeological archives'.
- 9.3 A copy of this report will be supplied to the Lancashire Historic Environment Record in Adobe Acrobat 'pdf.' Format, along with digital photographs, 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.
- 9.4 The archaeological contractor will complete the Online Access to Index of Archaeological Investigations (OASIS) form. Once a report has become a public document by submission into the Lancashire Historic Environment Record (HER) LCCAS may place the information on a web-site. Unless we hear to the contrary it will be assumed that our client is agreeable to this. Provision and agreement will be made for the appropriate academic publication of any results that are not to form part of further work.

10. COPYRIGHT

- 10.1 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

CIfA	Chartered Institute for archaeologists
NPPF	National Planning Policy Framework
OS	Ordnance Survey

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Census returns for Upholland 1851

Census returns for Upholland 1861

Census returns for Upholland 1871

Census returns for Upholland 1881

Census returns for Upholland 1891

Census returns for Upholland 1901

Census returns for Upholland 1911

Maps

1849 6" OS Lancashire Sheet 93

1894 OS Lancashire Sheet 93.SW

1907 OS Lancashire Sheet 93.9

1928 OS Lancashire Sheet 93.9

1943 OS Lancashire Sheet 93.9

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Figure 9: Barn 1 Ground floor plan

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Figure 13: Photographic Register

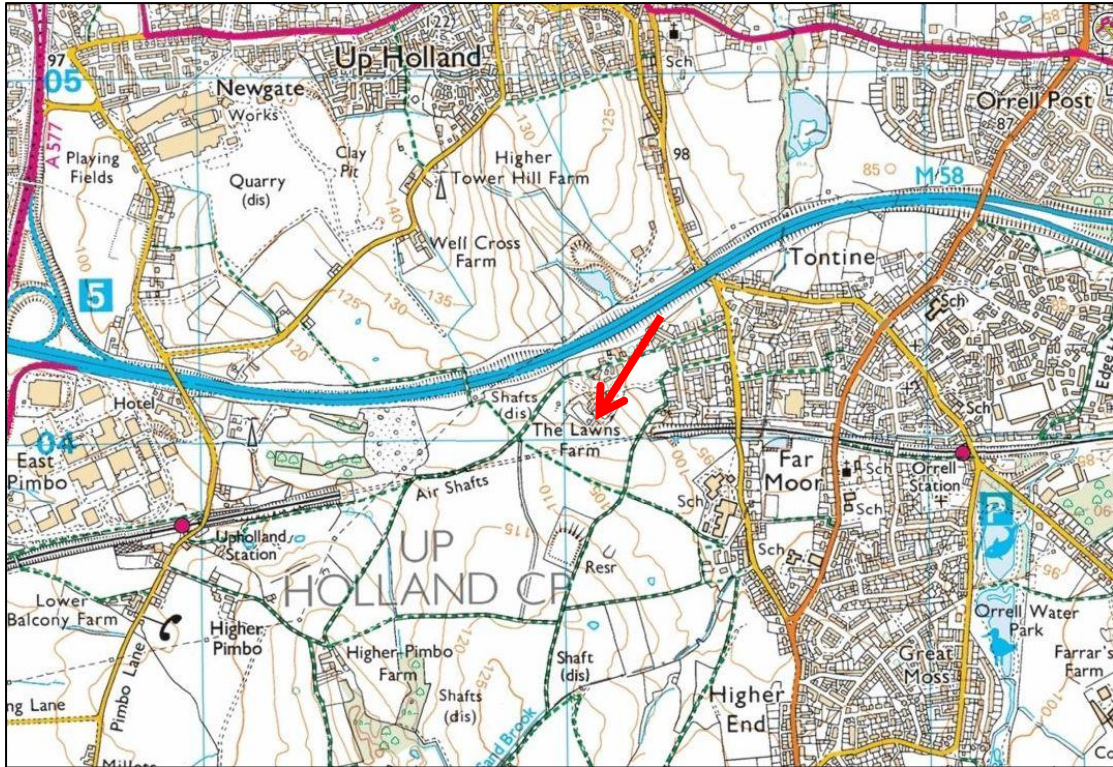


Figure 1: Location Plan (OS Licence Number: 100057911)



Figure 2: Site Plan showing barn 1 (blue) and barn 2 (red)



