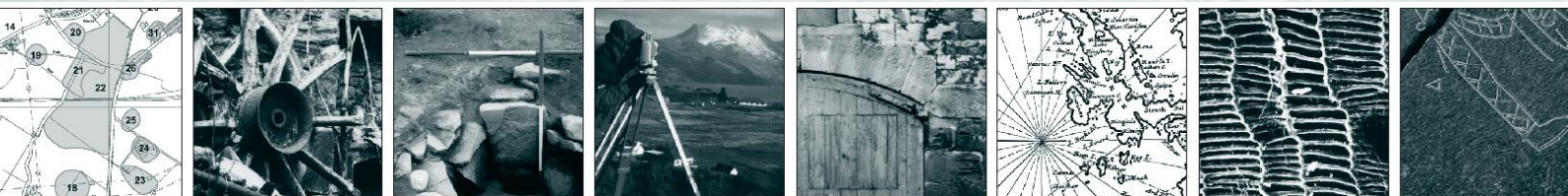


P21-024



WATERMILL COTTAGE, CUDDINGTON

*Level 2 Historic Building Record
for Cranage Construction*

February 2021

WATERMILL COTTAGE, CUDDINGTON

*Level 2 Historic Building Record
for Cranage Construction*

February 2021

Ver1.0

HA Job no.:	P21-024
NGR:	359240, 371721
Parish:	Cuddington
Council:	Cheshire West & Chester

Project Manager:	Sarah Revans
Author:	Laurence Hayes
Site Visit:	Laurence Hayes
Graphics:	Laurence Hayes
Approved by:	Owen Raybould
Version comments:	Final

CONTENTS

1.....INTRODUCTION	1
2. ACKNOWLEDGEMENTS, STANDARDS AND GUIDANCE	3
3. DESCRIPTION OF THE DEVELOPMENT	4
4. AIMS AND OBJECTIVES	5
5. METHODOLOGY	6
6. SITE DESCRIPTION AND SUMMARY	8
7. RESULTS	13
8. DISCUSSION	16
9. CONCLUSION	18
REFERENCES.....	19
APPENDIX 1: PHOTOGRAPHS.....	20
APPENDIX 2: DRAWINGS	70
APPENDIX 3: WRITTEN SCHEME OF INVESTIGATION	77

LIST OF FIGURES

Figure 1. Site Location.....	2
Figure 2. Watermill Cottage, general view facing east.....	2
Figure 3. Approved design of replacement dwelling.....	4
Figure 4. Cuddington Tithe Map (c. 1840), Watermill Cottage plot 304.....	9
Figure 5: 1874 Ordnance Survey Map (1:2,500)	10
Figure 6: 1898 Ordnance Survey Map (1:2,500)	10
Figure 7: 1910 Ordnance Survey Map (1:2,500).....	11
Figure 8: 1964 Ordnance Survey Map (1:2,500).....	11
Figure 9: 1983 Ordnance Survey Map (1:2,500)	12
Figure 10: Watermill Cottage Phase Plan.....	16

NON-TECHNICAL SUMMARY

This report describes the results of a Level 2 Historic Building Record (as defined in the Historic England guidance Understanding Historic Buildings (2016)) undertaken at Watermill Cottage, Cuddington, Cheshire (NGR 359240, 371721, post code CW8 2TB). It has been prepared by Headland Archaeology (UK) Ltd on behalf of Cranage Construction. The work has been carried out in order to secure discharge of Condition 9 placed on planning permission for the demolition of the existing buildings (Cheshire West & Chester Planning Ref 19/03864/FUL).

The Historic Building Record was successfully executed in accordance with an approved written scheme of investigation (Headland Archaeology (UK) Ltd, January 2021) on 12 February 2021.

The cottage dates to the mid-late 18th century, standing within an elongated plot on the south side of Norley Road. The building was owned and occupied as a farm with a small landholding in the mid-19th century. Five broad phases of construction have been inferred based on the visible materials, form of the building and information visible in the historic map sequence, with key periods of construction and extension in the 18th-early 19th century, late 19th century, early 20th century and late 20th century. In these latest phases the cottage has largely been modernised, obscuring the original building materials and resulting in the loss of many original features.

This written, drawn and photographic record serves as a permanent record of the internal and external spaces, and the fixtures and fittings of the cottage prior to demolition and presents a summary of the history of the site and its heritage significance.

LEVEL 2 HISTORIC BUILDING RECORD

1. INTRODUCTION

1.1. PLANNING BACKGROUND

- 1.1.1. This report was commissioned by Cranage Construction and presents the results of a programme of historic building record undertaken at Watermill Cottage, Cuddington, Cheshire (NGR 359240, 371721, post code CW8 2TB).
- 1.1.2. Planning permission has been granted by Cheshire West & Chester Council for a replacement dwelling at Watermill Cottage, including the demolition of the existing buildings, consisting of a house and outbuildings (planning reference 19/03864/FUL).
- 1.1.3. Condition 9 placed on permission for the scheme stated:
- No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. The work shall be carried out strictly in accordance with the approved scheme.*

1.2. CONSULTATION

- 1.2.1. The rationale for this requirement was described in a consultation response received from Mark Leah, Development Management Archaeologist at Cheshire Archaeology Planning Advisory Service (APAS) on 19th January 2021, reproduced below:
- The building (but not the outbuildings) are depicted on the early 19th-century tithe map of Cuddington. I think this means that although the building is neither designated as a Listed Building or included in the register of Locally Listed Buildings, it is reasonable to conclude that it may be considered a Heritage Asset. It is accepted that the building has been extended and subject to alteration, but the images included in the ecological survey show that the core of the building appears to be that which is depicted on the tithe map. It may also be of interest to note that the occupier of the site at the time when the tithe map was produced was also listed as the owner. This is in contrast to most smaller dwellings where the occupier is usually a tenant of one of the major landowners. In this instance, the occupier was a small-scale freeholder who also held a few small fields immediately to the east totalling just under 10 acres. This was hardly enough for self-sufficiency but undoubtedly set the owner apart from many of his neighbours and adds some extra historical interest to the site.*
- In these circumstances, APAS's normal practice would be to advise (subject to any amendment by the Conservation officers, whose views will always take precedence in matters concerning the historic built environment) that if demolition is considered acceptable, the building should be subject to a programme of building recording, with the work secured by condition. This work should be undertaken by a suitably experienced individual or body and should be completed to Level II, as defined in the current edition (2016) of Historic England's Understanding historic Buildings (P26), with the report submitted to the Cheshire Historic Environment Record. The work may be secured by the standard condition advised in such circumstances.*
- 1.2.2. A written scheme of investigation was prepared by Headland Archaeology (UK) Ltd (January 2021) and submitted to the Local Planning Authority for approval. Confirmation was received from Cheshire APAS on 29th January 2021 that the scheme set out an appropriate methodology for the work prior to commencement on site.

1.3. SITE DESCRIPTION

1.3.1. Watermill Cottage is located at NGR 359240, 371721, on the south side of Norley Road in the village of Cuddington, approximately 4 miles to the west of Northwich, Cheshire (Figure 1). The cottage is oriented roughly north-south within the northern half of an elongated plot, with gardens under lawn to the south and west. There is an area of hardstanding surrounding the property which has access from Norley Road immediately to the west of a range of north east – south west oriented low sheds flanking the roadside. There is generally an open aspect to the east and south across fields towards the tree-lined Cuddington Brook (Figure 2).

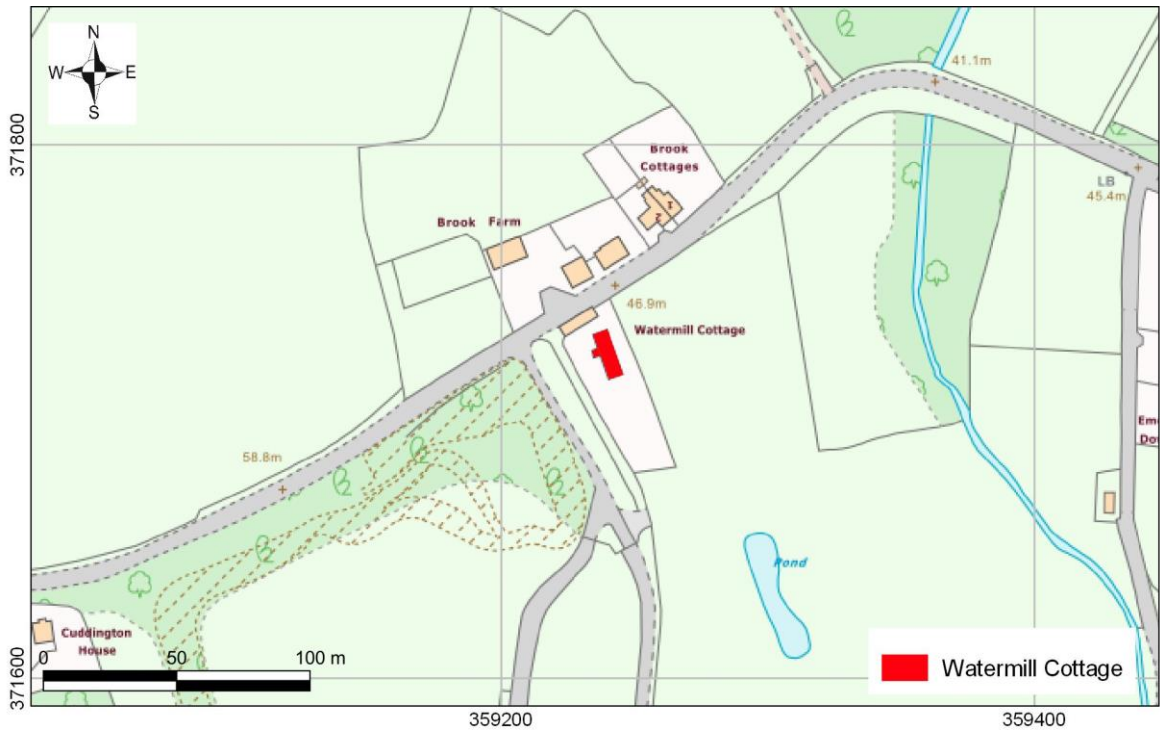


Figure 1. Site Location



Figure 2. Watermill Cottage, general view facing east

2. ACKNOWLEDGEMENTS, STANDARDS AND GUIDANCE

2.1. GUIDANCE

- 2.1.1. This report has been prepared with reference to the Chartered Institute for Archaeologists' (CIfA's) *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2014, updated 2019 and 2020) and *Code of Conduct* (2014, revised 2019), and Historic England's guidance document *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).

2.2. PROFESSIONAL STANDARDS AND ACKNOWLEDGEMENTS

- 2.2.1. Headland Archaeology (UK) is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA), an audited status which confirms that all work is carried out in accordance with the highest standards of the profession.
- 2.2.2. Headland Archaeology (UK), as part of the RSK Group, is recognised by the Institute of Historic Building Conservation (IHBC) under their 'Historic Environment Service Provider Recognition' scheme. This quality assurance standard acknowledges that RSK works to the conservation standards of the IHBC, the UK's lead body for built and historic environment practitioners and specialists.
- 2.2.3. Headland Archaeology (UK) operates a quality management system to help ensure all projects are managed in a professional and transparent manner, which enables it to qualify for ISO 9001.
- 2.2.4. Ordnance Survey data is produced under © Crown copyright and database rights Licence 100014807.
- 2.2.5. Site work and report writing were undertaken by Laurence Hayes BA (Hons) MCIfA IHBC. The report was technically reviewed by Owen Raybould BSc (Hons) MCIfA IHBC.

3. DESCRIPTION OF THE DEVELOPMENT

- 3.1.1. The consented development comprises the demolition of the existing buildings on the site, including Watermill Cottage and the range of brick-built sheds to the north, and the construction of a replacement two-storey detached dwelling.
- 3.1.2. The planning officer’s report accompanying the decision notice for the development noted that the replacement dwelling is designed in a manner which will not impact adversely upon the general amenity of the surrounding area and would maintain the local character and distinctiveness. The approved design of the new dwelling is indicated in Figure 3 below.



Figure 3. Approved design of replacement dwelling

4. AIMS AND OBJECTIVES

- 4.1.1. The aim of the report is to enable discharge of Condition 9 on consent for planning reference 19/03864/FUL.
- 4.1.2. As defined in the approved WSI, the overall aim of the programme of historic building recording was to create a record of the cottage (excluding the outbuildings) prior to demolition, ensuring that the existing fabric, form and appearance of Watermill Cottage (its architectural and historic interest) is preserved by record.
- 4.1.3. The required scope of the survey was a Level 2 historic building record, in accordance with the levels of survey described in Historic England's guidance document *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016). A Level 2 survey is a **descriptive** record:
- [the record] may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.*
- 4.1.4. The objectives of the survey were therefore as follows:
- To present annotated drawings using existing elevations and plans submitted as part of the planning application, with any phasing depicted in differential shading;
 - To view, describe and photograph the building materials and construction information for both the interior and exterior of the building, including any structural detail, architectural decorations, or small-scale functional detail; and
 - To present conclusions regarding the building's development and use, including any interaction between groups of buildings.

