

# 13-15 Great Underbank, Stockport, SK1 1LF

## An Archaeological Building Record

*by J. M. Trippier Archaeological and Surveying Consultancy*



January 2012

*Clients: T.A. Gee (Property Consultants) Ltd*

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## **NON-TECHNICAL SUMMARY**

A building record was required by the Conservation Officer at Stockport MBC as a prerequisite to the demolition of existing chimney breasts at 13-15 Great Underbank, Stockport, SK1 1LF. The work was carried out on behalf of T.A. Gee (Property Consultants) Ltd. by J. M. Trippier Archaeological and Surveying Consultancy. The building was found to be from the early 19<sup>th</sup> century with modern fittings throughout. The chimney breasts to be removed were on the second floor and attic space and appeared to be part of the original property. They were removed and recorded successfully but their removal revealed no further features of any particular archaeological significance.

## **ACKNOWLEDGEMENTS**

Thanks are due to T.A. Gee (Property Consultants) Ltd. and Peter K. McAndrew & Company, Chartered Surveyors, of 4648 Long Street, Middleton, Manchester M24 6UQ who instructed us on their behalf and to the latter for providing us with their plans. The assistance provided by the staff at Stockport Central Library is also acknowledged.

### **1. INTRODUCTION**

- 1.1 Planning approval has been granted for the renovation of the upper floors and the removal of the chimney breasts at second floor and attic levels at 13-15 Great Underbank, Stockport, SK1 1LF. It is a requirement of the planning approval that the applicants undertake a programme of archaeological work in accordance with a written scheme of investigation.
- 1.2 This procedure followed the advice previously given by central government as set out in *Planning Policy Guidance: Planning and the Historic Environment* (PPG15) and *Planning Policy Guidance on Archaeology and Planning* (PPG16) which has now been superseded by Planning Policy HE12 of Planning Policy Statement, *PPS5: Planning for the Historic Environment*. This came into effect on 1st April 2010 and requires that *“Where the loss of the whole or material part of a heritage asset’s significance is justified, local planning authorities should require the developer to record and advance understanding of the significance of the heritage asset before it is lost, using planning conditions or obligations as appropriate.*
- 1.3 J. M. Trippier Archaeological and Surveying Consultancy was instructed by T.A. Gee (Property Consultants), via Peter K. McAndrew & Company, Chartered Surveyors, of 4648 Long Street, Middleton, Manchester M24 6UQ to carry out the archaeological programme. John Trippier BA (Hons), MRICS, PIFA, who is a Chartered Surveyor and Practitioner of the Institute for Archaeologists with over 30 years’ experience of surveying and recording buildings of many types, managed the project. Steven Price BA (Hons), M.Phil carried out the site work and documentary research and amended the architect’s plans.
- 1.4 The Conservation Officer for Stockport prepared a brief for the work and a Written Scheme of Investigation (WSI) was prepared by the contracted archaeologist and submitted to Stockport City Council on 02 November 2011. These documents are

contained at Appendices 1 and 2 of this report. The survey was carried out at Level 2 of English Heritage's suggested recording levels (English Heritage 2006, 13 et seq) in accordance with the WSI.

## **2. SITE LOCATION**

- 2.1** 13-15 Great Underbank is located in the centre of Stockport within the Market/Underbank Conservation Area. The building lies on the eastern side of the street towards the northern end. It lies almost opposite what was once Underbank Hall, now used as a bank. It is shown edged red on the plan at Fig 1.

## **3. AIMS AND OBJECTIVES**

- 3.1** Buildings are an important part of the historic environment as they provide information on historical technology, social structure and lifestyles. The alteration of such buildings may remove evidence of their past uses and occupation and make it more difficult for future historians to understand and interpret them. The aim of the survey was to preserve 'by record' the information that may be lost as a result of demolition or alteration. This was achieved by recording and analysing the plan form, function, age and development of the building and by the provision of a written, drawn and photographic archive for future reference.