Figure 3: 1849 6" OS Lancashire Sheet 93

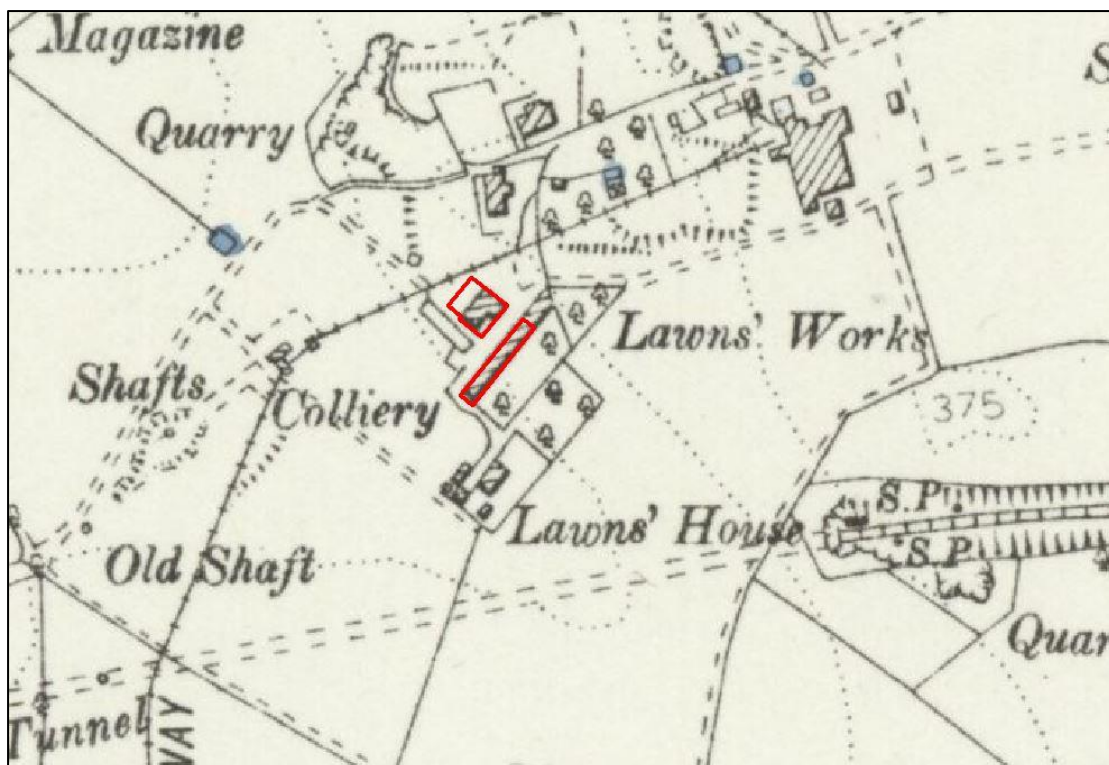


Figure 4: 1894 OS Lancashire Sheet 93.SW

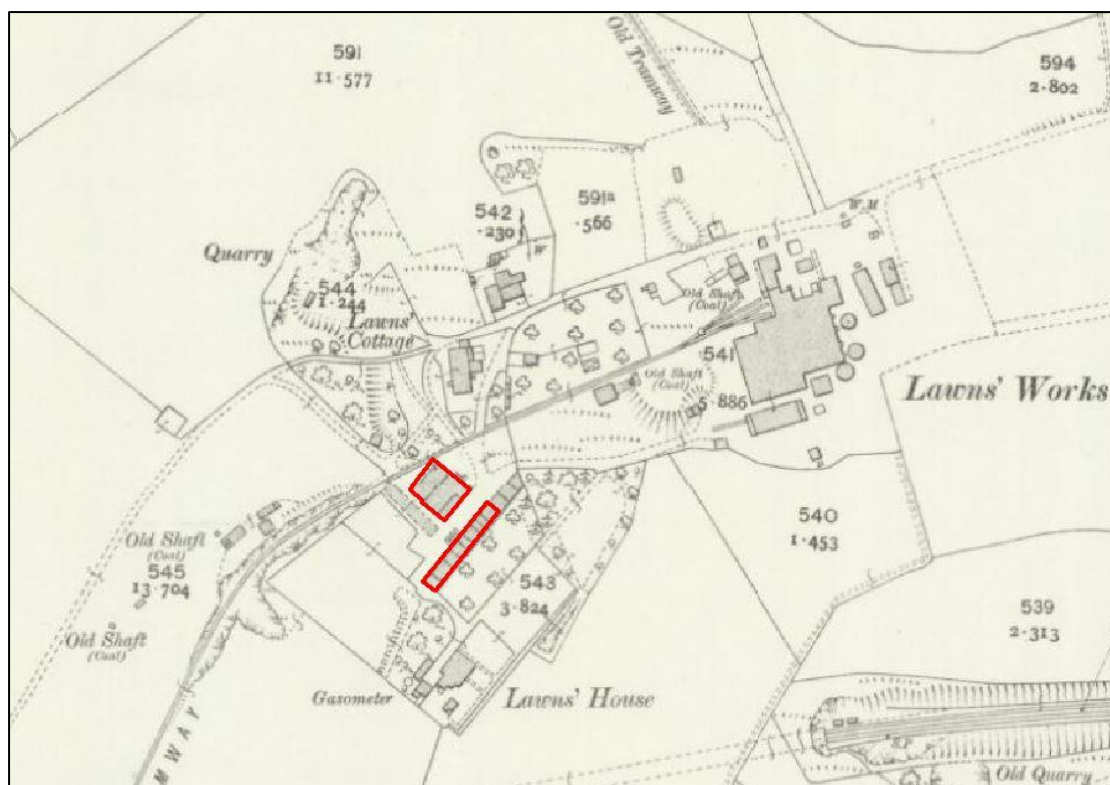


Figure 5: 1907 OS Lancashire Sheet 93.9

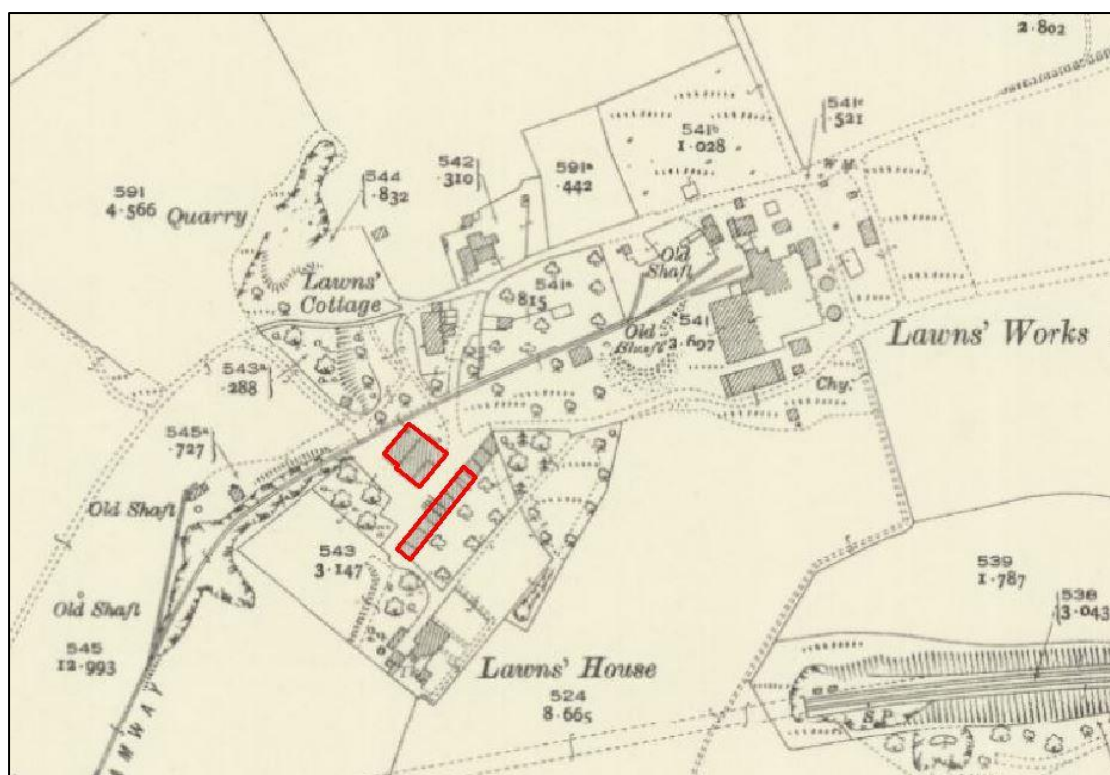


Figure 6: 1928 OS Lancashire Sheet 93.9

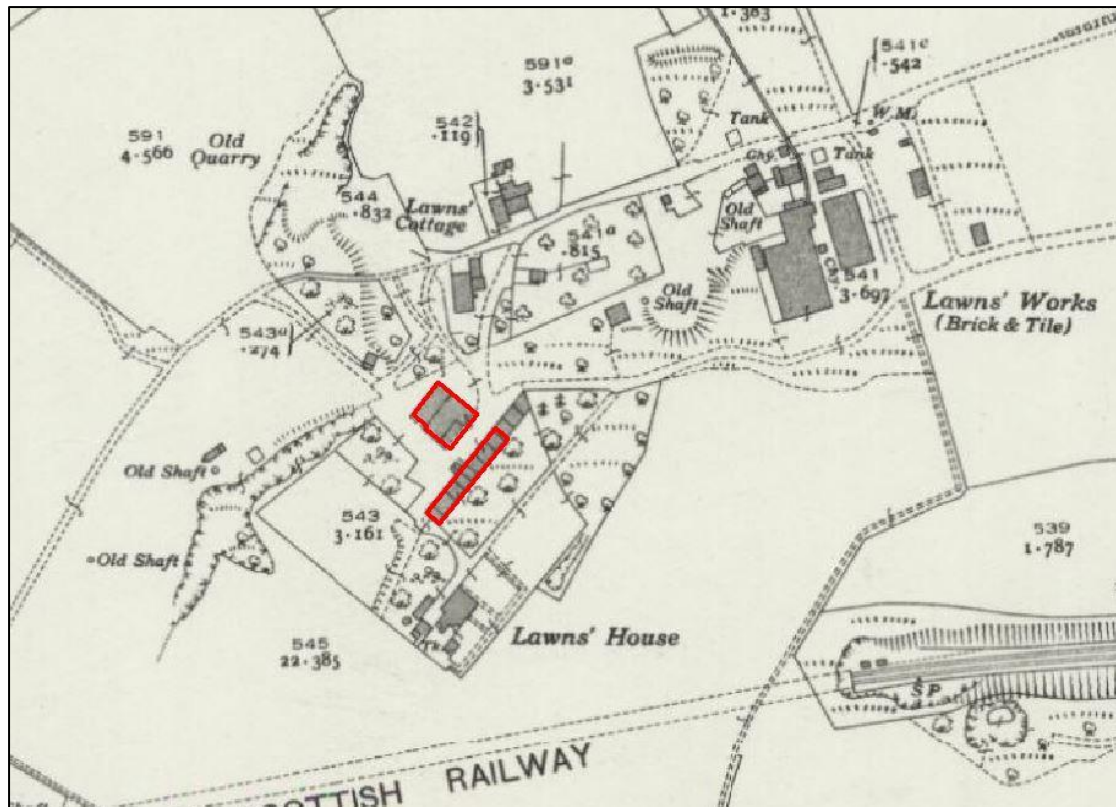


Figure 7: 1943 OS Lancashire Sheet 93.9



Figure 8: Undated photo showing barn 2 (left) and barn 1 (right). Note how different the frontage to barn 2 is to how it is shown on plate 1.