5. METHODOLOGY

5.1. GENERAL

- 5.1.1. The historic building recording was undertaken on 12th February 2021, in accordance with the methodology described in the approved WSI.
- 5.1.2. The site work and reporting was undertaken by a member of the Institute of Historic Building Conservation (IHBC) with expertise in historic building recording.

5.2. THE DRAWN RECORD

- 5.2.1. In accordance with the WSI and Historic England (2016) para 4.3.3, the drawn record (Appendix 2) was as follows:
- Measured plan as existing;
 - Measured elevations;
 - Plans of photograph locations; and
 - A site plan.
- 5.2.2. Existing architects plans and elevation drawings were used and annotated. The plans were provided in Autocad DWG format, which were then converted to DXF and imported into GIS software. Additional measurements were made on site using a Leica laser distometer and hand tapes.

5.3. THE PHOTOGRAPHIC RECORD

- 5.3.1. In accordance with the WSI and Historic England (2016) para 4.4.8, the photographic record (Appendix 1) was as follows:
- General views of the building in its wider setting;
 - Oblique views of the external elevations;
 - Oblique views showing the overall appearance of the interior spaces; and
 - Selected detail images where appropriate, including any architectural detailing, phasing changes, functional detail, mortars and building materials.
- 5.3.2. The camera used for the survey was a high resolution digital SLR camera (Nikon D7000) with 16.2 megapixel resolution; files were collected in JPEG and Nikon NEFF (RAW) format.

5.4. THE WRITTEN RECORD

- 5.4.1. In accordance with the WSI and Historic England (2016) para 4.5.2, the written record (this report) includes the following:
- Precise location of the building/grid reference (see Introduction)
 - Notes on designation status (see Summary, Section 6)
 - The date and name of the recorder, and location of archive
 - A longer summary statement, summarising the building's form, function, date and sequence of development, architects, builders, patrons and owners where known.

5.5. DOCUMENTARY RESEARCH

5.5.1. A documentary research exercise has been undertaken to supplement the record. This has comprised carrying out a search of the following sources to assist in the description of the Watermill Cottage's development, use and significance:

- Cheshire Historic Environment Record;
- Historic Ordnance Survey (OS) and pre-OS mapping;
- Census records;
- Cheshire Archives and National Archives online catalogues; and
- Online sources.

5.6. LIMITATIONS

5.6.1. In general access to the interior and exterior of the building was good. No significant limitations were noted.

5.6.2. In respect of the documentary research, at the time of survey no public access to the Cheshire Archives was possible due to Covid 19 restrictions. Searches of the online catalogue were undertaken, however, which indicated that no direct sources are available for the building. Relevant documents relating to the wider context of the site are referred to in the text by their catalogue number and summary description.

6. SITE DESCRIPTION AND SUMMARY

6.1. DESIGNATION STATUS

- 6.1.1. Watermill Cottage is not recorded as a non-designated asset on the Cheshire HER, and is not a listed or locally listed building. Consultation received from APAS confirms, however, that the building can be regarded as a non-designated heritage asset.

6.2. HISTORY OF WATERMILL COTTAGE

- 6.2.1. A building is shown in the location of Watermill cottage on Greenwood's map of Cheshire in 1819 (not reproduced).
- 6.2.2. The earliest map depicting Watermill Cottage in detail is the tithe map of the Township of Cuddington (Weaverham Parish) (Figure 4). The map is undated but likely to have been surveyed in the early part of the 1840s.¹ At this time the cottage was depicted as a single rectilinear building within its own elongated plot (304). The tithe apportionment records that the building was owned and occupied by Thomas Pickton, who also owned and farmed six further fields to the south and east of the cottage (fields 305 – 310). The extent of the landholding is highlighted in Figure 4 below, the area totalling 39.6ha or 97 acres. The land-use regime is not given for these fields in the apportionment, however the field names (meadow/rush meadow/reed) suggest this was primarily grazing land and marshy close to Cuddington Brook.
- 6.2.3. Thomas Pickton appears in the 1841 census (b. 1790), working as a farmer and living with his wife Mary Pickton and five children. Thomas and Mary Pickton remained at the address in the 1851 census. Subsequent census records are difficult to trace with any accuracy as the address is not clearly distinguished from other cottages in the parish.
- 6.2.4. Watermill Cottage did not have a physical relationship with a mill, but it is likely the house took its name from a paper mill located close to Cuddington Brook c. 0.25km to the south, visible in Figure 4. Title deeds and papers relating to the mill are held by Cheshire Archives which indicate the paper mill may have been operating from 1749 onwards, and appears on Burdett's map of Cheshire in 1777 and Greenwood's map of Cheshire in 1819.² The mill drew power from a mill pond and sluice upstream on Cuddington Brook, with an outfall into the brook at the southern boundary of Thomas Pickton's land. OS mapping indicates the mill operated as a corn mill in the late 19th century and sawmill in the early 20th century before being demolished and the water management features infilled by the 1960s.
- 6.2.5. In 1874 the OS mapping (Figure 5) shows that the cottage had a small extension on the western side of its northern elevation. Outbuildings were present to the west of the cottage and alongside the road to the north.
- 6.2.6. By 1898 (Figure 6) the extension on the northern elevation had been replaced with a full-width extension. The outbuildings to the west remained in place (possibly depicted as a pigsty or stable), and the roadside outbuilding to the north had been extended to the east. This situation remained largely unchanged in 1910 (Figure 7).
- 6.2.7. On the 1964 OS map (Figure 8) the cottage had gained an entrance porch in the centre of the western elevation. With the exception of the roadside outbuilding to the north and a small structure to the south east, all other buildings within the plot had been demolished.
- 6.2.8. Between 1964 and 1983 (Figure 9) the cottage was extended to the south. The outbuilding to the south east had been removed, leaving only the roadside structure remaining in its plot.

¹ <https://maps.cheshireeast.gov.uk/tithemaps/>

² CRO LDV 8179/3, <http://delamereandoakmere.co.uk/wp-content/uploads/2017/11/1819-greenwood.jpg>

6.2.9. The planning history for the site indicates that alterations to the house, requiring the use of a temporary mobile home, was carried out in 1998 and 1999.

6.2.10. Key dates in the development of the cottage are therefore as follows:

- The core of the cottage certainly dates to the period pre-1840 as shown on the tithe map, with a building shown schematically in this location as early as 1819, though is likely to be older.
- A northern extension was added between 1874 and 1898.
- The western porch was added between 1910 and 1964.
- A southern extension was added between 1964 and 1983.
- The cottage was modernised throughout between 1998 and 1999 and into the 21st century.

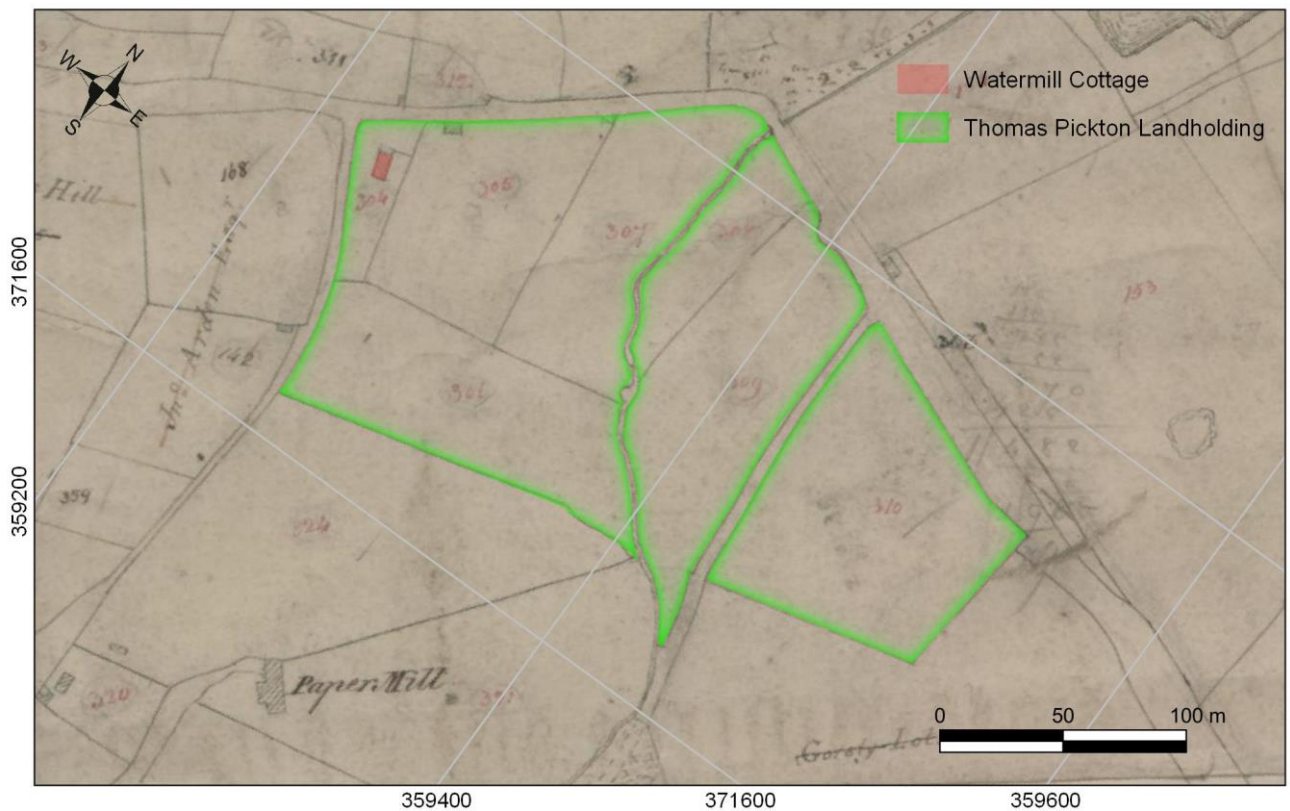


Figure 4: Cuddington Tithe Map (c. 1840), Watermill Cottage plot 304

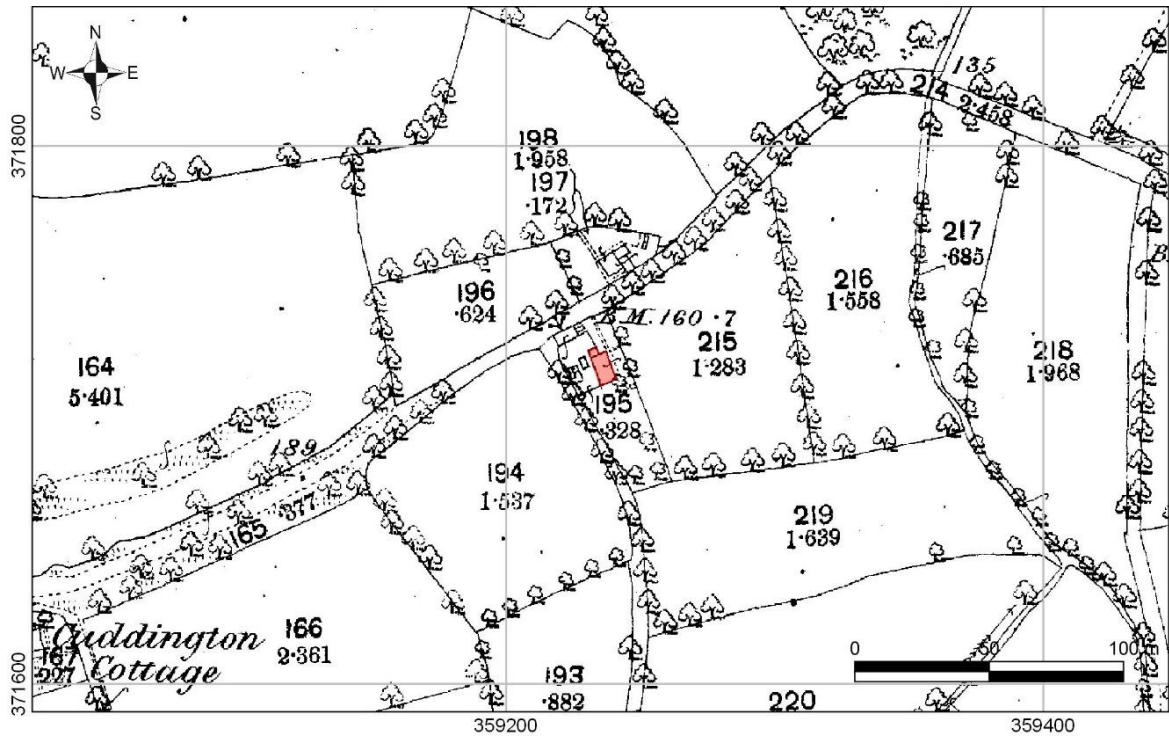


Figure 5: 1874 Ordnance Survey Map (1:2,500)

