

RFCR21



ROSEWOOD FARM, CRONTON, KNOWSLEY

*Level 1 Historic Building Record
for Craig and Louise Knight*

August 2021

ROSEWOOD FARM, CRONTON

Level 1 Historic Building Record

for Craig and Louise Knight

August 2021

Ver1.4

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Parish:	Cronton
Council:	Knowsley MBC

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NON-TECHNICAL SUMMARY

This report describes the results of a Level 1 Historic Building Record undertaken at Rosewood Farm, Cronton, Knowsley, Merseyside (NGR 349384 , 388232, post code WA8 4NX). It has been prepared by Headland Archaeology (UK) Ltd on behalf of Craig and Louise Knight. The work has been carried out in order to secure discharge of a planning condition recommended to be imposed by Knowsley Metropolitan Borough Council (Ref 21/00457/FUL).

The Historic Building Record was successfully executed in accordance with an approved written scheme of investigation (Headland Archaeology 2021) on 17 August 2021.

The house stands within a rectangular plot south-west of the junction of Cronton Road and Chapel Lane and probably dates to the mid-18th to early 19th century when it was constructed as a farmhouse attached to a small landholding. The house has largely been modernised, removing and obscuring the original building materials and resulting in the loss of all 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 alteration and presents a summary of the history of the site and its heritage significance.

ROSEWOOD FARM, CRONTON

LEVEL 1 HISTORIC BUILDING RECORD

1. INTRODUCTION

1.1. PLANNING BACKGROUND

- 1.1. This report was commissioned by Craig and Louise Knight and presents the results of a programme of historic building record undertaken at Rosewood Farm, Cronton, Merseyside (NGR 349384,388232, post code WA8 4NX).
- 1.1. A planning application has been submitted to Knowsley Borough Council (KBC) for the construction of an extension against the north facing elevation following the demolition of the existing extension and front porch of the cottage (planning reference 21/00457/FUL). Consultation feedback on the application received from the Merseyside Environmental Advisory Service has recommended that a condition requiring a programme of Level 1 historic building recording is placed on permission for the development.
- 1.1. This report has been prepared to address the requested condition.

1.2. CONSULTATION

- 1.2. A written scheme of investigation setting out the proposed methodology and standards for a Level 1 Historic Building Record was prepared by Headland Archaeology (UK) Ltd (August 2021) and a draft submitted to the Merseyside Environmental Advisory Service (MEAS) for approval. Confirmation was received from MEAS on 13th August that the scheme set out an appropriate methodology for the work prior to commencement on site.

1.3. SITE DESCRIPTION



Figure 1. Site Location

- 1.3. The house at Rosewood Farm is located at NGR 349384,388232, (centred) and is situated at the approximate centre of a small rectangular plot measuring c. 0.09 ha in area (



- 1.3. Figure 1). The site is currently occupied by the house, its gardens and a tarmaced drive (Figure 2). The plot boundaries are defined by tall hedges fronting Cronton Road and Chapel Lane, by a small plot of woodland to the west and a small stone and brick barn and a brick single storey outbuilding to the south. The outbuilding is tentatively identified as a former piggery attached to the farm. The barn was not inspected in detail, but perhaps dates to the late 18th or early 19th century, though part is constructed in stone and may be earlier.



Figure 2. Rosewood Farm, general view facing east from Chapel Lane

2. GUIDANCE

- 2.1. 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. Headland Archaeology (UK) Ltd 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. 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. 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. Ordnance Survey data is produced under © Crown copyright and database rights Licence 100014807.
- 2.2. Site work and report writing were undertaken by Dr. Mark Adams MCIfA and the report technically reviewed Laurence Hayes BA (Joint Hons) MCIfA IHBC.

3. DESCRIPTION OF THE DEVELOPMENT

3.1. The consented development comprises the demolition of an existing single storey side extension and front porch followed by the erection of a two storey side extension and front porch extension (Figure 3).

