

**Archaeological Building Recording and  
Watching Brief at No. 8 Offerton Fold,  
Stockport**



West elevation of No. 8, Offerton Fold, Stockport

**ARS Ltd Report 2009/80**  
November 2009  
Oasis I.D. – archaeol5 – 68916

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## ***Executive Summary***

*In November 2009 Archaeological Research Services Ltd were commissioned by Allison Pike Partnership Ltd on behalf of Albert Holliday & Sons to undertake an Archaeological Building Recording and a Watching Brief at 8 Offerton Fold, Stockport prior to proposed development of the site. This development will consist of: the demolition of the present building; its reconstruction to create three houses; and the erection of a new dormer bungalow.*

*The archaeological investigation and recording undertaken at house no. 8 Offerton Fold, Stockport, established that the building is an example of a combined domestic/agricultural range dating from the 1830s. It appears to have been used primarily for agricultural activities linked to other properties that make up Offerton Fold. The house was partially extended in the 1840s as a combined barn and dwelling and it was substantially renovated during the mid 20<sup>th</sup> century. The building survey provides a comprehensive preservation by record of this building which is of local historic significance.*

*The archaeological watching brief determined that the building's foundation was originally constructed as an integral part of the building. It identified clear construction breaks as the insertion of the fire place in the Parlour and windows on the east wall. The groundworks uncovered a backfilled ditch along the western wall and a well on the western side of the house. Cartographic evidence indicates that the ditch was part of a former Parliamentary Borough Boundary. The well is probably contemporary with the original phase of the house.*

## **1. Introduction**

- 1.1 Planning consent (DC040717) has been granted for the erection of a dormer bungalow and the demolition and reconstruction of No. 8 Offerton Fold to form three houses. The proposal includes the demolition and reconstruction of the existing building at No. 8 Offerton Fold which is to be converted into three new dwellings.
- 1.2 Condition 1 on the grant of planning permission stated that prior to demolition the existing building at 8 Offerton Road should be recorded to RCHME level 2. A watching brief was also recommended as part of the planning consent in order to monitor the groundworks carried out within the site.
- 1.3 The development site concerns the property at No. 8 Offerton Fold, which is part of a larger complex of farm buildings and properties known as Offerton Fold, located between Broadway Close and Offerton Fold at the junction of Offerton Lane and Marple Lane in Stockport (NGR centred SJ91458930, Fig. 1).
- 1.4 The solid geology of the site comprises coal bearing rocks of the Langsettian (Westphalian A) Carboniferous Period which form part of the extensive Lancashire Coalfields and Cheshire Sandstones. These rocks shelve towards Offerton and are overlain by later Permo-Triassic Period deposits containing sandstones (British Geological Survey).

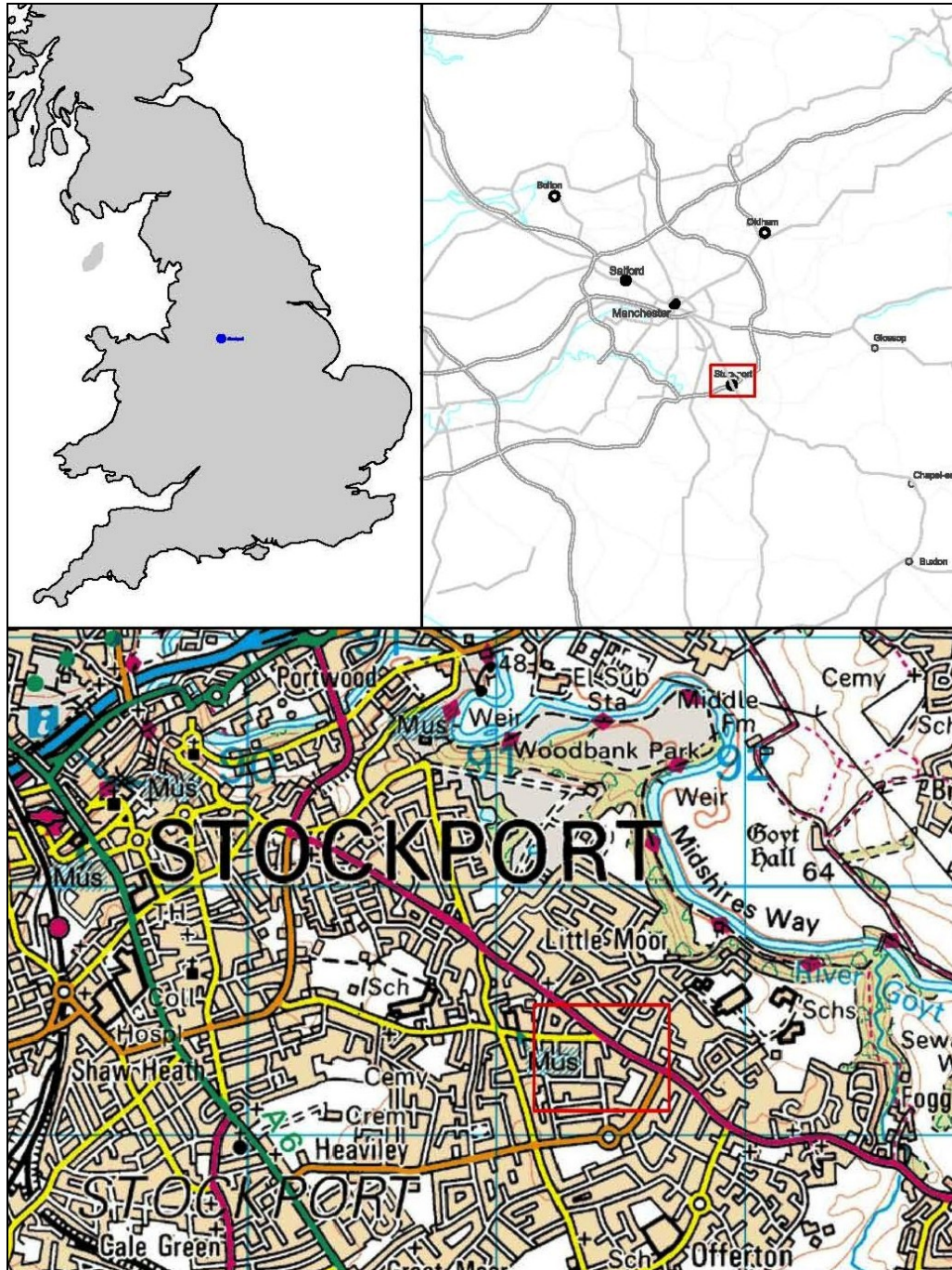


Figure 1: General site location

## **2. Aims and Objectives**

- 2.1 The objective of the building recording was to provide a fully comprehensive record of No. 8 Offerton Fold, Stockport with detailed reference made to the surviving structural evidence which indicates its previous use, chronological development, how it would have functioned within the wider estate yard and country house setting, and its relationship to the adjacent structures. This was to be achieved through a drawn, written and photographic recording.
- 2.2 The building recording was also to include a phase by phase account of the development of the building, its previous use and how it functioned, whilst making detailed reference to features which demonstrate this. This report also outlines:
- A record of the different phases of all the buildings affected by the development.
  - The relationship of the house to adjacent buildings and how the structure fits within the context of the wider area.
  - Any maps or historical illustrations as a series of figures.
  - The results of a detailed photographic survey of No. 8 Offerton Fold in order to support the narrative. The photographic survey includes views of all elevations (interior and exterior), architectural detail, the relationship of 8 Offerton Fold to adjacent buildings and general views of the structure's setting.
- 2.3 All aspects of the Building Recording were conducted according to the guidelines in 'Recording Historic Buildings' published by the Royal Commission on the Historical Monuments of England (1996) and 'A Guide to Good Recording Practice' by English Heritage (2006).
- 2.4 The aim of the watching brief was to observe all groundworks for the presence of archaeology and ensure that any archaeological features encountered during the groundworks were fully recorded and interpreted, that any remains disturbed were preserved by record and any archaeological finds or ecofacts were recovered.

## **3. Methodology**

- 3.1 A detailed project design was prepared by Archeological Research Services Ltd. The archaeological building survey was carried out by Alvaro Mora-Ottomano and Brian Marshall on the 2<sup>nd</sup> and 3<sup>rd</sup> of November 2009. This consisted of the following:
- A written record of the buildings was carried out by annotating plans and elevations and by completing Archaeological Research Services Ltd pro-forma building recording sheets. Descriptions and terms used follow Brunskill (1985) and Lynch (1994) wherever possible.



- A metric survey was undertaken, initially based on architects' elevations and plans, which were annotated to include archaeological sequences and architectural features. Further measurements were carried out using tapes and a laser distance meter to increase the accuracy of the available drawings. The drawn survey comprised measured floor plans, elevations and sections at 1:50 scale.
- A detailed photographic survey composed of monochrome photographs (Ilford Delta 400 Professional 120) of the external elevations of the building taken with a medium format camera (Mamiya RZ67 PRO II body fitted with a Mamiya-Sekor Z f: 500mm 1:45 W lens). A further 35mm black and white print (400 Ilford HP5 Plus) and colour slide (200 Fuji Sensia) photographic survey of general exterior and interior views was also conducted using a Canon EOS 3000 N SLR camera fitted with a 28-90mm lens and a Canon EOS 3000 V SLR camera fitted with a 28-90mm lens respectively. Moreover, high resolution digital photographs (7.1 megapixels) were also taken using an Olympus 790 SW camera with a 20.1mm lens. Where possible, photographs included a graduated scale and cameras were mounted on tripods for extra stability. Details of the photographs were recorded on pro-forma index sheets, which included location, subject and orientation. The location and direction of the photographs were plotted on scaled plans.

3.2 Documentary research was undertaken in order to establish the function, dates and sequence of development of the building. Archival research included the consultation of relevant secondary sources pertinent to the study area located at the HER held at Greater Manchester, the Stockport Archive Service in Stockport Local Heritage Library and the Local Heritage Section currently held at Stockport's Central Reference Library. The following web sources, which provided information relevant to the study area, were also consulted:

- Magic Maps: <http://www.magic.gov.uk/>
- Archaeological Data Service: <http://ads.ahds.ac.uk/>
- British Geological Survey: <http://www.bgs.ac.uk/geoindex/index.htm>
- National Archives online: <http://www.nationalarchives.gov.uk/default.htm>
- Cheshire's Tithe Maps online: <http://maps.cheshire.gov.uk/tithemaps/>

3.3 A watching brief was undertaken by Alvaro Mora-Ottomano on the 18<sup>th</sup>-20<sup>th</sup> of November 2009. All machine excavation on the site was observed by an archaeologist to ensure that no archaeological remains were disturbed. Any features or structures were fully cleaned and recorded in accordance with the standards stipulated by the Institute of Field Archaeologists (IFA) and the guidance provided in 'Archaeological Science at PPG16 Interventions' (English Heritage 2003). The records consisted of the following:

- Any features or structures were photographed, recorded and, where possible, fully-excavated. All the contexts were recorded on pro-forma sheets and a context register was maintained.

- Photographs were taken using a 35mm SLR camera with black and white print film, and colour transparency, as well as with a digital camera (7.1 megapixel resolution).

## **4. Results**

### **4.1 Building analysis**

- 4.1.1 Each elevation of the building was analysed individually. Room names were assigned according to their current use, which are indicated on plans. The survey drawings are included in Appendix I.
- 4.1.2 The building is a rectangular, two-storey brick-built range of four bays running north-south with a gable end façade on the south. The northern gable end abuts house no. 6. It has an overall dimension of c. 17 metres in length (north/south), 9 metres in width (east/west) and is 7 metres in height. The original structure was built of reddish-brown hand-made bricks (c 9" x 4½" x 2¼") bonded with flush, white lime, medium-coarse mortar (up to 15mm thick) and laid mostly to Scottish Garden Wall Bond (one row of headers to five of stretchers). Various alterations to the structure as originally built were apparent. The range has a slate-covered pitched roof with a ridge tile. It has close eaves and verges with lead gutter lining dressed over a flush wooden parapet. There is a short chimney stack projecting upright between the first and second bay from the north.

### **Exterior**

#### *East elevation*

- 4.1.3 This elevation is situated fronting Offerton Fold (Figs. 2, 5 and Appendix I: drawing 5). The first bay from the north has an inserted doorway with a mock-Georgian wooden door and a raised stone threshold. On the ground floor there is a window opening with flush box-casement window with a flat brick-built arched head, segmental arched *intrados* and projecting stone sill. The window to the first floor is matching but with a simpler head made of a veneer of bricks laid to header on edge (Fig. 3). This bay has a short cement-rendered plinth along the wall.
- 4.1.4 The second bay from the north has a large doorway with a double-garage timber door with three lights on each (Fig. 4). The doorway's head consists of a single row of bricks laid to soldier bond and above it there are nine courses of red modern bricks laid to stretcher bond. This brickwork is an infill between the present doorway and a former and higher doorway of which a timber lintel still survives in the wall. Moreover, there are four sandstone quoins with iron door hinges embedded within them around the doorway.
- 4.1.5 The third bay has a doorway with a timber door and a stone lintel above. On the first floor there is a window which appears to be a later insertion as it has a clear

construction break underneath the sill. The sill is made of mid-red brickwork laid flush to header on edge. The window opening has a timber lintel above.

- 4.1.6 The fourth bay appears to be a later extension (hereafter Later Extension) as there is a straight line masonry joint between this structure and the main building. The wall is slightly canted and has some large areas of repair and/or rebuild.



Figure 2: General view of the east elevation from Offerton Fold



Figure 3: Detail of the doorway of the building with adjacent house no. 6 on the right



Figure 4: Detail of the Garage door



Figure 5: Photographic survey from Offerton Fold

*West Elevation*

- 4.1.7 The west elevation faces a garden area along Broadway Close (Fig. 6 and Appendix I: drawing 4). The composition of the first bay from the north matches its eastern counterpart. However, the masonry is rendered and painted light beige/ white and thus the type of opening heads is obscured. The doorway has a timber drip mould above the head and the top of the doorway is flanked by two flush wooden plugs in which a form of bracket would have been screwed into to support a door canopy (Fig. 7).
- 4.1.8 The second bay from the north has four windows, two on each floor. The northern ones have projecting stone sills and the southern two are flush to the wall. There is a honeycomb brick vent above the ground floor window of the southern pair.
- 4.1.9 The third bay from the north is relatively bare and also rendered but there is a narrow doorway on the southern side (Fig. 8). There is a small area where the render has been hacked off revealing the brickwork and more importantly showing the straight line masonry joint between the main building and the southern bay which is the Later Extension.
- 4.1.10 The fourth bay corresponds to the Later Extension. It has two flush fixed windows with timber lintels on the first floor and a single fixed window on the ground floor (Fig. 8). The later window might have been a doorway as the area below the sill is blocked up with brick. This wall also has large areas of repair and/or rebuild.