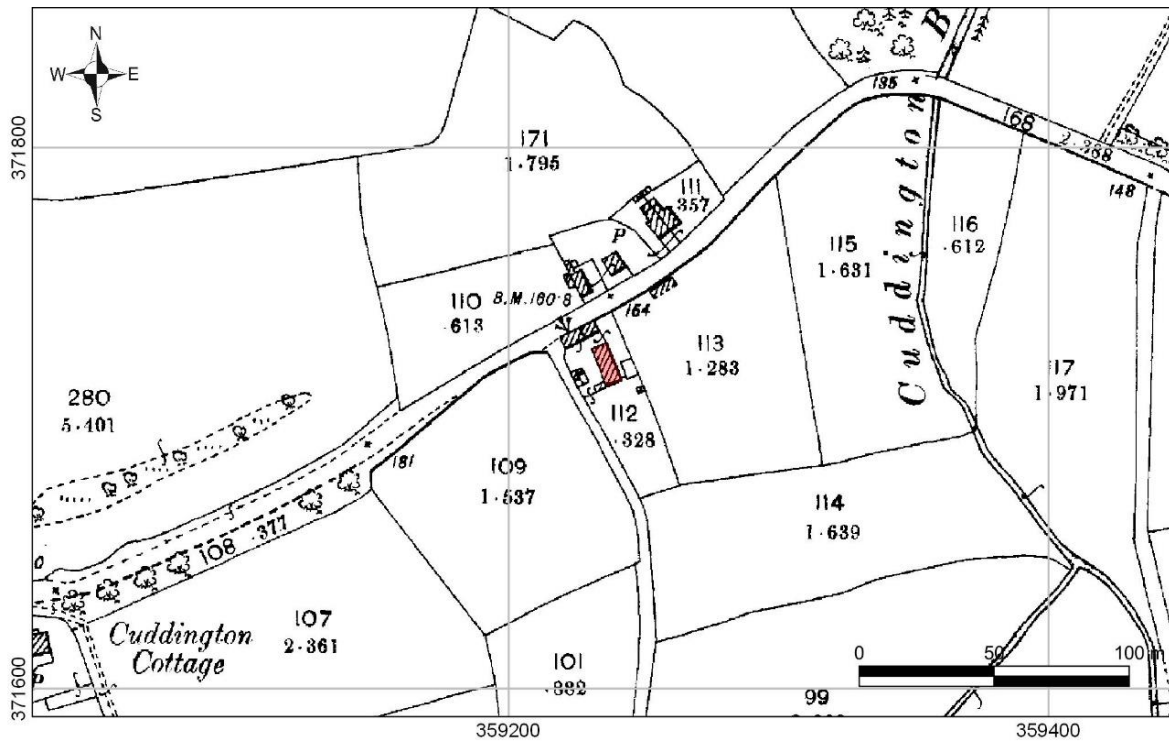


Figure 6: 1898 Ordnance Survey Map (1:2,500)

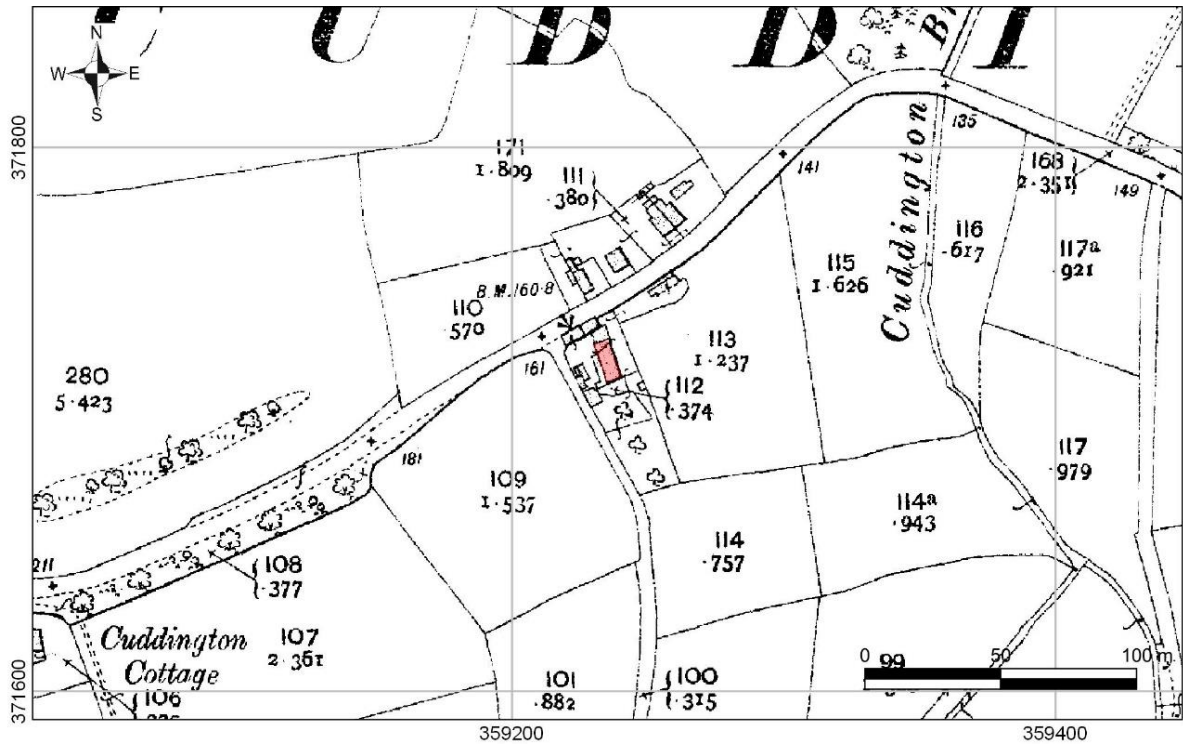


Figure 7: 1910 Ordnance Survey Map (1:2,500)

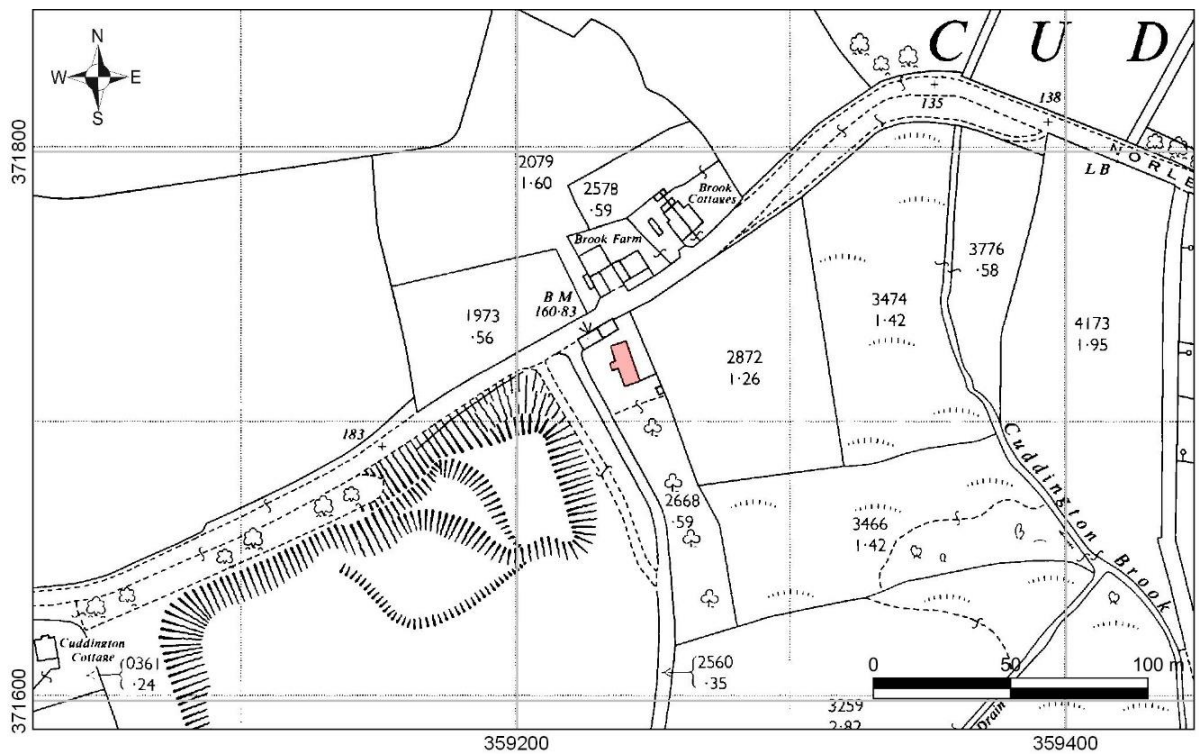


Figure 8: 1964 Ordnance Survey Map (1:2,500)

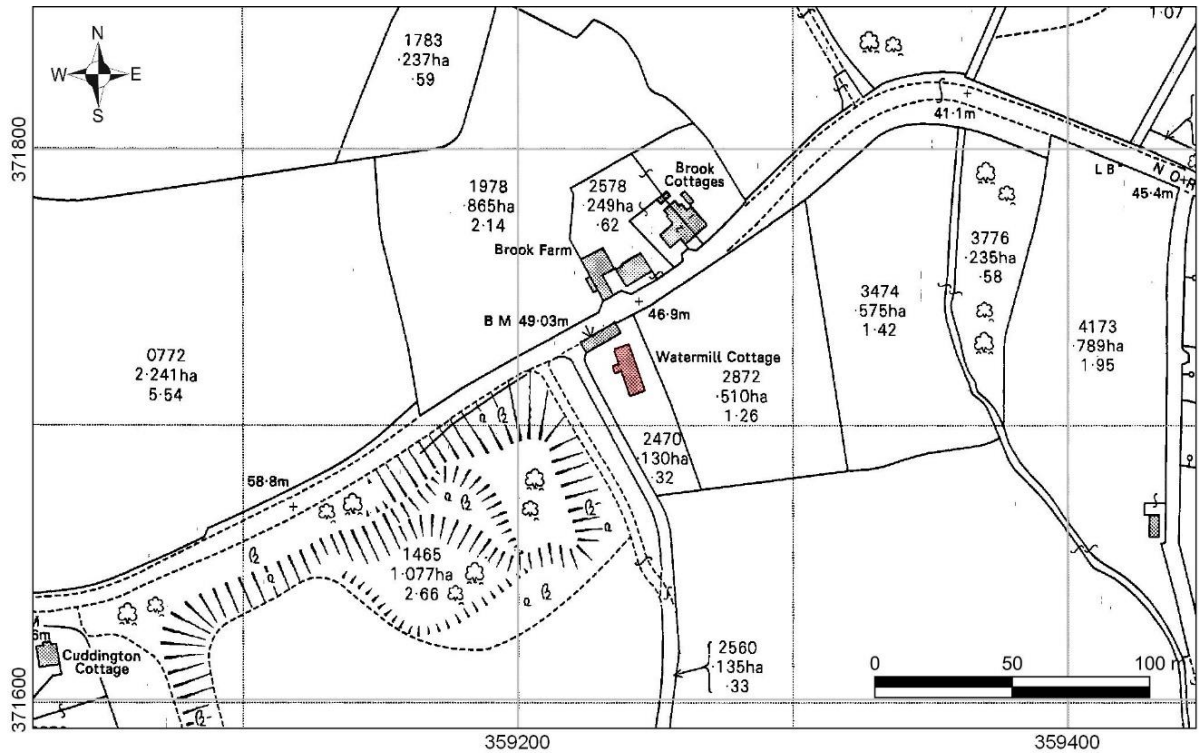


Figure 9: 1983 Ordnance Survey Map (1:2,500)