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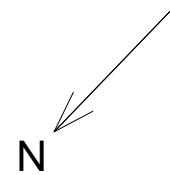
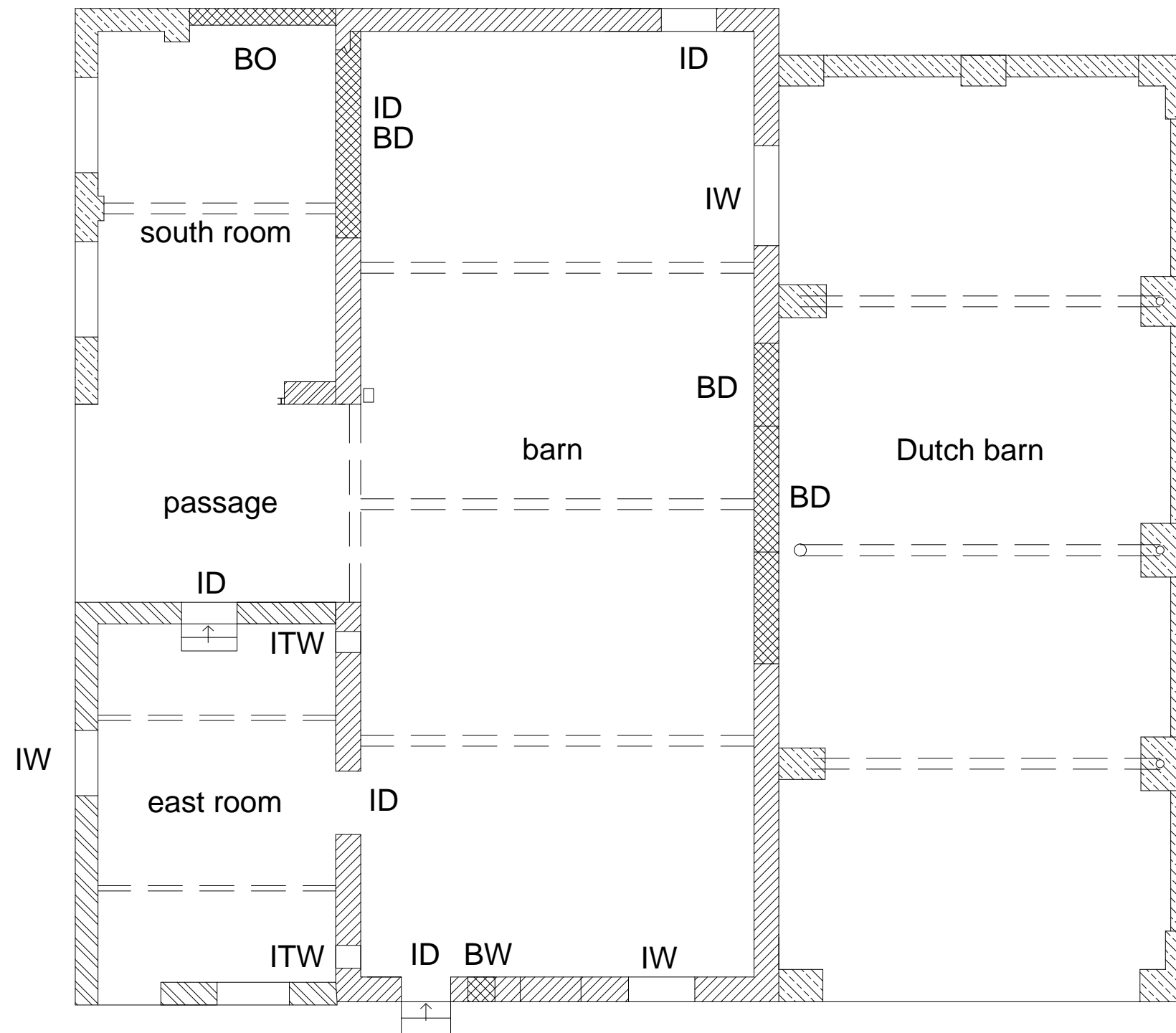
Figure 9: Barn 1
Ground floor plan

Scale: 1:100 @ A3

Date: June 2018

BO - Blocked Opening
 BD - Blocked Doorway
 ID - Inserted Doorway
 IO - Inserted Opening
 ITW - Inserted Transmission Window
 BW - Blocked Window
 RJ - Rough Joint
 SJ - Straight Joint

