

**A Historic Building Recording  
of Lilac Cottage, Wilmslow Old Road,  
Ringway, Greater Manchester**



General view of Lilac Cottage looking south.

**ARS Ltd Report No. 2016/38**

March 2016

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**Compiled By:**

Dr Gillian Scott and Rupert Lotherington PCIfA  
Archaeological Research Services Ltd  
First Floor  
Dunham House  
Cross Street  
Sale  
M33 7HH

**Checked By:**

Dr Robin Holgate MCIfA  
Tel: 0191 477 5111  
Fax: 0191 477 7687  
admin@archaeologicalresearchservices.com  
www.archaeologicalresearchservices.com



**Archaeological Research  
Services Ltd**

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## **EXECUTIVE SUMMARY**

*In November 2015 Archaeological Research Services Ltd (ARS Ltd.) was commissioned by Manchester Airport Group to undertake a historic building recording of Lilac Cottage on Old Wilslow Road, Ringway, Manchester. The building recording aimed to mitigate the impact of the building's demolition as part of a larger carpark development called Woodhouse Park (Ref: 107821/FO/2015/S2).*

*The historic building recording of Lilac Cottage has provided an analytical account of the building and its history and development.*

*Historic map evidence indicates that Lilac Cottage was probably constructed in the early 19<sup>th</sup> century. The Hale Tithe map of 1843 shows the building as a single property within a single plot of land known as 'Croft near Chapel'. In contrast, the Ordnance Survey map of 1877, and subsequent Ordnance Survey maps until at least 1935, show the building divided into two properties. By the time of the Ordnance Survey map of 1967 the building is once again shown as a single property. The building recording shows that the building is now a single property; however, there are elements of the building that could point towards it having been either built as two properties, or divided into two properties historically along the line of the partition wall between Rooms G4 and F4 and Rooms G5 and F5.*

*The development of the building can be summarised as follows.*

- *PHASE 1: 1800-1830 – Construction of the cottage, either as two properties or a single property.*
- *PHASE 2: 1843-1877 – Potentially the subdivision of the single property into two properties along the line of the partition wall between Rooms G4 and F4 and Rooms G5 and F5.*
- *PHASE 3: 1935-1967 – Potentially the conversion of the two properties into a single property including the creation of the corridor, Room F3, internally. The erection of the lean-to extension on the south corner of the building and the erection of the north-western lean-to extension. The first documented use of 'Lilac Cottage' to describe the building in 1943.*
- *PHASE 4: 1967-present – Construction of the sun room extension and insertion, or remodelling of the window in the south-west wall of Room F3.*

## **1. INTRODUCTION**

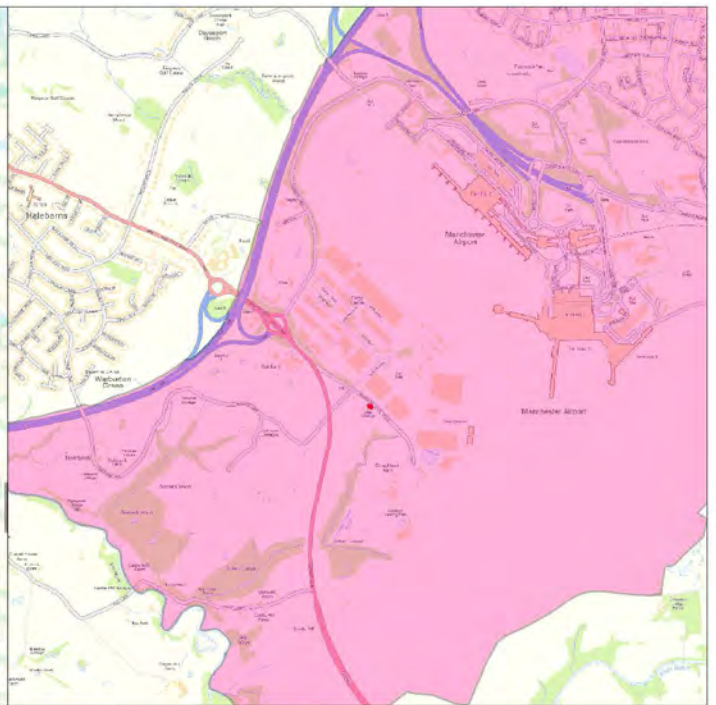
### **1.1. Scope of work**

1.1.1 In November 2015 Archaeological Research Services Ltd (ARS Ltd.) was commissioned by Manchester Airport Group to undertake a historic building recording of Lilac Cottage on Old Wilmslow Road, Ringway, Manchester. The building recording aimed to mitigate the impact of the building's demolition as part of a larger carpark development called Woodhouse Park. This would in part satisfy Condition 15 placed on the granting of full planning permission for the development (Ref: 107821/FO/2015/S2). The building has no statutory designation, nor does it lie within a Conservation Area. The site is included in a previous desk-based assessment, also undertaken by ARS Ltd., for a large area around Manchester Airport (Scott and Burpoe 2015).

1.2.3 A Written Scheme of Investigation (WSI) outlining the scope and methodology for a Level 3 Building Recording (Historic England 2006) was prepared by ARS Ltd. and agreed with Greater Manchester Archaeological Advisory Service (GMAAS) prior to the commencement of work. This is reproduced as Appendix III of this report.

### **1.2. Location and geology**

1.2.1 The site is located to the south-west of Manchester Airport in Ringway, Greater Manchester. It lies on south-west side of Wilmslow Old Road (centred at NGR: SJ 80977 84639, Figure 1) to the south-east of St Mary and All Saints Church which lies at the junction with Sunbank Lane. The solid geology of the area consists of Bollin Mudstone Member Formation with a superficial geology of Devensian till and Glaciofluvial sand and gravels (BGS 2016).



Site name: Lilac Cottage, Woodhouse  
 Date: Park  
 Drawn by: March 2016  
 Scale: GS  
 Varies

**Figure 1:  
 Site location**

**Archaeological Research Services Ltd**



Angel House  
 Portland Square  
 Bakewell  
 Derbyshire  
 DE45 1HB

Tel: 01629 814540

[www.archaeologicalresearchservices.com](http://www.archaeologicalresearchservices.com)

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-  Site boundary
-  Manchester District 70%



## 2. METHODOLOGY

### 2.1 Level 3 Historic Building Recording

2.1.1 An historic building survey to Historic England Level 3 standard (Historic England 2006) was carried out by Gillian Scott of ARS Ltd. in February 2016. A Level 3 survey provides an analytical record of the structure. The survey consisted of a written, drawn and photographic account comprising the following.

- The written record provides the precise location of the building together with any statutory and non-statutory designations, the date of the survey, and the location of the archive. It also includes an analytical account of the building's form, function, and phasing, together with a discussion of the names of its architects, builders, patrons and owners as gleaned through archival research. A discussion of published and unpublished sources relating the building is also included.
- The photographic record includes all external elevations, general views of the building in its setting, all internal elevations and detail photographs of significant architectural details and any fixtures and fittings relating to the building's history and development. The photographic record consists of high resolution colour digital photography at 7 megapixel minimum. All photographs contain a graduated photographic scale, where practicable. A photographic register detailing (as a minimum) location and direction of each shot was compiled and this is included as Appendix I of this report. The location and direction of each photograph have also been noted on plans of the building to be submitted with the photographic archive.
- The accompanying drawn record comprises plans, elevations and a cross section of the building surveyed using a Leica Disto D510. Phased plans of the buildings have also been produced and are included as Appendix II of this report.

2.1.2 The fieldwork was undertaken in accordance with the guidelines in *Understanding Historic Buildings – A Guide to Good Recording Practice* by Historic England (2006), and *Code of Conduct* of the Chartered Institute for Archaeologists (CIfA 2014a) and the Chartered Institute for Archaeologists *Standard and Guidance for archaeological investigation and recording of standing buildings or structures* (CIfA 2014b).

2.1.3 Relevant archive sources were consulted at Cheshire Archives and Manchester Central Library and cartographic analysis has been undertaken.



### **3. HISTORICAL BACKGROUND AND MAP REGRESSION**

#### **3.1 Medieval**

3.1.1 There is no reference to Ringway in the Domesday survey of 1086. Nearby Hale is listed as held on behalf of Hugh by Hamo de Massy, containing one league and a half of woodland, a hawk's eyrie, an enclosure and meadow. These lands, along with the others granted to Hamo de Massy, formed the core of the Massy estate. The name Ringway appears to derive from the Old English word *Hringhæg* meaning 'circular or enclosing hedged enclosure'. The earliest documentary evidence for a settlement at Ringway dates to 1282 when it is under the ownership of Hamo de Massy. In 1282 plans were drawn up to enclose woodland at Ringway to form a park. At the same time de Massey granted the settlement to Jurdan de Davenport. The nearby castle at Ullerswood (HER: MGM2668), on the River Bollin, was also owned by de Massey and was first recorded in 1173. It is considered to have been a form of hunting lodge associated with a chase and in close proximity to a river crossing and probably a mill (<http://www.gatehouse-gazetteer.info/English%20sites/1909.html>). The grant, combined with the rather isolated form of the castle, suggests therefore that the area was largely rural in the 11<sup>th</sup> and 12<sup>th</sup> centuries, rather than the castle being the focal point of a major settlement, or the focal point of de Massey's estate. This is corroborated in the form of archaeological sites known in the vicinity, with three moated sites recorded within 2km of the cottage: two at the Oversley Farm site (HER: MGM17130; 17131) and one at Buttery House Farm (HER: MGM 4460) (Scott and Burpoe 2015, 4). This latter site also has recorded remains of a timber-framed farmhouse and medieval ridge and furrow nearby. Place name evidence testifies to a number of mills in the area, although the recorded site of Castle Mill is thought to date from the 15th century onwards. There is one late-medieval site recorded 2km of the cottage, namely the site of a former 16th century timber-framed cottage at Old Thatch which was a Grade II Listed Building that was demolished following a fire (HER: MGM9820).

#### **3.2 Post-medieval - present**

3.2.1 The earliest mapped evidence consulted is John Speed's map of 1610; however, this is not sufficiently detailed to show individual buildings (Figure 2). Ringway is labelled on the map as Ringay Flu indicating that the name was used to describe the section of the River Bollin which runs to the south-west of the Airport. The majority of recorded archaeological remains and historic buildings known in the area date to the post-medieval period and relate to the agricultural and light industrial use of the surrounding landscape. Recorded features include farmhouses and barns (e.g. HER: MGM2903), as well as smithies (HER: MGM18062), mills (e.g. HER: MGM4556), a brick kiln and ovens (HER: MGM2899) and marl pits (HER: MGM18064). Historic mapping also supports the view that the area remained agricultural throughout the post-medieval period. Although lacking in the fine detail, Burdett's map of 1777 shows the area criss-crossed by a series of small roads with a

scattering of small clusters of buildings representing small settlement foci and farmsteads (Figure 3). The lands between are likely to be divided into various fields although these divisions are not mapped. A chapel is shown at Ringway in the same location as the present Church of St. Mary and All Saints at the crossroads of Sunbank Lane and Wilmslow Old Road. No further buildings are shown on the road to the south-east of the church, where Lilac Cottage is located, although the road itself is depicted here for the first time. The picture is very much the same on Greenwood’s map of 1819 with the church depicted in isolation (Figure 4).

3.2.2 The first map to show a building potentially in the location of Lilac Cottage is Swire and Hutching’s map of 1830 (Figure 5). Ringway Chapel is depicted at the crossroads as per the earlier maps and there are two isolated buildings shown to its south-east side on the south side of Wilmslow Old Road. The scale and spacing is such that the buildings cannot be unequivocally identified as being located at Lilac Cottage, however, the presence of buildings on the map to this side of the chapel is significant. Beyond the chapel, in the general vicinity, there are clusters of small- and medium-sized buildings accessed of small tracks, but no major centres depicted. The next available map is Bryant’s map of 1831 (Figure 6), although this does not show any buildings to the immediate south-east of Ringway Chapel. Bryant’s map does, however label the prominent building clusters in the surrounding area, for example as ‘Old Tan Yard’, Cross House’, ‘Pinfold’ and ‘Fir Tree’.

3.2.3 The Hale Tithe map of 1842 provides the greatest amount detail on the pre-Ordnance Survey era landscape. It shows a largely rural agricultural landscape with much the same road layout as that seen in 1831, and having the same small clusters of buildings of small- to medium-size. A building is shown in the location of Lilac Cottage, of the same size and shape as the core of the present building (Figure 7). The alignment with modern maps places this building to the north-west of the present building, but this is likely to be survey error only. The building lies within a long narrow plot running north-west to meet to boundary of the churchyard. It is shown as containing trees. The Tithe apportionment details the landowners and tenants in the area (Table 1) and describes the parcel of land containing Lilac Cottage as ‘Croft near Chapel’. All of the land around the site’s cottage is owned by Wilbraham Egerton, a major landowner in the area and a former MP for Cheshire. Lilac Cottage and its neighbouring fields are occupied by Mr Thomas Barber.

Plot	Landowner	Occupier	Plot Name
368	Wilbraham Egerton	Richard Wood	Chapel Field
369	Wilbraham Egerton	Richard Wood	Toot Hill
432	Wilbraham Egerton	William Baguley	Smithy Cottages etc.
465	Wilbraham Egerton	Reverend Mr. Massey	Ring Way Chapel Yard
466	Wilbraham Egerton	Thomas Barber	Croft near Chapel
467	Wilbraham Egerton	Thomas Barber	Little Chapel Field
468	Wilbraham Egerton	Thomas Barber	Kiln Croft

Table 1. Details from the Hale Tithe Apportionment of 1842 showing properties in the immediate vicinity of Lilac Cottage.

3.3.4 The earliest available Ordnance Map is the First Edition Map of 1877 (Figure 8). This shows the site in more detail than the Tithe map of 1842. Most notably a property division appears to be shown within the cottage which is divided into a two properties; the north-western third being one property and the south-eastern two-thirds being a separate property. There are extensions on its north-west, south-west and south-east sides. The building is still shown within a long narrow plot aligned along the road with the churchyard on its north-west end. To the north-west of the church further buildings are depicted on the other side of the crossroads, labelled as the Red Lion Inn and a smithy. By the time of the Second Edition Ordnance Survey map of 1898 (Figure 9) the property is still shown divided in two. There are extensions on the north-west, south-west and south-east side of the buildings, some of which are depicted here for the first time. To the north-west side of the building a new property boundary has been established dividing the long narrow plot into two parts. The land between Lilac Cottage and the church was then a separate plot. To the north of Wilmslow Old Road a large area of 'empty' land has been established which appears to have been set aside for Ringway Airport. It is still shown as empty in the Third Edition Ordnance Survey Map of 1909 (Figure 10), since Ringway Airport was not established until it was set up by the Manchester Corporation in 1928. It was the first municipal aerodrome in the country. The 1909 map shows the site's cottage, still divided into two properties with its various extensions. Further structures have been built to the north-west and south-west of the building, possibly as garages or sheds. The 1911 census has no entries for Lilac Cottage indicating that it was not known by that name at the time. The Ordnance Survey map of 1935 (Figure 11) shows that the building erected to the north-west of the site's cottage has been removed, as has a property boundary within the garden, although the property boundary within the building is still shown. The map also details a south-eastward extension of the graveyard associated with the St Mary and All Saints Church, its south-eastern extent now meeting the north-westward extent of the site's cottage garden. By 1938 Ringway Airport was a permanent feature and had begun running scheduled flights. Lilac Cottage is listed in 1943 as the place of death of William Somerville Beaumont, a local architect who does not appear to have lived at the property for very long prior to his death ([http://www.scottisharchitects.org.uk/architect\\_full.php?id=206053](http://www.scottisharchitects.org.uk/architect_full.php?id=206053)). In the 1950s major expansion of the airport was sparked by the introduction of a Manchester to New-York flight, making this only the second airport in the country to offer a transatlantic service. New terminals and extensions to the airport were instigated in the late 1950s and again in the 1960s. The most recent Ordnance Survey map consulted dates to 1967 (Figure 12) and shows the area around the site's cottage in largely its present state. A large hanger has been constructed on the north side of Wilmslow Old Road showing the expansion of the airport in the intervening years. The cottage is shown as a single property and labelled for the first time as Lilac Cottage. A garage structure has been built to its north-west side. The Red Lion Inn is labelled as The Romper, as it is now, and a further building has been erected to the south-west side of the church, labelled as Peter's Croft.

3.3.5 Peter's Croft and Lilac Cottage are due to be demolished as part of the permitted scheme, whilst St Mary and All Saints Church is to be retained. Peter's Croft is of relatively modern construction and is not part of the building recording programme.



Figure 2. John Speed's map of 1610 showing Ringway labelled as Ringay Flu.



Figure 3. Burdett's map of 1777.