Figure 6: General view of west elevation



Figure 7: The northern end of the west elevation



Figure 8: The southern end of the west elevation

*South elevation*

- 4.1.11 This gable end elevation has several honeycomb ventilators and a central inserted window opening with a horizontal timber drip mould over the lintel. The window is now blocked with wooden boards. The top of the gable is slightly asymmetrical and the entire elevation is rendered and painted (Figs 9 and 10 and Appendix I: drawing 6).

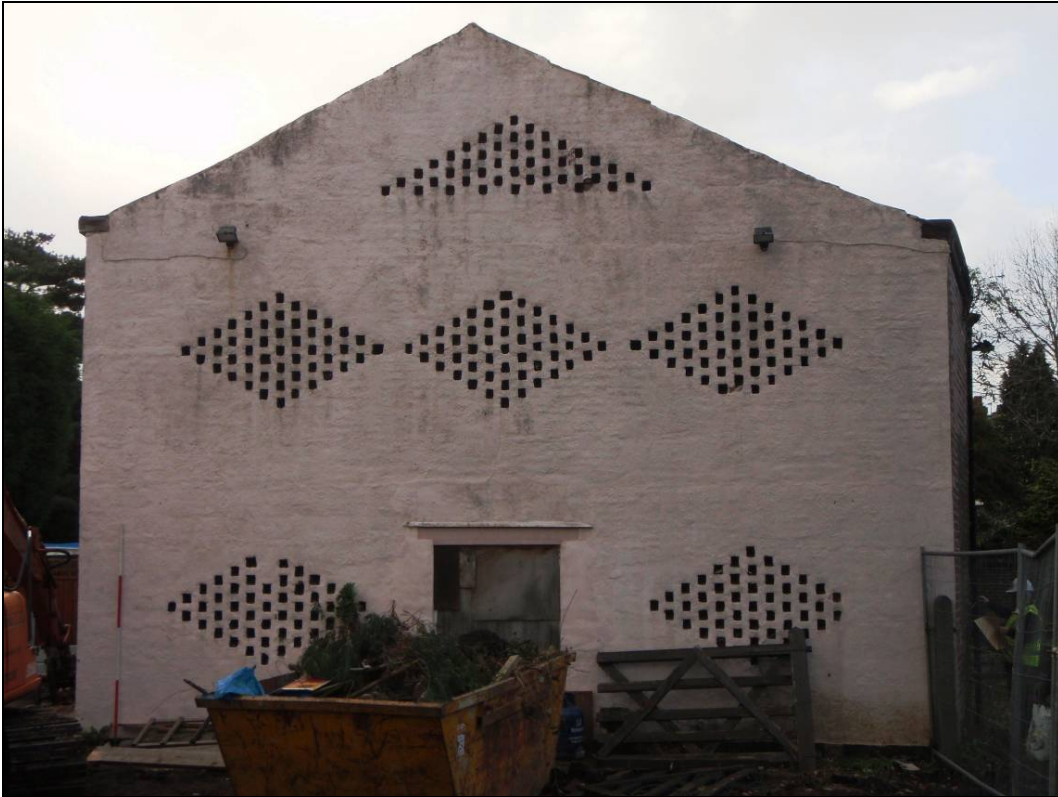


Figure 9: South elevation

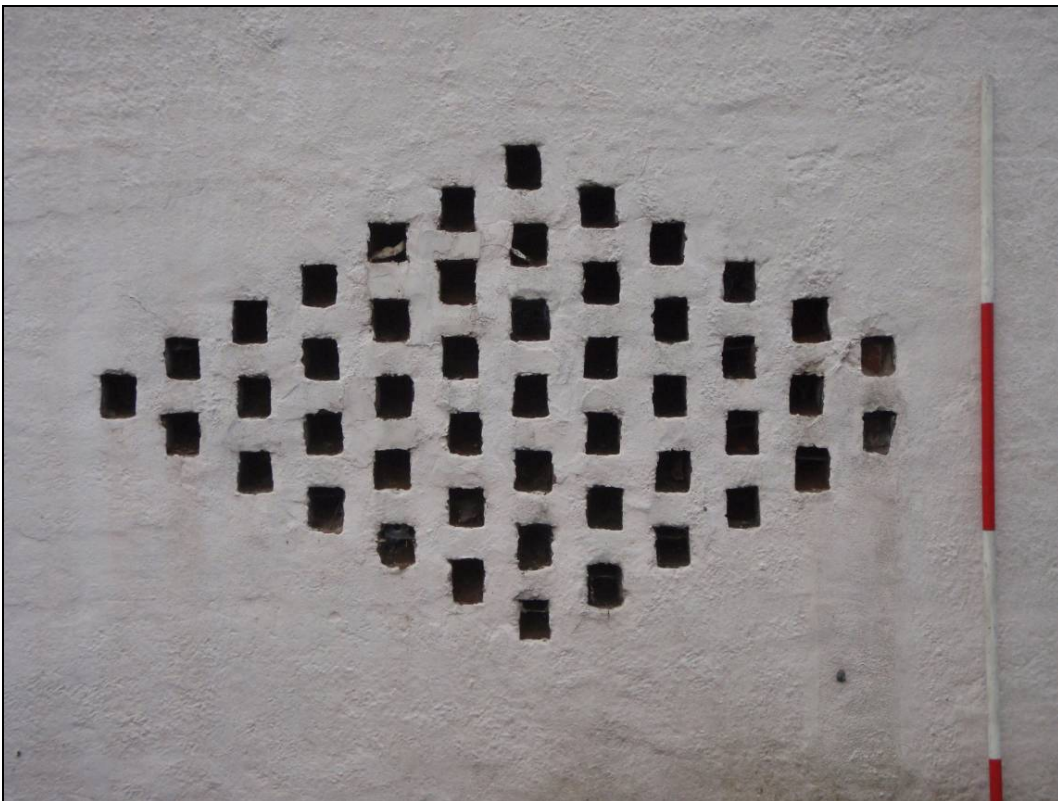


Figure 10: Detail of honeycomb ventilators



*North Elevation*

- 4.1.12 This elevation abuts No. 6 Offerton Fold, but the top of the gable is slightly higher than the adjacent building and thus can be seen from the northern end of Offerton Fold (Fig. 11). The gable end has a small fixed window and the wall is rendered and painted white.



Figure 11: Top of gable of the north elevation indicated by a red arrow

**Interior: Ground floor (Appendix I: Drawing 1)**

*Sitting room*

- 4.1.13 The Sitting Room is situated on the north-west end of the building. Its overall dimensions are 4.50 metres in length (east/west), 3.60 metres in width (north/south) and it is 2.35 metres in height. It is accessed from the garden area along Broadway Close through a doorway with a tile threshold. The room has a fire place on the southern wall made of modern red bricks (*c.* 8½” x 4” x 2½”), bonded with flush grey cement (up to 20mm thick) and laid to stretcher bond (Fig. 12).
- 4.1.14 The room is lit by a window on the south wall which is made of timber with two fixed large vertical lights and an opening awning horizontal light on the top. The walls are covered with plastic boards imitating weatherboard wooden panelling and

fake plastic stones (Fig. 13). The floor is composed of limestone flagstones with carpet over and the ceiling has plasterboards with decorative paper.

4.1.15 On the northern wall there is a straight staircase with three winders at the lower level which leads to the first floor (Fig. 14). The stair is made of soft wood with plain slender balusters and risers and tread housed into string. There is a cupboard area with a timber door under the staircase. The northern wall of the staircase is covered with plaster and has a white wallpaper over it with projecting mock posts and braces screwed into the wall.

4.1.16 The room has two internal doorways which enables access to the Parlour and the Kitchen. The doors are plank-and-ledge barn-type made of soft wood. There is a large corbel over the doorway to the Kitchen which may still be supporting a beam (Fig. 15).



Figure 12: View of the fire place in the sitting room, looking south-west



Figure 13: View of the partition wall between the Sitting Room and the Parlour



Figure 14: Staircase to the first floor



Figure 15: Doorway with a corbel over the lintel

*Parlour*

- 4.1.17 The Parlour is located in the north-east end of the building. Its overall dimensions are 4.05 metres in length (east/west), 3.60 metres in width (north/south) and is 2.30 metres in height. It is accessed externally from Offerton Fold on the east through a doorway with a stone threshold (100mm in height). The doorway has a mock-Georgian door made of soft wood with a semi-circular fanlight which has four segmental, frosted lights. There is an internal doorway which links it with the Sitting Room. The door is made of soft wood and is covered with a plastic thin film imitating an older type of wood and has Gothic-style iron hinges (Fig. 16).
- 4.1.18 The walls are covered with plaster and have a white wallpaper over with projecting mock posts and braces screwed into the walls. The walls are topped with a plaster cavetto frieze and a continuous shelf-like picture rail below it (Fig. 16). The room has a gas fireplace on the southern wall made of tiles with a plaster design over the mantle piece (Fig. 17). There is also a large wooden cupboard next to the fireplace (Fig. 18). The floor is made of cement with carpet over and the ceiling has plasterboards with decorative paper.
- 4.1.19 The room is lit by a casement window on the eastern wall. The window has stained and frosted glazing lights on the upper row, and two large, clear, rectangular lights on the lower row. The upper light on the southern side is an outer awning opening and the light below is also an outer casement opening. The window fittings consist of a hand-forged rat-tail window stay and fastener and a sliding stay with thumbscrew locker (Fig. 19).



Figure 16: View of the Parlour with doorway, looking west



Figure 17: The fireplace in the Parlour, looking south



Figure 18: Detail of cupboard



Figure 19: Detail of window

*Kitchen*

- 4.1.20 The Kitchen is located behind the Sitting Room from which it is accessed. Its overall dimensions are 3.60 metres in length (east/west), 2.60 metres in width (north/south) and is 2.65 metres in height. The walls are covered with white tiles and wallpaper. The floor has brown tiles and the ceiling has plasterboards with decorative paper. There is a north/south ceiling beam (2.45 metres high to the underside) which has also been covered with decorative paper (Fig. 20).
- 4.1.21 The room is lit by a casement window on the western wall. The window has frosted glazing lights with an outer awning opening and outer casement opening. The window fittings consist of an aluminium window stay and fastener (Fig. 21).
- 4.1.22 There is another door on the southern wall which leads to a small hallway between the Garage on the east and the Toilet on the west. The door has a wooden frame and two large frosted lights.



Figure 20: The Kitchen with a ceiling beam covered by decorative paper



Figure 21: View of the Kitchen, looking west

### *Toilet*

- 4.1.23 The Toilet is positioned to the south of the Kitchen. Its overall dimensions are 3.60 metres in length (east/west), 0.90 metres in width (north/south) and is 2.25 metres in height to a false ceiling. The room has a concrete floor, plastered wall and the false ceiling is made of timber boards. Some of the boards were removed, revealing the ceiling beam identified in the Kitchen, continuing over the Toilet's original lath-and-plaster ceiling (Fig. 22). The beam has beaded moulding edges and is inserted on the southern wall.
- 4.1.24 The Toilet is lit by a fixed window with a single frosted light and a timber frame (Fig. 23). It is accessed through a doorway on the east which has a plank-and-ledge barn-type wooden door with a small frosted light and Gothic-style iron hinges (Fig. 24).



Figure 22: View of a ceiling beam revealed above the current false ceiling



Figure 23: The Toilet, looking west

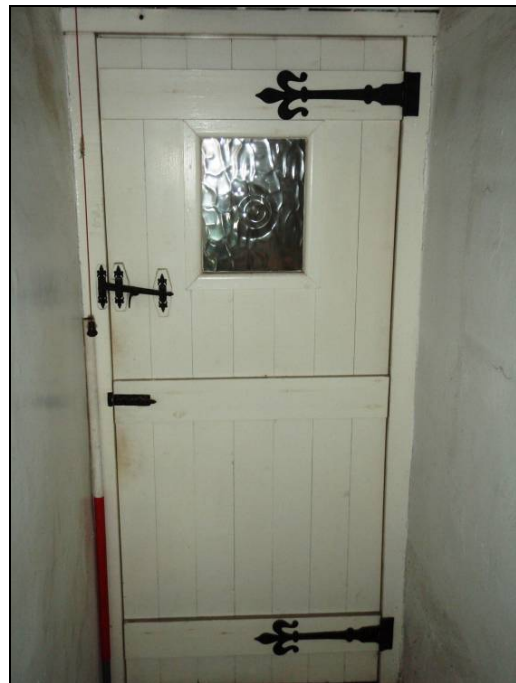


Figure 24: Toilet door



### *Garage*

- 4.1.25 The Garage is a large room positioned immediately south of the Parlour. Its overall dimensions are 4.65 metres in length (east/west), 3.60 metres in width (north/south) and is 3.70 metres in height. It is accessed externally from Offerton Fold through a large doorway with a timber double-door. The present doorway is smaller than the original one and has an inserted RSJ lintel supporting a brick infill over it (Fig. 25).
- 4.1.26 The Garage also has two internal doorways on the south and west walls. The doorway on the south wall consists of a timber plank-and-ledge barn-type door which provides access to the Barn area. The southern wall has two window openings and another doorway on the first floor which is only accessible from a step ladder (Fig. 26). The doorway on the west wall is a modern form composed of a large timber lintel over a soft wooden door with large, frosted lights, reinforced with wires, which leads to the hallway adjacent to the Toilet (Fig. 27). The west wall is clearly a later insertion as the brickwork does not key in to the wall (Fig. 27).
- 4.1.27 The brick walls are lime-washed and laid mostly to English Garden Wall bond. The floor is composed of large limestone flagstones (Fig. 28) and the ceiling has exposed timber boards and joists (east/west 350mm interval) supported by a north/south beam which is 3.45 metres high to the underside (Fig. 29).