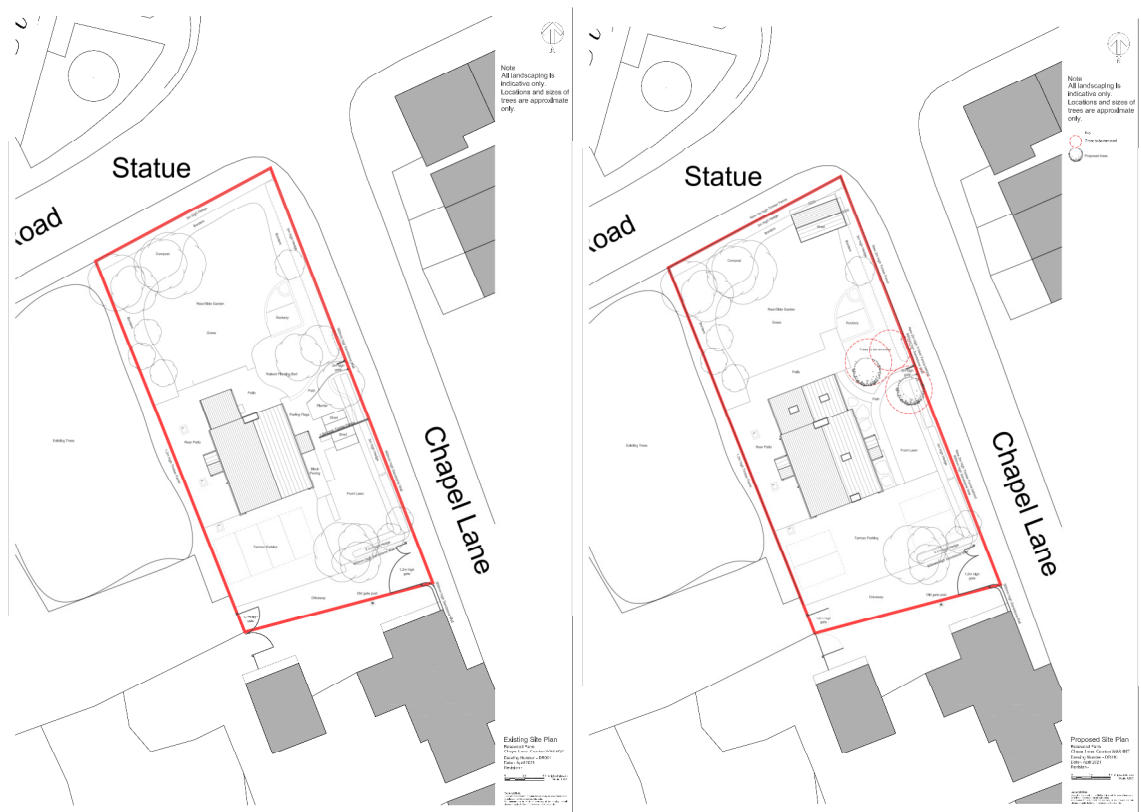


Figure 3. Plan of the site as existing (left) and as proposed (right)

4. AIMS AND OBJECTIVES

- 4.1. As defined in the approved WSI, the overall aim of the programme of historic building recording was to create a record of the house prior to its alteration, ensuring that the existing fabric, form and appearance (its architectural and historic interest) is preserved by record.
- 4.1. The required scope of the survey was a Level 1 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).
- 4.1. A Level 1 survey is a **basic visual record**, supplemented by the minimum of information needed to identify the building's location, age and type.
- 4.1. The objectives of the works were as follows: -
- To present a location plan and a roughly dimensioned sketched plan, supplemented by selected sections, elevations or detail drawings as required;
 - To view, describe and photograph the external materials and construction information for the of the exterior of the structure, including any structural detail, decoration, or small-scale functional detail. This element may be supplemented with relevant views of the interior; and
 - To present a summary statement describing the building's type or purpose, historically and at present , its materials and possible date(s) so far as these are apparent from a superficial inspection.
- 4.1. The record will be presented as a standalone report (this report) illustrated with relevant maps, photographs, and figures.

5. METHODOLOGY

5.1. GENERAL

- 5.1. The historic building recording was undertaken on 17th August 2021, in accordance with the methodology described in the approved WSI.
- 5.1. The site work and reporting was undertaken by a member of the Chartered Institute for Archaeologists with expertise in historic building recording, with supervision and technical review by a member of the Institute of Historic Building Conservation (IHBC).