## **4. METHODOLOGY**

- 4.1** The survey and subsequent report follows the guidelines for a level 2 survey set out in EH 2006, 14. This level of survey is intended to be a **descriptive record** and comprises drawings, photography and a written record. Both the exterior and interior of the building have been viewed, described and photographed. The record also presents conclusions regarding the building's development and use but does not discuss in detail the evidence on which those conclusions are based. A plan has been made of the relevant areas, based on the architect's drawings, but the drawn record is not intended to be comprehensive.
- 4.2** A documentary study examined those cartographic and historical documents readily available in Stockport Central Heritage Library and Archives and is incorporated in this report.
- 4.3** The photographic record includes the following:
- a) An annotated photographic record showing the buildings' external and internal appearance, the overall appearance of principal internal spaces, any external or internal detail relevant to the buildings' design, development and use.

- b) Detailed views of features of special architectural interest, fixtures and fittings, evidence of blockings or jointing relevant to phasing the building should also be identified.
- c) A general photograph of other buildings that are linked to the study site.
- d) The photographs were taken in high resolution digital and 35mm colour slide format.
- e) A set of plans has been produced at an appropriate scale and viewpoint directions and image references are shown on them (Figure 7).

4.4 The project was carried out in accordance with the recommendations of *The Management of Archaeological Projects* 2<sup>nd</sup> ed. 1991 and the Institute of Field Archaeologists' *Code of Conduct and Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures*.

## **5. PROGRAMME OF WORK**

- 5.1 The work of stripping out the first and second floors and the removal of the chimney breasts took a little over a month, with the initial visit on the 7<sup>th</sup> November 2011 and the final visit on the 9<sup>th</sup> December.
- 5.2 The chimney breasts were stripped of plasterboard and exposed to the brickwork before being removed by hand. Those in the attic were the first to be dismantled, although it became apparent very early on that they were supporting the purlins. As such, work was halted while 'shoes' were manufactured in order to support the purlins once the chimneys were taken away. This halted work and archaeological visits, for a few weeks.
- 5.3 Work commenced again once this had been taken care of and the dismantling of the attic chimney breasts continued by hand. A further issue which arose was the confined space in which the demolition took place and the hours of work of the ground floor businesses. The dismantling of the chimney breasts created much brick debris which had to be removed from site, as the working space was cramped and the loose bricks soon took up the space. This became an issue as the bricks could only be removed from site between 7 – 9 am each day, due to the business hours of the ground floor properties. As such the dismantling could only be done for a few hours each day, so as not to produce too much debris. This was further hindered in the attic as the bricks had to be manually lowered to the second floor before they could be taken away. Further, during the dismantling of the chimney breast in room 6 on the second floor, the structure collapsed due to the internal pressure of a large amount of brick rubble which had accumulated inside the chimney breast. During this time short site visits were made daily for the final week to record progress.

## **6. HISTORICAL BACKGROUND**

- 6.1 Stockport developed at a strategically important position on a steep sided triangular promontory overlooking the Mersey Valley. The valley was an important communication route and also defined the Lancashire-Cheshire border. A Norman castle was established by the early 12<sup>th</sup> century on the site now known as Castle Yard, at the northwest end of the Market Place. The town was granted a market charter in 1260 and developed through the medieval period as a prosperous market town. This was help by the fact that it was served by many roads and located close to one of the only three bridges crossing the river (CAL).
- 6.2 A map of Stockport town centre from 1680 (S/E38) shows the Underbanks, along with Underbank hall, with narrow fronted houses along both sides. At this time Stockport had many small domestic industries and the market continued to thrive. The town continued to develop, increasing this pace in the latter half of the 18<sup>th</sup> century, with factories being built in the town.
- 6.3 Underbank Hall, which lies opposite the subject buildings, was once home to the Arden family. The family can be traced back to the 12<sup>th</sup> century and were originally from Northamptonshire. The house was built around the turn of the 16<sup>th</sup> century and remained in the possession of the Ardens until the early 1800's. At this time it was their town house, and it was sold by William Arden in order to pay off gambling debts (Cutler n.d., 10) and it seems to be around this time that the subject buildings were erected, as noted in an article on the houses adjacent to Underbank hall, (which bear architectural similarities to the subject building) and which are said to have been built in the early 19<sup>th</sup> century (The Advertiser 1967). The subject building is on the Statutory List of buildings of special architectural or historic interest. The Listed Building describes the building as "Late C18 or early C19. 3 storeys in painted brick with modillion eaves cornice. 2 windows, and 3 to 1st floor, no glazing bars. Modern shop front".
- 6.4 Worrall's Directory of 1838 shows number 13 as occupied by Peter Jones, "vict *Black Boy*" (Worrall, 132) and number 15 as occupied by Samuel Dodge, a bookseller, stationer and printer (ibid., 128). The OS map for 1851 shows a rectangular building with an extension to the rear of number 15. By the latter half of the 19<sup>th</sup> century number 13 was occupied by Mr Stephen Robinson. He provided many services from this premises and took out a full page advertisement in Worrall's Directory of 1872 (figure 5). This shows him to have been operating as an Estate Agent and accountant, Insurance agent and Stamp Distributor. Number 15 was no found in the directory. The 1882 OS mapping shows no changes to the properties. By 1887 Stephen Robinson was still present at number 13, listed only as Estate and Insurance agent, with the premises also occupied by H.B. Harris, mantle warehouse. Number 15 was occupied by Ann Watts and Co, Linen Drapers (Slater, 133).
- 6.5 1893 saw number 13 occupied even further. Stephen Robinson was still present, listed as estate and insurance agent, as well as Stamp office. However, there was also John E. Taylor and insurance superintendent, Robinson and Worthington, teachers of painting and J. Alcock Advertising Agents. Number 15 was occupied by William Marsland, a dyer and cleaner (Slater, 149). The OS map for 1895 unsurprisingly show an extension to the rear of number 13 and smaller extension to the rear of 15, creating a rectangular plot. The turn of the century saw a great reduction of the people occupying number 13,