7. RESULTS

- 7.1.1. Photographs accompanying the descriptions below are contained in Appendix 1 and drawings in Appendix 2 at the end of this report. Photograph numbers are depicted in brackets and bold type. The locations of all photographs are illustrated in Drawing 1 (external photos) and Drawing 2 (internal photos). Elevation drawings depicting the materials and phasing are provided in Drawings 3-6.
- 7.1.2. Watermill Cottage has been fully modernised both inside and out, with the result that only limited areas of structural fabric are visible, and many original features have been removed.
- 7.1.3. The central section of the cottage is of 3-bays/two storeys. The elevations are rendered, obscuring the materials beneath, however the exposed courses at the foot of the eastern and western elevations suggest these are brick (now over-painted). This section of the building pre-dates the earliest detailed mapping of c. 1840, and is likely to be mid-late 18th century in date (Phase 1, see discussion).
- 7.1.4. The pitched roof has slate tiles (ceramic ridge tiles) and modern timber barge boards/facias and guttering. Internally the roof is supported by two original exposed timber purlins which run the length of the cottage. The rafters run directly across the purlins to the ridge piece and are largely concealed internally by modern plasterboard where the eaves of the roof extend below the full ceiling height. There are no separate trusses. Inspection through two loft hatches into the low roof space indicates some modern repair to the roof structure, notably towards the southern end of the building with recently replaced rafters.
- 7.1.5. Two chimney stacks- one on the southern gable and another between the northern and central bays- have been removed, online aerial imagery indicating this occurred c. 2015-16. A steel flue for a wood burning stove now utilises the southern chimney.
- 7.1.6. On the western and eastern elevations of the central section of the cottage there are three windows at ground and first floor level, all being modern UPVC units (e.g. photos **010** and **015**).
- 7.1.7. On the western elevation is a projecting porch with pitched slate-tiled roof and weatherboarded gable (Phase 3, see discussion, photo **010**). The upper walls of the porch are rendered, however the lower sections of the walls are exposed, constructed from coursed, dressed sandstone blocks of irregular height. The courses are between 0.11 and 0.24m high and have been repointed with modern cement-based mortar (photos **011** and **012**). Elongated low windows are present on the northern and southern lateral walls of the porch with timber framed/single glazed window units which have secondary glazing attached internally.
- 7.1.8. Double UPVC doors are present on the eastern elevation leading into the kitchen (photo **015**).
- 7.1.9. Single storey lean-to extensions are present against the northern and southern elevations of the core of the cottage.
- 7.1.10. The northern extension dates to the period 1874-1898 (Phase 2, see discussion, photos **007** and **009**). The external walls are rendered obscuring the construction materials, however a course of dressed sandstone blocks is visible at the foot of the eastern elevation below the render (photo **017**). The pitched roof has modern concrete tiles. Single windows on the eastern and western elevations are UPVC bay units supported beneath with brick brackets inset into the wall below.
- 7.1.11. The southern extension dates to between 1964 and 1983 (Phase 4, see discussion, photos **013** and **014**) and is of brick construction. The western side of the extension projects 0.6m forward of the remainder of the cottage. The brickwork is exposed on the southern elevation, with central double-glazed doors, but rendered on the eastern and western elevations. A modern UPVC bay window is present on the western elevation with brick bracket below, while a single UPVC door is present on the eastern elevation giving access to a separate utility room. The pitched roof has modern concrete tiles.
- 7.1.12. Internally there are eight rooms at ground floor level and five at first floor level, including circulation spaces. These are described in Tables 1 and 2 below. As with the exterior of the building, modernisation has resulted in many of the original features being either obscured or replaced. The functions of the

rooms given below are based on the existing site survey (G&S Design, 2019). Room numbering is shown in Drawing 2.

Table 1: Ground Floor Rooms

Room No and Function	Length (N-S) (m)	Width (E-W) (m)	Height (F-C) (m)	Description
1- Sitting Room	3	5.18	2.49	(018-020) Carpeted floor. Walls are dry-lined, with modern skirtings and boxed-in pipework for radiator. Windows are modern UPVC. Modern timber panel door with timber lintel above. Timber beams of lean-to roof are exposed at ceiling level.
2- Dining Room	2.91	3.80	2.18	(021-022) Carpeted floor is 0.15-0.2m lower than rooms to north and south. Walls are dry-lined, with modern skirtings and boxed-in pipework for radiator. Windows are modern UPVC. Older batten and plank door with latch and tee hinges leads into hallway (Room 5) to south. Exposed beams at ceiling level oriented north-south.
3- Bathroom	2.23	1.52	2.10	(023) Modernised bathroom is tiled throughout with bathroom suite installed. Floor is tiled. UPVC window. Suspended plasterboard ceiling. Modern timber panel (tongue and groove) door affixed to partition wall, adjacent to which is a small electrical cupboard.
4- Kitchen	3.92	3.17	2.11	(024-026) Modernised fitted kitchen with linoleum flooring, tiled/dry-lined walls, UPVC windows and doors. A kitchen unit on the northern wall encloses a tiled-out former fireplace.
5- Hallway	4.08	5.43	2.12 (max)	(027-029) 'L'-plan hallway with unenclosed stairs to first floor landing. The north-south component lies within the footprint of the original cottage, extending to the west into the early 20 th century porch. Floors in the hallway are carpeted (tiled in porch) and walls dry-lined. A small UPVC window is present under the stairs. High-level windows in the porch are timber framed and single glazed with secondary glazing screwed to the window frames internally. A part glazed partition wall in the porch divides the front door from the remainder of the space. A timber beam is exposed at ceiling level across the opening from the hallway into the porch.
6- Living Room	3	5.32	2.16	(030-032) Carpeted floor. Walls are dry-lined, with modern skirtings and boxed-in pipework for radiator. Windows are modern UPVC with exposed timber lintel above the western window. Older batten and plank door with latch leads north into hallway. Exposed beams at ceiling level oriented north-south, including a principal joist which runs north-south along the central spine of the building. Against the southern wall is a former fireplace now containing a wood-burning stove. A second projecting former chimney breast is present to the west. Additional timber framing is present at ceiling level around the former eastern chimney breast.
7- Living Room	3.01	4.16	2.54	(033-035) Modern (post-1964) extension with tiled floor, dry-lined walls and UPVC windows and double doors. The sloping ceiling beneath the lean-to roof has an exposed timber purlin. Lintels above the door and windows are also

				timber. A possible former external window between Rooms 6 and 7 now contains a plate glass window with wooden frame.
8- Utility Room	3.10	1.67	2.60	(036) Utility room within modern extension. Exposed brick walls and UPVC window and door. Plasterboard ceiling. Exposed timber purlin and lintel/sill to window.

Table 2: First Floor Rooms

Room No and Function	Length (N-S) (m)	Width (E-W) (m)	Height (F-C) (m)	Description
9- Bedroom 1	2.94	5.46	2.16	(037-038) Carpeted floor is 0.15m lower than rooms to south. Walls are dry-lined, with modern skirtings and boxed-in pipework for radiator. Windows are modern UPVC. Modern timber panel door. Ceiling clad with pine-effect paneling. East and west lateral sides of ceiling slope down to eaves which are lower than main ceiling height.
10- Bedroom 2	3.61	3.31	2.26	(039-041) 'L'-shaped room. Carpeted floor. Walls are dry-lined, with modern skirtings and boxed-in pipework for radiator. Window is modern UPVC. Older batten and plank door with latch and tee hinges. Boxed-in water heater and cupboard on north east corner of room filling former alcove adjacent to chimney breast. Eastern side of ceiling slopes down to eaves which is lower than main ceiling height. Exposed north-south aligned purlin in ceiling. Loft hatch gives access to narrow roof space.
11- Landing	4.11	2.13	2.24	(042-043) Landing space is carpeted and dry-lined. Timber balustrade for modern open staircase. Ceiling contains exposed purlin. Modern UPVC window on western wall and Velux window installed in angle of roof.
12- Bedroom 3	3.04	3.23	2.26	(044-047) Carpeted floor. Walls are dry-lined, with modern skirtings and boxed-in pipework for radiator. Window is modern UPVC. Significantly older timber batten and plank door (three broad upright planks, battens of varying width) with latch, over-painted bolt and H-hinges. Alcove in southern wall with arched head marks convergence of flues for fireplaces to east and west which are no longer extant. Eastern side of ceiling slopes down to eaves which is lower than main ceiling height. Exposed north-south aligned purlin in ceiling. Loft hatch gives access to narrow roof space.
13- Bathroom	3.05	2.11	2.25	(047-049) Bathroom is fully tiled with linoleum floor. Raised shower cubicle in south east corner of room. UPVC window. Significantly older timber batten and plank door (three broad upright planks, battens of thin but uniform width) with latch, over-painted bolt and H-hinges. Plastered ceiling with exposed purlin.

8. DISCUSSION

8.1. PHASE 1: PRE-1840

- 8.1.1. The three-bay core of the cottage predates 1840. The date of the former paper mill to the south (c. 1749), and the form of the surviving doors and attached ironwork in Rooms 12 and 13 (which are broadly typical of 18th century cottage vernacular), indicates that the cottage probably dates to the mid-late 18th century. Where visible, the fabric of the earliest portion of the building is of timber framing and brick construction.
- 8.1.2. The low floor level of Room 2, which is also reflected at first floor level in Room 9, coupled with the presence of a disused chimney in the kitchen (Room 4) between these northern two rooms and those to the south, suggests that originally the cottage may have been only two bays with end chimneys, but was extended northwards in the period prior to 1840. This possible sub-phasing is depicted as Phases 1a and 1b in Figure 10 below.
- 8.1.3. The presence of two former fireplaces in the eastern and western halves of Room 6 further suggests the cottage was originally two rooms deep.

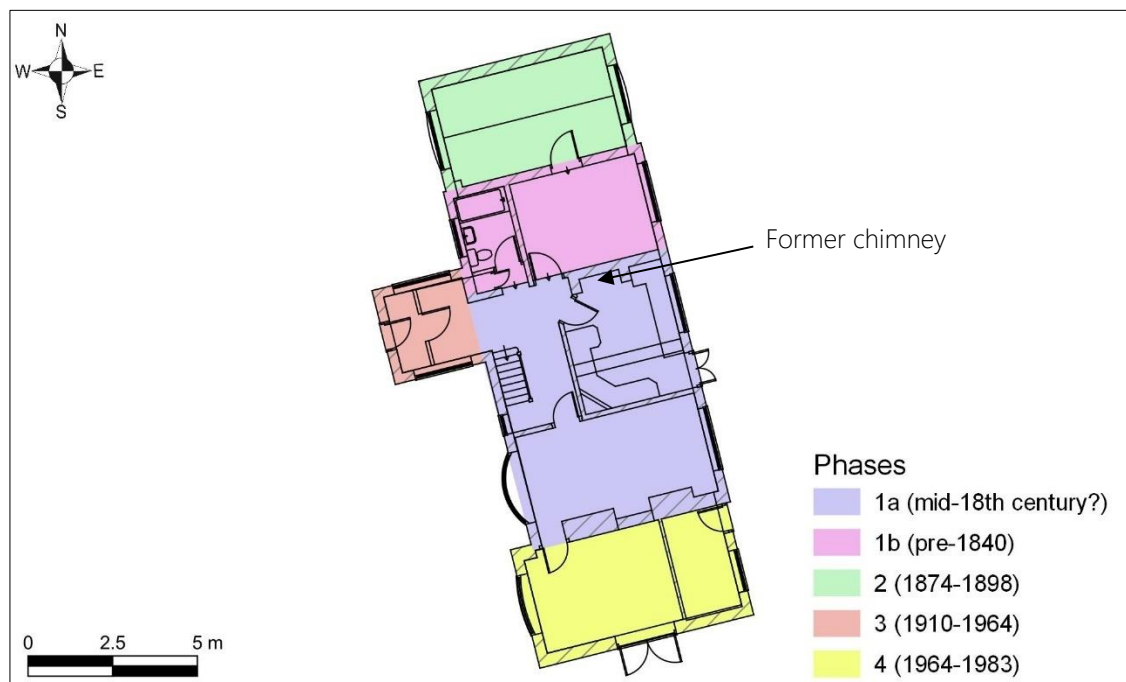


Figure 10: Watermill Cottage Phase Plan

8.2. PHASE 2: 1874-1898

- 8.2.1. By the late 19th century the cottage had been serving as a farmhouse, owned and occupied by the residents who also farmed a small landholding of c. 90 acres. The northern lean-to extension was built between 1874 and 1898, with visible materials indicating this had dressed sandstone walls (perhaps only extending to the plinth course) and a simple timber-framed roof construction.

8.3. PHASE 3: 1910-1964

- 8.3.1. This phase is represented by the addition of the porch to the western elevation. Again, though obscured by render for the most part, the exposed lower courses indicate at least partial sandstone

construction. The good condition of the timber-framed windows on the northern and southern lateral walls of the porch suggest these are likely to be more recent replacements.

8.4. PHASE 4: 1964-1983

- 8.4.1. The southern lean-to extension, containing a living room and separate utility room, was constructed in the latter half of the 20th century. The exposed materials of this phase clearly show a straightforward brick construction with timber-framed lean-to roof. The plate glass window opening between the two chimney breasts of Room 6 is probably a later insertion, but may be associated with alterations prior to the extension's construction (i.e. originally forming an external window).