5.2. THE DRAWN RECORD

- 5.2. In accordance with the WSI and Historic England (2016) para 4.3.3, the drawn record (Appendix 2) was as follows:
- Roughly dimensioned sketch plan as existing;
 - Roughly dimensioned sketch elevations; and
 - A site plan.
- 5.2. 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 as required.

5.3. THE PHOTOGRAPHIC RECORD

- 5.3. 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 structure in its wider setting
 - Square/oblique views of the structure's exposed elements
 - Oblique views showing the overall appearance of the interior spaces of the structure
 - Selected detail images where appropriate, including fixtures and fittings.
- 5.3. The camera used for the survey was a high resolution digital SLR camera (Nikon D5300) with 24.2 megapixel resolution; files were collected in JPEG and Nikon NEFF (RAW) format. Additional images were taken using a pole mounted GoPro Hero Session at 5 megapixel resolution.

5.4. THE WRITTEN RECORD

- 5.4. 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 7)
 - 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. 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 house's development, use and significance:

- Historic OS and pre-OS mapping;
- Lancashire Archives and National Archives online catalogues; and
- Online sources.

5.6. LIMITATIONS

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

5.6. In respect of the documentary research, at the time of survey public access to the Lancashire Archives was limited 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. The house is recorded as a non-designated asset on the Merseyside HER (Ref MME7374), but is not a listed or locally listed building.

6.2. HISTORY OF THE HOUSE

- 6.2. Historically Cronton was composed of two entities. Town End, situated at the northern end of the village, and Cronton Smithies which was centred around Smithy Lane. Rosewood Farm lies within Cronton Smithies.
- 6.2. The early history of the site is uncertain, no maps, leases or other documentary evidence prior to the late 18th century were traced. A building is shown in the same location on William Yates' 'Map of Lancashire' published in 1786, though it is not of sufficient detail to be certain that it is the same structure.

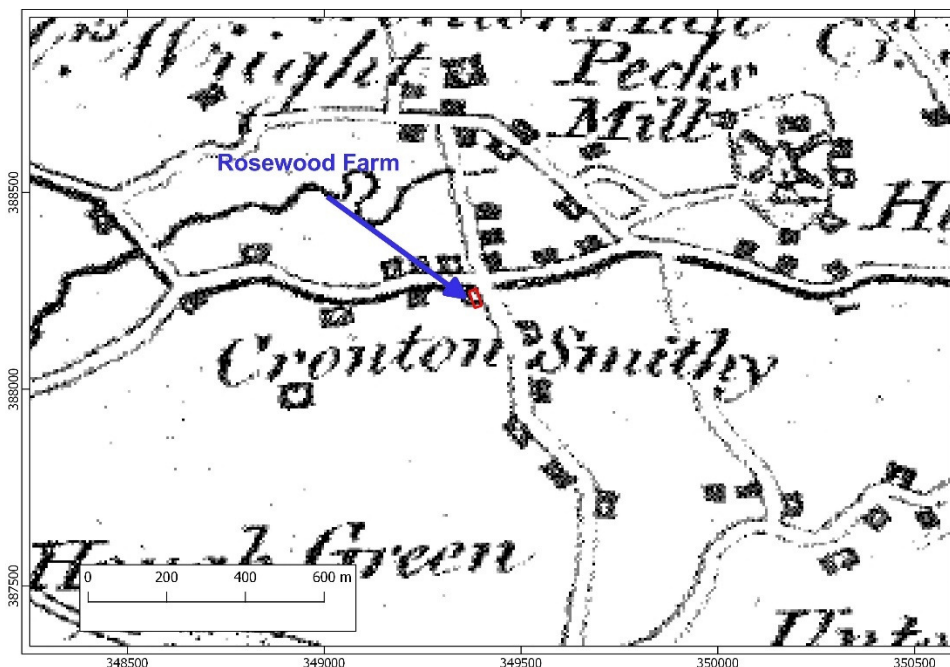


Figure 4. Part of William Yates' Map of Lancashire published in 1786.