with only Stephen Robinson listed, this time solely as “Stamp Office”. Number 15, along with numbers 17 and 19, were utilised by A Berry as a fancy drapers (Stockport Directory 1902, 151). The intervening years between 1902 and 1910 saw Stephen Robinson leave number 13, instead occupied by Misses Pearson, Milliners by 1910 (Stockport Directory 1910). Number 15 had likewise changed hands once again, to Walter Humphreys, Estate and Insurance Agent (ibid). The OS map for this year shows no changes to the property. By 1924 Misses Pearson still remained at number 13 although number 15 was occupied by Dearden Humphrys and Co, Chartered Accountants (Kelly, 1150). By the time of the 1959 OS map a small rectangular yard had been created on the southern side of the west end of number 13.

## 7. PHYSICAL DESCRIPTION

### General Description

7.1 The building is a three story brick built terrace house fronting Great Underbank Street. It has a double pitched roof of Welsh slate. The building to the north has been rebuilt, but the building to the south is the original attached terrace. As only the upper floors belong to the contractor, the ground floor shops were not accessed. Likewise, access to the rear of the property was not available although it appears from the map at Fig 1. that there were single storey extensions to the rear resulting in a different footprint for the upper floors of Fig 8. The north and south elevations form the party walls and therefore only have internal descriptions.

### External Descriptions

7.2 **Western Elevation** (Plate 1). This elevation comprises the front of the building. The ground floor is converted into two shop windows with two separate modern entrances and shop windows. At the southern end is a small porch with a modern door leading directly into a staircase to the first floor. At first floor level the face is wirecut brick in Flemish bond with three large timber framed sash windows, with nibs. The cills are sandstone and the lintels splayed brick soldiers. At second floor level is a matching pair of windows, although without the lintels, and the face continues to be of brick in the Flemish bond.

### Internal Description

#### First floor

7.3 **Room 1** (Plates 2 & 3). The room is accessed via the modern timber staircase which runs up from west to east at the southern end of the room. An identical staircase runs above it giving access to the second floor. Floor is timber and the walls plaster and paper over brick, with the exception of the northern wall which is a modern stud insertion. The ceiling is plastered. Two large square windows lie in the east wall each fitted with a timber frame of 6 lights. The northern stud wall overlaps the northern window. A personnel doorway in the west end of the north wall leads into room 3 and a similar doorway in the south end of the west wall leads into room 2. Both have moulded timber surrounds and are hung with a modern timber doors.