Figure 25: Inserted RSJ lintel of current doorway



Figure 26: South wall of the Garage



Figure 27: Inserted partition wall between the Kitchen and the Garage, looking west



Figure 28: View of the flagstone floor in the Garage



Figure 29: Ceiling structure of the Garage

### *Barn*

- 4.1.28 The Barn is located in the southern end of the building. Its overall dimensions are 8.40 metres in length (east/west), 3.75 metres in width (north/south) and the height varies from 2.50 metres on the eastern side to 2.30 metres on the western compartment.
- 4.1.29 The Barn has two external doorways on the east and west walls. It also has an internal doorway to the Garage and another one in the south wall. The latter is a later insertion which leads to the southernmost bay, i.e. the Later Extension. On the north wall a horse stall with a timber screen, a neglected trough and signs of a former manger above it (Fig. 30) still survives. There is a timber north/south stud partition dividing the Barn into two compartments (Fig. 31).
- 4.1.30 The floor is mainly made of bricks with areas covered with cement. There is an east/west passageway marked by blue, engineering, single, bullnose brick edging at floor level. Most of the walls are lime-washed although there is a section on the west wall which is rendered. The ceiling consists of exposed timber joists (east/west) supported by a beam (north/south) on the western compartment which is 2.03 metres in height to the underside and a similar one on the eastern side at 2.25 metres in height.
- 4.1.31 On the south wall there are two former window openings which are now partially blocked up with bricks.



Figure 30: North wall of the Barn showing a neglected trough and signs of a former manger above it



Figure 31: Timber partition to western side

*Later extension*

- 4.1.32 The southernmost bay is a later extension of the Barn as there is a clear, straight-line masonry joint between this structure and the main building. Its overall dimensions are 8.40 metres in length (east/west), 4.50 metres in width (north/south) and is 2.25 metres in height. It is accessed from the internal doorway of the Barn. There is a similar east/west passageway at floor level built with blue, engineering, single, bullnose brick edging which divides the room into a stable area on the south, with three stalls made of timber screens (Fig. 32) and the northern area, which is used for storage.
- 4.1.33 The rest of the fabrics are consistent with the Barn and the only major difference is that the joists are laid north/south (860mm interval) supported by flimsy timber transverse beams which are 2.10 metres high to the underside. There is a central window opening on the south wall which is currently boarded up and another one on the west wall which has a timber frame and two fixed lights reinforced with wire.



Figure 32: Stable area, looking south

## **Interior: First floor (Appendix I: Drawing 2)**

### *Bedroom 1*

- 4.1.34 Bedroom 1 is located on the north-east end of the building. Its overall dimensions are 4.10 metres in length (east/west), 3.55 metres in width (north/south) and is 2.30 metres in height. It is accessed from a doorway situated between the staircase landing and the eastern wall. The door is a plank-and-ledge barn-type made of soft wood with iron strap hinges (Fig. 33).
- 4.1.35 The walls are covered with plaster and have wallpaper over. The room has a gas heater on the southern wall which was removed, revealing an earlier cast-iron fire place (Fig. 34). The fire place is highly decorative and painted. On the western side of the fire place there is an arched niche. The floor is made of wooden boards with plastic sheeting over them and the ceiling is made of lath-and-plaster.
- 4.1.36 The room is lit by a casement window on the eastern wall. The upper light on the southern side is an outer awning opening and the light below is also an outer casement opening. The window fittings consist of aluminium window stay and fastener.



Figure 33: Bedroom 1, looking west



Figure 34: Original fireplace in Bedroom 1

*Bedroom 2*

- 4.1.37 Bedroom 2 is located on the north-west end of the building. Its overall dimensions are 4.40 metres in length (east/west), 2.50 metres in width (north/south) and is 2.30 metres in height. It is accessed from a doorway situated between the staircase landing and the northern wall. The door is a plank-and-ledge barn-type made of soft wood with decorative iron hinges (Fig. 35).
- 4.1.38 The walls are covered with plaster and have wallpaper over. On the southern wall there is a former fireplace which is now blocked. There are two arched niches on the east of the blocked-up fireplace (Fig. 37) and a doorway to Bedroom 3 on the west. The doorway has a step 270mm high. The floor is made of wooden boards with plastic sheeting over them and the ceiling is made of lath-and-plaster.
- 4.1.39 The room is lit by a casement window on the western wall. The upper light on the southern side is an outer awning opening and the light below is also an outer casement opening (Fig. 36). The window fittings consist of aluminium window stay and fastener.
- 4.1.40 On the north-western corner there is a timber doorway which enables access to a straight timber staircase with three winders at the lower level which leads to the Loft Room above (Fig. 38).



Figure 35: Bedroom 2, looking north-east





Figure 36: Bedroom 2, looking west



Figure 37: Arched niches on the south wall



Figure 38: Staircase to the Loft Room

*Bedroom 3*

- 4.1.41 Bedroom 3 is positioned at the rear of Bedroom 2 in the second bay from the north. Its overall dimensions are 3.70 metres in length (east/west), 3.70 metres in width (north/south) and is 2.48 metres in height. It is accessed from a doorway situated in the northern partition wall to Bedroom 2. The door is a plank-and-ledge barn-type made of soft wood with Gothic-style iron hinges (Fig. 39).
- 4.1.42 The walls are covered with plaster and have wallpaper over. The floor is made of wooden boards with plastic sheeting over them and the ceiling is made of lath-and-plaster. The western end of the ceiling slopes down following the roof structure above.
- 4.1.43 The room is lit by a casement window on the western wall, composed of a timber frame and two large rectangular lights of which the southernmost opens outwards. The window fittings consist of aluminium window stay and fastener.
- 4.1.44 On the southern end of the room there is an L-shaped, stud partition containing an *en-suite* bathroom.



Figure 39: Bedroom 3, looking west

### *Bathroom*

- 4.1.45 The Bathroom is located on the southern end of Bedroom 3. Its overall dimensions are 2.50 metres in length (east/west), 1.40 metres in width (north/south) and is 2.48 metres in height. It is accessed through a lightweight wooden door with a small frosted light, fitted on a plasterboard partition wall (Fig. 40).
- 4.1.46 The room is lit by a louvre window on the western wall, composed of a timber frame and six frosted lights and aluminium fastener (Fig. 41).



Figure 40: Doorway of Bathroom set in a stud wall



Figure 41: Inside the Bathroom, looking west

### *Barn*

- 4.1.47 The first floor of the Barn was difficult access and therefore to properly survey as some areas of the floor were very unstable. The Barn is situated on the third bay of the building from the north. At first floor it is accessed from a doorway opening on the north wall which is reached from a step ladder located in the Garage. Its overall dimensions are 8.45 metres in length (east/west), 3.70 metres in width (north/south) and is 4.30 metres to the underside of the ridge purlin.
- 4.1.48 There is a small loft room above the Garage which can only be accessed from a small opening (650mm high by 950mm wide) on the northern wall of the Barn. This room could not be surveyed due to unsafe access.

- 4.1.49 The north wall contains a doorway which is blocked with bricks and cement (Fig. 42 and Appendix I Drawing 7). The blocked-up doorway has a wooden lintel, which appears to have been a reused timber with scarf or lap joints, supporting a brick head laid to header on edge. This wall also has three horizontal beams which appear to have been cut by the doorway. This suggests that the doorway was a later insertion which was subsequently blocked. Moreover, there are two ventilation slots of which the western one is now blocked up with bricks and has a flush inserted timber beam at the lower level. Next to the present doorway, the timber ceiling beam of the Garage can be seen (Fig. 43).
- 4.1.50 The south wall has a window opening with a timber frame and a timber lintel positioned slightly higher than the opening (Fig. 44). The west wall has original honeycomb ventilators which are externally blocked (Fig. 45). The eastern wall has an inserted fixed window with a timber lintel, wooden frame and six lights with slender glazing bars (Fig. 46).
- 4.1.51 The roof structure of the building is fully exposed in this room which consists of four tiers of sawn-timber side purlins (two on each side) which carry the common rafters with their ends set on a ridge purlin on the top and wall plates over the top of the east and west walls. The purlins are supported by the transverse (east/west) walls. The entire timber structure (including battens) appears to be a later replacement as the timbers themselves are in a fresh state with barely any staining and/or weathering.



Figure 42: North wall of the Barn with blocked-up doorway



Figure 43: Garage beam indicated with red arrow

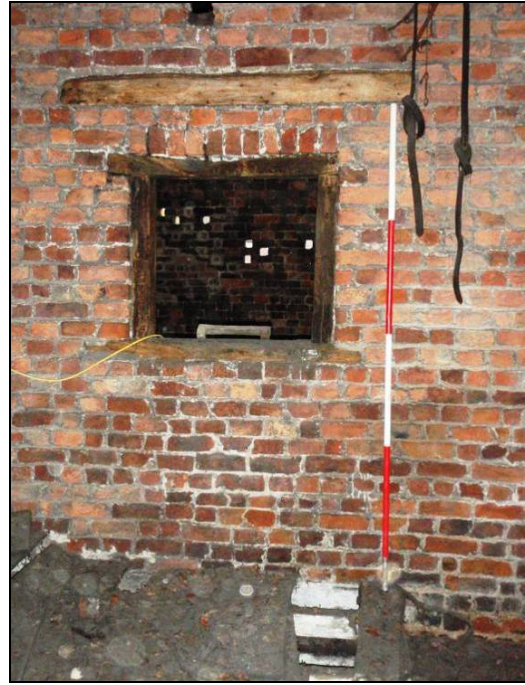


Figure 44: Window in the south wall of the Barn



Figure 45: West wall of the original Barn with surviving honeycomb ventilators shown within the yellow box



Figure 46: East wall of the Barn with inserted window

#### *Later Extension*

4.1.52 The southernmost Later Extension of the Barn has overall dimensions of 8.40 metres in length (east/west), 4.55 metres in width (north/south) and 4.80 metres in height to the underside of the ridge purlin. Survey of this room was very limited due to its unsafe state. The west wall has two windows which are equivalent to the inserted window on the east wall of the Barn (Fig. 47). The roof structure is also visible here.



Figure 47: View of the Later Extension of the Barn, looking, north-west

### **Interior: Loft (Appendix I: Drawing 3)**

- 4.1.53 There is a small loft room situated over Bedroom 2 which is accessed from a straight wooden staircase with three winders at the lower level. Its overall dimensions are 3.75 metres in length (east/west), 3.15 metres in width (north/south) and is 1.93 metres in height to the underside of the ridge purlin.
- 4.1.54 The room has wooden floor boards, plaster board walls and lath-and-plaster angled ceiling with a partially exposed ridge purlin. There is a small, fixed, wooden window on the north wall with four rectangular lights (Fig. 48). The room has a raised wooden board along the walls where an electric train set was once located (Fig. 49).



Figure 48: North wall of the Loft



Figure 49: Loft room with remnants of electric train set



## **4.2 Watching Brief**

- 4.2.1 Following the demolition of the building, a watching brief was undertaken in the area where the new building is proposed to be constructed within the same footprint as the former building. The area was initially reduced to just below the floor level and subsequently the foundation trenches were excavated to an average of 1 metre deep. The foundation trench plan is included in Appendix I: drawing 8.
- 4.2.2 Part of the building was left standing as most of the eastern façade is to be retained. The state of the building enabled further inspection of the internal fabrics, revealing clear construction breaks, such as the insertion of the fireplace in the Parlour (Fig. 50). The bricks of the fireplace were modern, machine-made and of frogged type. On the internal side of the standing east wall, further construction breaks for the insertion of the window openings were also identified.
- 4.2.3 The stratigraphy of the foundation trenches consisted of a shallow made ground layer (001) (averaging 100-200mm thick) of dark-brown, silty clay over a light-brown, clay natural sub-stratum (002) (Fig. 51). The trenches exposed some of the former foundation walls which were consistent with the main wall fabric (Figs 52 and 53). The foundations consisted of eight courses of bricks and the lowest course was laid across the wall projecting slightly outwards. The foundation wall of the former western wall was three brick courses deeper than the rest of the foundations. This may have been because the natural sub-stratum (002) appears to have been slightly disturbed around this area. Indeed, a backfilled ditch was identified in the new foundation trench which ran along the former western wall (Fig. 54). The trench itself was excavated to a depth of 1 metre below the ground level in order to reach the solid consistency of the clay natural sub-stratum (002).
- 4.2.4 The ditch [003] was rectilinear and measured 1 metre deep by 1.80 metres wide. It ran north/south and had a slightly concave base and sides. The backfill (004) was composed of a brownish-black silty clay deposit with frequent partially decayed roots and charcoal. The position of the ditch is marked on earlier OS maps (see Shakarian 2009) as a dotted line (OS 1848, 1898, 1910 and 1934). The maps also plot several boundary posts and stones, as well as hedges marked along the continuation of this line. Furthermore, the line itself is indicated as 'Parliamentary Borough Boundary Ditch' (in abbreviation). The boundary line can also be seen in the 1841 Tithe Map of the Township of Offerton running exactly along the western wall of the building.
- 4.2.5 The cartographic and archaeological evidence therefore suggests that No. 8 Offerton Fold and the adjacent buildings to the north were erected over an existing borough boundary. Moreover, the boundary was formerly composed of a hedge row and associated ditch which were subsequently cut down and infilled with some of the ditch being partially used as the foundation trench for the western walls of the aforementioned buildings.
- 4.2.6 The reduction of the made ground layer (001) extended slightly beyond the western side of the building, revealing a well (005) made of red bricks laid to stretcher bond (Fig. 55). The well was in a good state of preservation and

contained water. It measured 1 metre in diameter and is at least 7 metres in depth (to the water level).



Figure 50 Section through the fireplace after partial demolition



Figure 51: N/S foundation trench along the eastern side



Figure 52: Foundation wall on the western side



Figure 53: Foundation wall on the eastern side



Figure 54: Parliamentary Borough Boundary ditch, looking northwest



Figure 55: Inside the well

### **4.3 Historical research**

- 4.3.1 An archaeological Desk-Based Assessment (DBA) has been produced which examined the historical and archaeological background of the development site (Shakarian 2009). This included cartographic regression analysis and discussed the results of documentary studies of the historical evolution of the site based on a compiled document deposited in Stockport Local Heritage Library (Broughton 2004). The DBA has previously been submitted to the local planning authority in support of the planning application for re-development of the site, and thus it should be read in conjunction with this report.
- 4.3.2 In addition to the DBA, further cartographic records were consulted which are included below. The earliest map consulted was Burdett's 1777 map of Cheshire (Fig. 56). This map clearly depicts Offerton Hall to the west of the development site, which is still shown as an open field containing no buildings.
- 4.3.3 Greenwood's 1819 map of Cheshire shows a group of buildings in the vicinity of the development site (Fig. 57). This group of buildings appears to be positioned within the present footprint of the Nook, just north of the building complex in which No. 8 is later built.
- 4.3.4 Swire and Huntchings' 1828-29 map of Cheshire shows further developments consisting of the addition of a lane on a north/south alignment and two more houses aligned east/west immediately west of the earlier building where the present Nook lies (Fig. 58). This map was included in the Desk-Based Assessment but this figure is an enlarged copy.
- 4.3.5 Bryant's 1831 map of Cheshire is not very detailed and may have been made using an earlier map (Fig. 59). However it does not display further development in the vicinity of No. 8 Offerton Fold.
- 4.3.6 The 1841 Tithe map of the Township of Offerton is the first cartographic evidence for the complex of buildings where No. 8 lies (Fig. 60). This map was included in the Desk-Based Assessment but this figure is an enlarged copy.