- 6.2. The building may also be shown on Greenwood's Map of Lancashire published in 1818, though again, there is insufficient detail to determine whether it is the same structure. (<https://www3.lancashire.gov.uk/environment/oldmap/greenwood/greenwood.asp> consulted 19/08/21).
- 6.2. The Tithe Map for Cronton (Figure 1) is a revised version of a map by John Maughan dated 1808, whereas the apportionment (see below) is dated April 16 1840. The map was revised by the St. Helens surveyor John Daghish in 1843, though the original map was not located, and the extent of the revisions is uncertain. Consequently, whilst the general layout of the site is unlikely to have changed, details such as the arrangement of buildings may actually reflect the situation in 1840, rather than 1808.
- 6.2. The map shows the house in approximately its current position, i.e. in the centre of the plot. However, it is depicted with a much more elongated, rectangular footprint than the present house. It is possible that this is a depiction of an earlier dwelling with a different ground plan, the depiction of other buildings in the area (for example the 'Unicorn' pub north of Cronton Road) is consistent with their form on later mapping and this suggest that the map is accurate. However, it is possible that this is also a surveying error.

- 6.2. The apportionment or schedule lists Plot 234 as a 'House and Garden' occupied by James Houghton and owned by Richard Willis Esq. Houghton also leased 13 fields in Cronton from Willis who owned extensive estates in the Whiston and Cronton area in the 19th century¹.

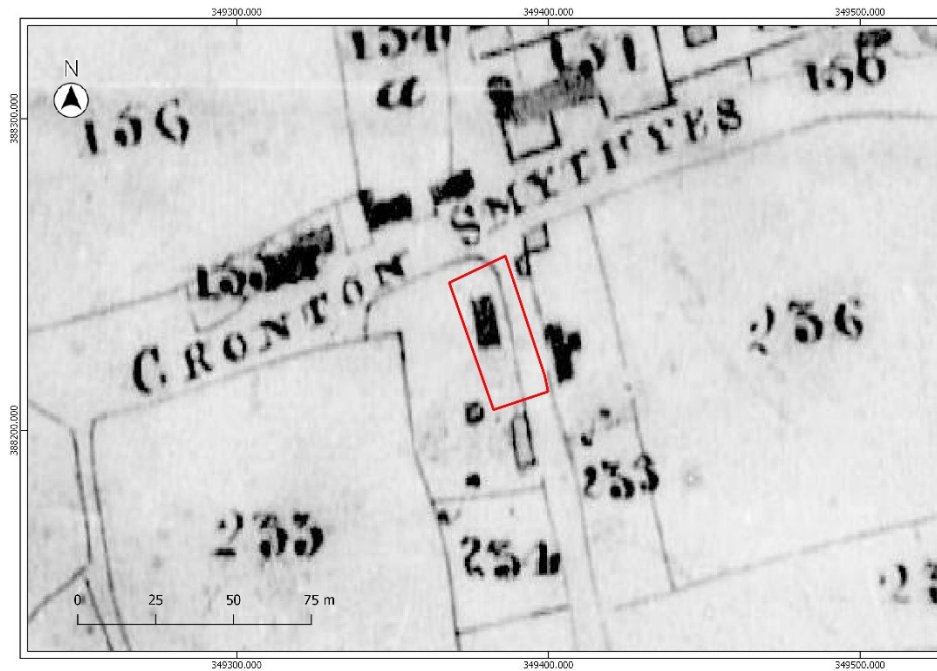


Figure 5. Part of the Cronton Tithe Map, based on a survey of 1808 but amended c. 1843

- 6.2. A search of the Lancashire Archives catalogue found no references to Houghton other than an inquest dated 1877 which presumably relates to his death (Lancashire Archives QSP/1419/94), in the absence of leases it is impossible to be certain when Houghton took on Rosewood Farm and no other references to Rosewood Farm were located.
- 6.2. The earliest map to unambiguously show the house in its present form is the 1st Edition Ordnance Survey Sheet 114 surveyed 1845-6, published 1849 (Figure 6).



Figure 6. Part of the 1st Edition Ordnance Survey Sheet 114 surveyed 1845-6, published 1849.