- 7.4 **Room 2** (Plates 4 - 7). This room is accessed via a personnel doorway in the southern end of the east wall. The room has both a moulded timber picture rail and skirting running around the room (Plate 7), as well as a plaster cornice. Three large portrait windows line the west wall, each fitted with timber sash frames, with nibs. In the centre of the south wall is a chimney breast with a carved timber fireplace. The floor is timber and the walls are plaster over brick. A personnel doorway in the north end of the east wall leads into room 3. This has a moulded timber surround and a modern door.
- 7.5 **Room 3** (Plate 8). The room is accessed via a personnel doorway in the west end of the south wall from room 1 or by a matching doorway in the north end of the west wall. The floor is timber and the ceiling plastered. The walls are plaster over brick, with the exception of the southern stud wall. The room has a simple skirting around the room and it without cornice or picture rails
- 7.6 **Modern extension.** This lies at the top of the stairs and accessed via a personnel doorway in room 1. The area is fitted out as a modern toilet block.

### **Second Floor**

- 7.6 **Room 4** (Plates 9 & 10). The room is accessed from room 1 via the modern timber staircase running from west to east at the southern end of the room. The walls are paper and plaster over brick, the ceiling plastered and the floor is timber. A moulded timber skirting runs around the room. A chimney breast lies in the centre of the north wall. Three timber framed portrait windows lie along the east wall. Two doorways lie in the western wall, either side of centre. Both have moulded timber surrounds and are hung with modern timber doors. A small hatch is located in the ceiling towards the northwest corner, giving access to the attic (Plate 9)
- 7.7 **Room 5** (Plates 11 – 13). The room is accessed via the doorway at the north end of the east wall from room 4. The floor is timber and the walls paper and plaster over brick, with the exception of the northern stud wall. The ceiling is plastered. A chimney breast lies in the south wall with a cupboard built onto the western side. This was hung with timber panelled doors and timber shelves (Plate 12). The room has a moulded timber skirting, picture rail and cornice running around the room (Plates 14 & 15). A large timber framed sash window lies in the centre of the west wall. A doorway at the east end of the north wall leads through to room 6.
- 7.8 **Room 6** (Plates 16 – 18). The room is accessed from room 5 via a personnel doorway in the east end of the south wall and from room 4 via a personnel doorway at the south end of the west wall, Both doorways are hung with panelled doors. The floor is timber, the ceiling plastered and the walls paper and plaster over brick, with the exception of the southern stud wall. A large timber framed sash window lies at the north end of the west wall (Plate 19). As with all of the sash windows the jambs reach the floor and are chamfered, with timber panelling. A chimney breast lies in the centre of the north wall with a built in cupboard to the east. This has a timber panelled door and timber shelves inside. Shelves have also been fitted to the western side of the chimney breast.



- 7.9 **Modern extension.** This lies at the top of the stairs and accessed via a personnel doorway in room 4. The area is fitted out as a modern office with two large modern windows fitted.

### **Attic**

- 7.10 (Plates 20 - 23). The room is accessed from room 4 via a hatch in the floor at the northern end of the attic. The roof is supported by machine cut timber truss in the centre of the roof space running east – west. The northern half of the attic has been boarded, but the southern end is open to the timber joists. The walls of the northern and southern gables have been rendered, as have the chimney breasts. There are four chimney breasts in total, two in the north wall and two in the south.

## **8. RESULTS**

- 8.1 The chimney breasts were successfully removed from the attic and second floors. Those in the attic were found to support the modern timber purlins (Plates 24 & 25). This caused work to halt as metal shoes had to be manufactured to hold and support the purlins before the chimney breasts could be removed further. Removal showed 4 separate vertical flues in each chimney (Plates 26 – 28).
- 8.2 The western chimney breast, at second floor level, appeared to be bulging slightly once stripped back to the brick. This also revealed a blocked fireplace in the western side (Plate 29). During the demolition of this breast it collapsed under the internal weight of a large amount of brick rubble (Plate 30). Further, a cast iron pipe was found in the eastern side of the chimney breast (Plate 31). The four flues were vertical on the eastern side with the two to the west curving upwards to the east (Plates 32 & 33).
- 8.3 The eastern chimney breast was removed without issue. It revealed four vertical flues, with those on the east curving upwards to the west (Plate 34).