8.5. PHASE 5: 1998-PRESENT

- 8.5.1. The modernisation of the cottage occurred in this final phase and was associated with significant changes, including replacement of all windows, re-roofing, removal of the chimney stacks and (possible) re-rendering. Internally the building was dry-lined with plasterboard, and new doors were included in some areas. Changes to the internal layout are apparent, most clearly in the northern half of the cottage with the creation of an open-plan hallway, downstairs bathroom and modernised kitchen.

9. CONCLUSION

- 9.1.1. The recording of Watermill Cottage was successfully completed in accordance with the approved written scheme of investigation on 12th February 2021. The sources consulted in the preparation of this report, coupled with on-site observations, has enabled the 19th and 20th century development of the building to be established, with five broad phases identified.
- 9.1.2. This report represents a permanent photographic, drawn and documentary record of the cottage prior to its demolition, and is submitted in fulfilment of Condition 9 placed on consent for the development.

REFERENCES

BIBLIOGRAPHIC REFERENCES

CIfA 2019, *Code of Conduct*

CIfA 2020, *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures*

Headland Archaeology (January 2021) *Watermill Cottage, Norley Road, Cuddington: Written Scheme of Investigation for a Level 2 Historic Building Record*

Historic England 2016, *Understanding Historic Buildings: A Guide to Good Recording Practice*

HISTORIC MAPS

Peter Burdett's Map of Cheshire, 1777

Christopher Greenwood's Map of Cheshire, 1819

Cuddington Township Tithe Map, Parish of Weaverham, c. 1840

1874 Ordnance Survey Map (1:2,500)

1898 Ordnance Survey Map (1:2,500)

1910 Ordnance Survey Map (1:2,500)

1964 Ordnance Survey Map (1:2,500)

1983 Ordnance Survey Map (1:2,500)

ARCHIVE SOURCES

Cheshire Record Office LDV 8179/3 - deeds and related papers re estates of Joseph Trickett in Cuddington

ONLINE SOURCES

<https://maps.cheshireeast.gov.uk/tithemaps/>

<http://delamereandoakmere.co.uk>

Google Earth

APPENDIX 1: PHOTOGRAPHS

Client: Cranage Construction	Photo No. 001	Date: 12/02/21	Direction Taken: E
--	-------------------------	--------------------------	------------------------------

Description: General View – wider setting of Watermill Cottage, view to east



Client: Cranage Construction	Photo No. 002	Date: 12/02/21	Direction Taken: ENE
--	-------------------------	--------------------------	--------------------------------

Description: General View – wider setting of Watermill Cottage, view to east north-east



Client: Cranage Construction	Photo No. 003	Date: 12/02/21	Direction Taken: NE
--	-------------------------	--------------------------	-------------------------------

Description: General View – wider setting of Watermill Cottage, view to north east



Client: Cranage Construction	Photo No. 004	Date: 12/02/21	Direction Taken: N
--	-------------------------	--------------------------	------------------------------

Description: General View – wider setting of Watermill Cottage, view to north



Client: Cranage Construction	Photo No. 005	Date: 12/02/21	Direction Taken: NW
--	-------------------------	--------------------------	-------------------------------

Description: General View – wider setting of Watermill Cottage, view to north west



Client: Crannage Construction	Photo No. 006	Date: 12/02/21	Direction Taken: SW
---	-------------------------	--------------------------	-------------------------------

Description: General View – wider setting of Watermill Cottage, view to south west



Client: Crannage Construction	Photo No. 007	Date: 12/02/21	Direction Taken: SE
---	-------------------------	--------------------------	-------------------------------

Description: Oblique view of northern elevation



Client: Cranage Construction	Photo No. 008	Date: 12/02/21	Direction Taken: E
--	-------------------------	--------------------------	------------------------------

Description: Oblique view of western elevation



Client: Cranage Construction	Photo No. 009	Date: 12/02/21	Direction Taken: E
--	-------------------------	--------------------------	------------------------------

Description: Western elevation, northern extension



Client: Crannage Construction	Photo No. 010	Date: 12/02/21	Direction Taken: E
---	-------------------------	--------------------------	------------------------------

Description: Western elevation, central section of cottage



Client: Cranage Construction	Photo No. 011	Date: 12/02/21	Direction Taken: E
--	-------------------------	--------------------------	------------------------------

Description: Western elevation of porch, detail of sandstone lower courses



Client: Crannage Construction	Photo No. 012	Date: 12/02/21	Direction Taken: NE
---	-------------------------	--------------------------	-------------------------------

Description: Southern elevation of porch, detail of sandstone lower courses



Client: Crannage Construction	Photo No. 013	Date: 12/02/21	Direction Taken: NE
---	-------------------------	--------------------------	-------------------------------

Description: Oblique view of modern southern extension



Client: Crannage Construction	Photo No. 014	Date: 12/02/21	Direction Taken: N
---	-------------------------	--------------------------	------------------------------

Description: Southern elevation



Client: Crannage Construction	Photo No. 015	Date: 12/02/21	Direction Taken: NW
---	-------------------------	--------------------------	-------------------------------

Description: Eastern elevation, oblique view of central section of cottage



Client: Cranage Construction	Photo No. 016	Date: 12/02/21	Direction Taken: SW
--	-------------------------	--------------------------	-------------------------------

Description: Eastern elevation, oblique view of central section of cottage



Client: Crannage Construction	Photo No. 017	Date: 12/02/21	Direction Taken: W
---	-------------------------	--------------------------	------------------------------

Description: Detail of sandstone course at base of northern extension, eastern elevation



Client: Crannage Construction	Photo No. 018	Date: 12/02/21	Direction Taken: W
---	-------------------------	--------------------------	------------------------------

Description: Room 1, view to west



Client: Cranage Construction	Photo No. 019	Date: 12/02/21	Direction Taken: SW
--	-------------------------	--------------------------	-------------------------------

Description: Room 1, view to south west



Client: Crang Construction	Photo No. 020	Date: 12/02/21	Direction Taken: E
--------------------------------------	-------------------------	--------------------------	------------------------------

Description: Room 1, view to east



Client: Crannage Construction	Photo No. 021	Date: 12/02/21	Direction Taken: NE
---	-------------------------	--------------------------	-------------------------------

Description: Room 2, view to north east (note difference in floor levels looking north into Room 1)



Client: Crannage Construction	Photo No. 022	Date: 12/02/21	Direction Taken: SW
---	-------------------------	--------------------------	-------------------------------

Description: Room 2, view to South west (note difference in floor levels looking south into Room 5 (Hallway))



Client: Crannage Construction	Photo No. 023	Date: 12/02/21	Direction Taken: N
---	-------------------------	--------------------------	------------------------------

Description: Room 4, view to north



Client: Cranage Construction	Photo No. 024	Date: 12/02/21	Direction Taken: SE
--	-------------------------	--------------------------	-------------------------------

Description: Room 5, view to south east



Client: Crannage Construction	Photo No. 025	Date: 12/02/21	Direction Taken: NW
---	-------------------------	--------------------------	-------------------------------

Description: Room 5, view to north west



Client: Cranage Construction	Photo No. 026	Date: 12/02/21	Direction Taken: N
--	-------------------------	--------------------------	------------------------------

Description: Room 5, view to north into tiled former fire place



Client: Cranage Construction	Photo No. 027	Date: 12/02/21	Direction Taken: W
--	-------------------------	--------------------------	------------------------------

Description: Room 5, view west into porch



Client: Cranage Construction	Photo No. 028	Date: 12/02/21	Direction Taken: SW
--	-------------------------	--------------------------	-------------------------------

Description: Room 5, view to south west



Client: Cranage Construction	Photo No. 029	Date: 12/02/21	Direction Taken: S
--	-------------------------	--------------------------	------------------------------

Description: Room 5, view to south



Client: Crannage Construction	Photo No. 030	Date: 12/02/21	Direction Taken: E
---	-------------------------	--------------------------	------------------------------

Description: Room 6, view to east



Client: Crannage Construction	Photo No. 031	Date: 12/02/21	Direction Taken: W
---	-------------------------	--------------------------	------------------------------

Description: Room 6, view to west



Client: Crannage Construction	Photo No. 032	Date: 12/02/21	Direction Taken: SE
---	-------------------------	--------------------------	-------------------------------

Description: Room 6, view to south east (note inserted window into Room 7 and fireplace with wood burning stove)



Client: Cranage Construction	Photo No. 033	Date: 12/02/21	Direction Taken: SE
--	-------------------------	--------------------------	-------------------------------

Description: Room 7, view to south east



Client: Crannage Construction	Photo No. 034	Date: 12/02/21	Direction Taken: NE
---	-------------------------	--------------------------	-------------------------------

Description: Room 7, view to north east



Client: Crannage Construction	Photo No. 035	Date: 12/02/21	Direction Taken: W
---	-------------------------	--------------------------	------------------------------

Description: Room 7, view to west



Client: Cranage Construction	Photo No. 036	Date: 12/02/21	Direction Taken: SW
--	-------------------------	--------------------------	-------------------------------

Description: Room 8, view to south west



Client: Crannage Construction	Photo No. 037	Date: 12/02/21	Direction Taken: E
---	-------------------------	--------------------------	------------------------------

Description: Room 9, view to east



Client: Crannage Construction	Photo No. 038	Date: 12/02/21	Direction Taken: W
---	-------------------------	--------------------------	------------------------------

Description: Room 9, view to west (note difference in floor levels moving south onto landing)



Client: Crannage Construction	Photo No. 039	Date: 12/02/21	Direction Taken: N
---	-------------------------	--------------------------	------------------------------

Description: Room 10, view to north



Client: Cranage Construction	Photo No. 040	Date: 12/02/21	Direction Taken: S
--	-------------------------	--------------------------	------------------------------

Description: Room 10, view to south



Client: Cranage Construction	Photo No. 041	Date: 12/02/21	Direction Taken: W
--	-------------------------	--------------------------	------------------------------

Description: Room 10, detail of door, view to west



Client: Crang Construction	Photo No. 042	Date: 12/02/21	Direction Taken: N
--------------------------------------	-------------------------	--------------------------	------------------------------

Description: Rom 11 (landing), view to north



Client: Cranage Construction	Photo No. 043	Date: 12/02/21	Direction Taken: S
--	-------------------------	--------------------------	------------------------------

Description: Room 11 (landing), view to south



Client: Cranage Construction	Photo No. 044	Date: 12/02/21	Direction Taken: SE
--	-------------------------	--------------------------	-------------------------------

Description: Room 12, view to south east



Client: Cranage Construction	Photo No. 045	Date: 12/02/21	Direction Taken: S
--	-------------------------	--------------------------	------------------------------

Description: Room 12, view to south



Client: Cranage Construction	Photo No. 046	Date: 12/02/21	Direction Taken: N
--	-------------------------	--------------------------	------------------------------

Description: Room 12, view to north (detail of door)



Client: Crannage Construction	Photo No. 047	Date: 12/02/21	Direction Taken: NE
---	-------------------------	--------------------------	-------------------------------

Description: Room 12, view to north east



Client: Cranage Construction	Photo No. 048	Date: 12/02/21	Direction Taken: S
--	-------------------------	--------------------------	------------------------------

Description: Room 13, view to south



Client: Cranage Construction	Photo No. 049	Date: 12/02/21	Direction Taken: N
--	-------------------------	--------------------------	------------------------------

Description: Room 13, view to north (detail of door)