¹ <https://www.british-history.ac.uk/vch/lancs/vol3/pp348-352>

- 6.2. This shows the house with a rectangular ground plan at its current location with a since demolished out house of uncertain function to its south.
- 6.2. Detailed accounts of the occupancy of individual dwellings were only gathered for the Census from 1841, when Rosewood Farm was occupied by James Houghton, a Farmer aged 67, his children Thomas and James, Thomas' wife Kate and grandchildren Agnes and Walter. This is presumably the same James Houghton listed as the occupant on the Tithe Apportionment and the family seem to have occupied the site until at least the 1890s.
- 6.2. The 1st Edition 25 inch to the mile survey was surveyed in 1891 and published in 1893. It shows the site largely unchanged, though a small projection of uncertain function is shown at the south-western corner of the house.

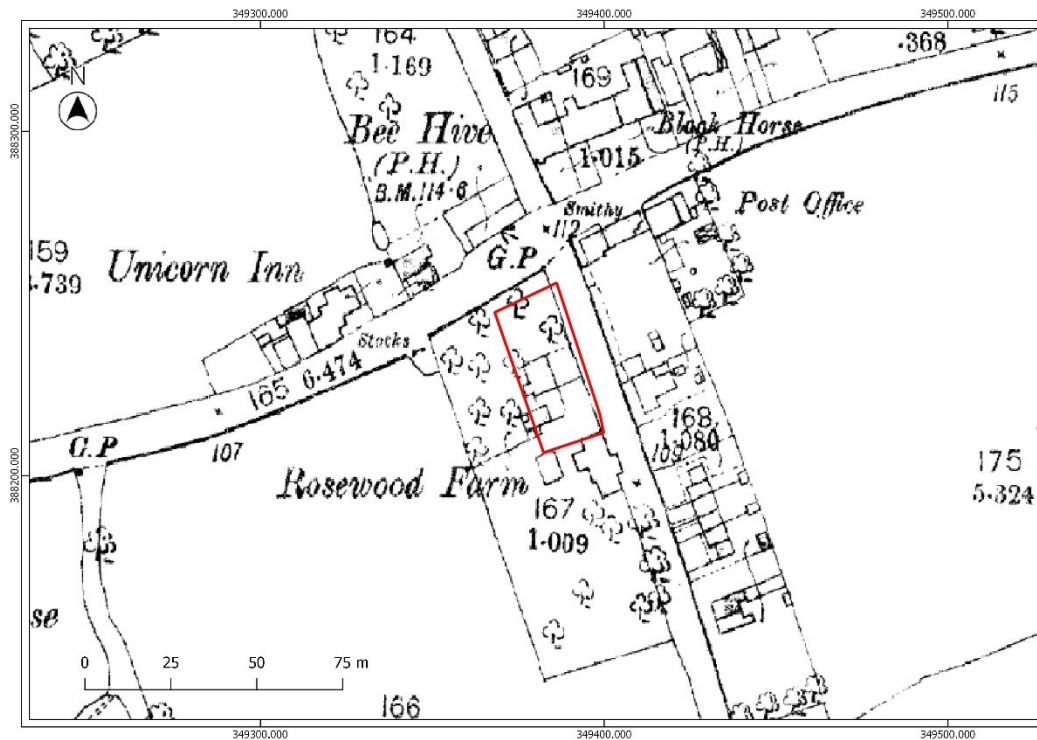


Figure 7. Part of the 1st Edition 25 inch to the mile survey surveyed in 1891 and published in 1893.

- 6.2. Key dates in the development of the house are therefore:
- Core of the house constructed 1750-1846, possibly on the site of an earlier dwelling.
 - Removal of a small side wing at the south-western corner after 1891.
 - Addition of northern extension late 20th century.