## **9. CONCLUSIONS**

- 9.1 The purpose of the survey was to establish the significance of the chimney breasts by recording any evidence for the dating, phasing and past adaptation of the building to be found during the work (historic fabric, flue patterns, etc.) and to preserve this significance by recording the knowledge and photographing or drawing any features of interest.
- 9.2 The survey found that the chimney breasts that were to be removed, along with the lower levels were constructed in stretcher bond and were likely to have been built circa early 19<sup>th</sup> century. This is confirmed by the brick sizes, which averaged 9” x 3” x 4 <sup>3</sup>/<sub>8</sub>, placing them in the 19<sup>th</sup> century (Cheshire East Council, n.d.). As such the chimney breasts were of no particular archaeological significance nor were there any additional features that would render them so.

- 9.3 The Georgian architecture of the buildings exterior, including the Flemish bond and the large sash windows, suggest a date range from c. 1720 – 1850 and the chimneys would suggest a date towards the later end of this range. As they were bonded into the walls of the building, they were original features, and not added at a later date.

## **10. OUTPUTS AND ARCHIVING**

- 10.1 This report will be issued to the Conservation Officer, Stockport, and to the Greater Manchester Archaeological Unit (GMAU) for use in enhancing the Greater Manchester Historic Environment Record and the Stockport Historic Environment Database. A CD with a PDF copy of the report and separate digital copies of the images will also be supplied to GMAU. The archaeological contractor will also complete the *Online Access to Index of Archaeological Investigations* (OASIS) form.
- 10.2 An ordered site archive will be deposited with relevant Local Planning Authority archives.
- 10.3 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.

## **11. BIBLIOGRAPHY**

### **Abbreviations**

SCHLA Stockport Central Heritage Library and Archives  
OS Ordnance Survey

### **Published Sources**

Cheshire East Council n.d. “Conserving Your Historic Building”, [cheshireeast.gov.uk](http://cheshireeast.gov.uk)  
Dept of Communities and Local Government, 2010, *Planning Policy Statement 5: Planning for the Historic Environment*, London  
English Heritage, 1991, *The Management of Archaeological Projects*, 2<sup>nd</sup> edition, London  
English Heritage, 2006, *Understanding Historic Buildings: A guide to good practice*, Swindon  
Institute of Field Archaeologists, 1999, *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures*, Reading  
Institute of Field Archaeologists, 2000, *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*, Reading  
Institute of Field Archaeologists, 2000, *Code of Conduct*, Reading

### **Unpublished Sources**

“The Advertiser” March 16 1967: Links with Yesteryear No. 18: Underbank (SCHLA)  
Market/Underbanks Conservation Area Leaflet (CAL) SCHLA /S/E39  
“Town House Became Bank” SCHLA /S/E39  
Cutler, Sarah n.d. “Stockport Site Survey: Underbank Hall” SCHLA /S/D62

**Trade Directories**

1838 Worrall's Directory of Stockport

1872 Worrall's Directory of Stockport

1887-8 Slater's Directory of Stockport, Heaton Norris and District

1893 Slater's Directory of Stockport, Heaton Norris and District

1902 Stockport Directory

1910 The Stockport and Hazel Grove Directory

1924 Kelly's Directory of Lancashire

**Maps**

1680 map of Stockport S/E38

OS 1851, Stockport 5' Sheet No 5, Southampton

OS 1882, Stockport 5' Sheet No 5, Southampton

OS 1895, Stockport 5' Sheet No 5, Southampton

OS 1910, 25" Sheet CXII.9, Southampton

OS 1959, 1:1,250 Sheet SJ 8990 NE, Southampton

OS 2011, 1:1,250 Sheet SJ 8990 NE, Southampton

**Websites**

[www.cheshireeast.gov.uk](http://www.cheshireeast.gov.uk) accessed Jan 31st 2012

## APPENDIX 1

### **Brief from Conservation officer**

1.2 The Conservation Officer has requested submission of a Building Record relating to proposed demolition of chimney breasts found internally at first floor. The purpose of this is to establish the significance of the chimney breasts by recording any evidence for the dating, phasing and past adaptation of the building to be found during the work (historic fabric, flue patterns, etc.) and to preserve this significance by recording the knowledge and photographing or drawing any features of interest. Recording should take place to RCHME level 2, with the chimney breasts plotted on a scale plan of the first floor.