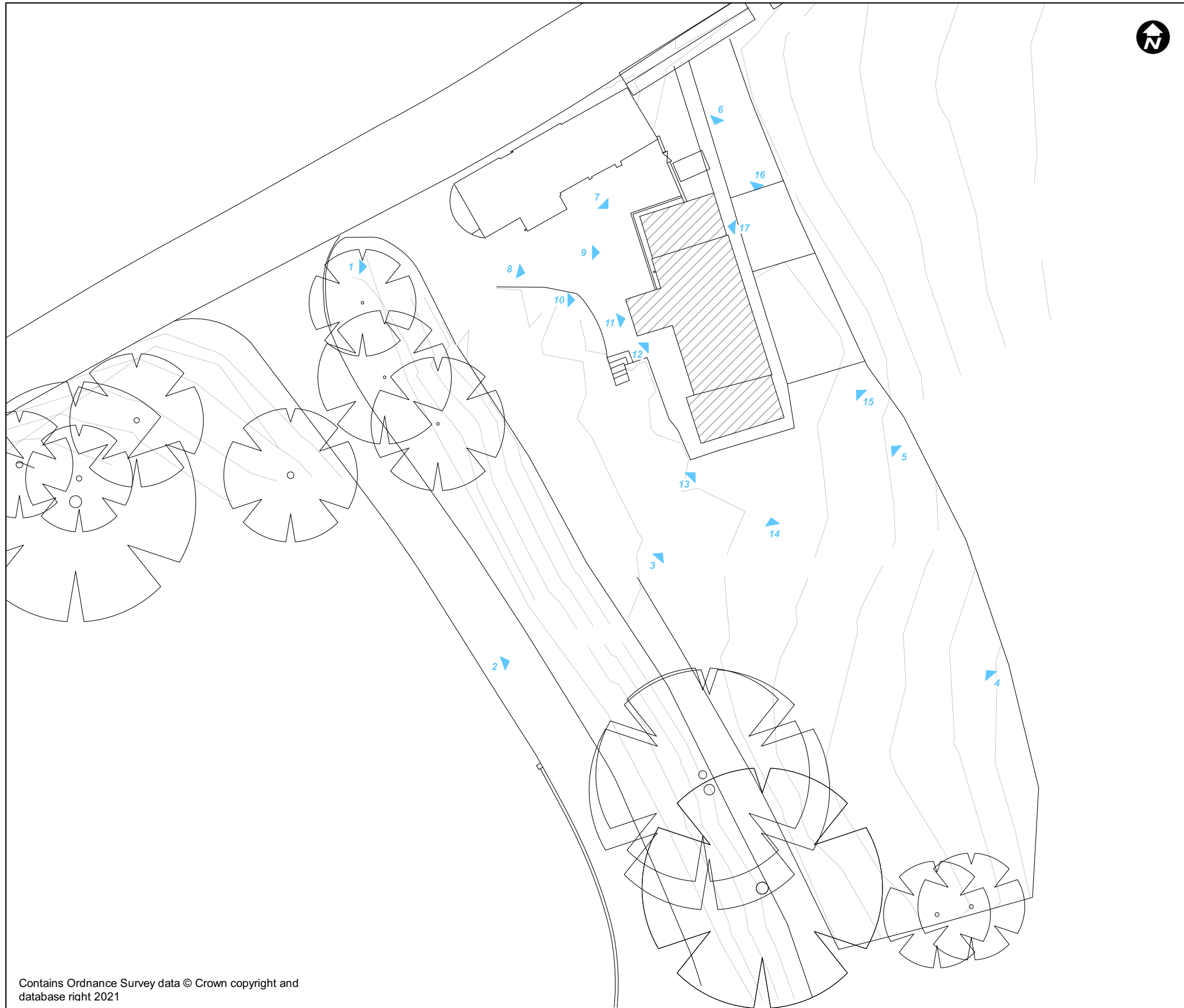
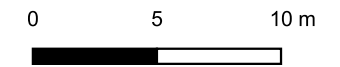


APPENDIX 2: DRAWINGS



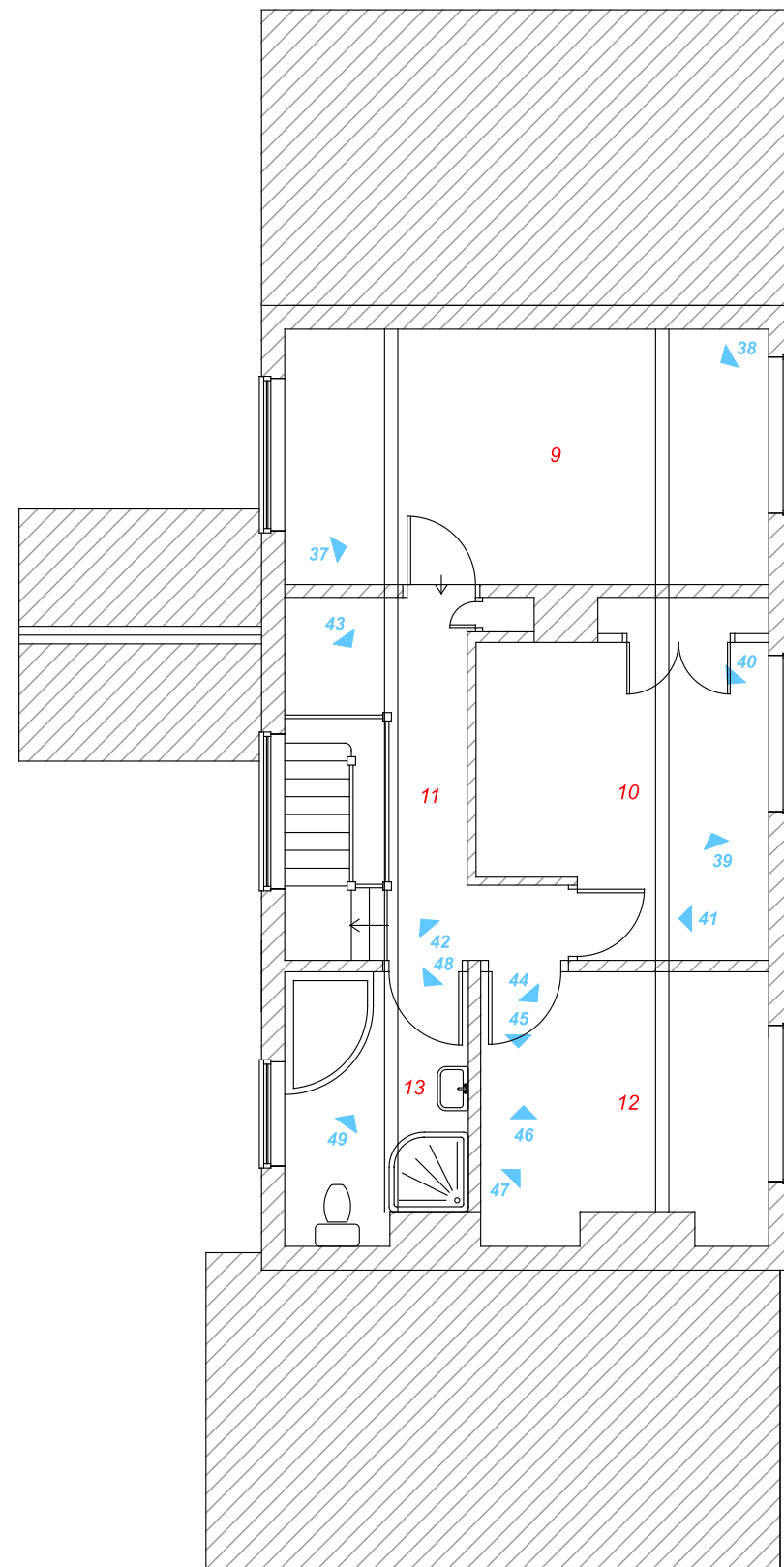
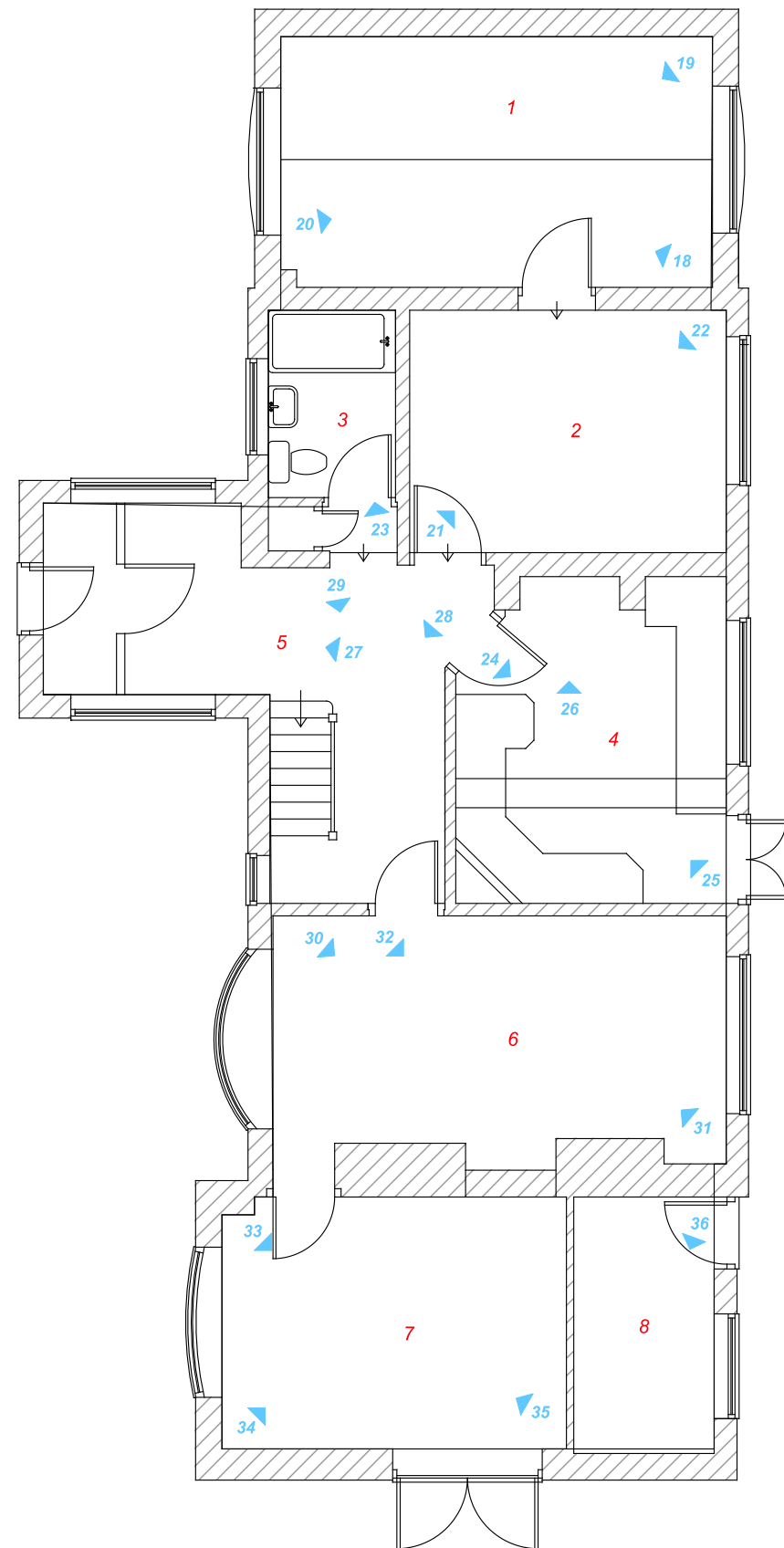
Key