Figure 56: Extract of Burdett's 1777 map of Cheshire, showing the development site



Figure 57: Extract of Greenwood's 1819 map of Cheshire, showing the development site



Figure 58: Extract of Swire and Huntchings' 1828-29 map of Cheshire, showing the development site



Figure 59: Extract of Bryant's 1831 map of Cheshire, showing the development site

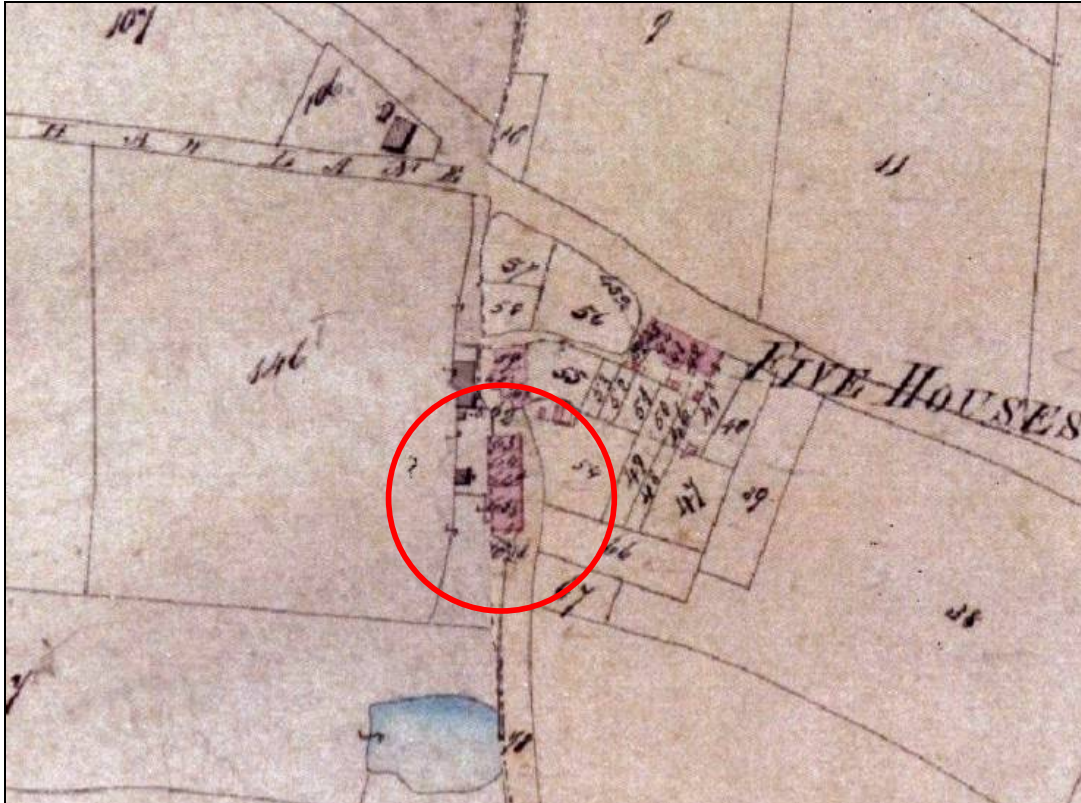


Figure 60: Extract of the 1841 Tithe map of the Township of Offerton, showing the development site

## 5. Discussion

- 5.1 Evidence for phasing in the construction and modification of the buildings can be seen in the phased plans included in the Appendix I: drawings 9 and 10. The earliest cartographic evidence for No. 8 Offerton Fold dates to 1841. It is suggested, therefore, that the original Barn was built sometime in the 1830s. The brick type, and particularly its size, can be a tool for dating. The type used in the entire original building, including foundation walls, is consistent with the bricks made after 1803 when a brick tax was levied on larger bricks (after the first tax in 1784) reducing the size to 9" x 4½" x 3" (Cunnington 2002: 147, Iredale and Barrett 2002: 22).
- 5.2 The original layout of the Barn would have been a central bay with a threshing floor flanked by two storage areas with two floors. The Barn still has its original threshing floor situated in the central bay of the primary building. The south wall of the central bay also has a series of original features such as ventilation slots and window openings. The Barn area has earlier honeycomb ventilations for storage of hay, corn, *etc* and to maintain a comfortable breathing environment for animals. The ventilators are now externally blocked.
- 5.3 There is a corbel in the Parlour, which may have been placed to support a north/south beam. The putative beam would have been positioned at a matching interval with the main beam over the Garage. The upper floor would have been supported by two parallel north/south longitudinal beams slotted in the east/west



internal walls. The central bay still has the remains of a former doorway in the east which would have allowed a horse-and-cart to enter the Barn. It is possible that there would have been a matching door on the west wall, however, no evidence of this was observed. Apart from the original threshing floor made of limestone flagstones, the Parlour also has surviving primary flagstones.

- 5.4 The Barn was extended southwards with the possible intention to convert part of the northern side of the barn into a dwelling. This extension can be seen in the 1848 OS map (see Shakarian 2009), suggesting the later southern addition was built in the 1840s.
- 5.5 With the exception of the original Garage doorway opening, the rest of the doorways and most of the fenestration are later insertions. There is an inserted doorway on the first floor of the Barn which was later blocked up. The doorway would have connected the present Barn with a room where the current Bedroom 3 lies. Major renovation work of the present house can be seen from the inserted north/south beam, identified in the Kitchen's ceiling and also inside the false ceiling of the Toilet, which is inserted in the north wall of the Barn.
- 5.6 The watching brief enabled further inspection of some of the fabrics, revealing clear construction breaks as the insertion of the fire place in the Parlour and windows on the east wall. It also uncovered a well on the western side of the house. The well is probably contemporary with the original phase of the house and has been retained beneath a manhole.
- 5.7 Minor changes also occurred in the building's internal layout. The Later Extension was probably constructed as a storage area for crops and/or animals. This is clear from the honeycomb ventilators on the south wall which would have facilitated sufficient air to maintain dry storage facilities. When the building was surveyed, this area seems to have been used as a stable containing stud partitions for horses. Some of the external fabric of the Later Extension has been rebuilt and/or repaired in the first quarter of the 20<sup>th</sup> century.
- 5.8 The house was renovated during the mid 20<sup>th</sup> century as most of the present fabric, particularly the interior, is consistent with 1940-60s style. The renovation of the house might have extended further from this interior fabric as the roof structure is also in a fairly fresh state.

## **6. Conclusion**

- 6.1 The archaeological investigation, recording and groundwork monitoring undertaken at No. 8 Offerton Fold, Stockport, established that the building is an example of a combined domestic/agricultural range dating from the 1830s. It appears to have been used primarily for agricultural activities linked to other properties that make up Offerton Fold. The former Barn and the adjacent buildings to the north were erected over an existing borough boundary. It was partially extended in the 1840s as a combined barn and dwelling with an external well. The house was substantially renovated during the mid 20<sup>th</sup> century. The

building survey provides a comprehensive preservation by record of this building which is of local historic significance.

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## **9. Acknowledgements**

- 9.1 Archaeological Research Services Ltd would like to thank Simon Pryce of Allison Pike Partnership Ltd. Thanks are also expressed to at Andrew Myers the Assistant County Archaeologist and Lesley Mitchell the HER Officer at Greater Manchester Archaeology Unit and all those at the consulted archives and library.

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**APPENDIX I: SURVEY DRAWINGS**



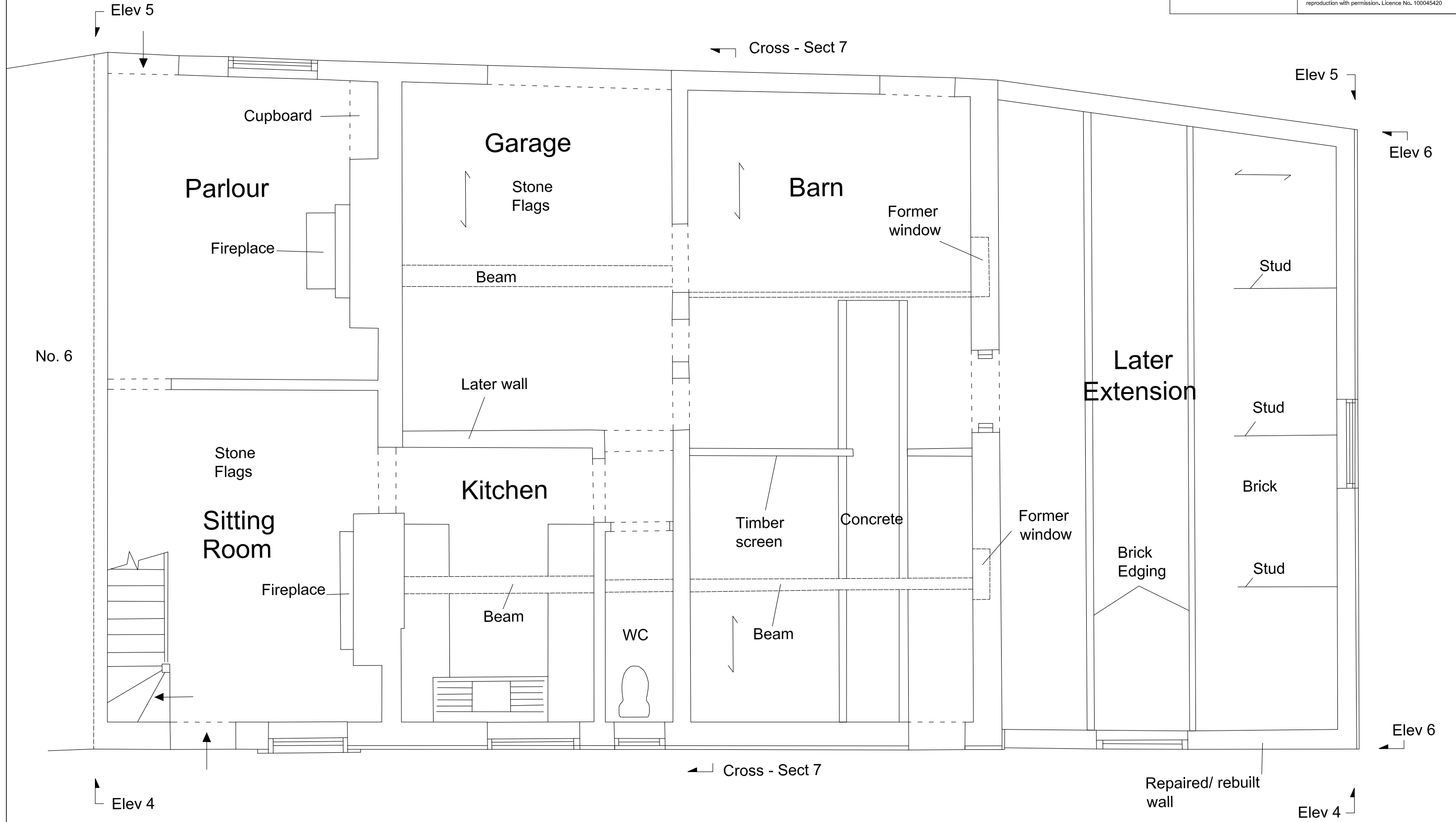
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Ground Floor Plan