1.3 The building is on the Statutory List of buildings of special architectural or historic interest ('Listed'); the entry reads as follows:

Group Value.  
Nos. 13 - 23 (odd) form a group.

Late C18 or early C19. 3 storeys in painted brick with modillion eaves cornice. 2 windows, and 3 to 1st floor, no glazing bars. Modern shop front.

A proposed enhanced description not yet added to the statutory list reads as follows;

Summary of Importance/Criteria Decision.  
Late 18th or early 19th century house with group value with neighbouring listed buildings.

Historic Asset Description.  
Three storey house of brick in Flemish bond. The ground floor has a late 20th century shop front. The first floor has three windows with stone sills beneath flat heads of gauged brick. Two upper windows also with stone sills, timber modillion eaves cornice. There are circular tie plates at first floor level.

1.4 The output report will be used to enhance the Greater Manchester Historic Environment Record and the Stockport Historic Environment Database. A brief outline of the proposed methodology should be submitted to the Conservation Officer at the following address prior to commencement. The final report will need to 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.
- 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.
- i) Bibliography and source material.
- k) A copy of this brief and the submitted scope of work.
- l) A CD with a PDF copy of the report and separate digital copies of the images.

Crispin Edwards,  
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Piccadilly,  
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## APPENDIX 2

### Written Scheme of Investigation for a Building Recording Survey

**Site Name:** 13-15 Great Underbank, Stockport, SK1 1LF

**Date:** 2/11/2011

#### 1.0 Introduction

- 1.1 The upper floors of 13-15 Great Underbank are being renovated prior to being re-let. The building is a 3-storey terraced building of brick with slate roof located on Great Underbank in Stockport town centre, SK1 1LF.
- 1.2 The building is on the Statutory List of buildings of special architectural or historic interest and the Conservation Officer has requested submission of a Building Record relating to proposed demolition of chimney breasts found internally at first floor. The purpose of this is to establish the significance of the chimney breasts by recording any evidence for the dating, phasing and past adaptation of the building to be found during the work (historic fabric, flue patterns, etc.) and to preserve this significance by recording the knowledge and photographing or drawing any features of interest. Recording should take place to RCHME level 2, with the chimney breasts plotted on a scale plan of the first floor. This request is in accordance with Policy HE12.3 of Planning Policy Statement 5 (PPS5) which states that *"Where the loss of the whole or a material part of a heritage asset's significance is justified, local planning authorities should require the developer to record and advance understanding of the significance of the heritage asset before it is lost, using planning conditions or obligations as appropriate."*
- 1.3 J.M Trippier Archaeological and Surveying Consultancy of Bolton (the archaeological contractors) have now been instructed by P K McAndrew & Co., Chartered Surveyors of 46-48 Long Street, Middleton on behalf of T.A. Gee (Property Consultants) Ltd to carry out the recording programme. Accordingly the archaeological contractors have prepared this outline of the proposed methodology as required by the Conservation Officer.

#### 2. Methodology: Documentary Study, Building Survey and Analysis.

- 2.1 The survey and subsequent report will follow the guidelines for a level 2 survey set out in EH 2006, 14. This level of survey is intended to be a **descriptive record** and will comprise drawings, photography and a written record. Both the exterior and interior of the building will be viewed, described and photographed. The record will present conclusions regarding the building's development and use but will not discuss in detail the evidence on which those conclusions are based. A plan will be made of the relevant areas (see para. 1.2 above) but the drawn record will not be comprehensive.
- 2.2 A documentary study will examine the cartographic and historical documents which are readily available in Stockport Central Heritage Library and Archives and will be incorporated in the final report. Original or later architect's plans relating to the building and any historic photographs will also be included if available. The study will attempt to provide a

clear analysis of the evidence regarding the chronological use of the site including how the building functioned and articulated.

2.3 The photographic record will include the following:

- a) An annotated photographic record showing the buildings' external and internal appearance, the overall appearance of principal internal spaces, any external or internal detail relevant to the buildings' design, development and use.
- b) Detailed views of features of special architectural interest, fixtures and fittings, evidence of blockings or jointing relevant to phasing the building should also be identified.
- c) General photographs will be taken of other buildings that are linked to the study site.
- d) Photographs to be taken in high resolution digital and 35mm colour slide format.
- e) A set of plans will be produced at an appropriate scale and viewpoint directions and image references will be clearly shown on them.