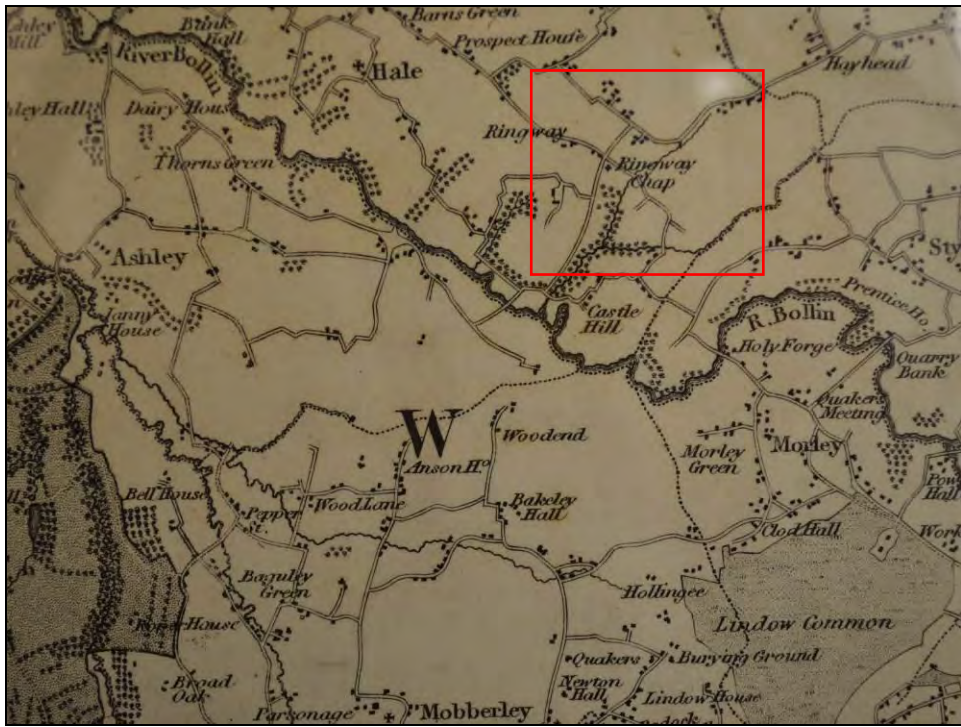


Figure 4. Greenwood's map of 1819.

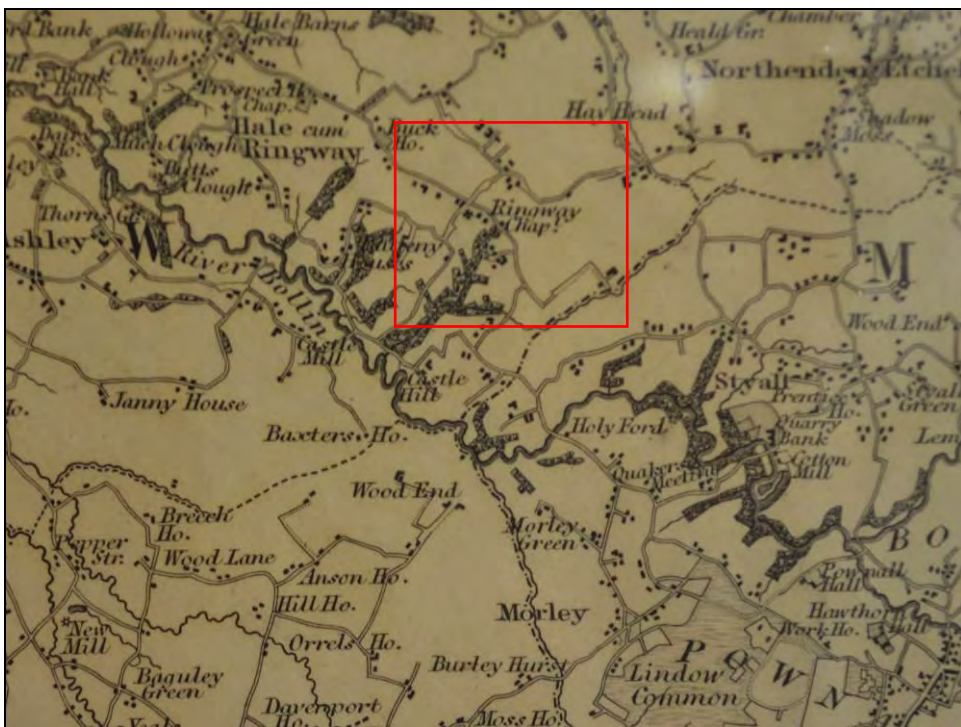


Figure 5. Swire and Hutching's map of 1830.

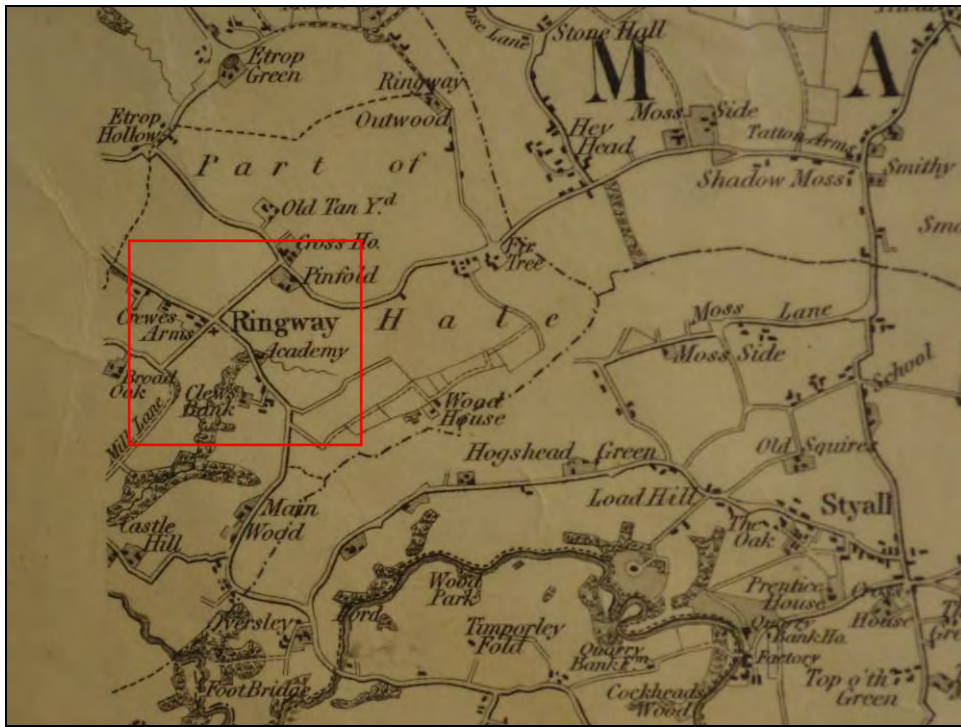


Figure 6. Bryant's map of 1831.

Figure 7: Hale Tithe Map of 1842.

Scale: 1:1250 @ A4

Key:



Lilac Cottage



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Figure 8: First Edition Ordnance Survey Map of 1877.

Scale: 1:1250 @ A4

Key:



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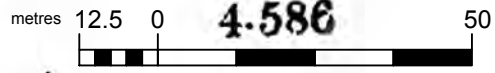
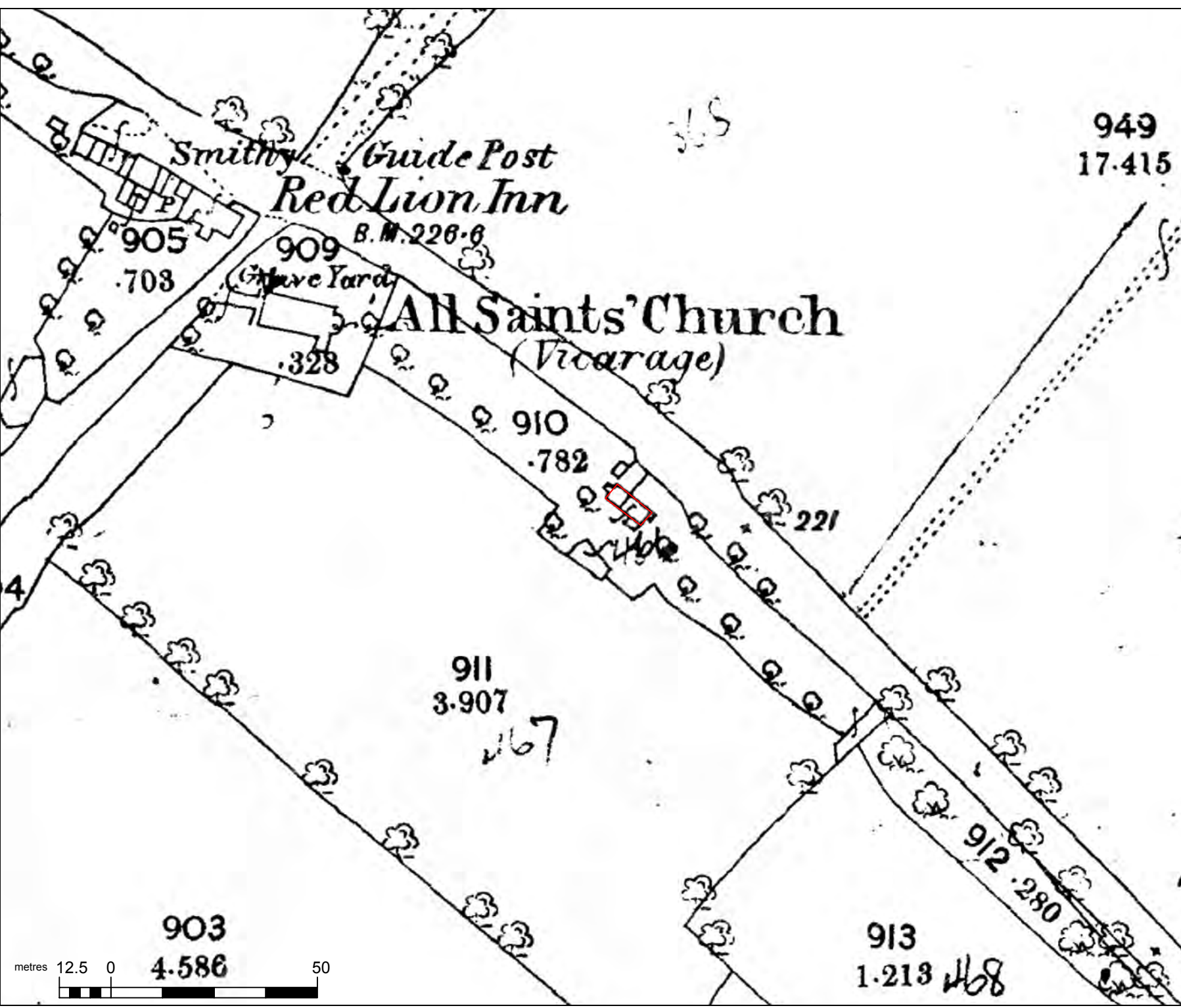





Figure 9: Second Edition Ordnance Survey Map of 1898.

Scale: 1:1250 @ A4

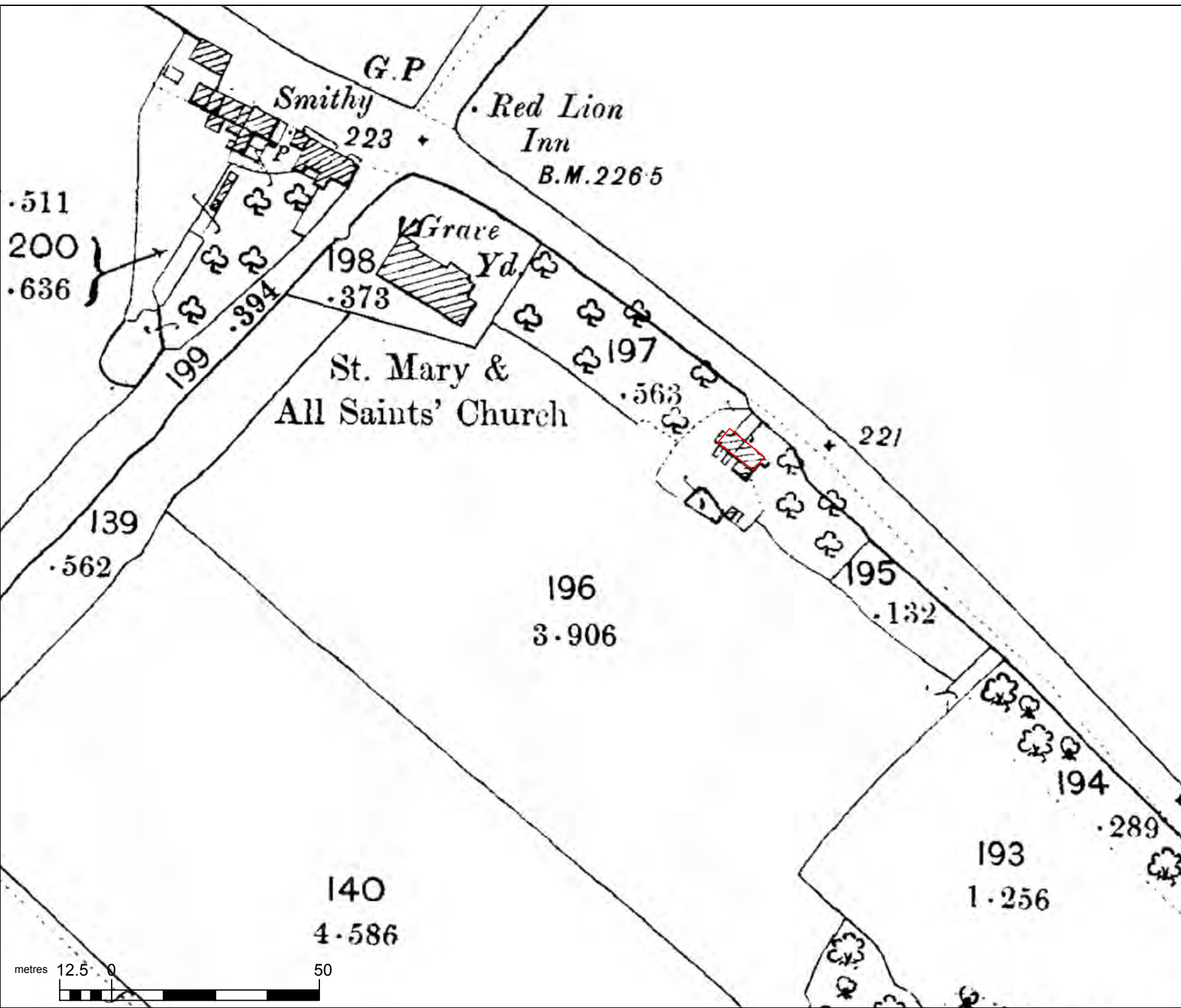
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.511  
200  
.636

G.P

Smithy

223

Red Lion Inn

B.M. 226.5

Grave Yd.