▨ c. 1850-70
 ▨ c. 1870-90
 ▨ c. 1890-1907
 ▨ mid - late 20th century





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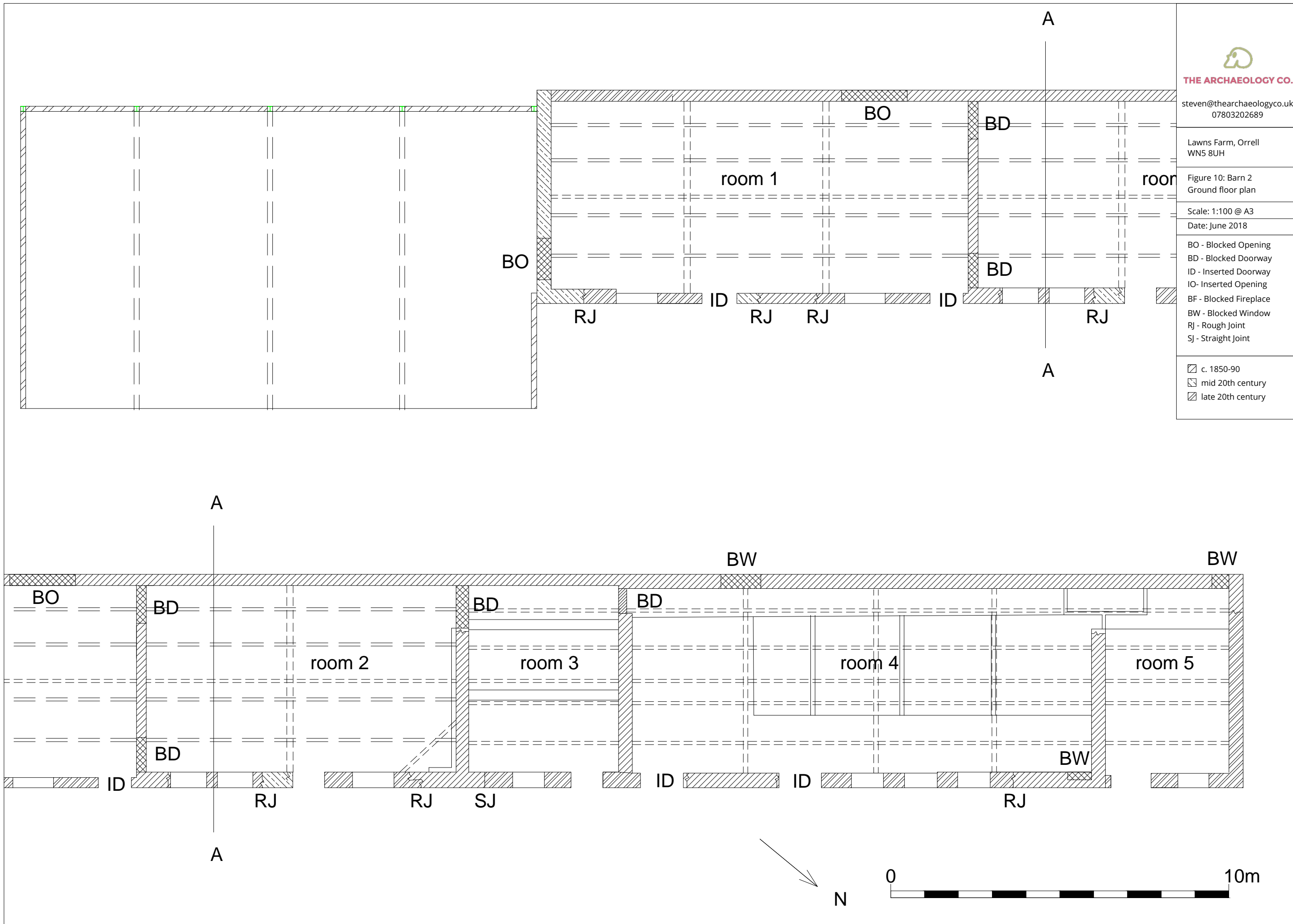
Figure 10: Barn 2
Ground floor plan

Scale: 1:100 @ A3

Date: June 2018

- BO - Blocked Opening
- BD - Blocked Doorway
- ID - Inserted Doorway
- IO - Inserted Opening
- BF - Blocked Fireplace
- BW - Blocked Window
- RJ - Rough Joint
- SJ - Straight Joint

- c. 1850-90
- mid 20th century
- late 20th century





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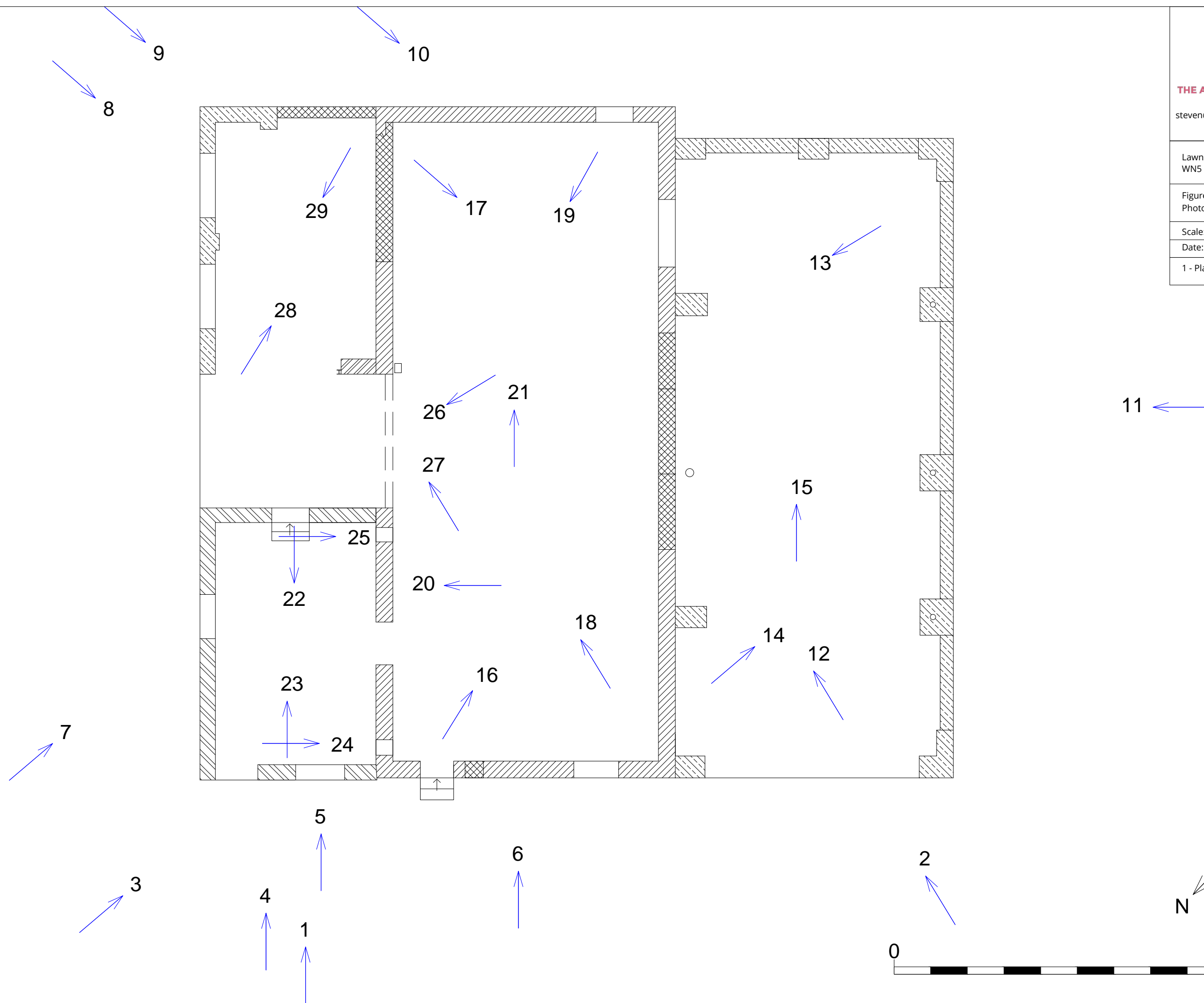
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Figure 11: Barn 1
Photo location plan