7. RESULTS

- 7.1. 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 Figure 8.
- 7.1. The house is set in the approximate centre of the plot and is rectangular in plan, measuring c. 8 x 9 m with its long axis aligned north-north-west to south-south-east, parallel with Chapel Lane. The frontage faces Chapel Lane and this is probably its original orientation (Figure 3 and Figure 8).
- 7.1. The house is of two storeys with a pitched roof clad in Welsh Slate and a short chimney stack at the top of the north facing gable (Photos **001, 002**). A chimney stack which would have been present above the southern gable end has been removed, probably in the late 20th century and windows located at its former location (Photos **010, 011**)
- 7.1. There are two mid to late 20th century extensions, a small UPVc porch on the east facing elevation (Photos **003, 004, 005**) and a single storey brick extension to the north facing elevation (Photos **006, 007**). The latter has a pent roof sloping to the east. There is also a small 20th century porch on the west facing elevation (Photos **008, 009**)
- 7.1. All elevations are clad in painted cement render which largely obscures the original finish, though a small (c. 150 mm high) area is visible at base of each elevation. Although this too is obscured by paint, it suggests that all of the historic core of the building is in locally produced hand-made brick. This was confirmed by inspection of the interior where plaster had been removed from the walls. Stockpiles of brick reclaimed from the interior were also of hand-made, unfrosted brick.
- 7.1. Wall thicknesses at doors and other windows suggest that the historic core is in double skin brick through-out.
- 7.1. All windows are 20th century UPVc and although all elevations are obscured by render, the layout and form of those on the west and south facing elevations strongly suggests that they are not the original openings and are either new openings or modifications of the originals (Photos **008, 009, 010, 011**). It is likely that blocked windows are obscured by the render at the southern end of the west facing elevation.
- 7.1. The windows on the east facing elevation retain their original sandstone sills and appear to be in their original form, size and location though the frames have been replaced (photos **003 004**).
- 7.1. No original doors or frames survive.
- 7.1. Rainwater goods are in a mixture of cast iron and UPVc.
- 7.1. At the time of the site visit a c. 0.5 m wide and 0.75 m deep trench for services (water) was open from the north facing elevation to Cronton Road. The spoil heaps and sides were checked for archaeological finds, none were present.
- 7.1. Internally no original features survive, the house having been converted into flats by a previous owner (L. Knight, pers. comm.). A quarry tile floor had been removed from the ground floor by the client. The tiles were stored in the garden and on the underside date are stamped 'METAL O.P.'. The manufacturer has not been traced but the style of the lettering suggests that they are of 20th century date and were not the original flooring.
- 7.1. When the floor was lifted, an apparent rubble fill may have suggested the presence of an infilled cellar (L. Knight pers. comm.) though this was obscured at the time of the visit and there was no evidence for a cellar on external elevations..
- 7.1. Internally the structure had been extensively modified when the house had been converted to flats in the 20th century, and the original layout does not survive. However, the arrangement of windows on the front (east facing) elevation suggests that it was originally of double pile plan, a form common in Lancashire from the 18th century onwards (Brunskill 1978, 112).

- 7.1. The overall form and construction of Rosewood Farm is consistent with an 18th or early 19th century date, though it has been extensively modified in the mid-late 20th century and retains no original features.

8. DISCUSSION

- 8.1. The house was probably constructed between c.1750 and 1846. Map evidence shows the presence of a dwelling since at least 1786, though its present plan form can only be identified with any certainty from 1846 and it is possible that the present house was constructed on the site of an early, perhaps post-medieval, building.
- 8.1. Architecturally it is of a form common in historic Lancashire from at least the mid-18th century. However, it was extensively modified internally and externally during the late 20th century and retains no original features.

9. CONCLUSION

- 9.1. The recording of Rosewood Farm was successfully completed in accordance with the approved written scheme of investigation on 17th August 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 three broad phases identified.
- 9.1. This report represents a permanent photographic, drawn and documentary record of the house prior to its alteration, and is submitted in fulfilment of the condition placed on consent for the development by Knowsley Borough Council (KBC) (planning reference 21/00457/FUL).