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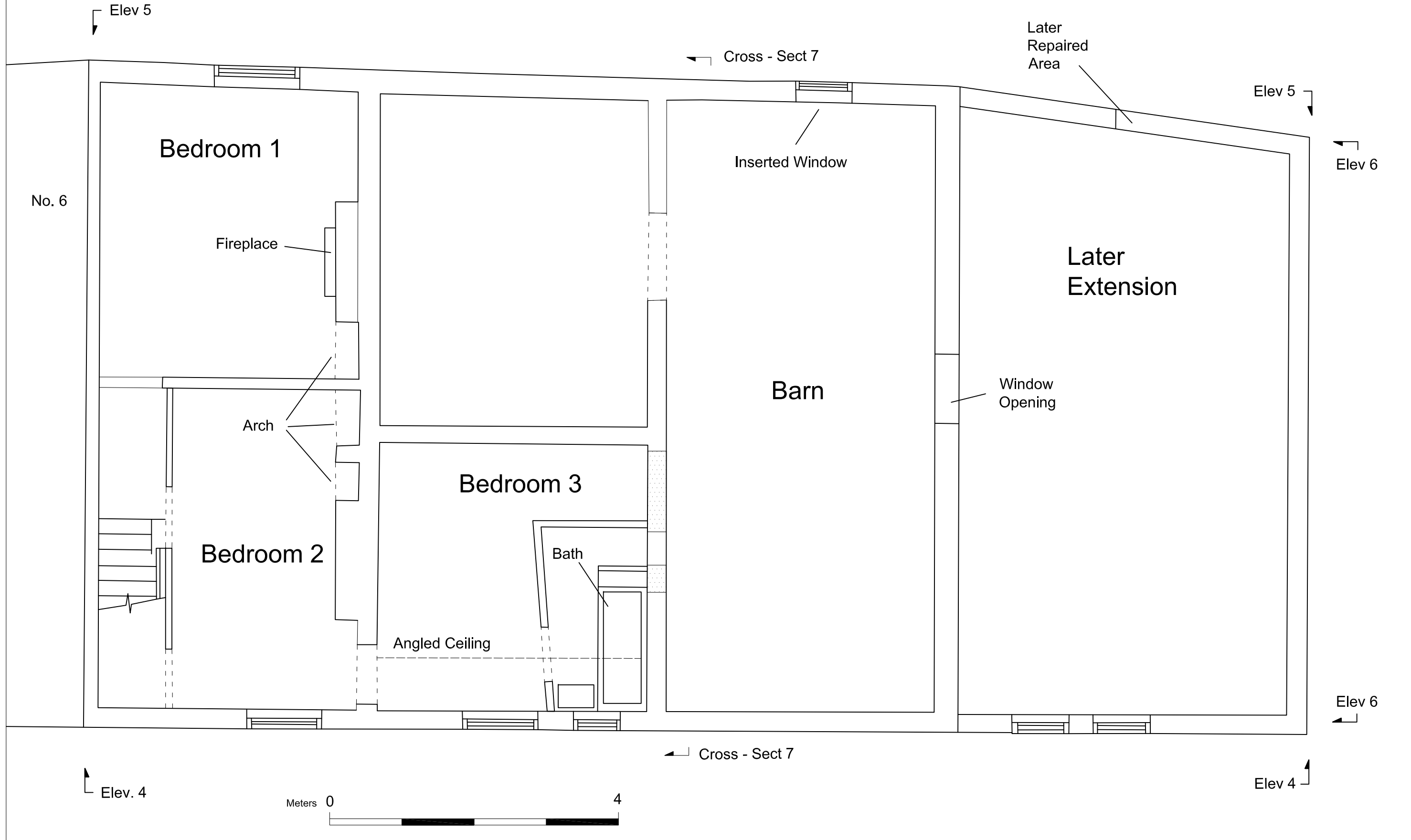
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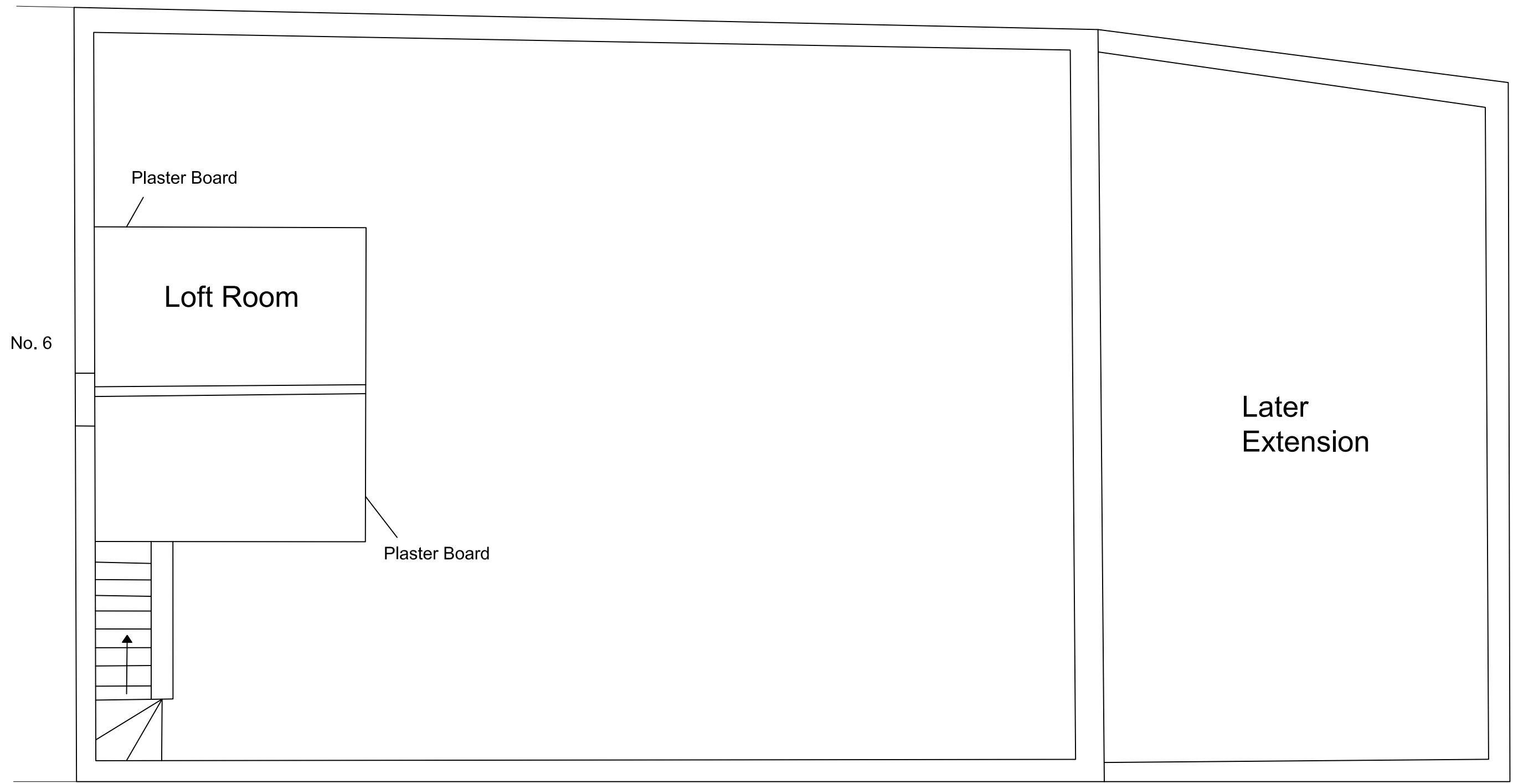
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Loft Plan

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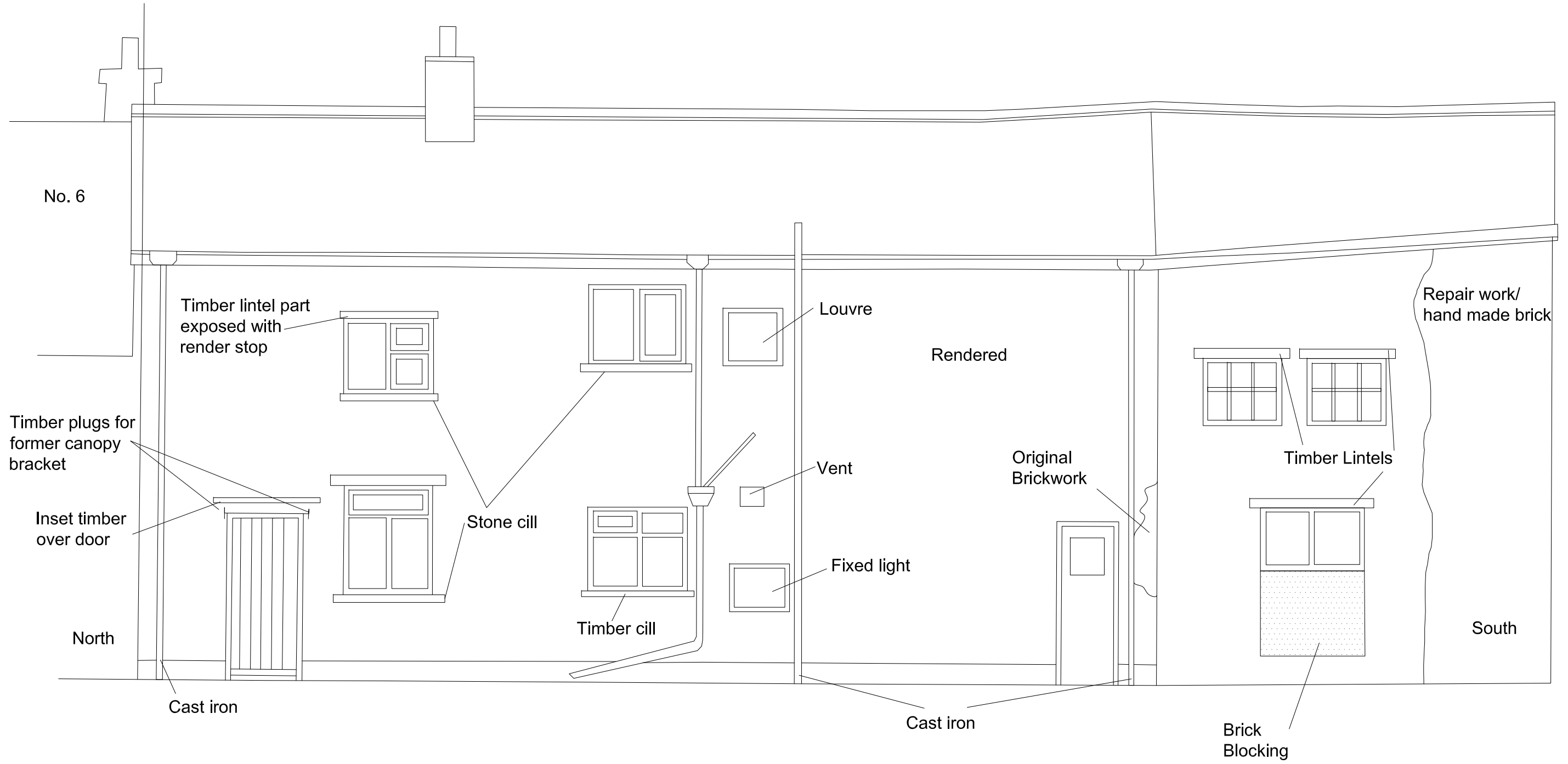
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 West Elevation

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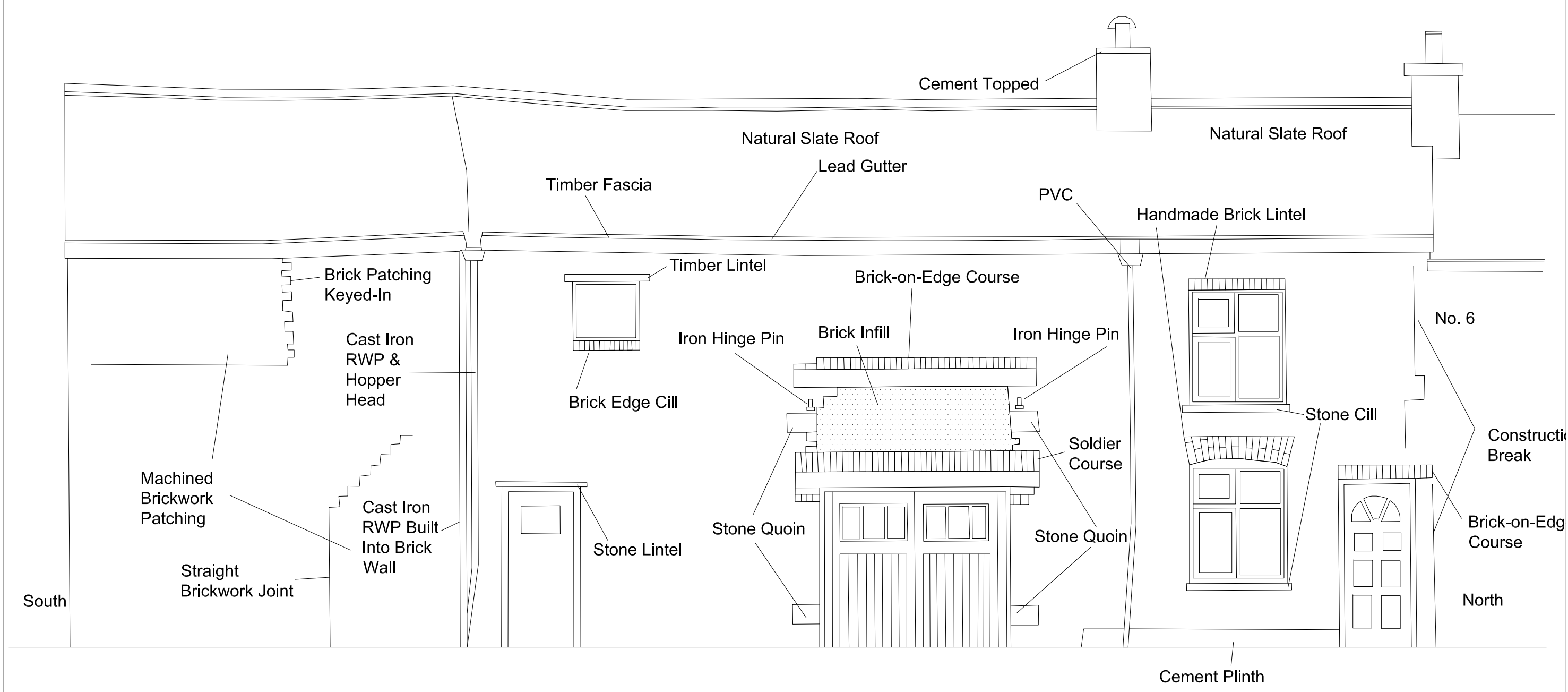
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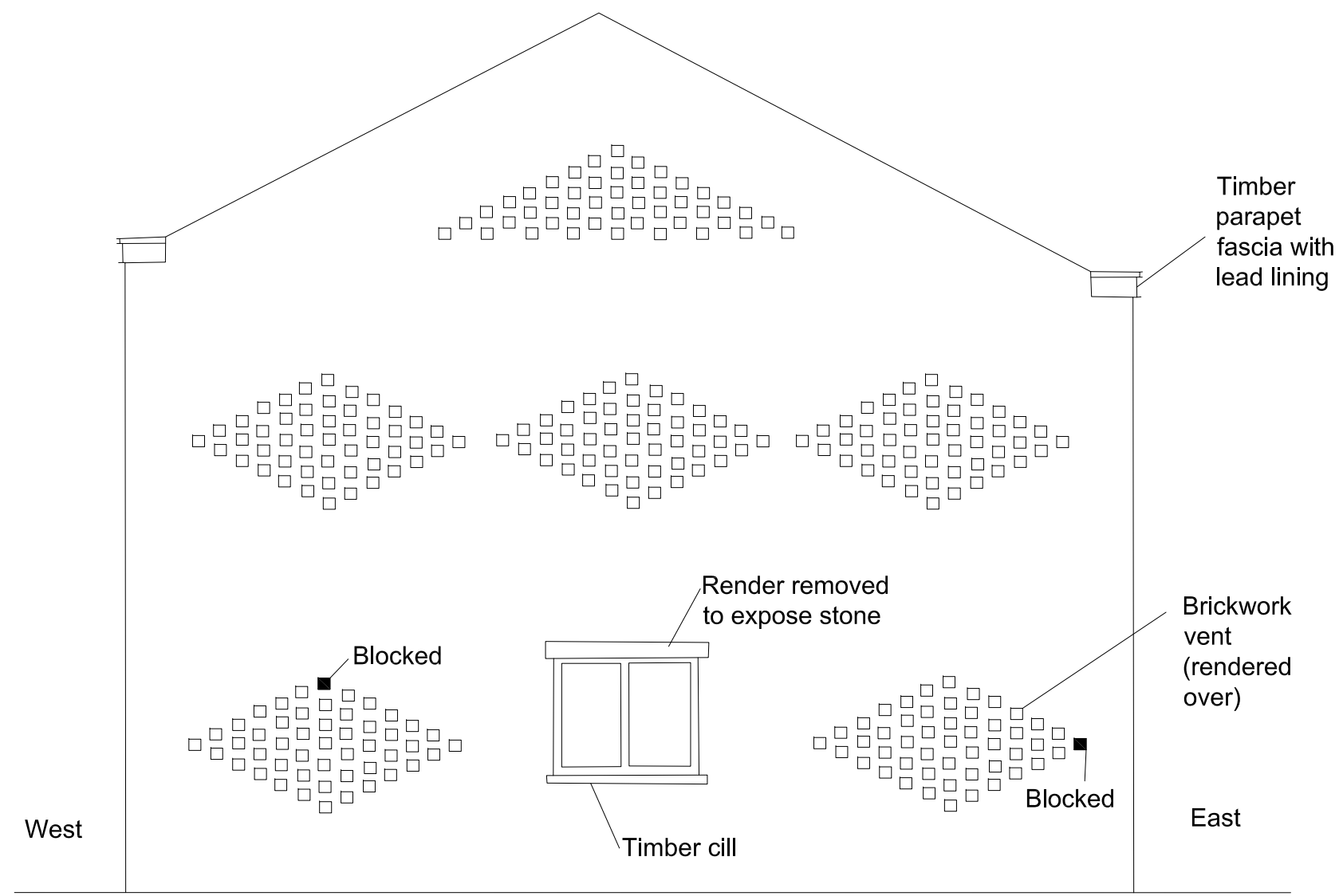
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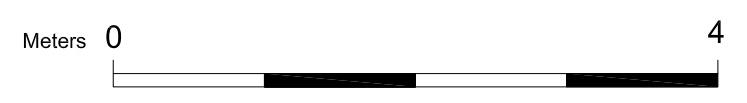
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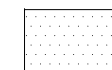