198

.373

St. Mary & All Saints' Church

197

.563

221

196

196

3.906

195

.132

194

.289

193

1.256

140

4.586


139  
.562

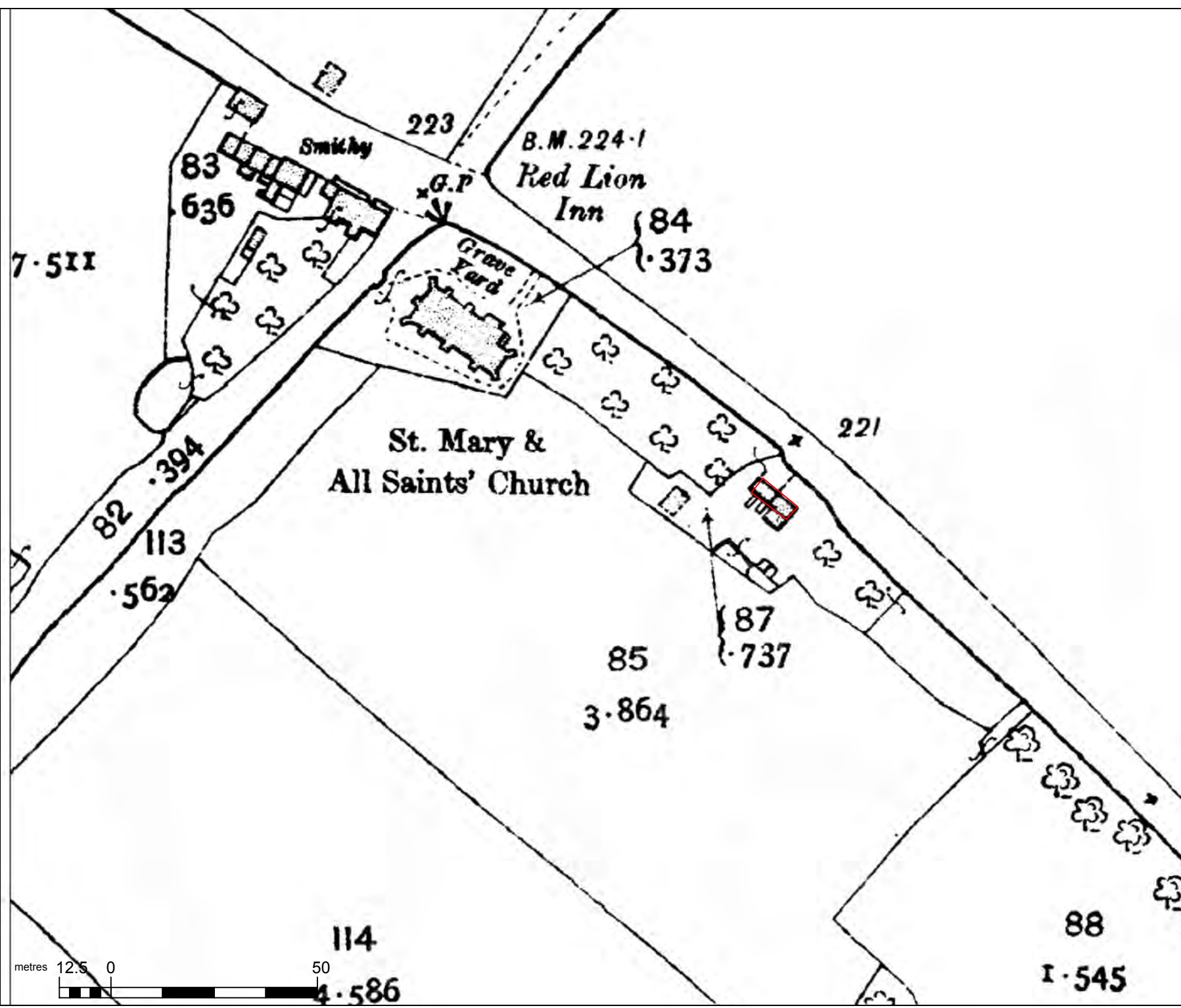


Figure 10: Third Edition Ordnance Survey Map of 1909.

Scale: 1:1250 @ A4

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Figure 11: Ordnance Survey Map of 1935.

Scale: 1:1250 @ A4

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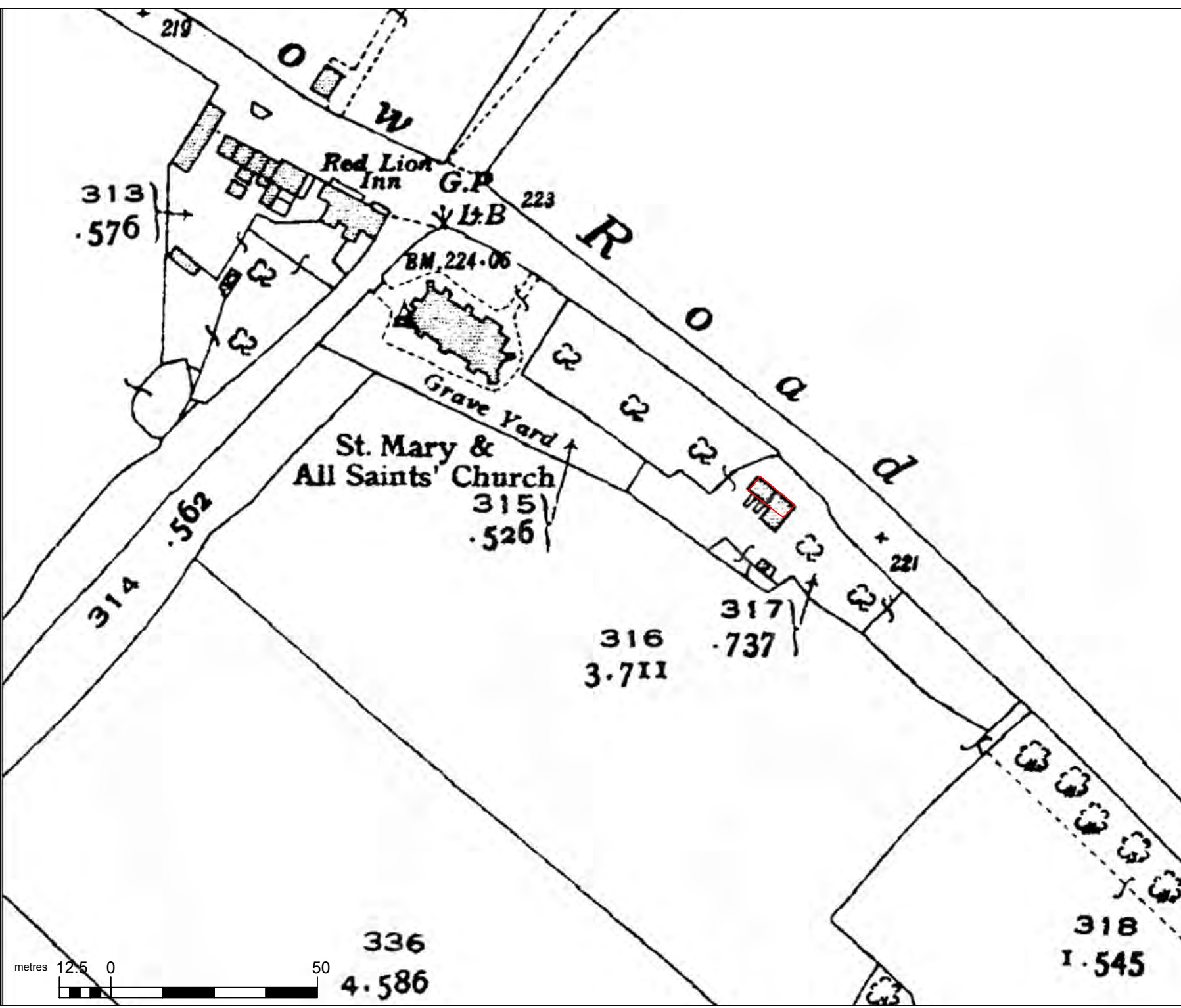



Figure 12: Ordnance Survey Map of 1969.

Scale: 1:1250 @ A4

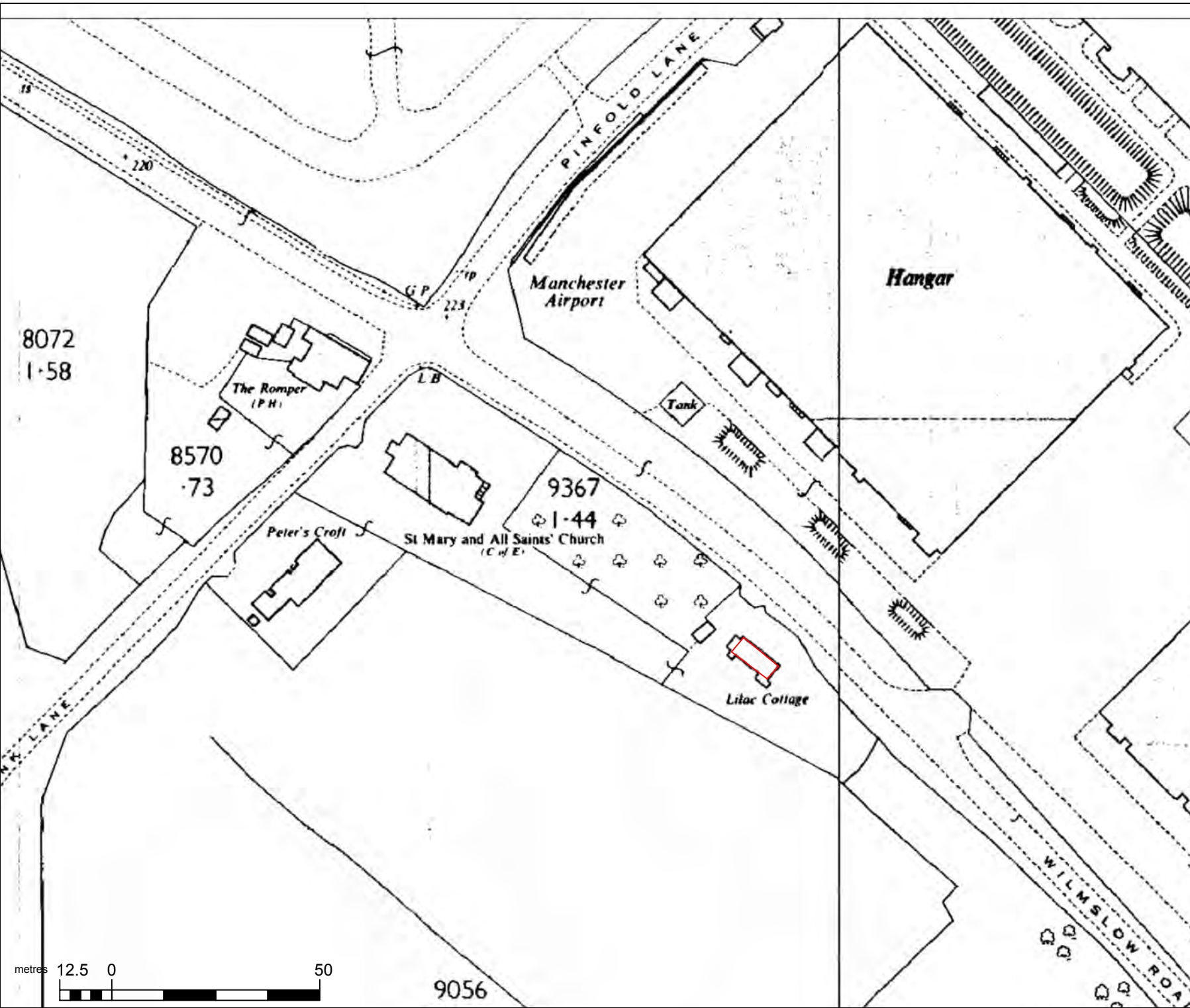
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#### **4. RESULTS OF HISTORIC BUILDING SURVEY**

The results of the building survey are presented with exterior elevations described first, followed by interior rooms. Phased plans have been produced (Appendix II) and these should be read in conjunction with the descriptive account.



Figure 13. View of Lilac Cottage from Wilmslow Old Road, looking south.

##### **4.1 General Overview**

4.1.1 The building is a two-storied structure orientated on a north-east/south-west alignment along Old Wilmslow Road (Figure 13). The core of the property is rectangular, of three bays, with a slate pitched roof, pierced by two rendered chimney stacks. The stacks have buff-coloured ceramic, square-section chimney pots with diamond decoration. The north-western stack rises from the building's gable end. A painted rough-cast render has been applied to all four walls of the core building, although an exposed brick plinth is visible to the base of the walls, constructed of machine-made bricks laid stretcher-bond. A mock-Tudor timber decoration has been applied to the north-east and north-west elevations above the render. The render obscures the construction materials and techniques; however the plinth suggests that the structure is brick-built. All windows in the property are dsingle-glazed with mock diamond-pattern leading. The water goods are modern, plastic replacements throughout, on the north-east and south-west elevations they adhere to modern, horizontal, timber fascia-boards.

4.1.2 The core building has single-storey extensions projecting from the south-east, south-west and north-west elevations; these are variously single-pitch state-roofed

or flat felt-roofed structures. The most significant extension is on the south-west elevation where a semi-circular, flat-roofed sun room has been added. The extensions are finished with the same rough-cast render as the main building, although their exposed brick plinths show modern bricks in their construction.

## **4.2 Exterior**

### *4.2.1 North-east Elevation*

The north-east elevation of the building forms the principal frontage and comprises the central property core flanked by a pair of single-pitched extensions (Figure 14). At ground floor level the north-east elevation of the main building contains two large square-windows and one smaller rectangular window. The larger windows are fitted with modern, timber-moulded frames containing eight-paned windows with a pair of upper, outward-opening panes and a pair of lower outward opening panes. The rectangular window is fitted with a modern, timber-moulded frame with a lower fixed-pane and an upper, outward-opening pane. The first floor also contains three windows; the location of the larger ground floor windows is mirrored on the floor above, whilst the smaller south-easternmost window has shifted slightly north-westwards. The larger first floor rectangular windows are fitted modern, moulded timber frames four-paned lights, two of which open outwards. The smaller window is a square tripartite window, again with a modern moulded timber frame. The mock-Tudor beam between the ground floor and first floor windows has an affixed timber plaque with a painted date of 'cir. 1725' (Figure 15).

The main entrance to the property pierces the north-east wall of a lean-to, single-pitched roofed extension on the north-west side of the main building (Figure 16). The entrance is square-headed and has a modern, timber-moulded frame fitted with a timber door and exaggerated, painted metal hinges. A rear entrance pierces the north-east wall of a second lean-to, single-pitched roofed extension that partially wraps around the building's south corner, but mainly projects from the building's south-west elevation (Figure 17). The rear entrance is a square-headed doorway with a timber-moulded surround.

### *4.2.2 South-east Elevation*

The south-east elevation is comprises the south-eastern gable wall of the main building and the south-eastern side aspects of the curved, flat-roofed, sun room extension and the south-eastern elevation of the lean-to extension on the building's south corner (Figure 17). At ground floor level the main building contains a larger rectangular window fitted with a four-paned light with a pair of outward-opening panes, flanking a pair of central fixed panes. There is smaller, square window of two panes to its south-west side. At first floor level there is a small, rectangular window fitted with a lower fixed pane and an outward-opening upper pane. All of the windows are bordered by modern, timber-moulded surrounds. A square, timber-framed, covered vent is visible at attic level below the plain open verge of the roofline.



Figure 14. North-east elevation with rough-cast render and mock-Tudor decoration (scale – 2 x 2m).



Figure 15. Detail of the date affixed to the mock-Tudor cladding on the north-east elevation.



Figure 16. North-east elevation of the northern pitched roof extension (scale = 1 x 2m).



Figure 17. South-east elevation (scale = 1 x 2m).



The lean-to extension on the south corner of the building contains a single bi-partite window with a fixed lower pane in its south-east elevation, whilst the south-east elevation of the flat-roofed sun room contains two windows of unequal size. The north-easternmost window is a single, rectangular, fixed light, whilst the south-westernmost window contains a single rectangular fixed pane and an adjacent side-hung pane. This latter window is slightly curved to follow the wall line. The fenestration in the south-east elevation of the curved flat-roofed extension respects the adjacent lean-to extension showing that the latter structure was present before the flat-roofed extension was constructed.

#### *4.2.3 South-west Elevation*

The south-west elevation comprises of the property core with three ground floor extensions: the curved flat-roofed extension, the long wall of the lean-to extension on the building's south corner, and the rearward aspect of the north-western lean-to extension (Figure 18). Only a short, featureless section of the ground floor elevation of the main building is visible amongst the extensions at the north-western end of the elevation. A curved, single-storey extension projects from the centre of the original property core and is comprised of a pair of curved, square-headed windows flanking a square-headed door opening. The windows are both fitted with a side-hung, outward-opening pane adjacent to a single fixed pane and are bordered by modern, timber moulded surrounds. The doorway has a modern, timber-moulded surround and is fitted with a pair of outward opening part glazed French doors. The flat roofed extension also presents a brick plinth constructed from modern, machine-made bricks with three courses exposed. The brickwork in the plinth below the doorway is laid rowlock, whilst the remainder of the plinth brickwork is laid to a stretcher-bond. The roofing felt is pinned to a plain, curved, timber fascia board which extends across the full extent of the flat-roofed extension, abutting the south-west wall of the property core (Figure 18).

The south-west elevation of lean-to extension on the building's south corner is pierced by two square-headed, bi-partite windows with fixed lower panes and an upper outward-opening pane (Figure 19). The south-west elevation presents the best view of the slate-tiled roof showing the lead flashing sealing the join between the roof tiles and the south-west wall of the property core. The brick plinth to the base of the lean-to is constructed of machine-made bricks laid stretcher-bond. It is exposed to a height of five courses. The south-west elevation of the north-western lean-to extension has a single, bi-partite window with outward-opening upper pane and a fixed lower pane bordered by a modern, timber-moulded surround (Figure 20). The brick plinth at the base of structure is constructed of modern, machine-made bricks laid stretcher-bond with two courses exposed.

The first floor of the main building contains a flat-roofed dormer with a rectangular window of three panes and timber clad cheeks projects from the roofline towards its north-west end. The window has a single, side-hung outward opening pane with a pair of fixed panes bordered by a modern, timber-moulded surround. Above the flat-

roofed extension there is a long rectangular window that was not possible to photograph externally. It is fitted with a fixed window of two panes. To the immediate south-east side of the flat roofed extension there is a small square bipartite window with a fixed lower pane and an outward-opening upper pane.



Figure 18. South-west elevation with the curved sun room extension (scale = 1 x 2m).



Figure 19. South-east end of the south-west elevation.



Figure 20. North-west and south-west elevations on the north-westward extension (scale = 1 x 2m).



Figure 21. North-west elevation (scale = 1 x 2m).