Scale: not to scale

Date: June 2018

1 - Plate Number





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Lawns Farm, Orrell
WN5 8UH

Figure 12: Barn 2
Photo location plan

Scale: not to scale

Date: June 2018

1 - Plate Number

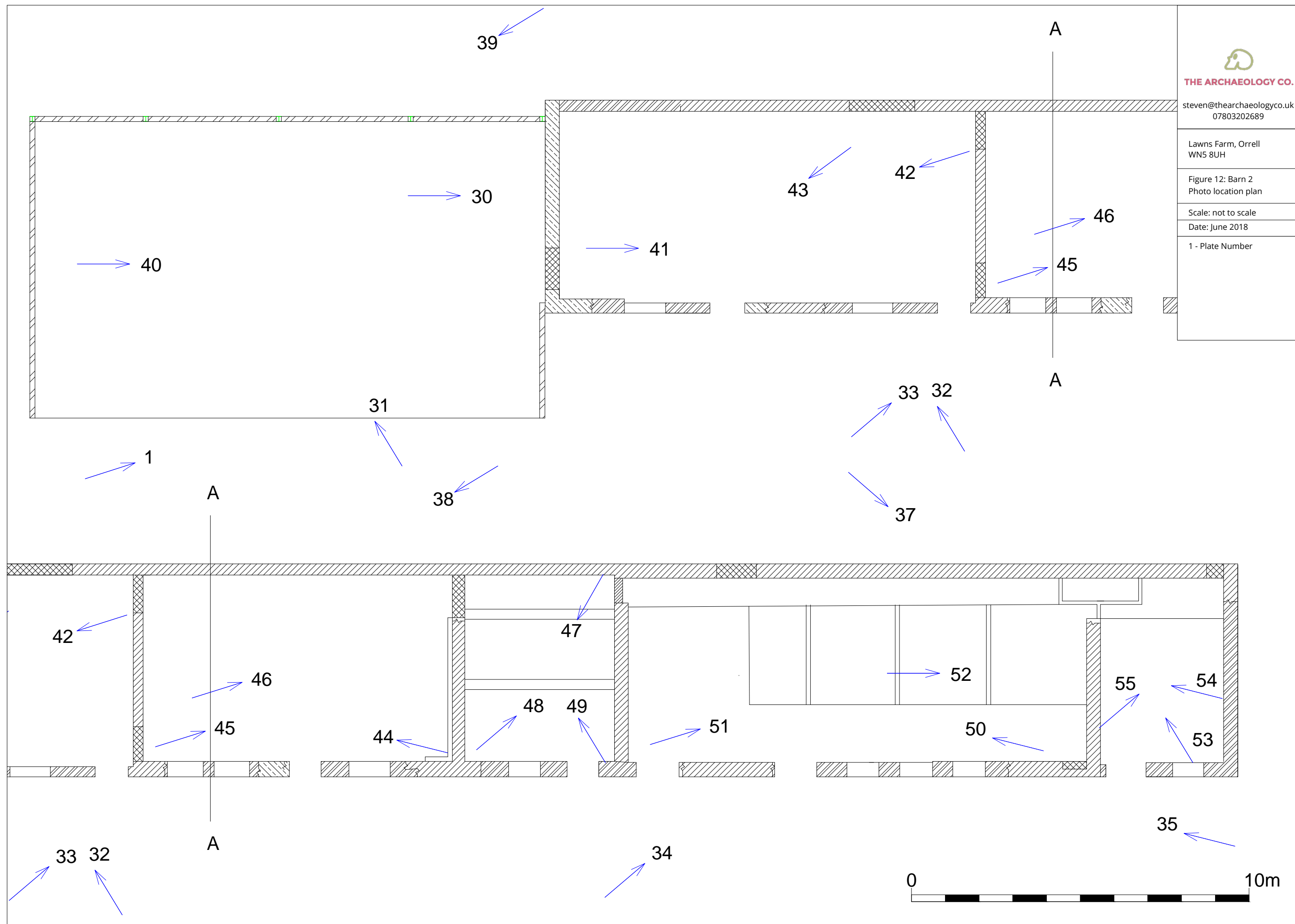


Figure 13: Photographic Register

Plate No.	Digital No.	Film/Frame	Description	View to
1	P6273817	2/21	General shot of Barn 1 (right) and Barn 2 (left)	NW
2	P6273782	1/30	Barn 1 northeast elevation	W
3	P6273783	1/31	Northeast elevation	N
4	P6273784	1/32	Lean-to northeast elevation	NW
5	P6273786	1/34	Lean-to window detail	NW
6	P6273785	1/33	Barn northeast elevation	NW
7	P6273787	1/35	Southeast elevation from east	N
8	P6273788	1/36	Southeast elevation from south	E
9	P6273791	1/37	Southwest elevation	E
10	P6273794	2/1	Detail of window in southwest elevation of barn	E
11	P6273796	2/2	Northwest elevation	SW
12	P6273797	2/3	Interior of Dutch barn showing blocked loading door within blocked barn door of barn	N
13	P6273798	2/4	As above	S
14	P6273799	2/5	Interior of Dutch barn	N
15	P6273800	2/6	King post truss of Dutch barn	NW
16	P6273801	2/7	Barn interior showing other side of blocked loading door and barn door	N
17	P6273802	2/8	As above also showing inserted window	E
18	P6273804	2/9	Barn interior showing barn door to passage	W
19	P6273805	2/10	As above	S
20	P6273811	2/16	Small circular iron fitting	SW
21	P6273806	2/11	Detail of king post truss	NW
22	P6273807	2/12	Eastern lean-to room	SE
23	P6273808	2/13	Eastern lean-to room	NW
24	P6273809	2/14	Transmission window in eastern lean-to	NE
25	P6273810	2/15	Transmission window in eastern lean-to	NE
26	P6273813	2/17	Passageway showing entrance eastern lean-to room	S
27	P6273814	2/18	Passageway showing entrance southern lean-to room	W
28	P6273815	2/19	Southern lean-to room	N
29	P6273816	2/20	Southern lean-to room	S
30	P6273821	2/24	Northeast elevation	NW
31	P6273818	2/22	Northwest elevation showing Dutch barn	S
32	P6273822	2/25	Northwest elevation, east end	S
33	P6273823	2/26	Northwest elevation, looking west	W
34	P6273824	2/27	Northwest elevation, west end	W
35	P6273825	2/28	Northwest elevation, west end	S
36	P6273826	2/29	Southwest gable	SW
37	P6273827	2/30	Southwest elevation west end	N