REFERENCES

BIBLIOGRAPHIC REFERENCES

- Brunskill R.W. 1978 *Illustrated Handbook of Vernacular Architecture*, Faber and Faber, London
- ClfA 2019, *Code of Conduct*
- ClfA 2020, *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures*
- Headland Archaeology (2021) *Rosewood Farm, Chapel Lane, Cronton: Written Scheme of Investigation for a Level 2 Historic Building Record*
- Historic England 2016, *Understanding Historic Buildings: A Guide to Good Recording Practice*
- Kain R.J.P. and Oliver R.R. 1995 *The Tithe Maps of England and Wales: A Cartographic Analysis and County-by-County Catalogue*. Cambridge University Press, Cambridge

HISTORIC MAPS

- William Yates' Map of Lancashire 1786
- Christopher Greenwood's Map of Lancashire, 1818
- Cronton Township Tithe Map, Parish of Weaverham, c. 1840 (based on a survey of 1808)
- 1849 Ordnance Survey Map (1:10600)
- 1893 Ordnance Survey Map (1:2,500)

ARCHIVE SOURCES

- Lancashire Record Office QSP/1419/94 John Houghton Cronton, inquest

ONLINE SOURCES

- <https://www.british-history.ac.uk/vch/lancs/vol3/pp392-394>
- Google Earth

APPENDIX 1: PHOTOGRAPHS

Client: Mr & Mrs Knight	Photo No. 001	Date: 17/08/21	Direction Taken: WNW
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Description: General View – wider setting of Rosewood Farm, view to west north west from Chapel Lane



Client: Mr & Mrs Knight	Photo No. 002	Date: 17/08/21	Direction Taken: W
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Description: General View – wider setting of Rosewood Farm, view to west from Chapel Lane



Client: Mr & Mrs Knight	Photo No. 003	Date: 17/08/21	Direction Taken: NW
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Description: Rosewood Farm, south and east facing elevations view to north west



Client: Mr & Mrs Knight	Photo No. 004	Date: 17/08/21	Direction Taken: WNW
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Description: Rosewood Farm, east facing elevation view to west north west



Client: Mr & Mrs Knight	Photo No. 005	Date: 17/08/21	Direction Taken: SW
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Description: Rosewood Farm, detail east facing elevation view to south west



Client: Mr & Mrs Knight	Photo No. 006	Date: 17/08/21	Direction Taken: S
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Description: Rosewood Farm north facing elevation, view to south



Client: Mr & Mrs Knight	Photo No. 007	Date: 17/08/21	Direction Taken: S
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Description: Rosewood Farm north facing elevation, view to south



Client: Mr & Mrs Knight	Photo No. 008	Date: 17/08/21	Direction Taken: E
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Description: Rosewood Farm west facing elevation, view to east



Client: Mr & Mrs Knight	Photo No. 009	Date: 17/08/21	Direction Taken: NE
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Description: Rosewood Farm west facing elevation, view to north east



Client: Mr & Mrs Knight	Photo No. 010	Date: 17/08/21	Direction Taken: NE
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Description: Rosewood Farm west and south facing elevations, view to north east



Client: Mr & Mrs Knight	Photo No. 011	Date: 17/08/21	Direction Taken: N
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Description: Rosewood Farm south facing elevation, view to north



Client: Mr & Mrs Knight	Photo No. 012	Date: 17/08/21	Direction Taken: NNW
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Description: Rosewood Farm overview of yard from south



Client: Mr & Mrs Knight	Photo No. 013	Date: 17/08/21	Direction Taken: SE
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Description: Rosewood Farm, overview of barn to south, view to south east



Client: Mr & Mrs Knight	Photo No. 014	Date: 17/08/21	Direction Taken: NW
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Description: Rosewood Farm, barn to south, view to north west



Client: Mr & Mrs Knight	Photo No. 015	Date: 17/08/21	Direction Taken: SW
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Description: Rosewood Farm, outbuilding, former piggery?, view to south west