#### *4.2.4 North-west Elevation*

The north-west elevation of the main building is partially obscured at ground floor level by the north-westward lean-to extension on this side. The north-west elevation is the building's gable end with incorporated chimney and slanted mock-Tudor timber cladding (Figure 21). It is otherwise featureless. The ground floor lean-to extension projects from the main building and is pierced by a single, square fixed pane window with a modern moulded timber surround.

### **4.3 Interior**

#### *4.3.1 Room G1 – Side entrance*

The ground floor comprises seven rooms all of which were accessible for survey. Room G1 is contained within the lean-to extension on the building's south corner. It is accessed externally via a square-headed doorway in its north-east wall. This is fitted with a timber plank-and-batten door (Figure 22). Its north-east wall also contains a square-headed doorway giving access to Room G3 in the main building. This has a modern, timber-moulded surround and is fitted with a modern, plain, timber door. There is also a sliding plank-and-batten door in the north-west wall giving access to a ground floor toilet, Room G2. This is canted at the top to accommodate the slope of the Artex plaster ceiling to the room (Figure 23). Room G1 is lit by two windows: one in the south-west wall and one in the south-east wall, both of which were described externally. A cupboard space with a blocked flue pipe is present in the north-west corner of the room, which probably contained a boiler. A

modern, floor-level cupboard with plastic moulded work surface has been inserted against the south-west wall of the room with additional a wall mounted cupboard space above. A timber, skirting board with bead-moulded decoration was also identified extending across the base of the south-east, south-west and north-east walls of the room.



Figure 22. View looking south-east in Room G1. (scale = 1 x 2m).

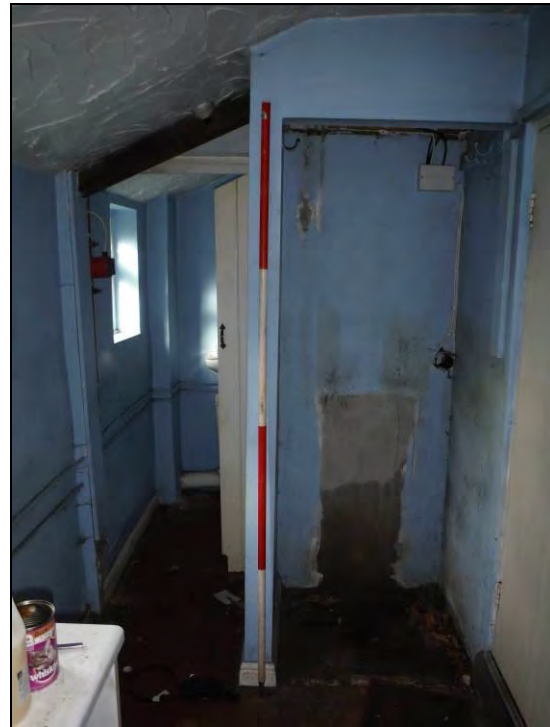


Figure 23. View looking north-west in Room G1. Note the blocked flue at the rear of the cupboard space and the canted, sliding door communicating with Room G2 (scale = 1 x 2m).

#### *4.3.2 Room G2 – Ground-floor Toilet.*

Room G2 is also contained within the lean-to extension on the building's south corner. It is accessed by a canted, sliding door in its south-east wall and is lit by a single, square-headed window in its south-west wall, described externally. The room functions as a downstairs toilet housing a porcelain sink and porcelain toilet with moulded plastic cistern (Figure 36). The toilet waste outlet pipe pierces the south-west wall and the sink is fed by a pair of painted metal water pipes extending horizontally, across the south-west and north-west walls of the room.

#### *4.3.3. Room G3 – Kitchen*

Room G3 is located within the main building. It is accessed by a square-headed doorway, fitted with a modern flush door, in its south-west wall from Room G1. This doorway may have been an original external access that was remodelled when the extension was added to that side of the building. The room gives access, via a square-headed doorway in its north-west wall, to Room G4. Both doorways have modern, timber-moulded surrounds and the doorway in the north-west wall is fitted with a

timber latch-key door. The room is lit by a four-paned window and a two-paned window in the south-west wall and a single bi-partite window in the north-east wall (Figure 26 and Figure 27), all described externally. A vinyl floor surface, with a brick decoration, extends throughout the kitchen abutting a timber-moulded skirting board (Figure 26). A closed-stringer, straight-run staircase is situated at the north-west extent of the room, Room G8. The staircase ascends to first floor level and has a small under-stairs cupboard beneath. The timber risers, treads and carriage of the stairs are visible from within the understairs cupboard which is accessed through a canted doorway fitted with a slanting, plank-and-batten timber door (Figure 25). A floor level cupboard unit with a plastic moulded work-surface and integrated sink has been installed against the south-east and south-west walls of the room with tiled splash-backs and wall mounted cupboard units above. Two exposed transverse timber binder beams project slightly from the Artex plastered ceiling and appear to extend through the north-west partition wall separating Room G3 from Room G4 (Figure 26). The beams have chamfered corners and the north-easternmost beam has two metal hooks against its south-west side, presumably for curing meats or drying herbs.

#### *4.3.4 Room G4 – Sitting Room*

Room G4 is a large square room situated within the property core. The room is accessed by a doorway in its south-east wall from Room G3. It gives access, via two openings without doors in the north-west wall, to Room G5, and, via an opening in its south-west wall, to Room G6 (Figure 28, Figure 31 and Figure 32). The south-west wall of Room G4 was the original external wall of the building prior to the addition of the sun room, Room G6. The opening through to Room G6 is, therefore, likely to be an inserted opening or a widened pre-existing doorway/window (Figure 32). Similarly, the openings in the north-west wall of Room G3 flank a central fireplace and were also either inserted or represent the widening of a pre-existing doorway which was original to the house design (Figure 28). One, if not both, of the doorways is probably an entirely new opening, although no evidence exists to identify which. The fireplace projects from the north-west wall of Room G4 and is brick-built with an arched-head composed of a single row of rowlock bricks. The fireplace has a flag-stone hearth and a plain carved timber mantle above (Figure 29). Room G4 is lit by a single large square window of eight panes in its north-east wall, described externally (Figure 30). Two exposed transverse, timber binder beams extend across room from the south-east wall to the north-west wall. These appear to be on the same line as those within Room G3 and may be an extension of them. The beams are straight, square-profile timbers with chamfered sides (Figure 33). A modern, timber storage unit with lower cupboard space and shelving above obscures the full extent of the south-east wall of Room G4.



Figure 24. View facing east of Room G2 (scale = 1 x 2m).



Figure 25. Understairs cupboard at the northern extent of Room G3 (scale = 1 x 1m).



Figure 26. North-east facing view of Room G3. Note the hooks on the south-west side of the binder beam in the ceiling (scale = 1 x 1m).



Figure 27. View facing east of Room G3 (scale = 1 x 2m).



Figure 28. View facing north-west of Room G4 (scale = 1 x 1m)



Figure 29. Fireplace and chimney breast projecting from the north-west wall of Room G4 (scale = 1 x 1m).



Figure 30. North-east wall of Room G4 with eight-light window (scale = 1 x 1m).





Figure 31. South-east wall of Room G4 with modern, timber cupboard unit and doorway communicating with Room G3 (scale = 1 x 1m).



Figure 32. South-west wall of Room G4 with opening passing through to Room G6 (scale = 1 x 1m).



Figure 33. Detail of binder beams in Room G4.

#### *4.3.5 Room G5 – Dining Room*

Room G5 is situated at the north-western extent of the property core and is accessed by a pair of openings, without doors, in its south-east wall from Room G4. It gives access, via a doorway in its north-west wall, to the front porch extension, Room G7 (Figure 36 and Figure 37). The latter doorway has a modern, square-headed, timber-moulded surround with a side-hung, timber, plank-and-batten door. A wide opening with a timber lintel is present in the south-west wall of the room which has been infilled with a part-glazed partition (Figure 35). The timber lintel probably demarcates the position of a pre-existing doorway, or door and window combination, which would have provided access to the back-plot of the property prior to the construction of the flat-roofed sun room extension. The opening was then presumably used to access the extension, before being infilled more recently. The room is lit by a large, square window of eight-panes in its north-east wall, described externally (Figure 34). A chimney breast with a brick fireplace projects from the centre of the room's north-west wall (Figure 37). The fireplace is constructed from modern machine-made bricks with a glazed-brick, hearth surround. The fireplace has an arched head composed of an arch and keystone design constructed from creasing tiles. Creasing tile decorative panels have also been incorporated into the fireplace surround below a modern timber-moulded mantel. The fire surround is considered modern, but the location of the fireplace is probably original and associated with the chimney projecting from the north-west gable wall. The north-west wall and the ceiling of Room G5 have been decorated with an Artex plasterwork design.

The room contains a pair of north-west/south-east aligned carved, timber binder beams (Figure 36). These beams are irregular in profile and appear to have been shaped with an axe or adze. Each beam has a carved curved section, c.0.8m in length, although these do not align with each other (Figure 38). A number of partially infilled, empty and filled peg holes are present on the underside of the beams although these too do not align with each other and appear to be related to a previous use of these beams. On the upper side of the beams a series of sockets have been carved into the binder beams in order to support the later insertion of a number of sawn, rectangular-profile timber joists which extend north-east/south-west across the ceiling. One of the sockets had newspaper inserted down the side of its joist dated to 1986. The binder beams are considered to be potentially original features of the property, but reused from elsewhere, either in this building, or another building entirely. The smaller, timber joists are considered to have been added, potentially for decorative purposes, at a later date (Figure 38).

#### *4.3.6 Room G6 – Sun Room*

Room G6 is the flat-roofed sun room extension on the south-west side of the main building. It is accessed via a wide opening, without a door, in its north-east wall from Room G4. It also accessed externally via a pair of French doors piercing its curved, south-west wall (Figure 39 and Figure 40). The room is lit by four windows, three of which are fitted with a side-hung, outward opening pane bordered by a single fixed pane, and one of which consists of a single fixed pane only. This latter window is on the room's south-west side. The ceiling has been decorated with Artex plasterwork and a modern, timber-moulded skirting board extends across the south-western wall.



Figure 34. North-east wall of Room G5 (scale = 1 x 1m).



Figure 35. South-west wall of Room G5. Note the timber lintel above the part-glazed partition, demarcating a pre-existing door opening (scale = 1 x 1m).



Figure 36. South-east wall of Room G5 with openings communicating with Room G4 (scale = 1 x 1m).



Figure 37. North-west wall of Room G5 showing doorway communicating with Room G7 and the brick-built fireplace (scale = 1 x 1m).



Figure 38. Detail of the binder beams and floor joists projecting from the ceiling of Room G5.



Figure 39. North-east wall of Room G6 (scale = 1 x 2m).



Figure 40. French doors piercing the curving, south-west wall of Room G6 (scale = 1 x 2m).

#### *4.3.7 Room G7 – Front Entrance Porch*

Room G7 is located in the north-western extension to the main building. It is accessed externally by a doorway in its north-east wall. It also gives access to Room G5 via a doorway at the south-west end of its south-east wall (Figure 41 and Figure 42). Both doorways are fitted with timber plank-and-batten doors bordered by modern, timber-moulded door surrounds. The room is lit by a pair of windows piercing the south-west and north-west walls. The north-west window comprises a single, timber-framed, outward-opening pane. The south-west window has a single fixed lower pane and an upper outward opening pane. The room has a partially sloping ceiling.



Figure 41. North-east wall of Room G7 with front entrance doorway (scale = 1 x 1m).

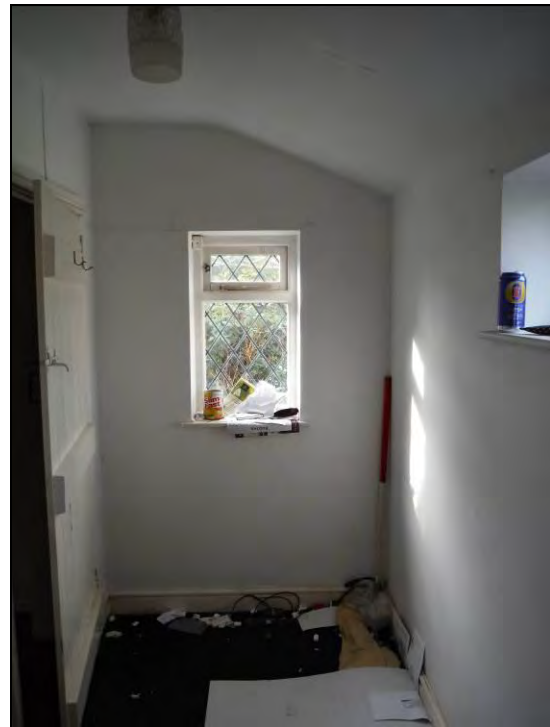


Figure 42. View looking south-west of Room G7 (scale = 1 x 1m).

#### *4.3.8 Room G8 – Staircase*

Room G8 is located within the main building, running along the north-west side of Room G3. It is accessed via a single-width opening, without a door, on its north-east side from Room G3 and contains a closed-stringer straight staircase leading to the first floor level (Figure 43). The stairs are carpeted and the room's south-east and north-west wall are treated with Artex decoration. A modern, moulded timber hand rail runs along the room's south-east wall.

#### *4.3.9 Room F1 – Landing*

The first floor comprises five rooms, all of which were accessible for survey. The entire first floor is within the main building. Room F1 is accessed via the straight staircase in Room G8. It gives access, via a sliding door in its south-east wall, to Room F2, and, via a square-headed opening without a door, leading to the first floor

corridor, Room F3 (Figure 44). The south-east door opening comprises a moulded, timber frame fitted with a sliding, timber, board-and-batten door. Room F1 is lit by a timber-framed, bipartite window with an upper outward opening pane and a lower fixed pane. The diamond-shaped decorative window leading is repeated from Rooms G1-G7. Room F1 has a sloped Artex plaster ceiling and a modern, timber-moulded skirting board.



Figure 43. View west in Room G8 (scale = 1 x 1m). Figure 44. South-west wall of Room F1 (scale = 1 x 1m).

#### *4.3.10 Room F2 – Bathroom*

Room F2 is a large ‘L-shaped’ room which may have originally served as a bedroom but has been converted into a bathroom. A sliding plank-and-batten door with timber hood is situated in the north-west wall and provides access from Room F1 (Figure 45). Light is provided by two windows: one in the north-east wall, and one in the south-east wall, described externally (Figure 46 and Figure 47). To the north-east of the window in the south-east wall, there is a rectangular niche in the wall above the sink. This suggests a blocked window, but the external render covers any evidence of such a feature. The walls are decorated with modern tiles and vinyl flooring extends across the floorspace. A modern, red moulded-plastic corner bath, sink and toilet have been plumbed into the north-east wall of the room. The south-west wall is obscured by the insertion of a modern, timber-framed cupboard with sliding, mirrored doors. A square, timber-framed access hatch to the attic space was also identified in the ceiling.





Figure 45. View looking north of Room F2 (scale = 1 x 1m).



Figure 46. North-east wall of Room F2 (scale = 1 x 1m).



Figure 47. South-west wall of Room F2 with modern, inserted, mirrored cupboard space (scale = 1 x 2m).

#### *4.3.11 Room F3 – Corridor*

Room F3 is accessed via a square-headed opening, without a door, in its south-east wall from Room F1. It is a corridor running south-east/north-west along the south-east end of the first floor. It is formed by the insertion of a partition wall forming its north-east side. The corridor gives access to Room F4, via a doorway in its north-east wall, and Room F5, via a doorway in its north-west wall (Figure 48 and Figure 49). Both of these latter doorways have modern, timber-moulded frames fitted with plank-and-batten sliding doors. The corridor is lit by an inserted, timber-framed window fitted with a pair of fixed panes decorated with diamond-shaped leading. A timber wardrobe with sliding doors has been inserted along the south-west wall of the room between the window and the southern-most doorway (Figure 48). The ceiling of Room F3 is partially sloped and decorated with Artex plasterwork.

#### *4.3.12 Room F4 – Bedroom*

Room F4 is accessed by a sliding doorway, with a timber hood, in its south-west wall (Figure 51). Light is provided by a four-light, timber framed window in the north-east wall, described externally (Figure 52). A chimney breast with a blocked fireplace projects from the north-west wall and likely fed into the central chimney stack piercing the ridge line of the roof (Figure 50). A modern, timber cupboard has been inserted into the alcove next to the chimney breast. The room's ceiling is partially sloping on its north-east side and it has Artex decoration. The south-west wall of the room is an inserted partition wall used to create Room F3.