38	P6273829	2/31	Southwest elevation, centre	E
39	P6273831	2/32	Southwest elevation east end	E
40	P6273820	2/23	Dutch barn interior	NW
41	P6273832	2/33	Room 1 interior	NW
42	P6273833	2/34	Room 1 interior	SE
43	P6273834	2/35	Room 1 interior showing rebuilt northwest wall	SE
44	P6273835	2/36	Room 2	SE
45	P6273836	2/37	Room 2 showing blocked openings	NW
46	P6273837	3/1	King post truss in room 2	NW
47	P6273838	3/2	Room 3	E
48	P6273841	3/3	Room 3	W
49	P6273842	3/4	Detail of drains in floor of room 3	S
50	P6273843	3/5	Room 4	SE
51	P6273844	3/6	Room 4	NW
52	P6273845	3/7	King post truss in room 4	NW
53	P6273846	3/8	Room 5 showing rebuilt party wall	S
54	P6273847	3/9	Detail of ghost of roof line	S
55	P6273848	3/10	Room 5 showing rebuilt gable wall	W

Appendix 2: Plates



Plate 1: General shot of Barn 1 (right) and Barn 2 (left)

Barn 1



Plate 2: Barn 1 northeast elevation



Plate 3: Northeast elevation



Plate 4: Lean-to northeast elevation



Plate 5: Lean-to window detail



Plate 6: Barn northeast elevation



Plate 7: Southeast elevation from east



Plate 8: Southeast elevation from south



Plate 9: Southwest elevation



Plate 10: Detail of window in southwest elevation of barn



Plate 11: Northwest elevation



Plate 12: Interior of Dutch barn showing blocked loading door within blocked barn door of barn



Plate 13: As above



Plate 14: Interior of Dutch barn



Plate 15: King post truss of Dutch barn



Plate 16: Barn interior showing other side of blocked loading door and barn door



Plate 17: As above also showing inserted window



Plate 18: Barn interior showing barn door to passage



Plate 19: As above



Plate 20: Small circular iron fitting



Plate 21: Detail of king post truss



Plate 22: Eastern lean-to room



Plate 23: Eastern lean-to room



Plate 24: Transmission window in eastern lean-to room



Plate 25 : Transmission window in eastern lean-to room



Plate 26: Passageway showing entrance eastern lean-to room



Plate 27: Passageway showing entrance southern lean-to room



Plate 28: Southern lean-to room



Plate 29: Southern lean-to room
Barn 2



Plate 30: Northeast elevation



Plate 31: Northwest elevation showing Dutch barn

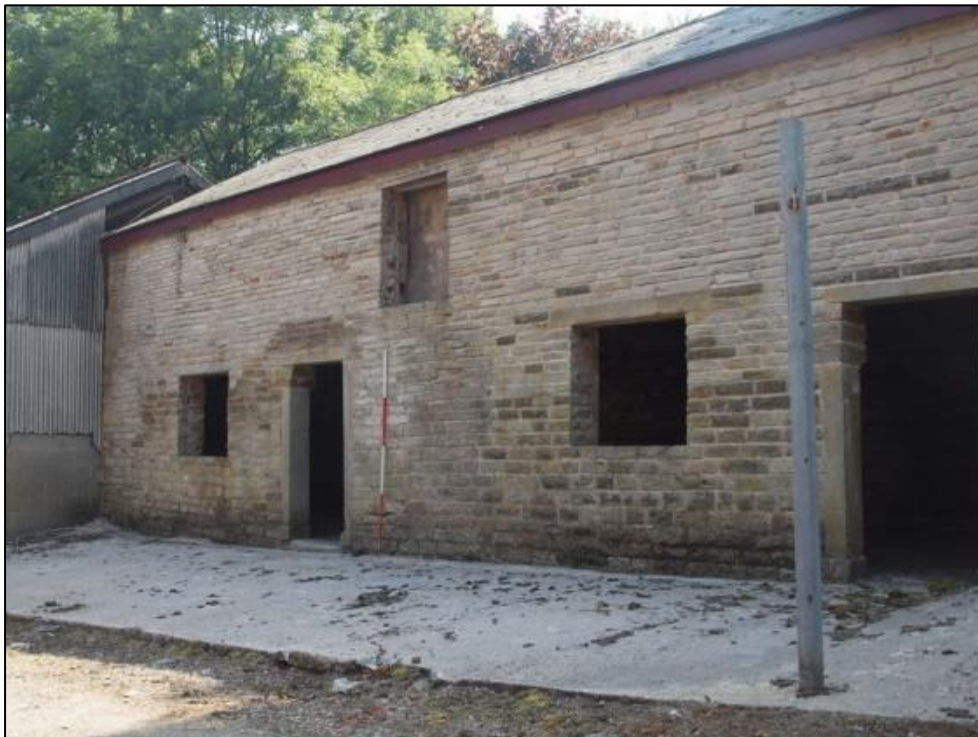


Plate 32: Northwest elevation, east end



Plate 33: Northwest elevation, looking west



Plate 34: Northwest elevation, west end



Plate 35: Northwest elevation, west end

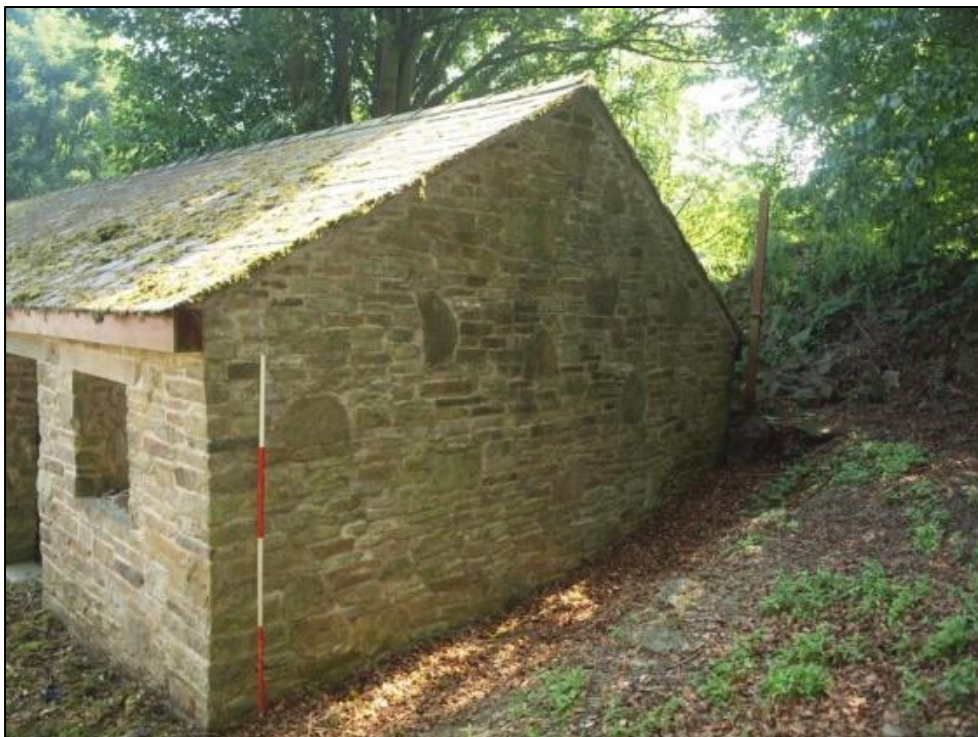


Plate 36: Southwest gable



Plate 37: Southwest elevation west end



Plate 38: Southwest elevation, centre



Plate 39: Southwest elevation east end



Plate 40: Dutch barn interior



Plate 41: Room 1 interior



Plate 42: Room 1 interior



Plate 43: Room 1 interior showing rebuilt northwest wall



Plate 44: Room 2



Plate 45: Room 2 showing blocked openings



Plate 46: King post truss in room 2



Plate 47: Room 3



Plate 48: Room 3



Plate 49: Detail of drains in floor of room 3



Plate 50: Room 4



Plate 51: Room 4



Plate 52: King post truss in room 4



Plate 53: Room 5 showing rebuilt party wall



Plate 54: Detail of ghost of roof line



Plate 55:Room 5 showing rebuilt gable wall

Appendix 3: WSI

1: Introduction

Steven Price of The Archaeology Co. has been commissioned to prepare a WSI for an historic building survey of the barns at Lawns Farm, 40 Lawns Avenue, Orrell, Wigan, Lancashire WN5 8UH. Condition 20 of Planning Permission Consent (REF: 2018/0191/FUL) states:

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 buildings.