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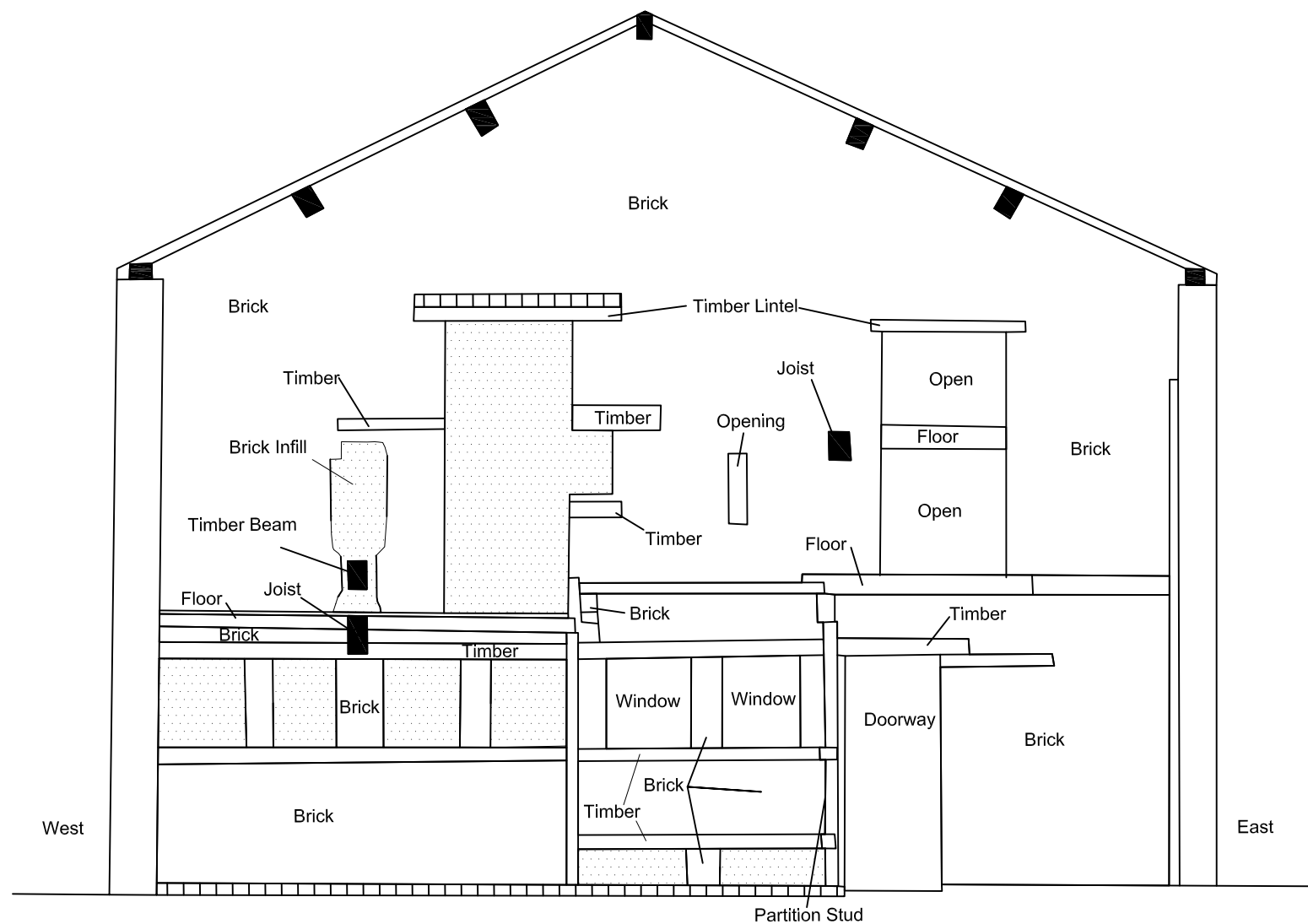


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Blocked up area



Cross Section



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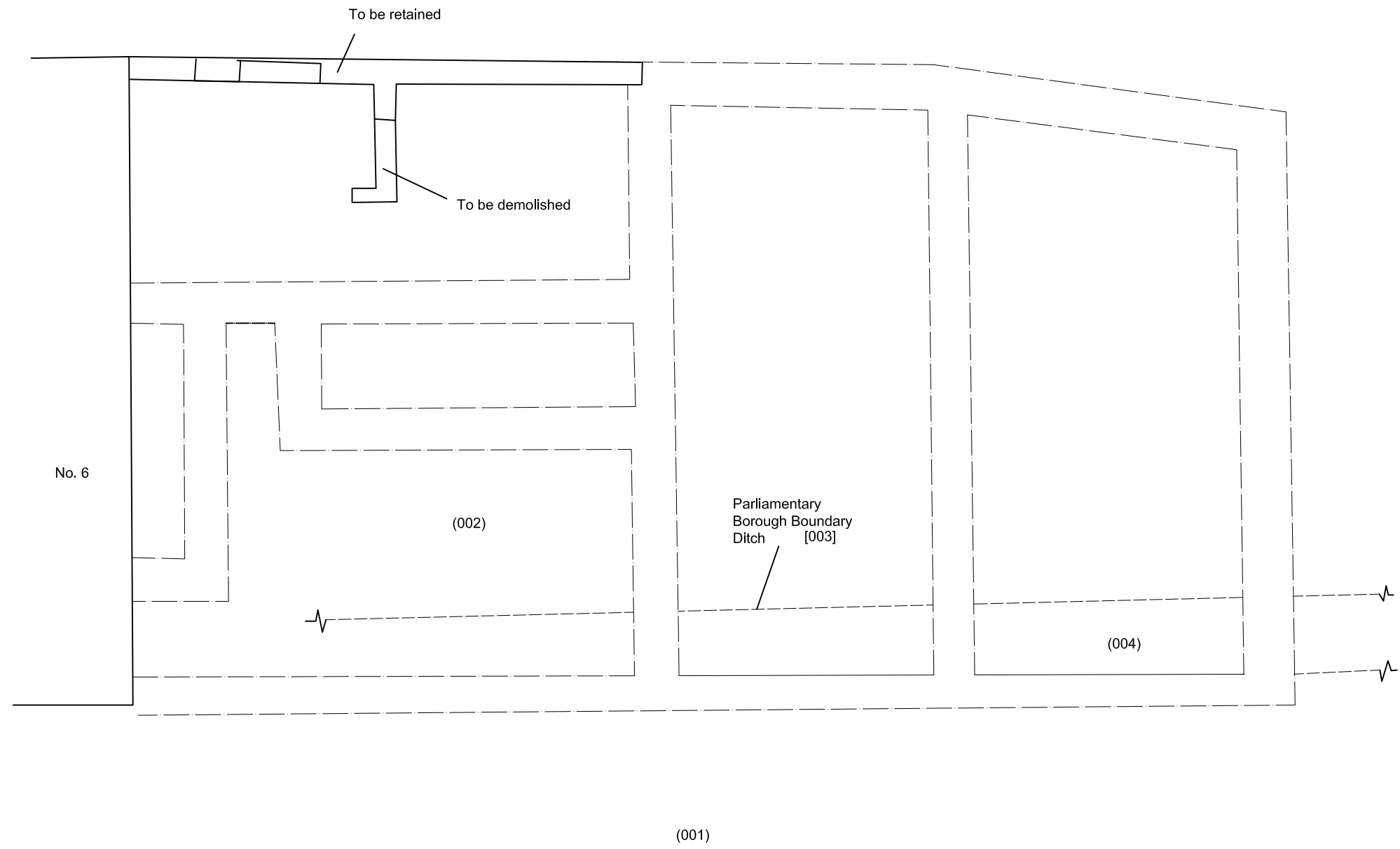
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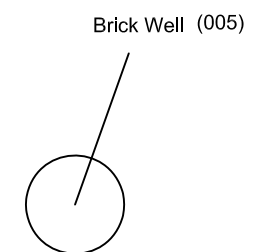
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Plan of Foundation Trench





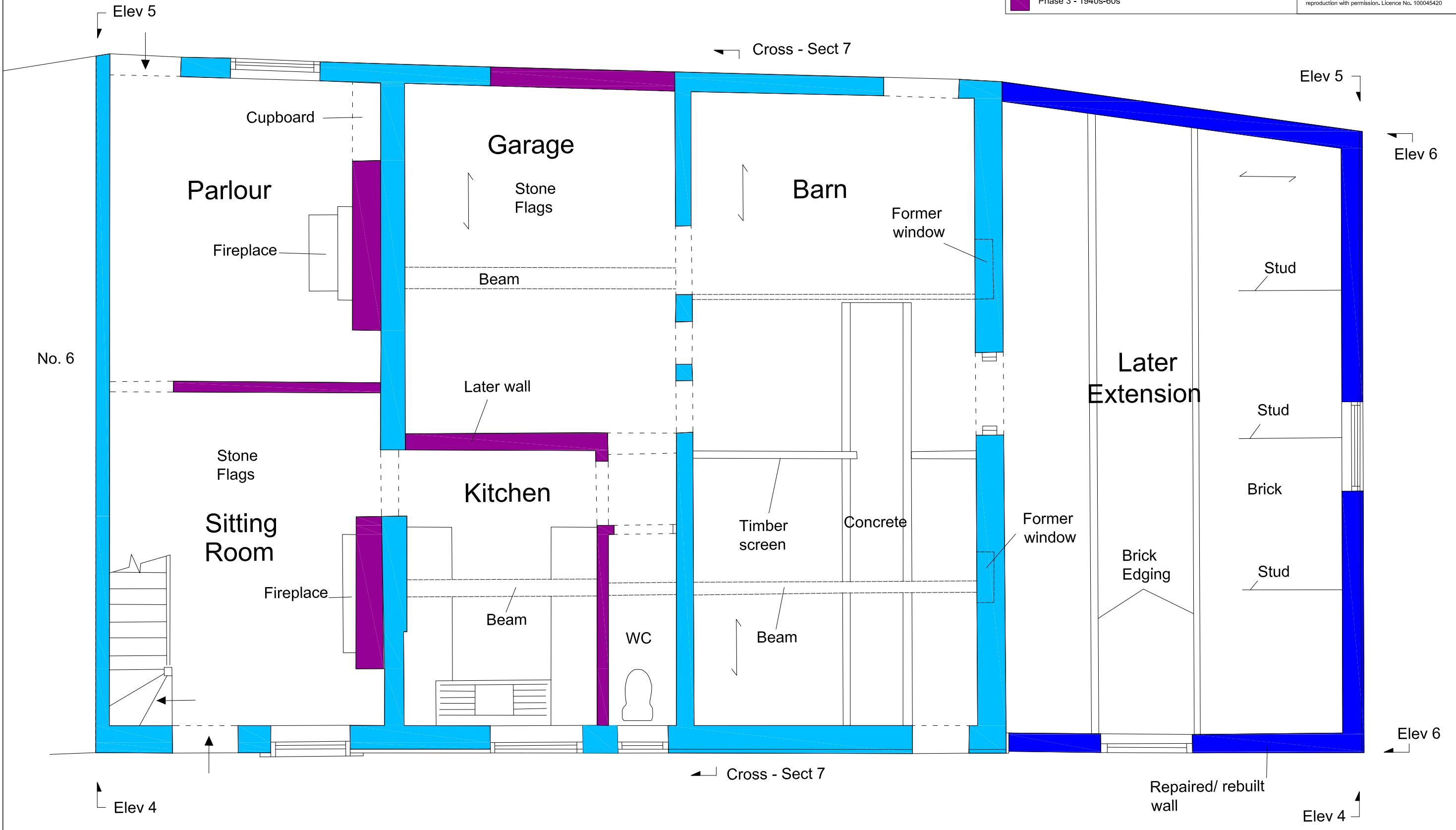
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 Phased Plan Ground Floor