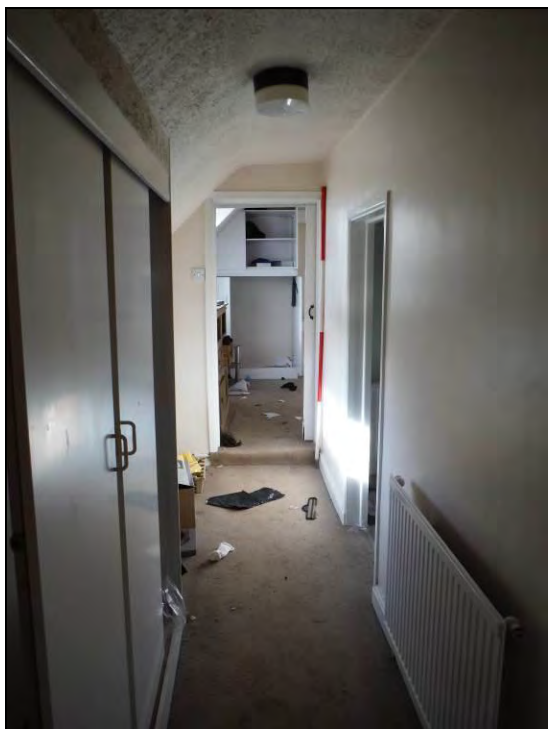


Figure 48. View looking north-west of Room F3 (scale = 1 x 2m).



Figure 49. View looking south-east of Room F3 (scale = 1 x 2m).

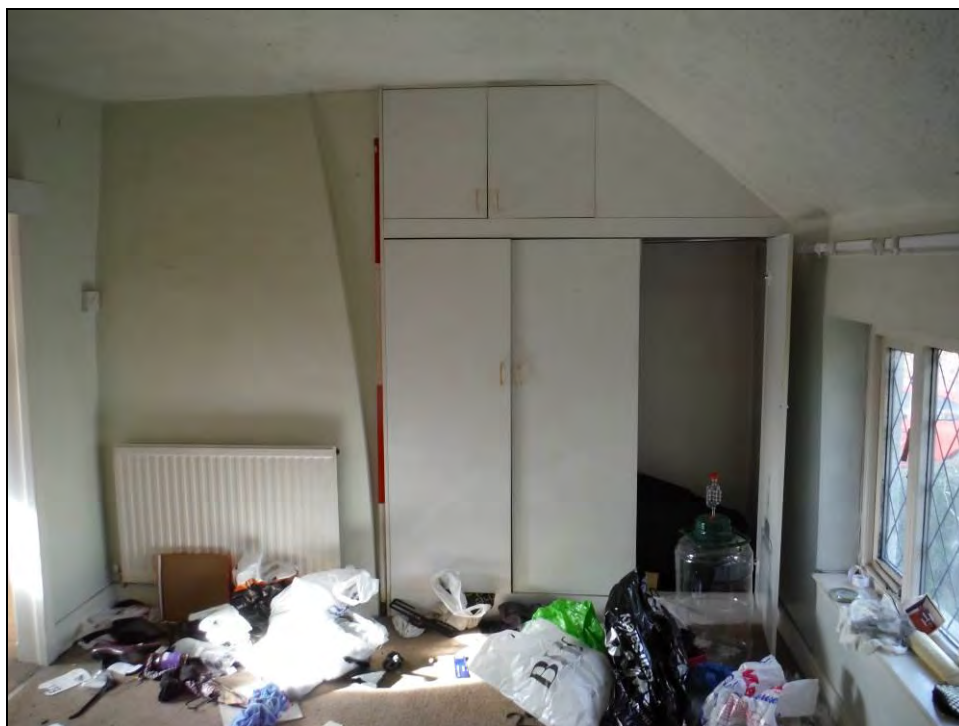


Figure 50. North-west wall of Room F4 with projecting chimney breast (scale = 1 x 2m).



Figure 51. South-west wall of Room F4 (scale = 1 x 2m).



Figure 52. North-east wall of Room F4 (scale = 1 x 1m).



Figure 53. South-east wall of Room F4 (scale = 1 x 2m).

#### *4.3.13 Room F5 – Master Bedroom*

Room F5 is accessed via a square-headed doorway in its south-east wall from Room F3. This is fitted with a sliding plank-and-batten door with a projecting timber, hood above (Figure 54). The room is lit by a modern, timber-framed, tripartite dormer window piercing the south-west wall (Figure 56) and a four-light, timber-framed window in the north-east wall (Figure 57). A chimney breast with a blocked fireplace and inserted plastic vent projects from the north-west wall of the room and is flanked by a pair of modern, inserted timber cupboards (Figure 55). The room is open to almost full roof height and a pair of exposed north-west/south-east aligned, chamfered, timber through-purlins which extend across the sloping Artex ceiling and project through the south-east wall. A pair of carved, timber cleats was also identified projecting through the south-east wall of the room, immediately below the level of the through-purlins (Figure 58). It is worth noting that the cleats identified in Room F5 may similarly be interpreted as through-purlins which extend across the length of Rooms F3 and F4. However, it was impossible to confirm this interpretation as the length of the proposed purlins was obscured by the later insertion of the Artex decorated ceilings in these adjoining rooms.

#### *4.3.14 Interior Roof Structure*

The only loft access in the building is from a ceiling hatch in Room F2. The roof structure comprises a series of modern, replacement, common rafters supported by a carved, timber, ridge-purlin and a pair of carved, timber, side-purlins (Figure 59 and Figure 60). The ridge-purlin is housed in the brick-built continuation of the dividing wall between Rooms F1 and F2 which is roughly harled (Figure 59). No further safe access to the loft was possible.



Figure 54. South-east wall of Room F5 (scale = 1 x 2m).



Figure 55. North-west wall of Room F5 (scale = 1 x 2m).



Figure 56. South-west wall of Room F5 (scale = 1 x 1m).

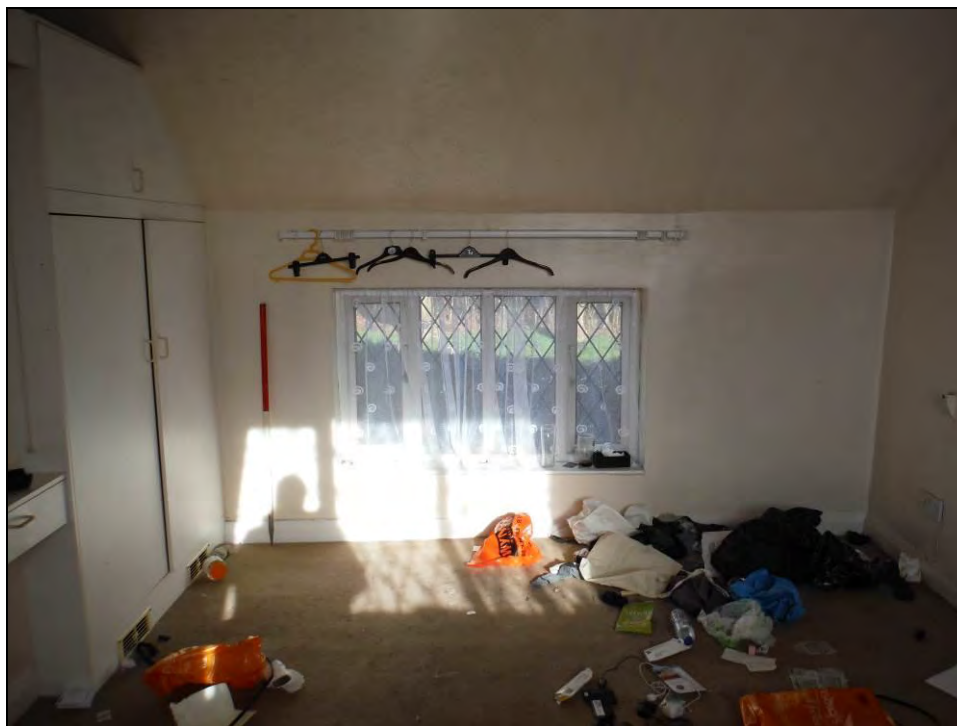


Figure 57. North-east wall of Room F5 (scale = 1 x 1m)



Figure 58. Detail of through-purlin and cleat in the south-east wall of Room F5.



Figure 59. North-west face of the brick-built partition wall rising through the attic space from Rooms F1 and F3. Note the position of the ridge-purlin seated against the wall.



Figure 60. Carved, timber ridge-purlin with modern, replacement common rafters.



## 5. DISCUSSION

5.1. The historic building recording of Lilac Cottage has provided an analytical account of the building and its history and development.

5.2 Historic map evidence indicates that Lilac Cottage was probably constructed in the early 19<sup>th</sup> century. The Hale Tithe map of 1843 shows the building as a single property within a single plot of land known as 'Croft near Chapel'. In contrast, the Ordnance Survey map of 1877, and subsequent Ordnance Survey maps until at least 1935, show the building divided into two properties. By the time of the Ordnance Survey map of 1967 the building is once again shown as a single property. The building recording shows that the building is now a single property; however, there are elements of the building that could point towards it having been either built as two properties, or divided into two properties historically along the line of the partition wall between Rooms G4 and F4 and Rooms G5 and F5, as follows.

- The configuration of its fireplaces. If the structure was built as a single building, the more sensible configuration of the fireplaces would be to have the central fireplace as a back-to-back heating both Rooms G4 and G5 and Room F4 and F5, instead of the present arrangement with fireplaces in the north-west walls of all four rooms.
- The access to first floor rooms. If the structure was originally a single property the access to Room F5 would have been through Room F4, rather than from the inserted corridor Room F3. If it was originally two separate properties there would have been no interconnection between Rooms F4 and F5. The insertion of the corridor may therefore have coincided with the renovation of the building from two properties into one.
- The difference between the binder beams noted in Rooms G3 and G4 and those in Room G5. The beams in Room G5 appear older than those in Rooms G3 and G4 suggesting that the original beams in Rooms G3 and G4 have been replaced, whilst in Room G5, a separate property, the original beams were retained and enhanced with inserted decorative joists.
- The difference between the ceilings and purlins in Rooms F2-4 and Room F5. Rooms F2-F4 have enclosed ceilings with no exposed timberwork, whilst Room F5 is open almost to full roof height and has exposed purlins. Like the bridging beams on the ground floor, the different treatment of these rooms is suggestive of different ownership, with Room F5 having seen less alteration than the remainder of the first floor.

The above listed factors provide circumstantial evidence of a former property division. The key piece of evidence to support such an argument would be the identification of the former staircase within Rooms G5 and F5 for that property. No evidence of such a staircase was identified during the building recording. Other evidence, such as construction joints and blocked doorways and windows, is obscured by the external render applied to building. The evidence presented

generally supports the mapped evidence in identifying that the structure could have been subdivided; however it cannot be used to determine whether this was the original form of the building, or whether it was a later adaptation.

5.3 The external render and the wholesale replacement of the building's original windows makes it impossible to date the structure architecturally, except to state that it appears to be brick-built and the bricks used suggest a date of construction post-1800. This is reliant upon the exposed brick at the base of the walls being the main construction material, which could not be independently verified during the building recording. The extensions to the structure can be more accurately dated using relative chronology, materials, and mapped evidence. The sun room extension, for example, structurally post-dates the lean-to on the south corner of the building and can only have been added to the structure after it became a single property, whilst the north-westward extension displays modern machine-made bricks to the base of its walls making it likely to post-date 1950. The construction of the lean-to on the south corner of the building can be traced reliably to between 1935 and 1967 using mapped evidence, which shows the removal of a large south-westward projecting extension and its replacement with the present semi-wraparound extension. The wraparound appears to re-use the bricks from the earlier extension as the character of its brick plinth is not consistent with the mapped date of its construction.

5.4 The development of the building can be summarised as follows.

- PHASE 1: 1800-1830 – Construction of the cottage, either as two properties or a single property.
- PHASE 2: 1843-1877 – Potentially the subdivision of the single property into two properties along the line of the partition wall between Rooms G4 and F4 and Rooms G5 and F5.
- PHASE 3: 1935-1967 – Potentially the conversion of the two properties into a single property including the creation of the corridor, Room F3, internally. The erection of the lean-to extension on the south corner of the building and the erection of the north-western lean-to extension. The first documented use of 'Lilac Cottage' to describe the building in 1943.
- PHASE 4: 1967-present – Construction of the sun room extension and insertion, or remodelling of the window in the south-west wall of Room F3.

## **6. PUBLICITY, CONFIDENTIALITY AND COPYRIGHT**

6.1. Any publicity will be handled by the client.

6.2. Archaeological Research Services Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

## **7. STATEMENT OF INDEMNITY**

7.1 All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

## **8. ACKNOWLEDGEMENTS**

8.1. Archaeological Research Services Ltd would like to express thanks to all of those involved in the production of this report, particularly Andrew Murray David Donnelly and Gary Knowles of Manchester Airport Group for commissioning the work and facilitating access to the building, and Andrew Myers, Senior Planning Archaeologist at GMAAS, for his guidance and input.

## **9. ARCHIVE DEPOSITION**

9.1 A digital and paper archive has been prepared by ARS Ltd; consisting of all primary written documents, plans, elevations, photographs and electronic data. A paper copy of the final project report, together with a digital copy in PDF/A format will be deposited with the Greater Manchester Historic Environment Record, together with a CD Rom containing all of the high resolution digital photographs.

## **10. REFERENCES**

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Dictionary of Scottish Architects <http://www.scottisharchitects.org.uk> [accessed 21/03/2016]

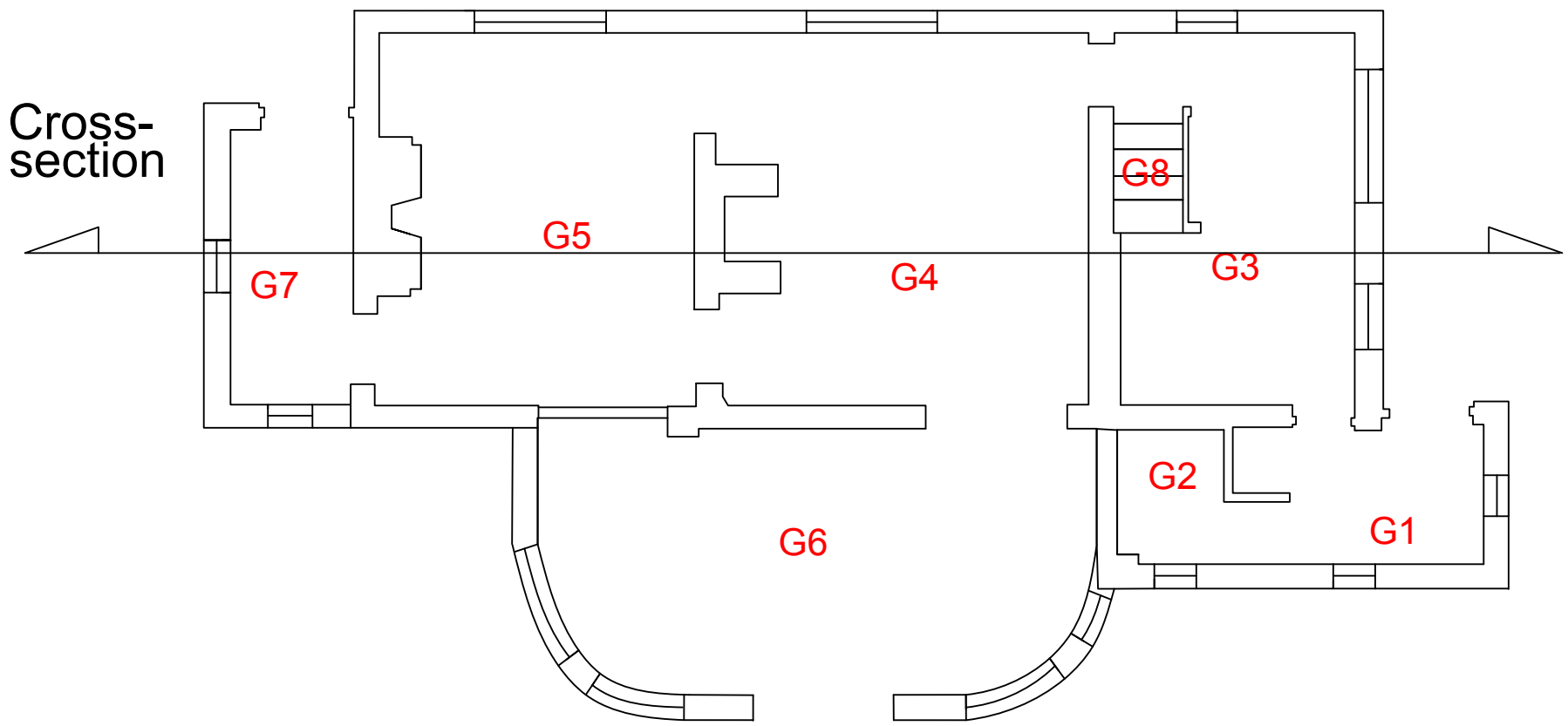
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## APPENDIX I: PHOTOGRAPH REGISTER