Note: The programme of archaeological recording should comprise the creation of a record of the buildings to level 2-3 as set out in Understanding Historic Buildings (Historic England 2016). This work should be carried out by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists

This document forms the Written Scheme of Investigation (WSI) which outlines the programme of work required to undertake this survey.

2: Site Location

The barns are located on the south side of the farm, accessed from a private road from Lawns Avenue and Sandford Road. The postal address is Lawns Farm, 40 Lawns Avenue, Orrell, Wigan, Lancashire WN5 8UH and the National Grid Reference is SD 52089 04119. The building is not listed and lies c. 1.6km to the southwest of Orrell centre on the west side of Far Moor.

3: Historical Background

As a lightly-wooded upland, the Wigan area may have presented an attractive prospect to prehistoric people. However, there is little archaeological evidence for settlement with

most of the evidence coming from stray finds. A Late Neolithic polished stone axe was found at Gidlow and a Bronze Age axe-hammer was discovered in the Bottling Wood area (Tindal n.d.).

At least four phases of Roman settlement were discovered in Wigan by GMAU, from the period late 1st to 2nd century AD. The early phases were associated with substantial military store buildings, and the later ones with heavy industrial activity. There was no evidence of 3rd or 4th century occupation, although the evidence of the finds from elsewhere in the town suggests that Roman occupation continued into this period (Tindall, A S n.d.).

The name 'Orrell' comes from the Anglo-Saxon *Öra Hyll*, meaning a hill where ore is dug (Mills 1998, 355). Orrell appears in the Domesday survey, affording possessions to the Thane of the conqueror (Baines 1824). Orrell was a well-defined part of Litherland, and called a 'vill' as early as 1310 but there is nothing to show that it was ever a distinct manor. It is described as a hamlet of Litherland in 1345. Richard Fox son of William the Demand granted his interest in lands, purchased from Margery de Orrell, to Richard de Molyneux of Little Crosby (Farrer & Brownbill 1907). The field system around Orrell and Tontine appear to be regular and roughly rectangular, suggesting that they were organised statutory forms of enclosure in the late 18th / early 19th century (Baker & Butlin 1973, 32; Adkins, et al. 2008, 305). Yates map of 1786 does not show Tontine.

Orrell collieries were worked extensively in the 18th and early 19th centuries, from Gathurst in the north to Londshaw in the south.

The farm buildings do not appear on the 1849 OS mapping, although Lawns farm was present by this time. The barns are shown on the 1894 OS mapping however, appearing much as they are today.

4: Historic Building Survey

Aims

Buildings are an important part of the historic environment as they provide information on historical technology, social structure and lifestyles. The alteration of 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 is to preserve 'by record' the information that may be lost as a result of demolition or alteration. This will be achieved by recording and analysing the plan form, function, age and development of the building and by the preparation of a written, drawn and photographic archive for future reference.

Method

This shall comprise a field survey recording of the building. The survey shall be performed to level 2/3 of Historic England's 2016 "Understanding Historic Buildings, a guide to good recording practice", and shall record:

- The form and fabric of the building, along with a measured survey, with a view to producing plans at each level of the building. These shall be produced at an appropriate scale;
- A photographic survey of the building's external appearance and internal rooms, as well as detailed photographs and/or drawings of key architectural features or features evident of past function. Photographs will be taken on 35mm black and white film for archive purposes duplicated with a high resolution digital SLR camera of at least 12 megapixels for the report. Images shall be saved as TIFF files along with RAW files. All photographs will contain an appropriate photographic scale and the locations and direction will be marked on a photograph location plan.
- An historic map regression will be undertaken along with historical research into the site, with a view to producing a short account of the history of the building and group of buildings it belongs to as well as putting the building into its surrounding context;
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- The building will be formally described internally and externally.

The assessment will be carried out in accordance with the guidelines laid out by the “Standard and Guidance for Historic Building Surveys” (Chartered Institute for Archaeologists 2014) to Historic England level 2/3 standards as stated above.

Reporting

Following the building survey, the results will be described within a fully illustrated report, which shall include the following:

- A summary of the survey’s findings;
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It is anticipated that the historic building assessment will be undertaken over a period of one week, and a report will be produced within six weeks of commencement.

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All project staff will adhere to the Code of Conduct of the Chartered Institute for Archaeologists. The project will follow the requirements set down in the appropriate Standard and Guidance notes prepared by the Institute for Archaeologists and all staff will wear appropriate PPE.



THE ARCHAEOLOGY CO.

Lawns Farm, Orrell
Written Scheme of Investigation

June 2018

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Orrell collieries were worked extensively in the 18th and early 19th centuries, from Gathurst in the north to Londshaw in the south. Lawns farm had around 7 pit shafts.

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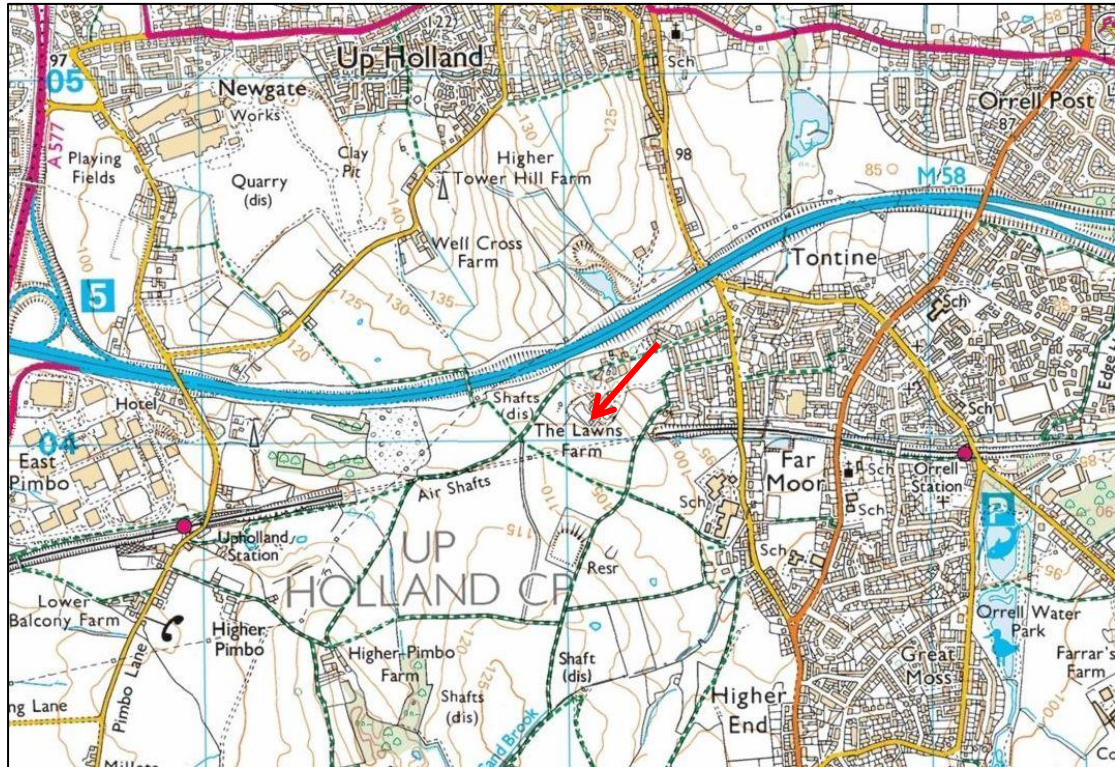