### **3.0 Output**

3.1 For the whole survey a finalised report will be produced and issued to the Conservation Officer and the Greater Manchester Archaeological Unit (GMAU) for use in enhancing the Greater Manchester Historic Environment Record and the Stockport Historic Environment Database. The archaeological contractor will also complete the *Online Access to Index of Archaeological Investigations* (OASIS) form. The report 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 will be located on a 1:25, 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.
- 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.

i) Bibliography and source material.

k) A copy of the brief prepared by the Conservation Officer and the submitted scope of work.

l) A CD with a PDF copy of the report and separate digital copies of the images.

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

#### **4.0 Health and Safety**

4.1 The archaeological contractors visiting and working on the site will operate with due regard to health and safety regulations.

4.2 The archaeological contractors will comply with the requirements of all relevant Health & Safety legislation and adopt procedures according to guidance set out in the Health & Safety Manual of the Standing Conference of Archaeological Unit Managers

#### **5.0 Monitoring**

5.1 John Trippier BA (Hons), MRICS, PIFA is a Chartered Surveyor and Practitioner of the Institute of Field Archaeologists with over 40 years experience of surveying and recording buildings of many types. The work will be undertaken by suitably qualified and experienced staff. These will be J.M.Trippier and Steven Price who have carried out many such surveys in Greater Manchester and beyond.

5.2 The archaeological contractor will abide by the Institute of Field Archaeologists Bye-Laws of Approved Practice

#### **6.0 Publicity**

6.1 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.

#### **7.0 Bibliography**

Dept of Communities and Local Government, 2010, *Planning Policy Statement 5: Planning for the Historic Environment*, London

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Institute of Field Archaeologists, 2000, *Code of Conduct*, Reading

## Appendix 3: Figures

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Figure 3: OS Map of 1882 (not to scale)