APPENDIX 2: DRAWINGS

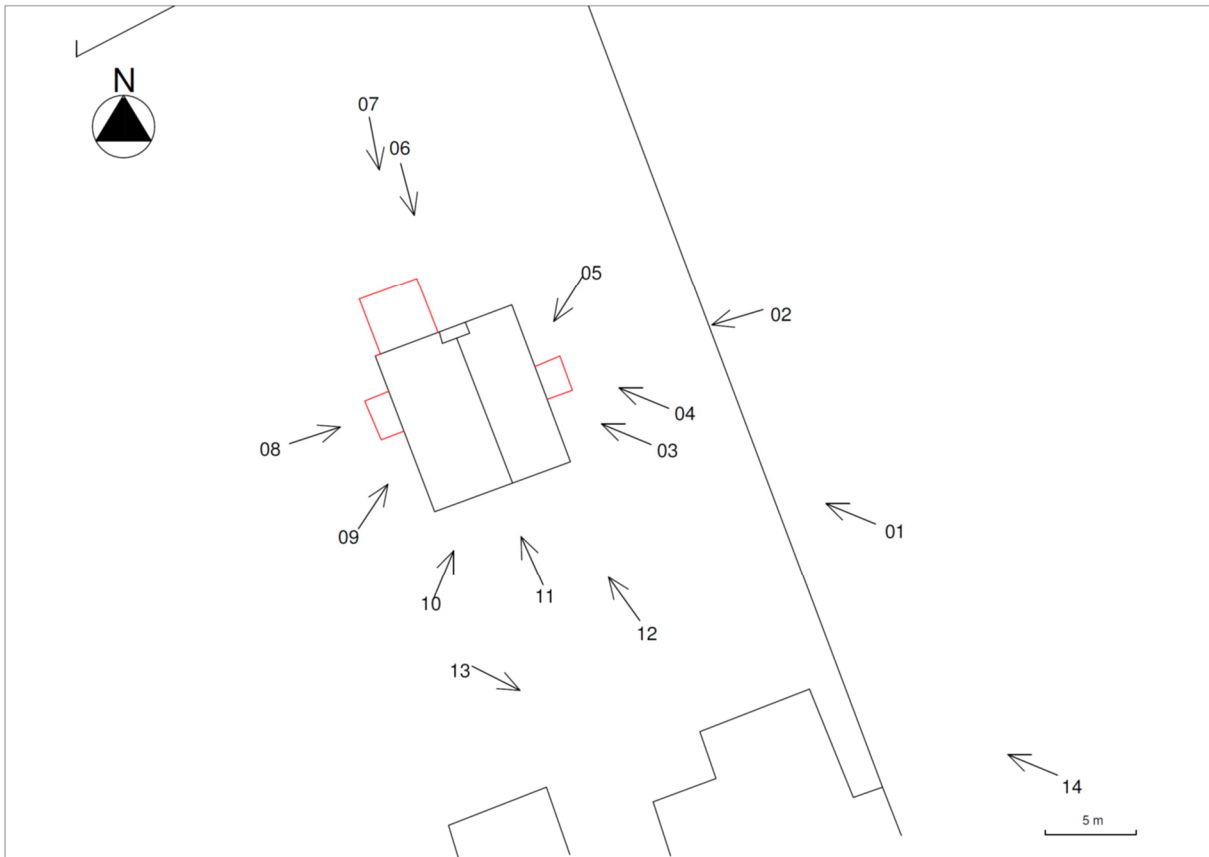


Figure 8. Sketch plan of the house, red lines indicate 20th century additions. Arrows indicate phot locations and orientation.



Figure 9. Sketches of the south (left) and east (right) facing elevations, red lines indicate 20th century additions



Figure 10. Sketches of the north (left) and west (right) facing elevations, red lines indicate 20th century additions.

APPENDIX 2: OASIS SUMMARY

OASIS ID (UID) headland1-502459

Project Name Visual Buildings Record (Level 1) at
Rosewood Farm, Cronton

Activity type Visual Buildings Record (Level 1)

Project Identifier(s) RFCR21

Planning Id 21/00457/FUL

Reason For Investigation Planning requirement

Organisation Responsible for work Headland Archaeology (UK) Ltd

Project Dates 17-Aug-2021 - 17-Aug-2021

Location Rosewood Farm, Cronton

NGR : SJ 49384 88232

Administrative Areas Country : England
County : Merseyside
District : Knowsley
Parish : Cronton

Project Methodology: Historic building recording of a mid-19th century farmhouse using a combination of photography and annotated sketches.

Project Results: The house stands within a rectangular plot south-west of the junction of Cronton Road and Chapel Lane and probably dates to the mid-18th to early 19th century when it was constructed as a farmhouse attached to a small landholding. The house has largely been modernised, removing and obscuring the original building materials and resulting in the loss of all original features.

Keywords Farmhouse - Victorian - FISH
Farmhouse - Georgian - FISH