Figure 1: Location Plan (OS Licence Number: 100057911)



Figure 2: 1849 6" OS Map

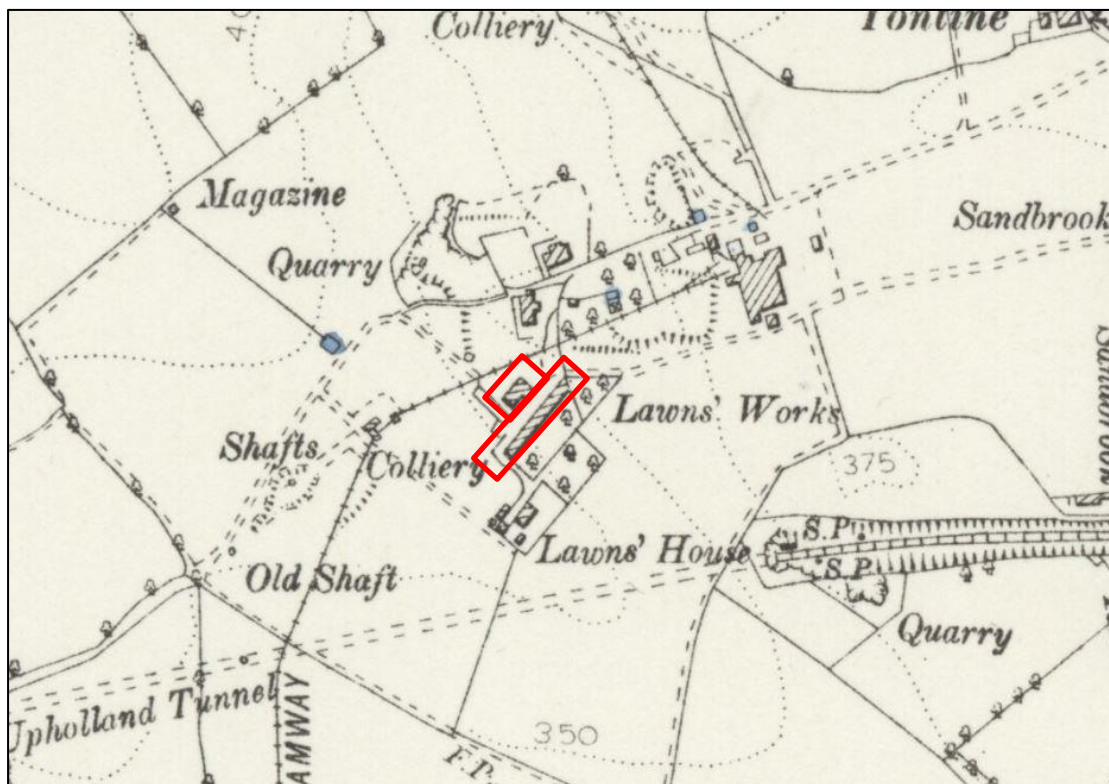


Figure 3: 1894 OS Map

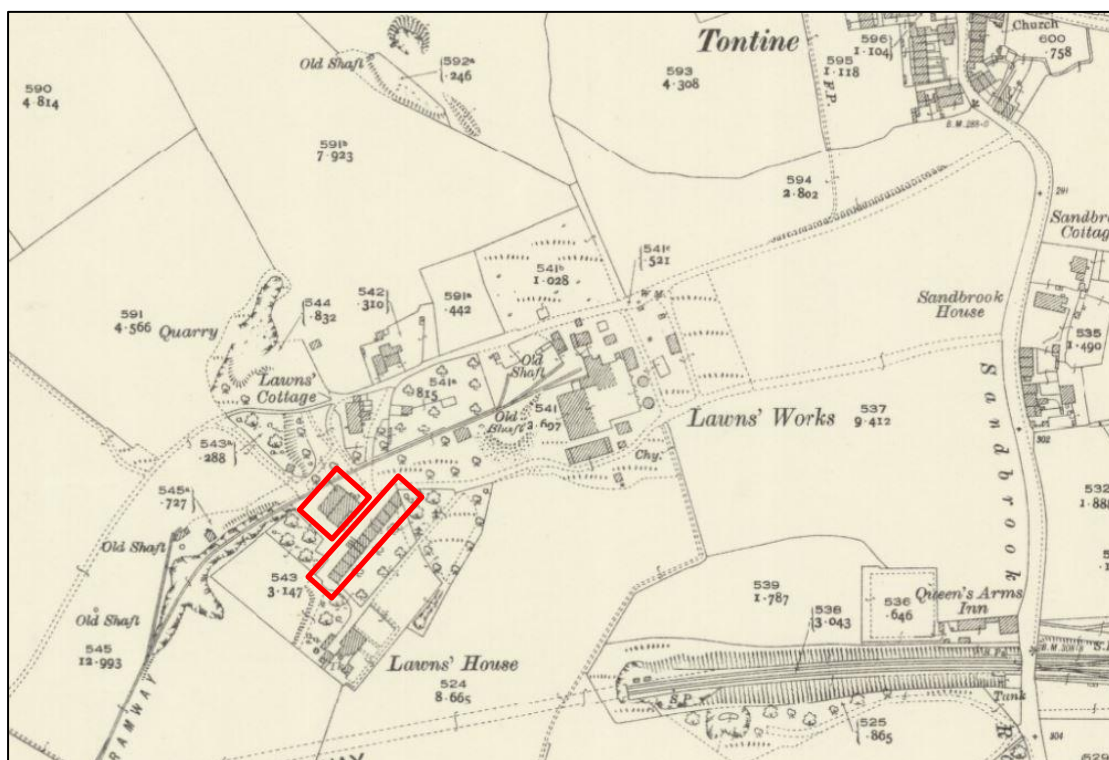


Figure 4: 1928 OS Map