▶ Photo Locations





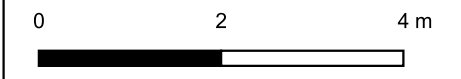
**Watermill Cottage,
Cuddington**

**Drawing 1: Photograph
Locations (External)**



Key


-  Photo Locations
-  Room numbers



**Watermill Cottage,
Cuddington**

**Drawing 2: Photograph
Locations (Internal)**

Key

 Coursed Sandstone


 Brick

 Timber

Phase

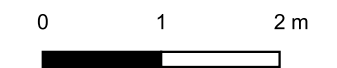
 1a

 1b

 2

 3


 4



**Watermill Cottage,
Cuddington**

**Drawing 3: Western
Elevation**

Key


 Coursed Sandstone

 Brick

Phase

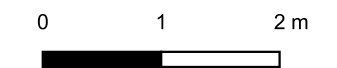
 1a

 1b

 2

 3

 4




**Watermill Cottage,
Cuddington**

**Drawing 4: Eastern
Elevation**




Key

 Coursed Sandstone

Phase

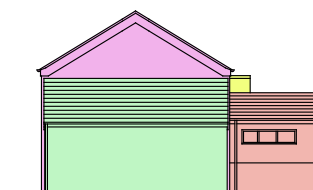
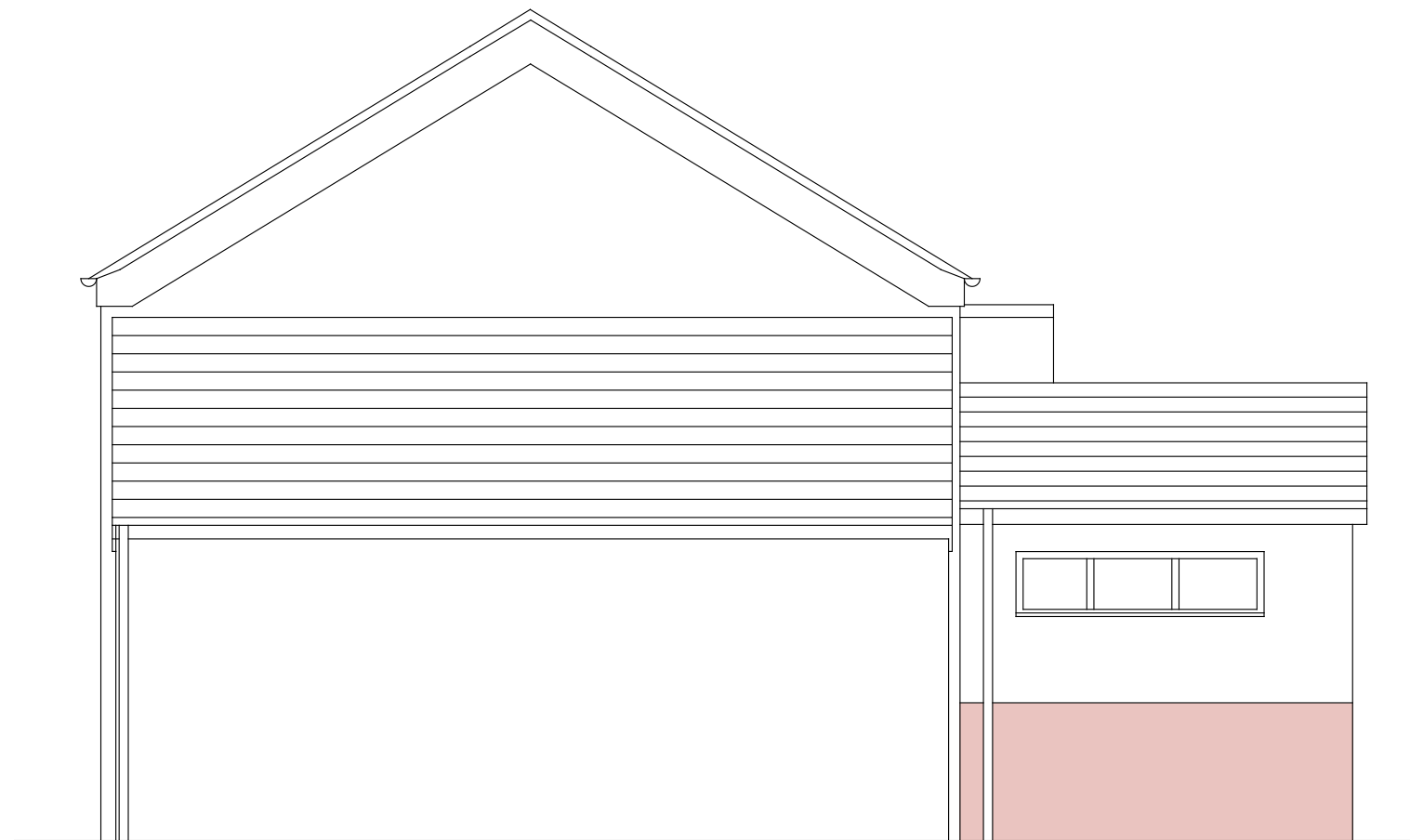
 1a

 1b

 2

 3


 4



**Watermill Cottage,
Cuddington**

**Drawing 5: Northern
Elevation**

Key


 Coursed Sandstone

 Brick

Phase

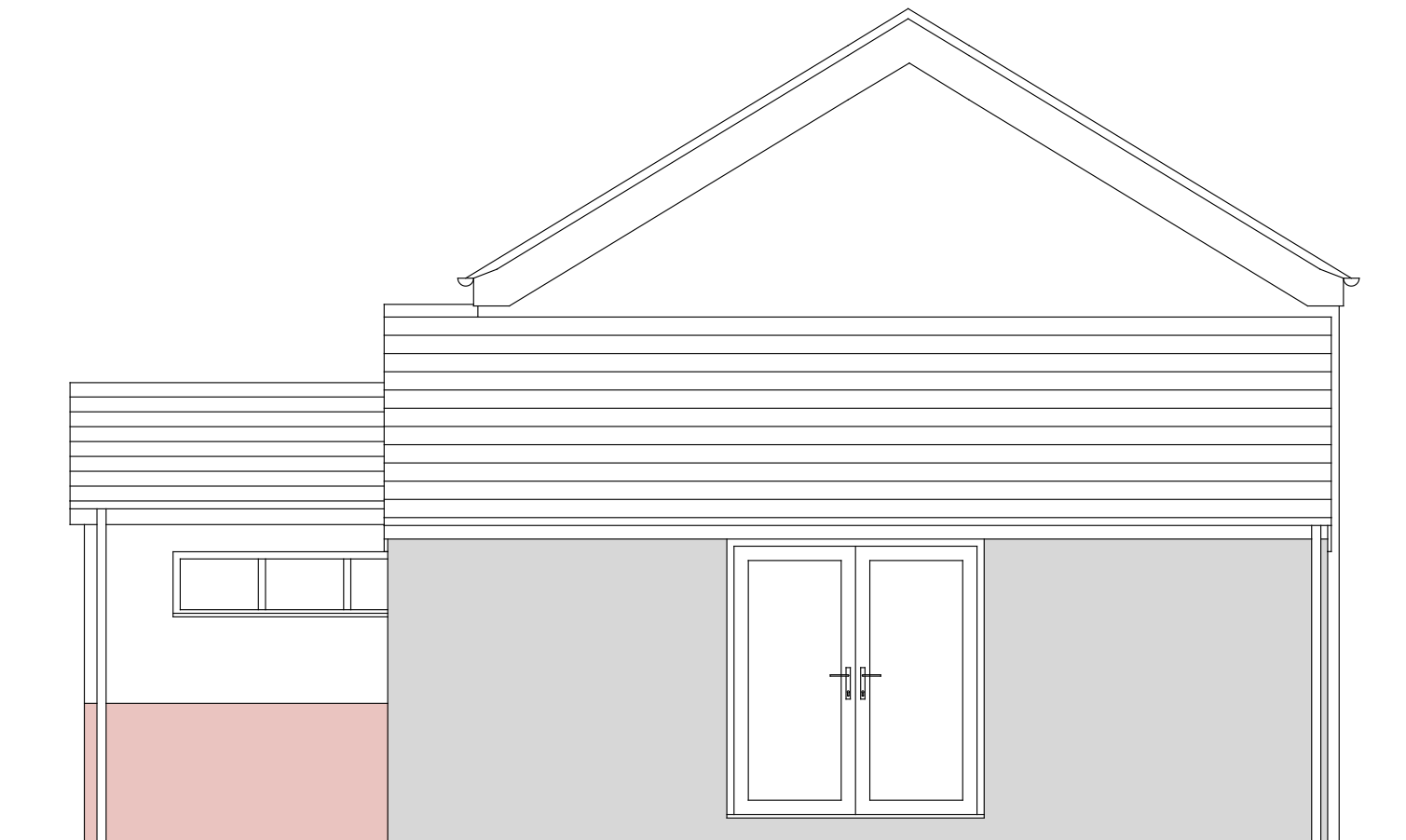
 1a

 1b

 2

 3

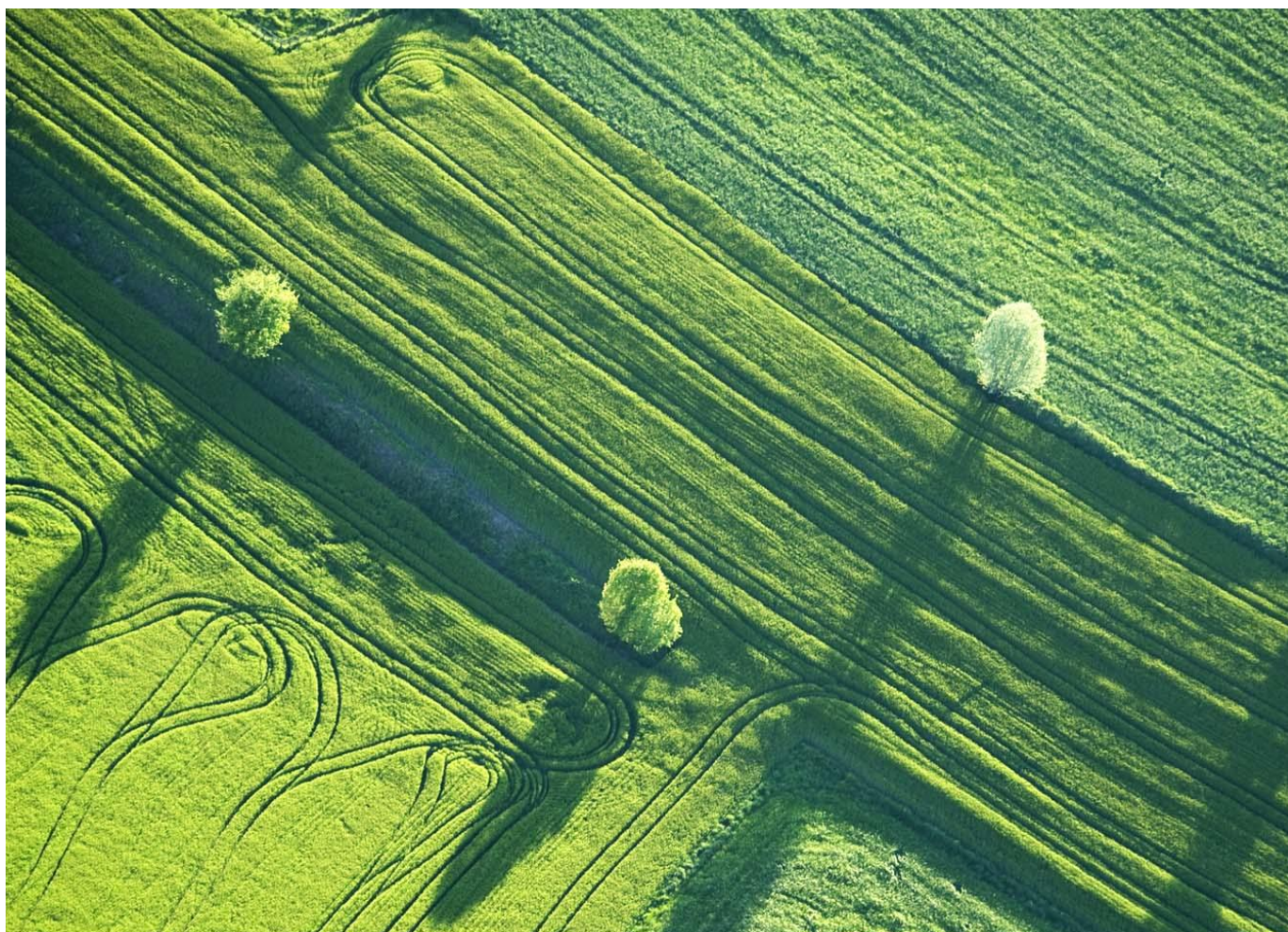
 4



**Watermill Cottage,
Cuddington**

**Drawing 6: Southern
Elevation**

APPENDIX 3: WRITTEN SCHEME OF INVESTIGATION



Cranage Construction

Watermill Cottage, Norley Road, Cuddington

Written Scheme of Investigation for a Level 2 Historic Building
Record

P21 - 024

JANUARY 2021

 **HEADLAND**
ARCHAEOLOGY

RSK GENERAL NOTES

Project No.: P21 - 024

Title: Watermill Cottage, Norley Road, Cuddington: Written Scheme of Investigation for a Level 2 Historic Building Record

Client: Cranage Construction

Date: 22/01/2021

Office: Helsby

Status: Rev 00 - Final

Author	<u>Sarah Revans</u>	Technical reviewer	<u>Laurence Hayes</u>
Signature	<u><i>Sarah Revans</i></u>	Signature	<u><i>L Hayes</i></u>
Date:	<u>26/01/21</u>	Date:	<u>25/01/21</u>

Headland Archaeology (UK) Ltd has prepared this report for the sole use of the client, showing reasonable skill and care, for the intended purposes as stated in the agreement under which this work was completed. The report may not be relied upon by any other party without the express agreement of the client and Headland. No other warranty, expressed or implied, is made as to the professional advice included in this report.

Where any data supplied by the client or from other sources have been used, it has been assumed that the information is correct. No responsibility can be accepted by Headland for inaccuracies in the data supplied by any other party. The conclusions and recommendations in this report are based on the assumption that all relevant information has been supplied by those bodies from whom it was requested.

No part of this report may be copied or duplicated without the express permission of Headland and the party for whom it was prepared.

Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of Headland Archaeology (UK) Ltd.

CONTENTS

1	INTRODUCTION	1
2	SITE LOCATION AND DESCRIPTION	3
3	DESCRIPTION OF DEVELOPMENT.....	5
4	AIMS AND OBJECTIVES	6
5	METHODOLOGY	7
	Standards	7
	Health and Safety	7
	Access	7
	Recording	7
	Photography	7
	Drawings.....	8
	Written records	8
	Report	8
	Archive.....	9
	Public Benefit.....	9
6	BIBLIOGRAPHY	10

FIGURES

	Figure 1: Site Location (not to scale)	3
	Figure 2: Existing Layout of Site (not to scale)	4
	Figure 3: Consented Replacement Dwelling (not to scale).....	5

1 INTRODUCTION

- 1.1 This document is a written scheme of investigation ('WSI') describing the standards and methodology to be employed in the preparation of a Level 2 Historic Building Record of buildings at Watermill Cottage, Norley Road, Cuddington, CW8 2TB. It has been prepared by Headland Archaeology on behalf of Cranage Construction.
- 1.2 Planning permission has been granted by Cheshire West and Chester Council for a replacement dwelling at Watermill Cottage, including the demolition of the existing buildings consisting of a house and outbuildings (planning reference 19/03864/FUL). Condition 9 placed on permission for the scheme states:

No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. The work shall be carried out strictly in accordance with the approved scheme.