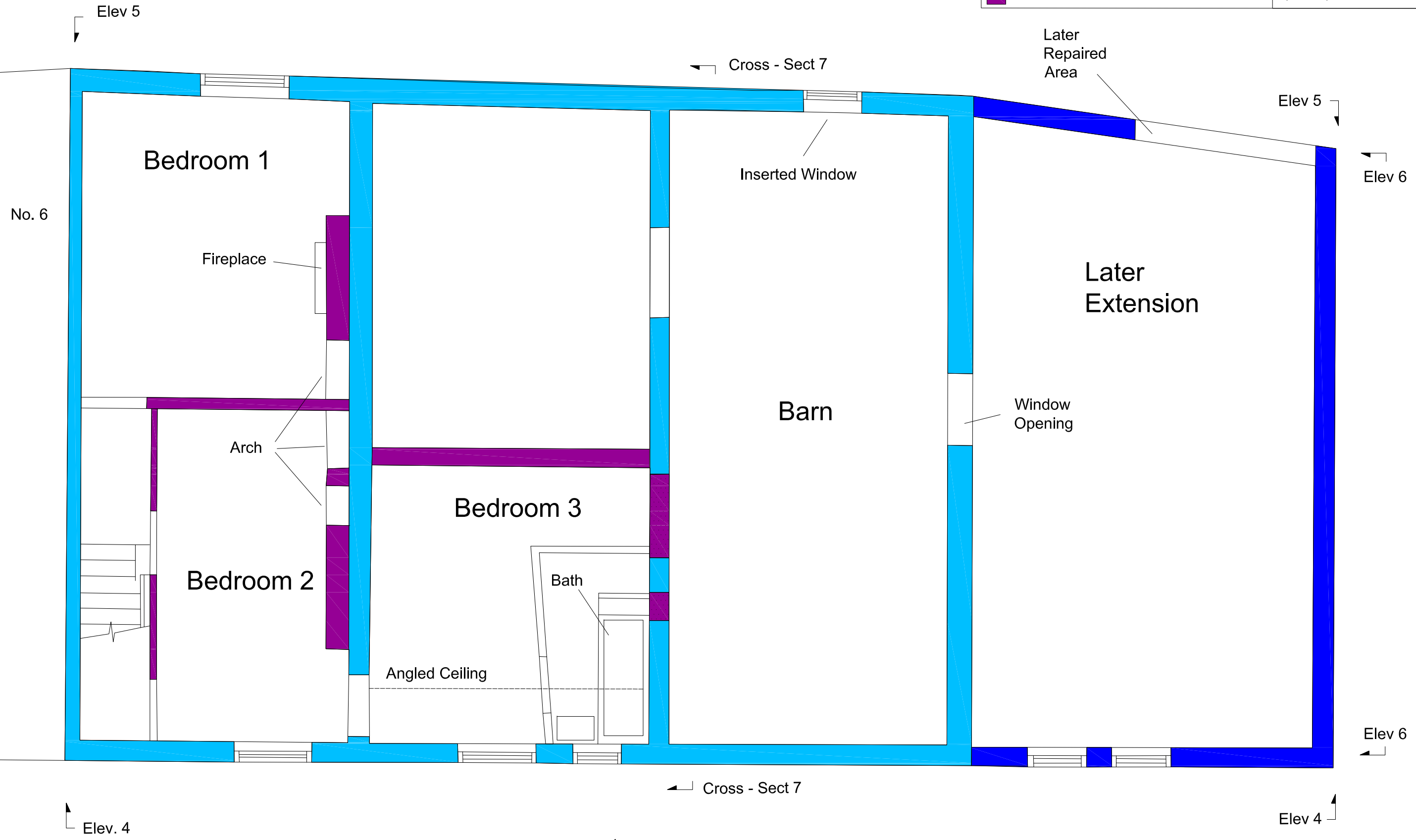
- Phase 1 - mid 1830s
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- Phase 3 - 1940s-60s

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**APPENDIX II: PHOTOGRAPHIC REGISTER**

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<b>No.</b>	<b>Position</b>	<b>Area/Room No.</b>	<b>Orient.</b>	<b>Description</b>
1	Internal	Ground floor/Sitting room	SW	Internal view of west wall and fireplace
2	Internal	Ground floor/Sitting room	NW	View of entrance and staircase
3	Internal	Ground floor/Sitting room	E	Internal view of east wall
4	Internal	Ground floor/Sitting room	S	South wall towards the Kitchen
5	Internal	Ground floor/Kitchen	NW	North wall
6	Internal	Ground floor/Kitchen	SW	West wall
7	Internal	Ground floor/Kitchen	NE	East wall
8	Internal	Ground floor/Kitchen	SW	South wall
9	Internal	Ground floor/Kitchen	S	Doorway towards corridor next to Lavatory
10	Internal	Ground floor/Lavatory	W	General view
11	Internal	Ground floor/Lavatory	E	Detail of doorway
12	Internal	Ground floor/Garage	W	West wall
13	Internal	Ground floor/Garage	N	North-west corner
14	Internal	Ground floor/Garage	W	Ceiling beam
15	Internal	Ground floor/Garage	NE	North wall
16	Internal	Ground floor/Garage	N	View of flag-stone floor
17	Internal	Ground floor/Garage	NE	Garage doorway
18	Internal	Ground floor/Garage	E	Garage doorway
19	Internal	Ground floor/Garage	S	South wall with doorways
20	Internal	Ground floor/Garage	SW	South wall with window openings
21	Internal	Ground floor/Garage	S	South wall with central doorway
22	Internal	Ground floor/Garage	SW	General view of south wall
23	Internal	Ground floor/Parlour	W	West wall
24	Internal	Ground floor/Parlour	N	North wall
25	Internal	Ground floor/Parlour	E	East wall
26	Internal	Ground floor/Parlour	SE	South-east cupboard
27	Internal	Ground floor/Parlour	E	Detail of window on east wall
28	Internal	Ground floor/Parlour	SW	Fire place on south wall
29	Internal	Ground floor/Parlour	NW	Detail of ceiling
30	Internal	Ground floor/Parlour	SW	South wall
31	Internal	Ground floor/Parlour	S	Detail of cupboard door
32	Internal	Ground floor/Barn	E	Detail of doorway
33	Internal	Ground floor/Barn	N	North-east corner
34	Internal	Ground floor/Barn	W	N/S partition stud
35	Internal	Ground floor/Barn	E	East wall of stable area
36	Internal	Ground floor/Barn	S	South wall of stable area



Film No: 2		Format: 35 mm	Film Speed: 200	Film Type: Colour slide
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2	Internal	Ground floor/Sitting room	NW	View of entrance and staircase
3	Internal	Ground floor/Sitting room	E	Internal view of east wall
4	Internal	Ground floor/Sitting room	S	South wall towards the Kitchen
5	Internal	Ground floor/Kitchen	NW	North wall
6	Internal	Ground floor/Kitchen	SW	West wall
7	Internal	Ground floor/Kitchen	NE	East wall
8	Internal	Ground floor/Kitchen	SW	South wall
9	Internal	Ground floor/Kitchen	S	Doorway towards corridor next to Lavatory
10	Internal	Ground floor/Lavatory	W	General view
11	Internal	Ground floor/Lavatory	E	Detail of doorway
12	Internal	Ground floor/Garage	W	West wall
13	Internal	Ground floor/Garage	N	North-west corner
14	Internal	Ground floor/Garage	W	Ceiling beam
15	Internal	Ground floor/Garage	NE	North wall
16	Internal	Ground floor/Garage	N	View of flag-stone floor
17	Internal	Ground floor/Garage	NE	Garage doorway
18	Internal	Ground floor/Garage	E	Garage doorway
19	Internal	Ground floor/Garage	S	South wall with doorways
20	Internal	Ground floor/Garage	SW	South wall with window openings
21	Internal	Ground floor/Garage	S	South wall with central doorway
22	Internal	Ground floor/Garage	SW	General view of south wall
23	Internal	Ground floor/Parlour	W	West wall
24	Internal	Ground floor/Parlour	N	North wall
25	Internal	Ground floor/Parlour	E	East wall
26	Internal	Ground floor/Parlour	SE	South-east cupboard
27	Internal	Ground floor/Parlour	E	Detail of window on east wall
28	Internal	Ground floor/Parlour	SW	Fire place on south wall
29	Internal	Ground floor/Parlour	NW	Detail of ceiling
30	Internal	Ground floor/Parlour	SW	South wall
31	Internal	Ground floor/Parlour	S	Detail of cupboard door
32	Internal	Ground floor/Barn	E	Detail of doorway
33	Internal	Ground floor/Barn	N	North-east corner
34	Internal	Ground floor/Barn	W	N/S partition stud
35	Internal	Ground floor/Barn	E	East wall of stable area
36	Internal	Ground floor/Barn	S	South wall of stable area

Film No: 3		Format: 35 mm		Film Speed: 400	Film Type: Black & White
NO.	Position	Area/Room No.	Orient.	Description: DATE: 2-11-09	
1	Internal	First floor/Barn	E	East wall southern extension	
2	Internal	First floor/Barn	W	West wall southern extension	
3	Internal	First floor/Barn	S	South wall southern extension	
4	Internal	First floor/Barn	W	West wall	
5	Internal	First floor/Barn	N	North wall showing blocked doorway	
6	Internal	First floor/Barn	E	East wall	
7	Internal	First floor/Barn	S	Detail of window in the south wall	
8	Internal	First floor/Mezzanine	NW	General view of mezzanine storage room	
9	Internal	First floor/Staircase	W	View down the staircase	
10	Internal	First floor/Corridor	E	Corridor towards Bedroom 1	
11	Internal	First floor/Bedroom 1	NW	North wall	
12	Internal	First floor/Bedroom 1	W	West wall	
13	Internal	First floor/Bedroom 1	SW	South wall	
14	Internal	First floor/Bedroom 1	S	Detail of fireplace after removal of modern heater	
15	Internal	First floor/Bedroom 1	NW	Doorway	
16	Internal	First floor/Bedroom 2	SE	South wall with niches	
17	Internal	First floor/Bedroom 2	W	West wall and window	
18	Internal	First floor/Bedroom 2	N	North wall and staircase towards loft	
19	Internal	First floor/Bedroom 3	W	West wall with window	
20	Internal	First floor/Bedroom 3	SW	South stud wall with door to bathroom	
21	Internal	First floor/Bathroom	W	View of bathroom	
22	Internal	Loft	S	Loft with electrical train toys board	
23	Internal	Loft	N	Loft with window	
24	External	West elevation	E	General view	
25	External	West elevation	E	Northern end	
26	External	West elevation	E	Southern extension	
27	External	West elevation	E	Detail of original brickwork revealed under rendering	
28	External	South elevation	N	General view	
29	External	South elevation	N	Detail of Barn vent	
30	External	South and east elevations	NW	General of view of building from Offerton Fold	
31	External	East elevation	W	Southern extension	
32	External	East elevation	W	General view	
33	External	East elevation	W	Detail of window	
34	External	East elevation	W	Garage door	
35	Internal	Ground floor/Lavatory	W	Detail of inserted beam	
36	External	North elevation	S	Offerton Fold with top of gable of no. 8 -background	

Film No: 4		Format: 35 mm		Film Speed: 400	Film Type: Colour slide
Site:	Position	Fold, Street/Plot	Area/Room No.	Orient.	Description: DATE: 3-11-09
1	Internal	First floor/Barn		E	East wall southern extension
2	Internal	First floor/Barn		W	West wall southern extension
3	Internal	First floor/Barn		S	South wall southern extension
4	Internal	First floor/Barn		W	West wall
5	Internal	First floor/Barn		N	North wall showing blocked doorway
6	Internal	First floor/Barn		E	East wall
7	Internal	First floor/Barn		S	Detail of window in the south wall
8	Internal	First floor/Mezzanine		NW	General view of mezzanine storage room
9	Internal	First floor/Staircase		W	View down the staircase
10	Internal	First floor/Corridor		E	Corridor towards Bedroom 1
11	Internal	First floor/Bedroom 1		NW	North wall
12	Internal	First floor/Bedroom 1		W	West wall
13	Internal	First floor/Bedroom 1		SW	South wall
14	Internal	First floor/Bedroom 1		S	Detail of fireplace after removal of modern heater
15	Internal	First floor/Bedroom 1		NW	Doorway
16	Internal	First floor/Bedroom 2		SE	South wall with niches
17	Internal	First floor/Bedroom 2		W	West wall and window
18	Internal	First floor/Bedroom 2		N	North wall and staircase towards loft
19	Internal	First floor/Bedroom 3		W	West wall with window
20	Internal	First floor/Bedroom 3		SW	South stud wall with door to bathroom
21	Internal	First floor/Bathroom		W	View of bathroom
22	Internal	Loft		S	Loft with electrical train toys board
23	Internal	Loft		N	Loft with window
24	External	West elevation		E	General view
25	External	West elevation		E	Northern end
26	External	West elevation		E	Southern extension
27	External	West elevation		E	Detail of original brickwork revealed under rendering
28	External	South elevation		N	General view
29	External	South elevation		N	Detail of Barn vent
30	External	South and east elevations		NW	General of view of building from Offerton Fold
31	External	East elevation		W	Southern extension
32	External	East elevation		W	General view
33	External	East elevation		W	Detail of window
34	External	East elevation		W	Garage door
35	Internal	Ground floor/Lavatory		W	Detail of inserted beam
36	External	North elevation		S	Offerton Fold with top of gable of no. 8 -background

<b>Film No:</b> 5		<b>Format:</b> medium 120		<b>Film Speed:</b> 400		<b>Film Type:</b> Black & White	
<b>SITE:</b>	8 Offerton Fold, Stockport		<b>Area/Room No.</b>	<b>Orient.</b>	<b>Description:</b>	<b>DATE:</b> 3-11-09	
1					N/A		
2	External	West elevation		E	General view		
3	External	South elevation		N	General view		
4	External	South and west elevations		NE	General view		
5	External	South and east elevations		NW	General view		
6	External	South and east elevations		E	General of view of building from Offerton Fold		
7	External	East elevation		W	Northern end		
8					N/A		

<b>Film No:</b> 6		<b>Format:</b> medium 120		<b>Film Speed:</b> 400		<b>Film Type:</b> Black & White	
<b>No.</b>	<b>Position</b>	<b>Area/Room No.</b>	<b>Orient.</b>	<b>Description</b>			
1	External	East elevation	W	General view			
2	External	East elevation	SE	General view			
3	External	South and east elevations	NW	General view of building from Offerton Fold			
4	External	South elevation	N	General view			
5	External	South elevation	N	Closer view			
6	External	West elevation	E	General view			
7	External	West elevation	E	General view			
8	External	South and east elevations	NW	General of view of building from Offerton Fold			

### **APPENDIX III: SPECIFICATIONS**

## Brief for a Building Recording Survey

**Site Name:** 8 Offerton Fold, Offerton, Stockport

**Planning Application Reference:** DC/040717

**Grid Reference:** SJ 91432 89280

**Issued by:** A. Myers (Assistant County Archaeologist)

**Issued to:** Crispin Edwards and Karyn Clark (Stockport MBC)

**Date:** 23<sup>rd</sup> October 2009

### 1.0 Introduction

1.1 Planning consent has been granted for the erection of a dormer bungalow and the demolition and reconstruction of 8 Offerton Fold to form 3 houses. The proposal includes the demolition of the existing building at 8 Offerton Fold. Condition 1 of the planning consent contains the requirement that the existing building at 8 Offerton Fold should be recorded to RCHME level 2.