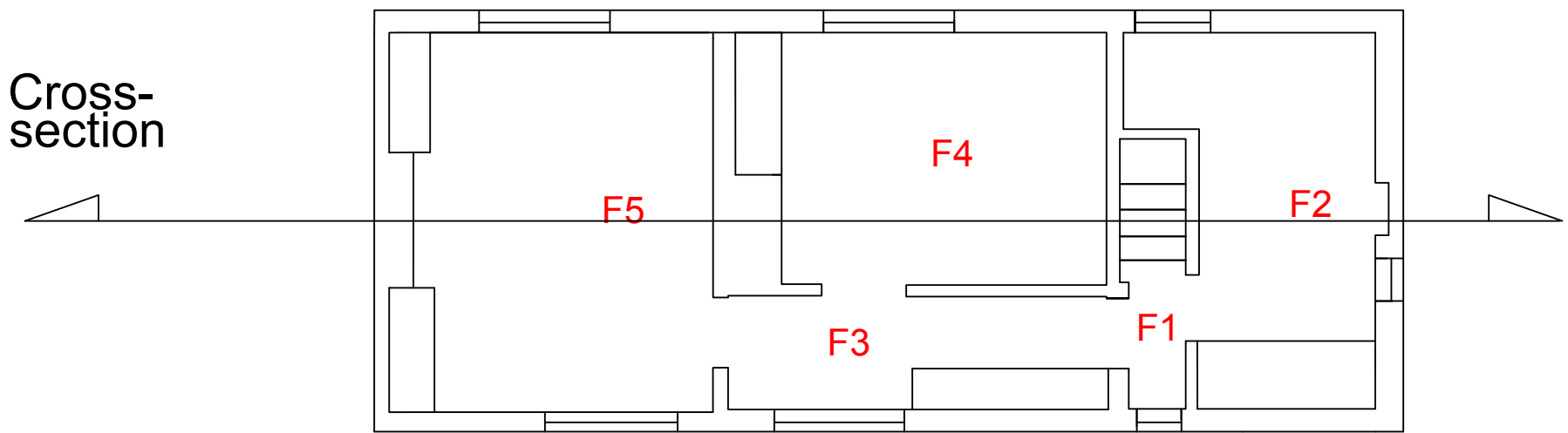
Shot	Description	Room number	Direction	Scale
1	North east elevation	Exterior	NW	2 x 2m
2	North east elevation	Exterior	SE	2 x 2m
3	North west gable elevation	Exterior	S	1 x 2m
4	North west extension	Exterior	SW	1 x 2m
5	South west elevation and extension	Exterior	E	1 x 2m
6	South west elevation- curved extension	Exterior	NE	1 x 2m
7	South east elevation	Exterior	NW	1 x 2m
8	Detail of plaque on north east elevation	Exterior	SW	-
9	North west elevation – view into cupboard	G1	NW	1 x 2m
10	South east elevation	G1	SE	1 x 2m
11	North west elevation – view into toilet	G2	NW	1 x 2m
12	North east elevation	G3	NE	1 x 1m
13	South east elevation	G3	E	1 x 1m
14	North west elevation – cupboard under stairs	G3	NW	1 x 1m
15	View under stairs	G3	NW	1 x 1m
16	View of timber beneath staircase	G3	NW	1 x 1m
17	North west elevation – fireplace	G4	NW	1 x 1m
18	North east elevation	G4	NE	1 x 1m
19	South east elevation – view towards G3	G4	SE	1 x 1m
20	South east elevation – view towards G3	G4	SE	1 x 1m
21	South west elevation – view towards G6	G4	SW	1 x 1m
22	detail of ceiling	G4	-	-
23	detail of ceiling	G4	-	-
24	detail of fireplace	G4	NW	1 x 1m
25	detail of fireplace	G4	NW	1 x 1m
26	North west elevation – view towards G7	G5	NW	1 x 1m
27	North east elevation	G5	NE	1 x 1m
28	North east elevation	G5	NE	1 x 1m
29	South east elevation – view towards G4	G5	SE	1 x 1m
30	South west elevation – view towards G6	G5	SW	1 x 1m
31	South west elevation – view towards G6	G5	SW	1 x 1m
32	detail of fireplace	G5	NW	1 x 1m
33	North east elevation – front door	G7	NE	1 x 1m
34	North west elevation – oblique view	G7	W	1 x 1m
35	South west elevation	G7	SW	1 x 1m
36	South east elevation – door through to G5	G7	S	1 x 1m
37	North east elevation – oblique view	G6	N	1 x 2m
38	South east elevation	G6	SE	1 x 2m

39	North west elevation	G6	NW	1 x 2m
40	Curved extension door	G6	W	1 x 2m
41	Ceiling detail	G5	NW	-
42	Ceiling detail	G5	NW	-
43	Detail of beams	G5	N	-
44	Detail of beams	G5	NE	-
45	View up stairs	G8	W	1 x 1m
46	South west elevation – View into bathroom	F2	SW	1 x 2m
47	South east elevation	F2	S	1 x 2m
48	North west elevation	F2	N	1 x 2m
49	North east elevation	F2	NE	1 x 1m
50	South west elevation	F1	SW	1 x 1m
51	View along corridor towards F5	F3	NW	1 x 2m
52	View along corridor towards F1	F3	SE	1 x 2m
53	Detail of landing window – south west elevation	F3	SW	1 x 1m
54	North east elevation	F4	NE	1 x 1m
55	South east elevation	F4	SE	1 x 2m
56	North west elevation and cupboard detail	F4	NW	1 x 2m
57	South west elevation – oblique view	F4	W	1 x 2m
58	South east elevation – view towards F3	F5	E	1 x 2m
59	South west elevation	F5	SW	1 x 1m
60	South west elevation	F5	SW	1 x 1m
61	North west elevation	F5	NW	1 x 2m
62	North east elevation	F5	NE	1 x 1m
63	Detail of beams	F5	SE	-
64	Detail of beams	F5	SE	-
65	Detail of beams	F5	SE	-
66	Roof space	F2	NW	-
67	Roof space	F2	-	-
68	Roof space	F2	SE	-
69	North west elevation of exterior	Exterior	SE	-
70	Roofline from the rear	Exterior	N	-
71	View of cottage from the road	Exterior	S	-
72	South east elevation	Exterior	NW	-
73	View of garden	Exterior	NW	-
74	South west elevation	Exterior	E	-
75	View of garden	Exterior	SE	-
76	View of garage	Exterior	NW	-
77	North west elevation	Exterior	E	-
78	South west elevation – east end	Exterior	NE	-
79	South west elevation – first floor window detail	Exterior	NE	-
80	South west elevation – first floor window detail	Exterior	NE	-
81	South west elevation – first floor window detail	Exterior	NE	-
82	View of garden	Exterior	N	-
83	View of garden	Exterior	N	-
84	Ceiling detail with meat hooks	G3	E	-
85	Ceiling detail with meat hooks	G3	SE	-

**APPENDIX II: PLANS AND ELEVATIONS**



Ground Floor



First Floor

Plan 1: Ground and First Floor Plans of Lilac Cottage

Scale: 1:100 @ A3

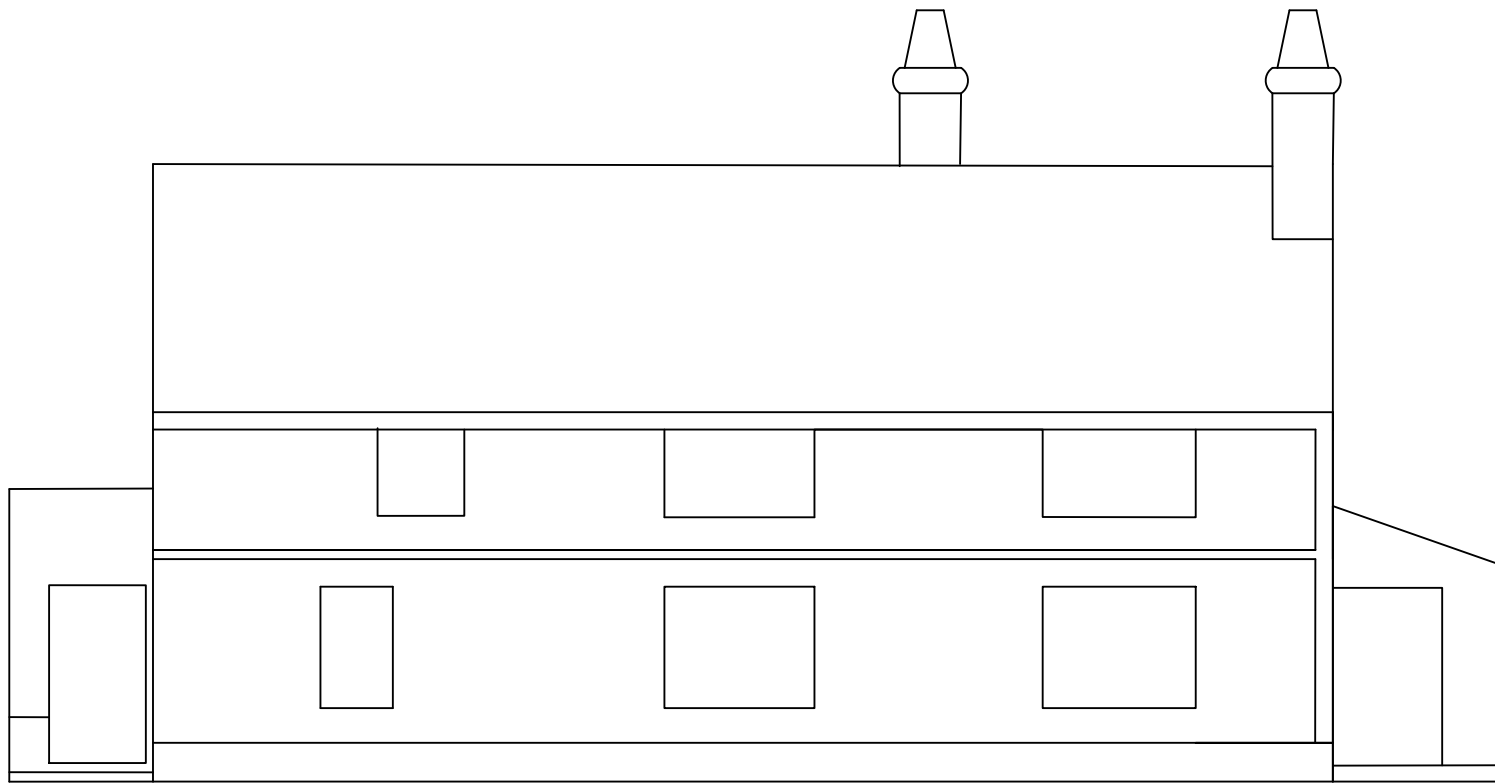
Key:

G1 Room numbers used in the text

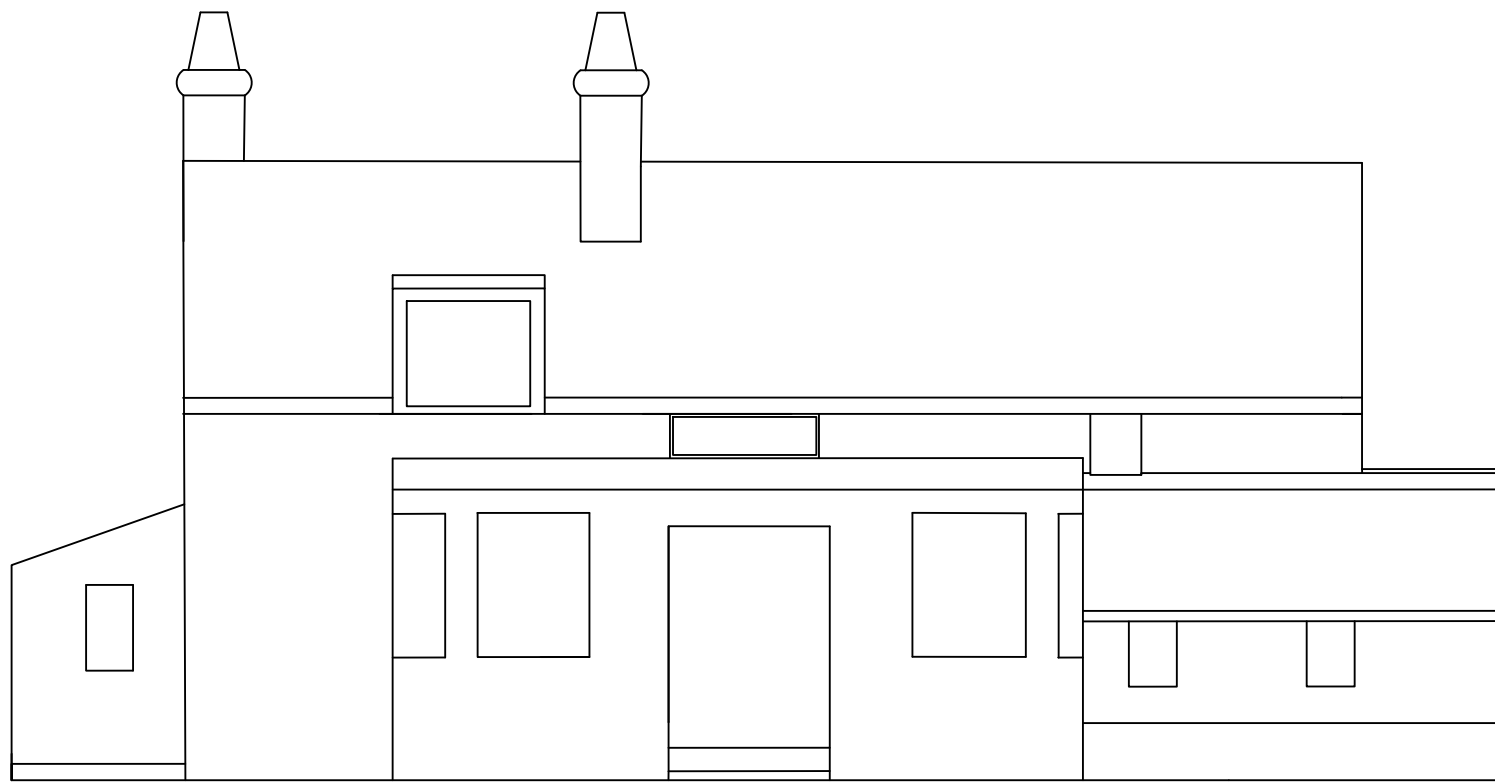


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North-east elevation



South-west elevation

Plan 2: North-east and South-west  
Elevations of Lilac Cottage

Scale: 1:100 @ A3

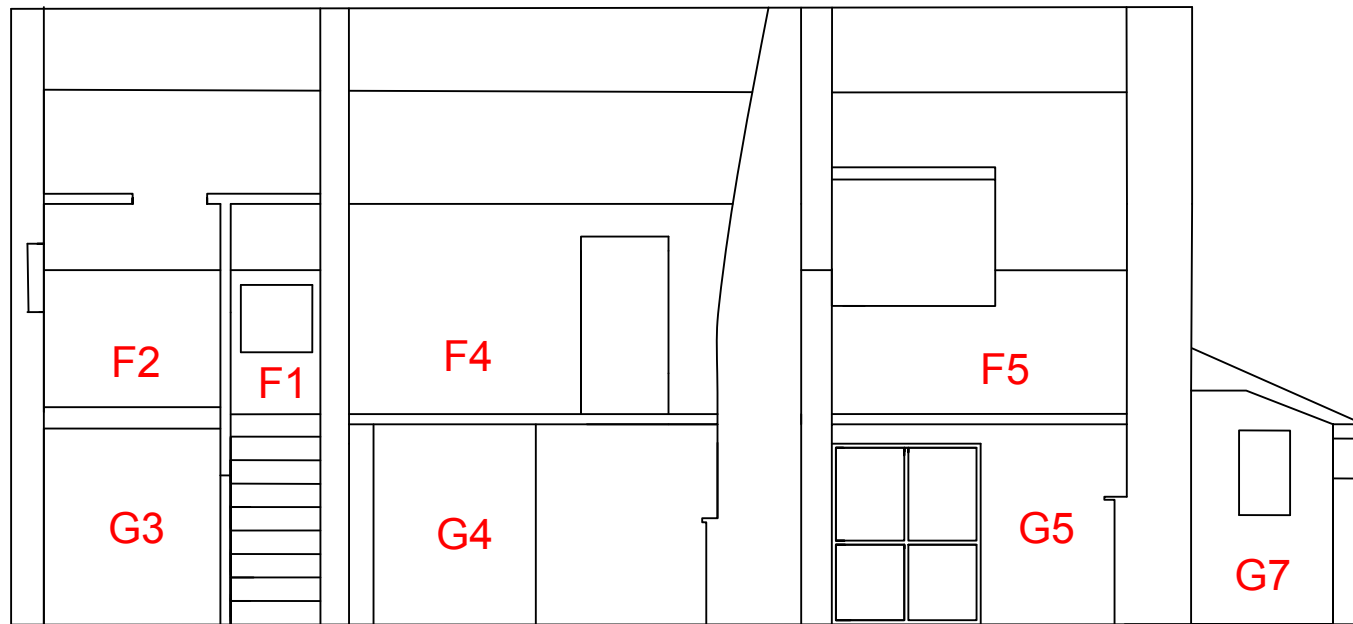
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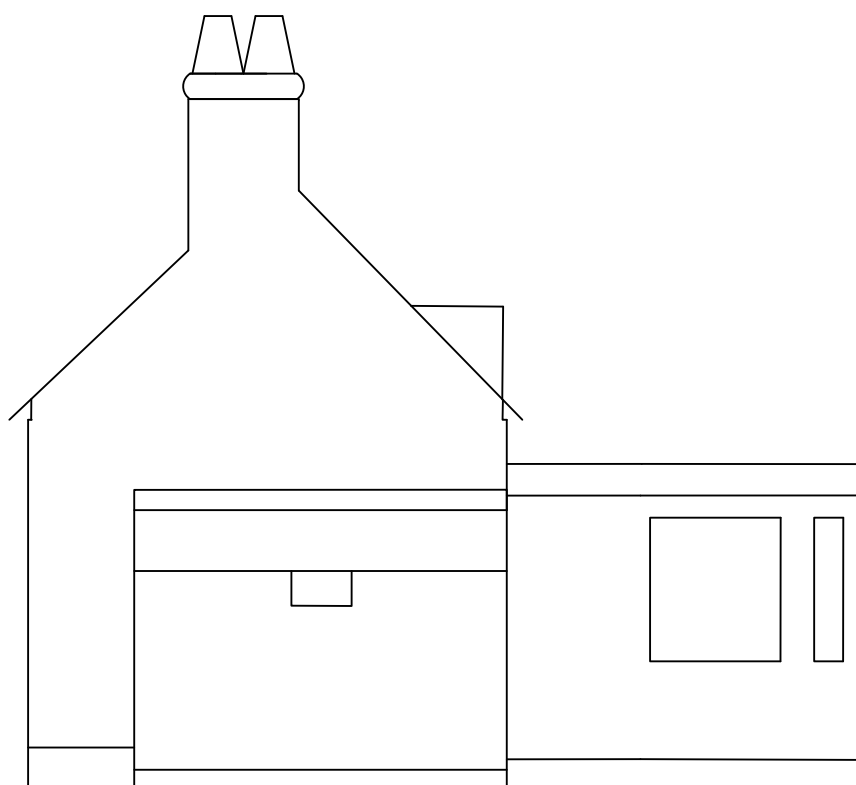
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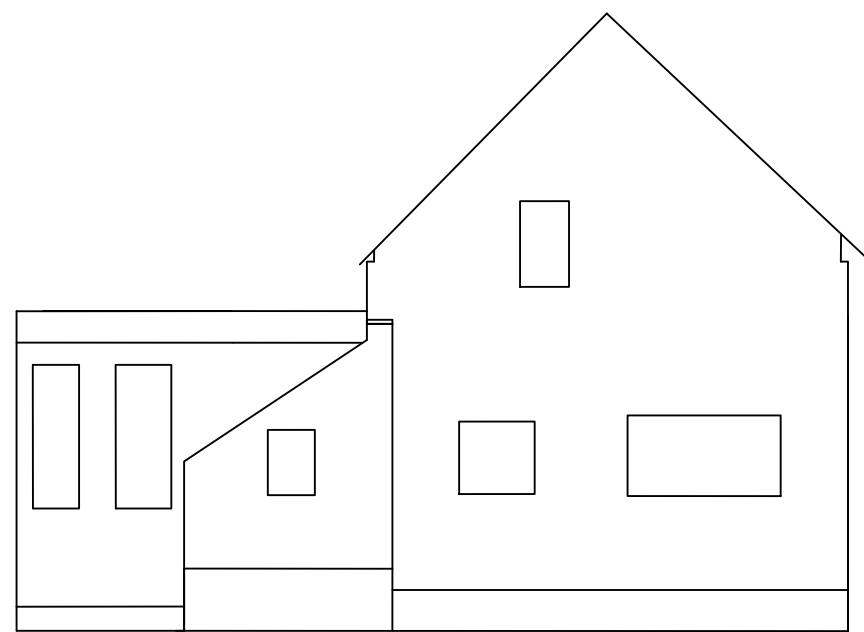




Cross-section



North-west elevation



South-east elevation

Plan 3: Cross-section and North-west and South-east Elevations of Lilac Cottage

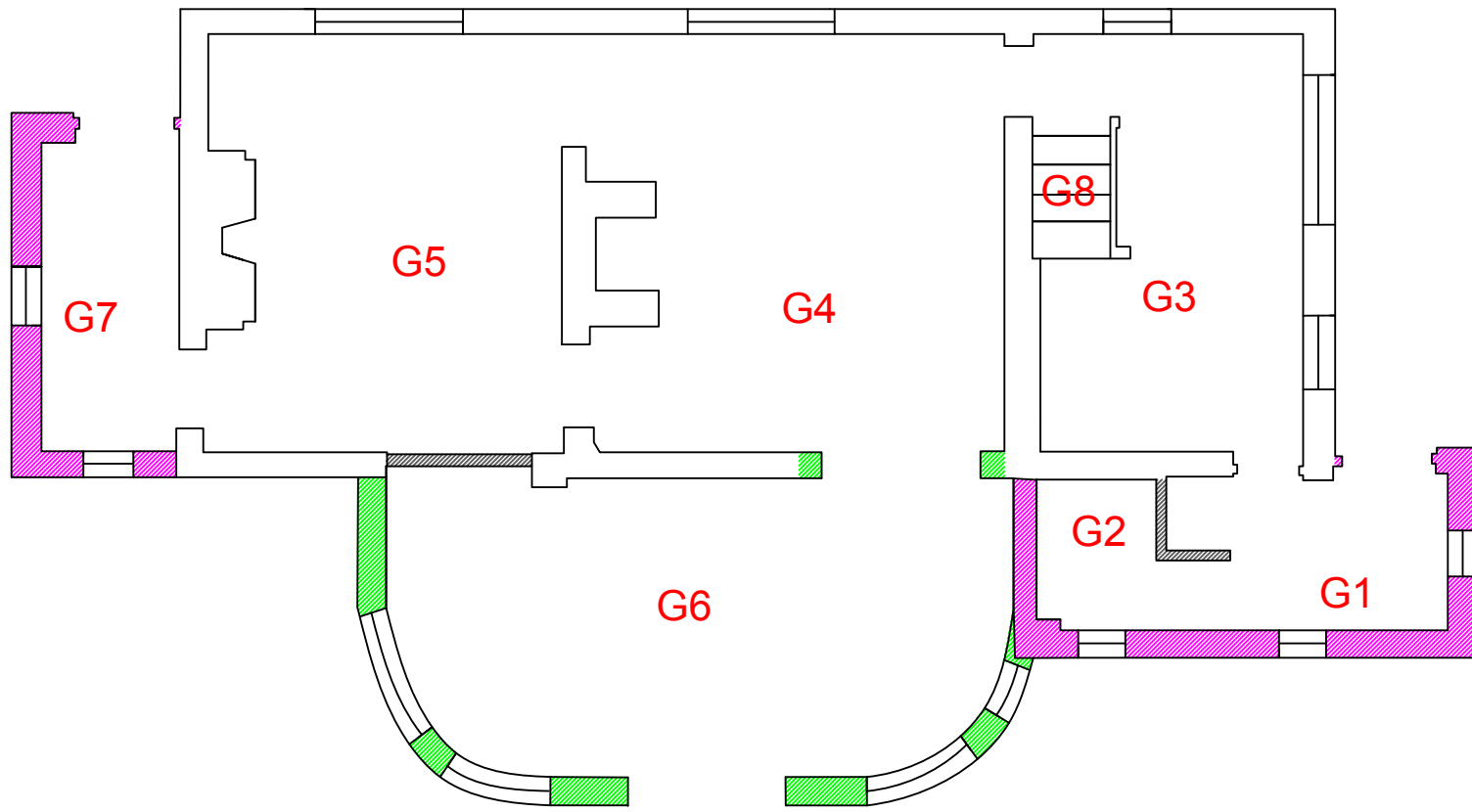
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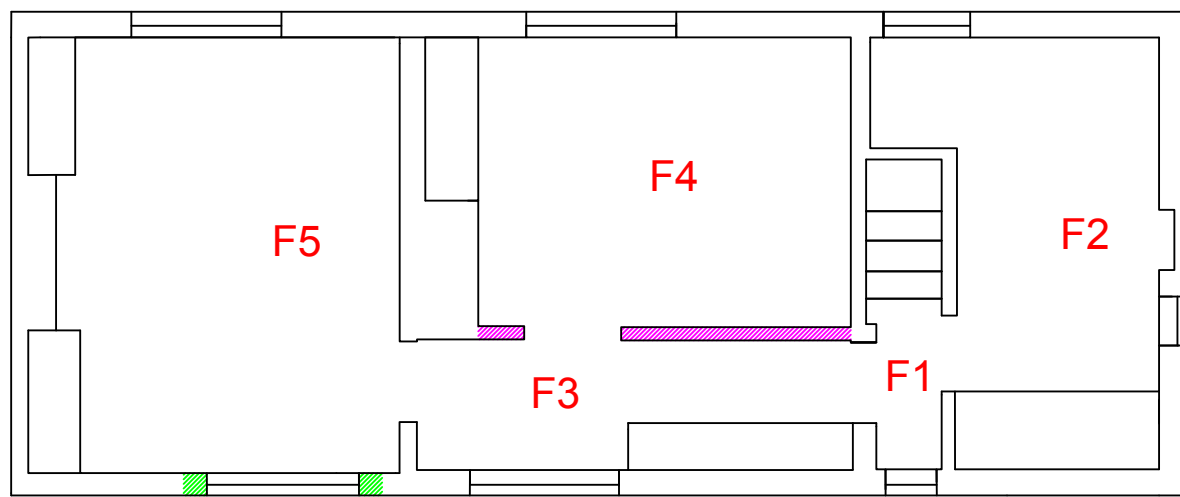


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Ground Floor



First Floor



Plan 4: Phased Plans of Lilac Cottage

Scale: 1:100 @ A3

Key:

G1 Room numbers used in the text

Phase 1: 1800-1830

Phase 3: 1935-1967

Phase 4: 1967 - present

Unknown

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**APPENDIX III: WRITTEN SCHEME OF INVESTIGATION**

## **Woodhouse Park, Manchester Airport, Greater Manchester**

### **Written Scheme of Investigation**

2015



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**Suite 1, First Floor, Dunham House, Cross Street, Sale, M33 7HH**

[www.archaeologicalresearchservices.com](http://www.archaeologicalresearchservices.com)

**on behalf of**

**Manchester Airport Group**

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## **1 INTRODUCTION**

### **1.1 Project Background**

1.1.1. In November 2015 Archaeological Research Ltd (ARS Ltd.) was commissioned by Manchester Airport Group, to undertake a strip, map and sample excavation and a historic building recording at Woodhouse Park, Manchester Airport, Greater Manchester. This programme of archaeological work is required in order to fulfil Condition 15, placed on the granting of Planning Permission (Ref: 107821/FO/2015/S2) for the creation of a car park.

1.1.2. The proposed scheme was awarded planning permission by Manchester City Council (Ref: 107821/FO/2015/S2). Condition 15 of the decision document outlines that archaeological work is required as mitigation of the development proposals. It states:

*'No development shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works to be undertaken in accordance with a Written Scheme of Investigation (WSI), prepared by the appointed archaeological contractor. The WSI should be submitted to and approved in writing by the local planning authority. The development shall not be occupied until the site investigation has been completed in accordance with the approved WSI. The WSI shall cover the following:*

*(a) A phased programme and methodology of site investigation and recording to include:*

- targeted field evaluation trenching*
- (depending upon the evaluation results) a strip map and record exercise*
- targeted open area excavation*

*(b) A programme for post investigation assessment to include:*

- analysis of the site investigation records and finds*
- production of a final report on the significance of the archaeological and historical interest represented.*

*(c) Provision for publication and dissemination of the analysis and report on the site investigation.*

*(d) Provision for archive deposition of the report, finds and records of the site investigation.*

*(e) Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.*

*Reason - To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest, pursuant to saved policy DC20.1 of the Unitary Development Plan for the City of Manchester and guidance in the National Planning Policy Framework.'*



1.1.3. Following the receipt of a detailed method statement for the development, and in consultation with the Senior Planning Archaeologist at Greater Manchester Archaeological Advisory Service (GMAAS), the archaeological scheme has been amended to better suit the potential impact of the development. The scheme will now consist of an archaeological strip, map and sample excavation and a Level 3 (Historic England 2006) historic building recording of Lilac Cottage which is due to be demolished as part of the permissioned development.

1.1.4. This document therefore comprises a Written Scheme of Investigation (WSI) for a strip, map and sample excavation and a Level 3 building recording to be undertaken by Archaeological Research Services Ltd (ARS Ltd) during ground works for the development and prior to demolition of Lilac Cottage.

1.1.5. The aim of the programme of work is, in line with the National Planning Policy Framework (NPPF) paragraph 141 (DCLG 2012), to record and enhance understanding of the significance of any heritage assets to be lost during the proposed development in a manner proportionate to their importance, and to make this evidence (and any archive generated) publically accessible.

## **1.2 Location**

1.2 The site is located on Wilmslow Old Road, south-east of Altrincham and to the immediate west side of Manchester Airport. It is centred at NGR: SJ 80978 84640 (Figures 1 and 2). The underlying solid geology of the site consists of mudstone of the Bollin Mudstone Member. This is overlain by superficial deposits of Devensian till (BGS 2015).

## **2 AIMS AND OBJECTIVES**

### **2.1 Regional Research Aims and Objectives**

2.1.1 The North West Regional Research Framework (Brennand 2007) outlines initiatives that are potentially relevant for the present scheme of work. Initiative 6.15 states that for post-medieval rural settlement excavations of abandoned farms and cottages should be a high priority in order to study the material culture of individual households. The site also has the potential to host multi-period prehistoric remains, since such remains are known in close proximity to the development site. It therefore has the potential to add information on the prehistoric settlement and land-use theme identified in the Framework (Brennand 2007, 32).

### **2.2 Project Aims and Objectives**

2.2.1 The strip, map and sample excavation aims to produce the following.

- Identify the extent, form and function of any below ground archaeological remains
- Investigate identified features and provide an interpretation of the remains and any phases of activity.



- Understand the site in its wider landscape and chronological context.
- 2.2.1 The building recording will be focused on the former Lilac Cottage and aims to produce the following.
- A formal description of the building, its architectural plan, elevations, roof structure, flooring, internal layout and spaces, detailing, form, fabric, and evidence for phasing and development.
  - A set of measured survey drawings of the building, at an appropriate scale, including floor plans, external and, where appropriate, internal elevations.
  - A photographic record, based on high quality digital colour images, with photographic scales with all photographs descriptively captioned and cross referenced to a plan, plans and/or elevations clearly showing the viewing position, direction and photographic image reference.

### **3 METHODOLOGY**

#### **3.1 Strip, Map and Sample Methodology**

3.1.1 The strip, map and sample will be undertaken in a number of phases according to the requirements of the developer's main contractor. Areas will be machine stripped under continuous archaeological supervision to the first archaeological horizon in successive level spits, or until the development impact depth is reached. A toothless bucket will be used.

3.1.2 ARS Ltd will provide suitably qualified and experienced archaeologists to undertake the strip, map and sample excavation in accordance with the *Code of Conduct* (2014a) and *Standard and Guidance for Archaeological Excavations* (2014b). The Project Manager for the archaeological works will be Mark Potter, Project Manager at ARS Ltd. The fieldwork Project Officer will be Ben Dyson, Project Officer at ARS Ltd.

3.1.3 Specialist analyses will be carried out by appropriately qualified specialist as detailed subject to availability:

- |                                     |  |
|-------------------------------------|--|
| • Flint and prehistoric pottery:    | Dr Clive Waddington MCIfA or<br>Dr Robin Holgate MCIfA |
| • Romano-British pottery:           | Ruth Leary   |
| • Samian Ware:                      | Gwladys Monteil  |
| • Medieval & Post-Medieval pottery: | Dr Chris Cumberpatch or<br>Dr Robin Holgate MCIfA      |
| • Post-Medieval clay tobacco pipes  | Mike Wood MCIfA  |
| • Post-medieval glass & metalwork   | Mike Wood MCIfA  |
| • Industrial remains:               | Chris Scott MCIfA                                      |





- Plant macrofossils and charcoals: Elise McLellan
- Pollen and molluscs: Dr Andy McWilliams
- Human and Animal bone: Milena Grzybowska
- Radiocarbon dating: Prof Gordon Cook (SUERC)
- Finds conservation: Durham University

3.1.4 Hard standing, unstratified modern material and topsoil will be removed mechanically by a machine using a wide toothless ditching bucket, under continuous archaeological supervision. The topsoil or recent overburden will be removed down to the first significant archaeological horizon in successive level spits. No machinery will track over areas that have previously been stripped until the area has been signed off by ARS Ltd.