- 1.3 The rationale for this requirement is described in a consultation response received from Mark Leah, Development Management Archaeologist at Cheshire Archaeology Planning Advisory Service (CAPAS) on 19th January 2021, reproduced below:

The building (but not the outbuildings) are depicted on the early 19th-century tithe map of Cuddington. I think this means that although the building is neither designated as a Listed Building or included in the register of Locally Listed Buildings, it is reasonable to conclude that it may be considered a Heritage Asset. It is accepted that the building has been extended and subject to alteration, but the images included in the ecological survey show that the core of the building appears to be that which is depicted on the tithe map. It may also be of interest to note that the occupier of the site at the time when the tithe map was produced was also listed as the owner. This is in contrast to most smaller dwellings where the occupier is usually a tenant of one of the major landowners. In this instance, the occupier was a small-scale freeholder who also held a few small fields immediately to the east totalling just under 10 acres. This was hardly enough for self-sufficiency but undoubtedly set the owner apart from many of his neighbours and adds some extra historical interest to the site.

In these circumstances, APAS's normal practice would be to advise (subject to any amendment by the Conservation officers, whose views will always take precedence in matters concerning the historic built environment) that if demolition is considered acceptable, the building should be subject to a programme of building recording, with the work secured by condition. This work should be undertaken by a suitably experienced individual or body and should be completed to Level II, as defined in the current edition (2016) of Historic England's Understanding historic Buildings (P26), with the report submitted to the Cheshire Historic Environment Record. The work may be secured by the standard condition advised in such circumstances:

No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has

*been submitted by the applicant and approved in writing by the local planning authority.
The work shall be carried out strictly in accordance with the approved scheme.*

1.4 This WSI has been prepared in partial fulfilment of Condition 9.

2 SITE LOCATION AND DESCRIPTION

- 2.1 Watermill Cottage is located at NGR 359241 371720 on the south side of Norley Road in the village of Cuddington, approximately 4 miles to the west of Northwich, Cheshire (Figure 1).

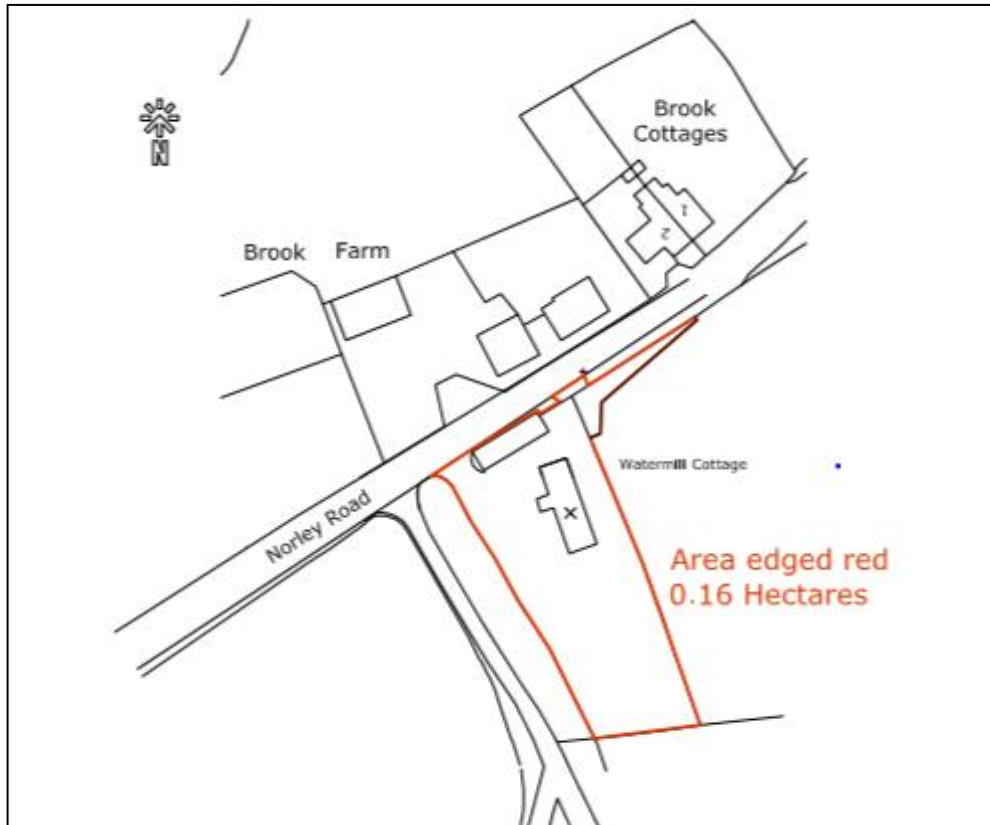


Figure 1: Site Location (not to scale)

- 2.2 Watermill Cottage itself comprises a two-storey house located away from the main road but adjacent to the barn. It is set on hard standing and surrounded by a fenced off garden space. The house is constructed of rendered brick and slate roof tiles. The building is well maintained and in good condition and well-sealed. The external walls are whitewashed. The bargeboards and fascias are intact; the roof is in good condition with no slipped tiles or ridge tile (Cooper, 2019)
- 2.3 Internally the majority of the house has vaulted ceilings with roof light windows, two roof space areas occur positioned under the centre ridge, the area within the loft space is insulated by Rockwool lining and wood panels. The roof support system is configured into a single kingpost and rafter configuration; the tiles are lined with felt-based membrane, which has begun to deteriorate in some areas (Cooper, 2019).
- 2.4 To the north of the house is a detached single-storey barn with a single pitched roof, constructed from brick and slate with wooden fascias at the gable ends. The building is configured with an open garage/storage area with empty stables used only for storage.

- 2.5 The wooden facias are relatively well sealed, however there was some visible gaps and cracks in the roof and the lining had begun to deteriorate. No signs of bat presence or usage were found in the building however there were signs of nesting birds (Cooper, 2019).
- 2.6 The existing dwelling is not designated as a Listed Building or included in the register of Locally Listed Buildings. However, it is acknowledged that the property dates back to at least the 19th Century and in this regard, it is reasonable to conclude that it is a non-designated heritage asset, as noted in comments received from Mark Leah, CAPA – email 19/01/21.



Figure 2: Existing Layout of Site (not to scale)

3 DESCRIPTION OF DEVELOPMENT

- 3.1 The consented scheme consists of demolition of the existing main two storey dwelling and the outbuilding in front of it. These will be replaced with a new four-bedroom, two-storey house on the site on the existing house, and a new garage. The new layout is indicated in Figure 3 below.



Figure 3: Consented Replacement Dwelling (not to scale)

4 AIMS AND OBJECTIVES

- 4.1 The aim of the programme of historic building recording is to create a record of the cottage (excluding the outbuildings) prior to demolition.
- 4.2 The archaeological advisors to Cheshire West and Chester Council have specified that a Level 2 historic building record is required, in accordance with the levels of survey described in Historic England's guidance document '*Understanding Historic Buildings: A Guide to Good Recording Practice*' (2016).
- 4.3 A Level 2 survey is a **descriptive** record.
- 4.4 The objectives of the works are as follows: -
- To present annotated drawings using existing elevations and plans submitted as part of the planning application, with any phasing depicted in differential shading;
 - To view, describe and photograph the building materials and construction information for both the interior and exterior of the building, including any structural detail, architectural decorations, or small-scale functional detail; and
 - To present conclusions regarding the building's development and use, including any interaction between groups of buildings.
- 4.5 The record will be presented as a standalone report illustrated with relevant maps, photographs, and figures. The report will contain a short summary description of the significance of the structures with reference to the North West Regional Archaeological Research Framework.

5 METHODOLOGY

Standards

- 5.1 Headland Archaeology is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA) and a recognised Historic Environment Service Provider (HESPR) with the Institute of Historic Building Conservation (IHBC), and abides by their respective Codes of Conduct.
- 5.2 This WSI and the proposed methods of working have been prepared with reference to Historic England's *Understanding Historic Buildings: a Guide to Good Recording Practice* (2016).
- 5.3 Headland Archaeology operates an accredited Quality Assurance system conforming to ISO 9001.
- 5.4 The site work and reporting will be undertaken by a member of the Institute of Historic Building Conservation.

Health and Safety

- 5.5 Headland Archaeology operates in accordance with the health and safety procedures as set out in:
- The Health and Safety Work Act (1974) and related legislation; and
 - The Federation of Archaeological Managers and Employers' Health and Safety Manual (2010).
- 5.6 Site access and health and safety documentation will be prepared by Headland Archaeology. Site personnel will be briefed on the content of the risk assessment, in particular the known and potential hazards, and will ensure that control measures and PPE requirements are adhered to during the implementation of the works.
- 5.7 The activities of any Headland Archaeology employees on site are covered by Headland's own insurance.

Access

- 5.8 Access to all buildings for internal and external inspection and recording will be secured by the client.
- 5.9 No excavations or intrusive works will be carried out, therefore no fencing to prevent unauthorised access will be required.

Recording

Photography

- 5.10 The photographic survey will be made using a high resolution digital SLR camera (Nikon D7000) and tripod. All photographs will contain a scale.

- 5.11 The photographic records will comprise: -
- General views of the building in its wider setting
 - Oblique views of the building's external elevations
 - Oblique views showing the overall appearance of the interior spaces of the building
 - Selected detail images where appropriate, including fixtures and fittings.
- 5.12 The digital file storage format will comply with Archaeological Data Service guidance on long term storage of digital media.

Drawings

- 5.13 The drawn record will comprise annotations made to existing measured plans and elevation surveys, with measured dimensions added using a Leica laser distometer or taped measurements where necessary.
- 5.14 Any phasing will be depicted on the plans or elevations in differential shading.
- 5.15 A plan showing the location and orientation of all photographs will be prepared.

Written records

- 5.16 The written records will comprise: -
- Notes of the precise location (NGR) of the building
 - Materials and bonding- construction technique, measurements, for each wall and the roof, including chimney
 - Any phasing- extensions or blocked openings
 - Openings and apertures, fixtures and fittings – location, type, material, measurements and function, including fireplaces
 - Internal floors - fixing technique (if observed) and material, covering
 - Internal walls - covering
- 5.17 Summary descriptions of the building will be recorded on pro forma building recording sheets.

Report

- 5.18 On completion of the site survey, a building record report will be prepared. This will comprise a standalone document containing the following elements:-
- a non-technical summary
 - a table of contents
 - an introduction with acknowledgements, including a list of all those involved in the project and the location and description of the site
 - a statement of the aims and objectives
 - a summary description of the building, with notes on building form, function, date and sequence of development
 - plans, elevations and cross section drawings at appropriate scales
 - other maps, plans, drawings and photographs as appropriate

- a bibliography of sources consulted
 - a list of contents of the project archive and a statement of its location/proposed repository
- 5.19 Any observations on the content of the report made by CAPAS will be taken into account before the final version is issued.
- 5.20 Bound and digital copies of the report will be issued to the client, the CAPAS Planning Archaeologist and the Cheshire Historic Environment Record (HER).
- 5.21 The project data will be uploaded to the OASIS online grey literature report library.

Archive

- 5.22 The project archive will consist of all original records and photographs. The archive will be digitised and submitted electronically to the Archaeology Data Service in accordance with their guidelines for depositors.¹
- 5.23 The archive will be deposited within twelve months of the completion of the site works.

Public Benefit

- 5.24 The short duration and nature of the recording works is not suited to public participation on site while the project is ongoing.
- 5.25 The results of the record will be disseminated to the regional Historic Environment Record and online OASIS library where they will be freely accessible to the public.

¹ <http://archaeologydataservice.ac.uk/advice/guidelinesForDepositors.xhtml>

6 BIBLIOGRAPHY

Chartered Institute for Archaeologists, 2014, *Code of Conduct*

Cooper, J, 2019, *Ecological Appraisal, Watermill Cottage, Norley Road, Cuddington, CW8 2TB, on behalf of Ms Gesty*. Leigh Ecology Ltd, Protected Species and Habitat Surveys

Historic England, 2016, *Understanding Historic Buildings: a Guide to Good Recording Practice*

Leah, M, 2019, *email received by Headland Archaeology, 19th January 2021, 15.34, Mark Leah Development Management Archaeologist and Team Leader, Cheshire Archaeology Planning Advisory Service,*

Drawing extracts supplied courtesy with permission of G&S Design Limited