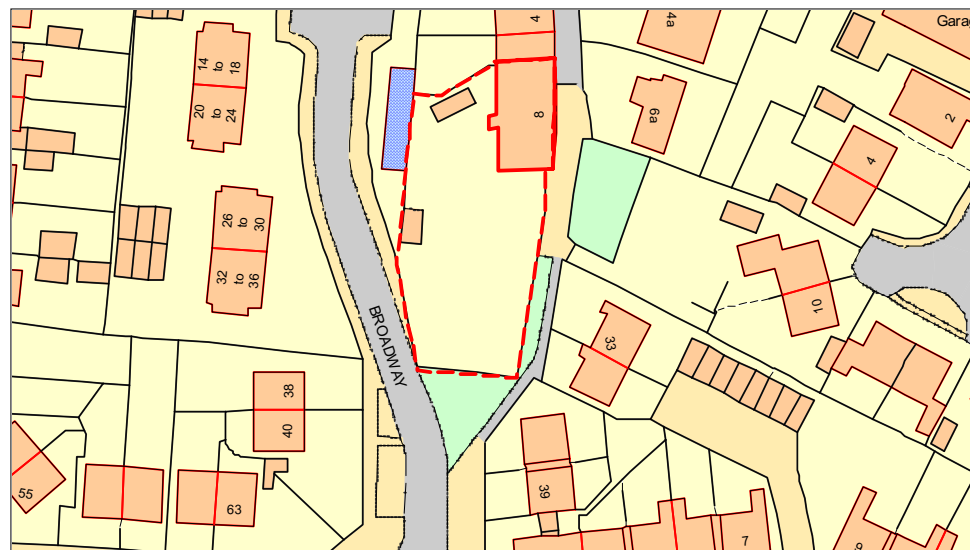


Fig. 1: 8 Offerton Fold (solid red boundary) and planning application site boundary (dashed red line)

1.2 The present brief covers the production of the historic building survey arising as a requirement of condition 1 of the planning consent. From this brief the appointed archaeological contractor / historic building architect will be required to produce for agreement a written scheme of investigation (WSI). The WSI will be submitted in advance for approval by Stockport local planning authority.

### 2.0 Background and Proposals

2.1 The 1830 map of Swire and Hutchings does depict a group of buildings in the vicinity. The scale is such that it is hard to identify individual buildings with any certainty, but it is possible that 8 Offerton Fold is depicted. A building clearly occupying the same footprint as 8 Offerton Fold can be observed on the 1841 tithe map. At that time it was part of the property of John Lees (deceased). The

northernmost part was occupied as a house by John Wordy, whilst the remainder was occupied by Ralph Morten and was recorded as being a barn with outbuildings. The building appears to be a fine example of a combined domestic/ agricultural building from this time.

2.2 8 Offerton Fold sits just to the south of a grade II listed building, a timber framed 3-bay house that has been faced in brick. This is a former Yeoman's farmhouse, dating to the seventeenth century. As such it is possible, if not likely, that the house was originally associated with a barn and/ or other agricultural buildings in the immediate vicinity. It is possible that the building at 8 Offerton Fold stands in the vicinity or on the site of an earlier barn or associated farm buildings.

2.3 An archaeological desk-based assessment (DBA) was commissioned by the developer and the report submitted, apparently in partial fulfilment of condition 6 of the planning consent which requires that a programme of archaeological work be undertaken. The report, prepared by Archaeological Research Services (ARS), provides a basic documentary assessment drawing upon available historic and cartographic sources. It does contain a basic historic map regression exercise and interpretation of 8 Offerton Fold. Interestingly, the report suggests that the buildings depicted on the Swire and Hutchings map of 1830 do not include 8 Offerton Fold and that it "had not yet been constructed" (10.2). Unfortunately, other potential sources of mapping evidence (Burdett 1777, Greenwood 1819, Bryant 1831) do not appear to have been consulted. However, in preparing the DBA a document held in Stockport Local Heritage Library (S/23 D68), "A short history of Offerton Fold", was seen. However, the DBA provides no details about the authorship of this document.

2.4 The DBA offers recommendations regarding the appropriate level of mitigation of any impact upon potential below-ground archaeological remains created by the demolition and new-build at 8 Offerton Fold and the groundworks associated with the construction of the dormer bungalow. An archaeological watching brief is recommended and a WSI for an archaeological watching brief included. The WSI explicitly covers all ground impacts of the development including the demolition of 8 Offerton Fold, the construction of the three houses and the construction of the dormer bungalow. GMAU has indicated to the local planning authority regarding the below-ground archaeological interest that the DBA mitigation recommendation and WSI for the watching brief are appropriate and adequate.

2.5 Allison Pike Architects and Designers have already undertaken some work in connection with the preparation of "an existing building record" report for no. 8 Offerton Fold and submitted their incomplete report (unbound) to the local planning authority. GMAU has advised the local planning authority that the work undertaken is not sufficient, either in content or presentation, to meet the requirements of condition 1.

### **3.0 Method: Building Survey, Additional Documentary Study and Analysis**

3.1 The building survey should include the following:

- a) A set of detailed measured survey drawings including floor plans, external and internal elevations of the building (at 1:100 or 1:50 scale) and



a cross-section showing the roof timbers to form the basis for annotation and phasing. Architects plans and elevations may be re-used, *subject to dimensional checking*. However, as the building is to be demolished any drawings included in the final report must provide a record that is visually sensitive to the building's fabric and surviving details including evidence for blocking, repair, joints, fittings and fixtures and key architectural features such as the flooring, roofing and gable-end ventilation.

b) Particular attention should be given to providing measured detail drawings of internal joinery fixtures and fittings surviving in the barn.

c) An annotated photographic record should be compiled showing the buildings' external and internal appearance, the overall appearance of principal internal spaces, and any external or internal detail relevant to the buildings' design, development and use. Detail images of features of special architectural interest, fixtures and fittings, evidence of blockings or jointing relevant to phasing the building should be included. Scales should be incorporated in the images where practicable.

d) General photographs should also be taken of other buildings that are linked to the study site or which provide the context of the building.

e) 35mm colour slide or digital images will be acceptable for much of the photography. **However, a series of record-standard monochrome photographs should be taken of the main external elevations using a medium format camera.**

f) View point directions and image references should be clearly shown on a plan or plans.

g) An analysis and discussion of the documentary, cartographic and physical evidence relating to the phased development of the buildings. The analysis should present phased plans using colour to differentiate the various phases of development.

3.2 The DBA already provides a basic level of documentary and cartographic research regarding 8 Offerton Fold. However, time should be taken to revisit some of the historic source mapping and to include those maps not consulted that could provide a further clue to assist in clarifying the age of the building. Copies of the key maps are held in Stockport Local Heritage library and Cheshire County Archives.

3.3 Any additional cartographic evidence should be included and a mapped chronological regression of the building development for the site presented. All mapping should be reproduced sufficiently enlarged to allow printed detail, such as the buildings in question, to be discerned clearly.

3.4 The owner of the property should also be approached regarding access to any deeds that may be available.

3.5 Where information obtained through oral accounts or discussions is to be included to interpret the development of site, transcripts of such accounts or discussions should be presented as an appendix to in report.

#### **4.0 Output**

4.1 For the whole survey a finalised report should be produced to an agreed timetable. It will include:

- a) A summary statement of the survey's findings.
- b) The background to the survey including locational details (to include grid reference) and an outline of the reason for the survey. The site should be located on a 1:50, 000 OS map and a more detailed OS map.
- c) An outline of the methodology of the survey.
- d) A description of the site's setting including topography and geology.
- e) A short account of the desk-based work, the history of the building and the complex to which it belongs.
- f) A regression (discussion and mapping) of the building's development (maps to be reproduced sufficiently clearly and enlarged to allow the buildings to be identifiable by the reader).
- g) A formal description of the building including its form, materials, design detailing, modification and internal arrangement – including the various fixtures and fittings.
- h) All drawings and photographs (photographs to be laser printed at c.6" x 4").
- h) A discussion and analysis of the building, as revealed by the documentary research and the survey including construction history, past uses and purposes. The analysis should present phased plans using colour to differentiate the various phases of development.
- i) Bibliography and source material.
- k) A copy of the brief and the written scheme of investigation.
- l) A CD with a PDF copy of the report and separate digital copies of the images.

4.2) An ordered site archive will be deposited with relevant Local Planning Authority archives.

## **5.0 Health and Safety**

5.1 Those visiting and working on the site will naturally operate with due regard to health and safety regulations.

5.2 The appointed archaeologists/ historic buildings architect should undertake a site risk assessment.

## **6.0 Monitoring**

6.1 The work should be undertaken by suitably qualified and experienced staff. Details of staff and their relevant experience should be supplied in the WSI to the Assistant County Archaeologist and agreed prior to the commencement of the project.

6.2 The Assistant County Archaeologist will require at least one week's advanced notice of the commencement of field recording, and may wish to visit the site and monitor the work.

## **7.0 Submission and Deposition of Project Archive**

7.1 From the outset of the project arrangements should be made for the archive, consisting of record sheets, original drawings, drawn plans, photographs, notes, copies of the all reports along with an index to the archive to be deposited.

## **8.0 Submission of Report**

8.1 Final bound copies should be provided for the interested parties including Stockport's Conservation Officer, the Assistant County Archaeologist (ACA), the Greater Manchester Historic Environment Record (HER), and Stockport Local Heritage Library.

8.2 Where the work is undertaken in fulfilment of a condition of planning consent, discharge of the relevant condition will only be recommended by the ACA once the final report has been submitted and accepted. Should a variation of this requirement be desired by the developer a written agreement to this effect should be sought from the local planning authority.

## **9.0 Publicity**

9.1 The results of the work may be published in an appropriate archaeological journal. This may take the form of a full definitive report or a short summary, depending upon the significance of the results.

**Archaeological Research Services Ltd  
Written Scheme of Investigation  
8 Offerton Fold, Offerton, Stockport**

**1.0 Introduction**

1.1 Planning consent has been granted for the erection of a dormer bungalow and the demolition and reconstruction of 8 Offerton Fold to form 3 houses. The proposal includes the demolition of the existing building at 8 Offerton Fold.

1.2 Condition 1 on the grant of planning permission stated that prior to demolition the existing building at 8 Offerton Road should be recorded to RCHME level 2.

1.3 This Written Scheme of Investigation has been requested by Stockport Local Planning Authority to detail the level of work to be undertaken pursuant to Condition 1.

**2.0 Documentary Study**

2.1 Archaeological research Services Ltd will examine all known cartographic evidence relating to 8 Offerton Fold and will produce a detailed mapped chronological regression of the building's development. All mapping will be reproduced sufficiently enlarged to allow printed detail, such as the buildings in question, to be discerned clearly.

2.3 The study will attempt to provide a clear analysis of the evidence regarding the chronological development of the building. Where possible the analysis will include how the building, any associated structures and open spaces functioned and articulated. Problems in documenting or establishing such an account will be highlighted.

2.4 The owner of the property will be approached to obtain access to any deeds that may be available.

2.5 Where information obtained through oral accounts or discussions is to be included to interpret the development of the site, transcripts of such accounts or discussions will be presented as an appendix to the report.

**3.0 Building Survey**

3.1 A building survey of 8 Offerton Fold will be undertaken to level 2 as outlined in 'Recording Historic Buildings: A Descriptive Specification' 3<sup>rd</sup> Edition (RCHME 1996).

3.2 The building recording will include photographs, measured drawings (at 1:100 or 1:50 scale (used as necessary to record and/ or illustrate details), and scale plans of the existing elevations, main floors and other structural elements including a cross section of the roof timbers. Architect's plans and elevations will be re-used, subject to dimensional checking Construction materials will be described and illustrated as

appropriate. Evidence for phasing in the construction and modification of the buildings will be recorded in detail and phased plans using colour to differentiate the various phases of development will be presented. Evidence for previous uses and/ or the re-use of structural elements (masonry details or carpentry marks), details of roof structure and internal fixtures and fittings will also be recorded. There will be an analysis of the structure's development, with the specific aim of developing, with the assistance of the documentary study, an understanding of the historical, stylistic and functional development of the building.

- 3.4 Photographs will be taken principally in 35mm format. However, a series of record-standard monochrome photographs will be taken of the main external elevations using a medium format camera and will contain a graduated photographic scale.
- 3.5 Additional record photographs will be taken with a high quality digital camera. These pictures will be used to record colour and significant architectural features and details.
- 3.6 General photographs will also be taken of other buildings that are linked to the study site or which provide context to the building.
- 3.6 A photographic image register detailing location, direction and subject of each shot will be completed. The position and direction of each photographic viewpoint will be recorded on plans of the site.
- 3.7 Each photograph will be assigned a unique reference, and this reference will be used in the text, within image captions within the report, in the photographic image register and in the digital archive.
- 3.9 The function(s) of differing spaces/ areas/ features will, where possible, be identified and related to the history of use of the building.
- 3.10 All fieldwork will be carried out to accepted archaeological standards.  
Archaeological Research Services Ltd will abide by the Code of Practice of the Institute of Field Archaeologists.

#### **4.0 Report**

- 4.1 Upon completion of the documentary and building survey a full report will be produced and copies submitted to Stockport's Conservation Officer, the Assistant County Archaeologist (ACA), the Greater Manchester Historic Environment Record (HER) and Stockport Local Heritage Library. The report will contain the following:
  - 4.2 An executive summary.
  - 4.3 A location plan at 1: 50,000 and a more detailed OS map.
  - 4.4 A description of the site's setting including topography and geology.

4.5 A short account of the desk-based work, the history of the building and the complex to which it belongs.

4.6 A formal description of the building including its form, materials, design detailing, modification and internal arrangement-including the various fixtures and fittings.

4.7 A discussion and analysis of the building, as revealed by the documentary research and the survey including construction history, past uses and purposes.

4.8 Record photographs (black and white, colour) will be printed at a minimum of 6" x 4" with a suitable selection of at least laser copier standard being included within the printed report.

4.9 All photographs (black and white, colour) will be included on an indexed CD attached to the report.

4.10 A fully indexed field archive will be compiled including a copy of the report, all primary documents, plans, photographic negatives and a complete set of labelled photographic prints. All negatives and prints will be mounted in appropriate archive stable sleeves.

4.11 A bibliography and details of any other source material.

4.12A copy of the brief and the written Scheme of Investigation will be included as an appendix to the report.

## **5.0 Health and Safety**

7.1 Archaeological Research Services Ltd will operate at all times with due regard to health and safety regulations.

7.2 Archaeological research Services Ltd will undertake a site risk assessment.

## **6.0 Monitoring**

6.1 The work will be undertaken by suitably qualified and experienced staff. Details of staff and their relevant experience will be supplied to the Development Control Archaeologist and agreed prior to the commencement of the project.

6.2 The Development Control Archaeologist has been given notification of the project and may wish to visit the site and monitor the work.

## **7.0 Submission and Deposition of Project Archive**

7.1 Arrangements will be made for the archive, consisting of record sheets, original drawings, drawn plans, photographs, notes, copies of the all reports along with an index to the archive to be deposited in accordance with the procedures set-out in "Procedures for the Transfer of Archaeological Archives" (2003).

## **8.0 Publicity**

8.1 The results of the work may be published in an appropriate archaeological journal. This may take the form of a full definitive report or a short summary, depending upon the significance of the results.