3.1.5 The areas will be appropriately cleaned using hand tools in order to expose the full nature and extent of archaeological features and deposits.

3.1.6 All archaeological features are to be mapped on a base plan using suitable equipment, e.g. a total station, supplemented with a photographic record using a colour digital camera (minimum 7.1 megapixels).

3.1.7 Once the area has been stripped, cleaned and mapped as outlined above, consultation will take place with the GMAAS Senior Planning Archaeologist to agree the features that should be excavated.

3.1.8 Isolated, discrete features such as pits not belonging to structures or industrial activities will be 50% sampled, although if they produce artefacts then provision is made for full excavation.

3.1.9 Limited representative samples of bricks from brick-built structures, and selective products of the brick working process will be retained for specialist analysis where appropriate.

3.1.10 For deposits that have potential for providing environmental or dating evidence, a minimum of 40 litres of sample will be taken, or 100% of the sample if smaller. This material will be floated and passed through graduated sieves, the smallest being a 500 $\mu$  mesh. Should other types of environmental deposits be encountered appropriate specialist advice will be sought and an appropriate sampling strategy devised. Samples will be assessed by a suitable specialist with provision for further analysis as required and in accordance with *Environmental Archaeology: A Guide to the Theory and Practice Methods, from sampling and recovery to post excavation* (Historic England 2011). Advice from the English Heritage Regional Science Adviser (Sue Stallybrass) will be taken as appropriate.

3.1.11 Discovery of any human remains will be reported to the coroner and excavated following receipt of the appropriate Ministry of Justice Guidelines.

3.1.12 All site operations will be carried out in a safe manner in accordance with ARS Ltd's Health and Safety Policy. Deep sections such as those across ditches or pits will be shored as necessary. A risk assessment will be prepared before commencement



on site.

3.1.13 The site will be accurately tied into the National Grid and located on a 1:2500 or 1:1250 map of the area. The site will be recorded using a single context planning system in accordance with the ARS Ltd field recording manual.

3.1.14 A full and proper record (written, graphic and photographic as appropriate) will be made for all work, using pro-forma record sheets and text descriptions appropriate to the work. Accurate scale plans and section drawings will be drawn where required at 1:50, 1:20 and 1:10 scales, as appropriate. In addition to relevant illustrations, provision for rectified photographic recording shall be made, if deemed necessary.

3.1.15 The stratigraphy of the site will be recorded even where no archaeological deposits have been identified.

3.1.16 All archaeological deposits and features will be recorded with above ordnance datum (AOD) levels.

3.1.17 A photographic record of all contexts will be taken using a colour digital camera (minimum 7.1 megapixels), and will include a clearly visible, graduated metric scale. A register of all photographs will be kept. A selection of working shots will be taken to demonstrate how the site was investigated and what the prevailing conditions were like during excavation.

3.1.18 Where stratified deposits are encountered, a 'Harris' matrix will be compiled.

3.1.19 All finds processing, conservation work and storage of finds will be carried out in accordance with the *CIfA Standard and Guidance for the collection, documentation, conservation and research of archaeological materials* (2014c) and the *UKIC Guidelines for the Preparation of Archives for Long-Term Storage* (1990).

3.1.20 Artefact collection and discard policies will be appropriate for the defined purpose.

3.1.21 Bulk finds which are not discarded will be washed and, with the exception of animal bone, marked. Marking and labelling will be indelible and irremovable by abrasion. Bulk finds will be appropriately bagged, boxed and recorded. This process will be carried out no later than two months after the end of the excavation.

3.1.22 All small finds will be recorded as individual items and appropriately packaged (e.g. lithics in self-sealing plastic bags and ceramic in acid-free tissue paper). Vulnerable objects will be specially packaged and textile, painted glass and coins stored in appropriate specialist systems. This process will be carried out within two days of the small find being excavated.

3.1.23 During and after the excavation all objects will be stored in appropriate materials and storage conditions to ensure minimal deterioration and loss of information (including controlled storage, correct packaging, and regular monitoring, immediate selection for conservation of vulnerable material). All storage will have appropriate security provision.



3.1.24 The deposition and disposal of artefacts will be agreed with the legal owner and recipient museum prior to the work taking place. All finds except treasure trove are the property of the landowner.

3.2.15 All retained artefacts and ecofacts will be cleaned and packaged in accordance with the requirements of the recipient museum.

## **3.2 Building Recording: Level 3 Methodology**

3.2.1 The archaeological building recording and investigation will be carried out by Dr Gillian Scott (BSc, PhD) of ARS Ltd. Gillian gained her BA in Archaeology and Palaeoecology at Queen's University Belfast, where she focused on practical surveying and recording skills, as well as the study of medieval buildings and settlement. She completed her PhD thesis at the same university for research focusing on late-medieval castles of the British Isles. Since joining ARS Ltd in 2010 Gillian undertook English Heritage's week-long intensive training programme in historic building recording and assessment. She is a specialist in documentary research, historic building recording, GIS and conservation management assessment. She heads up ARS Ltd's landscape survey and historic building projects in the North West, the North East and North Yorkshire. She is the current Chair of the Castle Studies Group and regularly presents papers on studies of fortified houses at conferences.

3.2.2 ARS Ltd will undertake a Level 3 building recording survey following Historic England standards (Historic England 2006) and will produce a report and prepare an archive for deposition.

3.2.3 The drawn record will include the following.

- Site location plans at suitable scales (preferably indicating the position of the site within the country, within the county and a clear plan of the precise location/outline of the building i.e. 1:50).
- A plan indicating the position and orientation of photographs/images included in the report.
- A set of detailed measured survey drawings including floor plans, external, and where appropriate internal, elevations with annotations and conventions following Historic England standards (2006). These will be based on architect's drawings of the site provided by the client.
- Phased plans showing the development of the building.

3.2.4 A detailed photographic survey of the building will be conducted using high resolution digital photography (minimum of 7.1 megapixels). Where possible, photographs will include a graduated scale and cameras will be mounted on tripods for extra stability. Details of the photographs will be recorded on pro-forma index sheets, which include location, subject and orientation.

3.2.5 The photographic record will cover the following as a minimum.



- Photographs of the interior, exterior and setting of the building. A two metre ranging rod will be included in a selection of general shots in order that the scale of all elements of the building can be sufficiently established.
- The building's external appearance is to be recorded. Typically a series of oblique views will show all external elevations of the structure and give an overall impression of size and shape. Where an individual elevation embodies complex historical information or have been conceived as formal compositions, views at right angles to the plane of the elevation may also be appropriate.
- The overall appearance of principal rooms and circulation areas.
- Photographs of any internal or external detail, structural or decorative, which is relevant to the building's design, development or use and which does not show adequately on general views.
- Photographs of any internal or external fixtures, fittings or machinery relevant to the building's use or development.
- Copies of maps, drawings, views, photographs, dates, inscriptions, or contents present in the building and illustrating its development/use, or that of its site.

3.2.6 The written account will include the following.

- The precise location of the building, by name or street number, civil parish, town and National Grid Reference.
- The date when the record was made, the names of the recorders and the archive content/character and location.
- A note of any relevant statutory designations
- An introduction setting out the circumstances in which the records were made, its objectives, methods, scope and limitations. This will also detail any constraints which limited the achievement of the objectives.
- A discussion of the building's form, function date and sequence of development. Together with a discussion of the names of architects, builders, patrons and owners if known. This will also include a note of any evidence for demolished structures or removed plant associated with the building.
- A discussion of published sources relating to the building and its setting, an account of its history and an analysis of historic map evidence.
- A register of photographs taken.
- A copy of this WSI.

3.2.7 All aspects of the Building Recording will be conducted according to the guidelines in *Recording Historic Buildings* published by the Royal Commission on the



Historical Monuments of England (1996), *Understanding Historic Buildings –A guide to good recording practice* by Historic England (Historic England 2006) and the Chartered Institute for Archaeologists *Code of Conduct* (2014a) and the *Standard and Guidance for Archaeological Building Recording* (2014d).

3.2.8 The archaeological building recording and investigation will be carried out in accordance with the National Planning Policy Framework (NPPF) (DCLG 2012). The NPPF sets out the Government’s planning policies for England and how these are expected to be applied. It sets out the Government’s requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. The purpose of the NPPF is to contribute to the achievement of sustainable development, which includes “...contributing to, protecting and enhancing our natural, built and historic environment...” (DCLG 2012, 30).

## **4 REPORTING**

### **4.1 Strip, Map and Sample Report**

4.1.1 Following completion of the strip, map and sample excavation ARS Ltd will produce a written report which will include the following.

- A non-technical summary.
- Introduction, aims and objectives of the excavation.
- Methodology.
- An objective summary statement of results.
- A phased stratigraphic discussion of the archaeological features.
- An interpretive discussion of the results, placing them in a local and regional context.
- Appropriate supporting illustrations, including a site plan, trench and section plans, feature sections and plans and a phased site plan.
- A site location plan at 1:2500 or 1:10000 as appropriate and a phased interpretation of the site as appropriate.
- The results of analyses of artefacts and ecofacts carried out by suitable specialists.
- In the event that significant remains are encountered, then a publication proposal and timetable will be included in the report.
- A detailed context index and supporting data in tabulated form or in appendices.
- References.
- A copy of this WSI and an OASIS form.

4.1.2 Within the report:



- all plans will be clearly related to the national grid;
- all levels will be quoted relative to ordnance datum.

4.1.3 If significant archaeological remains are identified the report will include the following.

- Detailed description and plans (at 1:50 scale) of any trial trenches which provided significant archaeological information, all feature plans and sections (at 1:10 or 1:20 scale), select artefact illustrations, photographs and an overall site plan showing all recorded archaeological features.
- Finds quantification and assessment.
- Assessment of any palaeo-environmental samples taken.
- A summary of the extent, depth and state of preservation of archaeological deposits across the site.

4.1.4 Copies of the final report will be submitted to GMAAS's Senior Planning Archaeologist and deposited with the Greater Manchester Historic Environment Record (HER).

## **4.2 Building Recording Report**

4.2.1 Within two months of the completion of the building recording, ARS Ltd will produce a report which will include the following as a minimum

- A summary statement of the background to the project and the findings of work undertaken.
- The background to the survey including locational details (to include grid reference, reason for survey). The site will be located on a 1:50,000 OS map and a more detailed OS map.
- An outline of the methodology employed.
- An account and description of the site's setting and the significance of the building.
- An illustrated developmental account of the documented history of the building including, as appropriate, historic mapping/ plans/ photographs (historic mapping extracts/ plans included will be enlarged sufficiently for the building's outline to be easily discernible).
- The results covering all of the aims set-out in Section 2.
- Photographic images at laser printer quality, no smaller than 5" x 4" and suitably captioned.
- A copy of this WSI.
- A CD (with the project title, date and author noted on the CD) containing; i) digital copy of the report (PDF); and ii) separate digital (TIF/JPG/BMP) copies of all photographic images.



4.2.2 Copies of the final report will be submitted to GMAAS's Senior Planning Archaeologist and deposited with the Greater Manchester Historic Environment Record (HER).

## **5 MONITORING ARRANGEMENTS**

5.1 Provision will be made for appropriate site visits during fieldwork for the Senior Planning Archaeologist at GMAAS, or his representative, to monitor the work.

5.2 Reasonable prior notice of the commencement of the site works will be given to the Senior Planning Archaeologist. The contact will be:

Andrew Myers  
Senior Planning Archaeologist  
Greater Manchester Archaeological Advisory Service  
University of Salford  
Centre for Applied Archaeology  
Joule House  
Salford  
M5 4WT  
Tel: 0161 295 6917  
Email: [a.myers@salford.ac.uk](mailto:a.myers@salford.ac.uk)

5.3 ARS Ltd will maintain appropriate communication with the GMAAS Senior Planning Archaeologist to ensure that the project aims and objectives are met.

## **6 ARCHIVE DEPOSITION**

6.1 The archive will, if possible, be prepared and deposited with a suitable repository museum. The archive will be deposited in line with the ClfA (2014e) *Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives*. A digital, paper and artefactual archive will be prepared by ARS Ltd, consisting of all primary written documents, plans, sections, photographs and electronic data. The archive will be deposited within two months of the completion of the report. GMAAS will be notified and Museum Curator will be notified in writing on completion of the fieldwork with projected dates for the completion of the report and deposition of the archive. The date of the deposition of the archive will be confirmed in the report and the Senior Planning Archaeologist for GMAAS informed in writing on final deposition of the archive.

6.2 All artefacts and associated material will be cleaned, recorded, properly stored and deposited in the archive (see above).

6.3 A full set of annotated, illustrative pictures of the site, excavation, features, layers and selected artefacts will be supplied to the Greater Manchester HER and deposited with the archive as digital images on a CD ROM.

6.4 At the start of work (immediately before fieldwork commences) an OASIS online record <http://ads.ahds.ac.uk/project/oasis/> will be initiated and key fields completed on Details, Location and Creators forms. All parts of the OASIS online



form will be completed for submission to the Greater Manchester HER. This will include an uploaded .pdf version of the entire report (a paper copy will also be included in the archive).

## **7 PUBLICATION**

7.1 If significant architectural, historical and/or archaeological findings are made during the course of the project, a summary of the project with, if appropriate, selected drawings, illustrations and photographs will be prepared for publication. The requirement for, and the final form of, any publication arising from the project will be agreed with the Senior Planning Archaeologist at GMAAS and the client dependent on the results of the fieldwork.

## **8 CHANGES TO METHODOLOGY OR WORK PROGRAMME**

8.1 Changes to the approved Written Scheme of Investigation or programme of works will only be made with prior written approval of the GMAAS Senior Planning Archaeologist.

## **9 HEALTH AND SAFETY**

9.1 A full health and safety risk assessment will be carried out prior to each phase of fieldwork commencing. All people working on the site will be briefed on the safety requirements whilst working on-site and given access to a copy of the risk assessment. ARS Ltd maintains a strict Health and Safety Policy and the appointed Health and Safety Officer for the company is Mark Potter.

## **10 REFERENCES**

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## 11 FIGURES

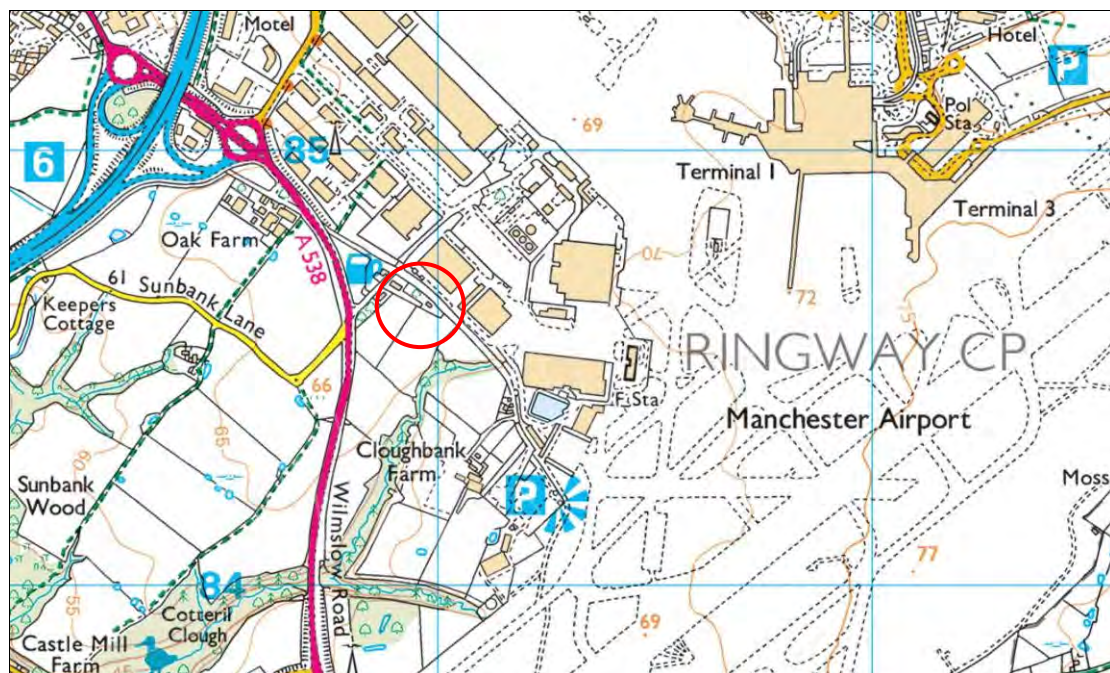


Figure 1: General site location (circled).

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Figure 2: Detailed site plan.