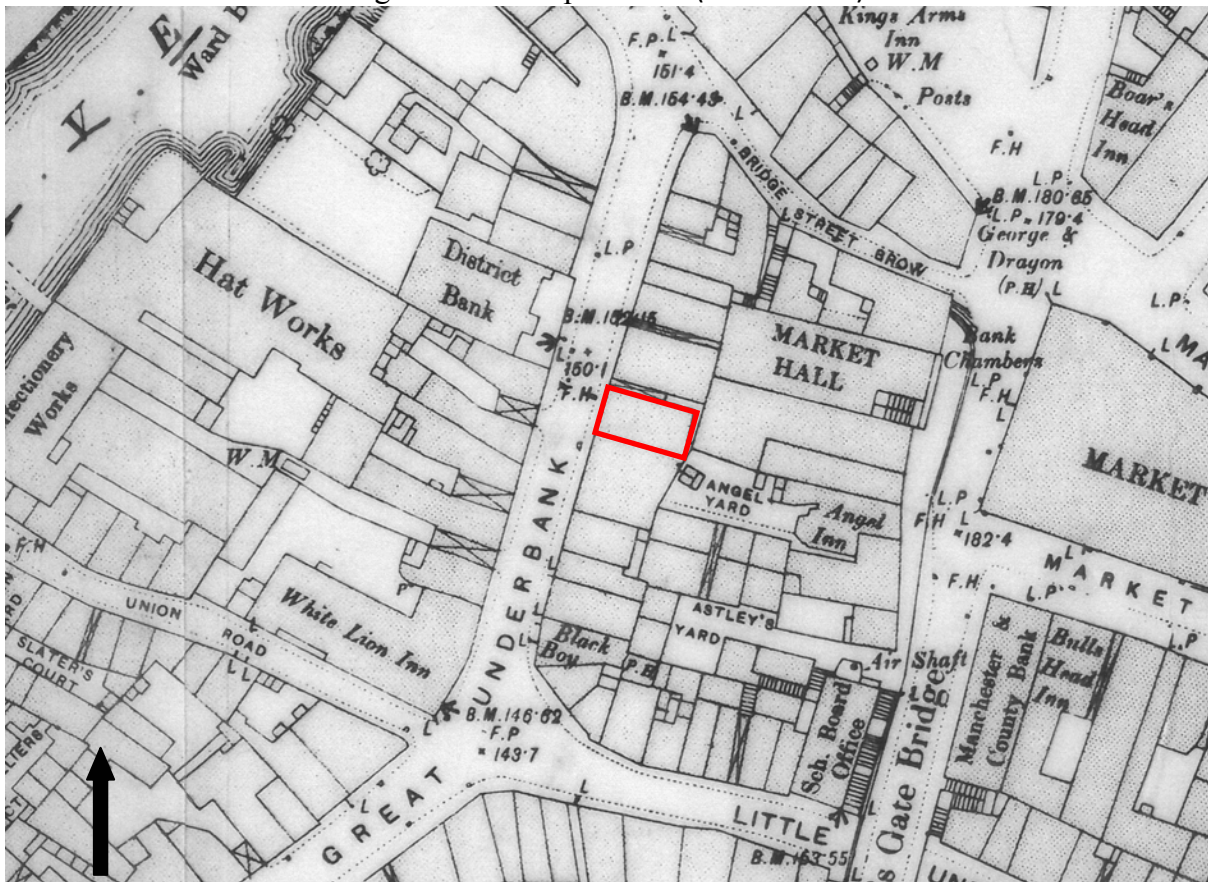


Figure 4: OS Map of 1895 (not to scale)

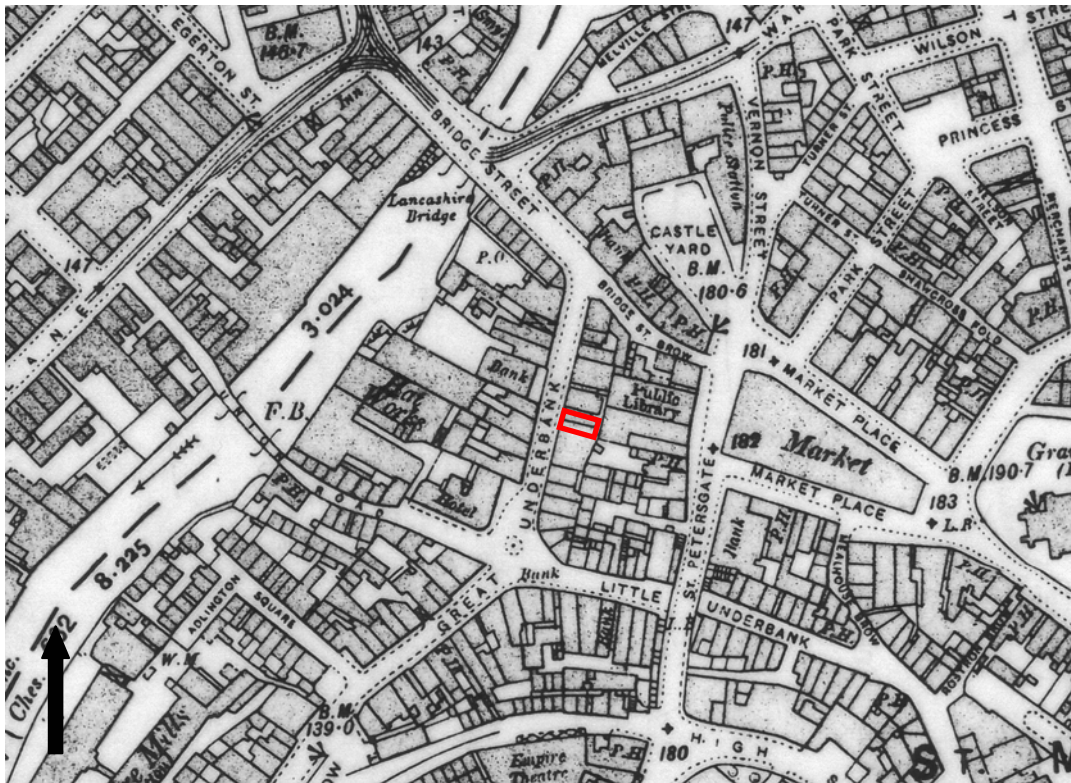


Figure 5: OS Map of 1910 (not to scale)

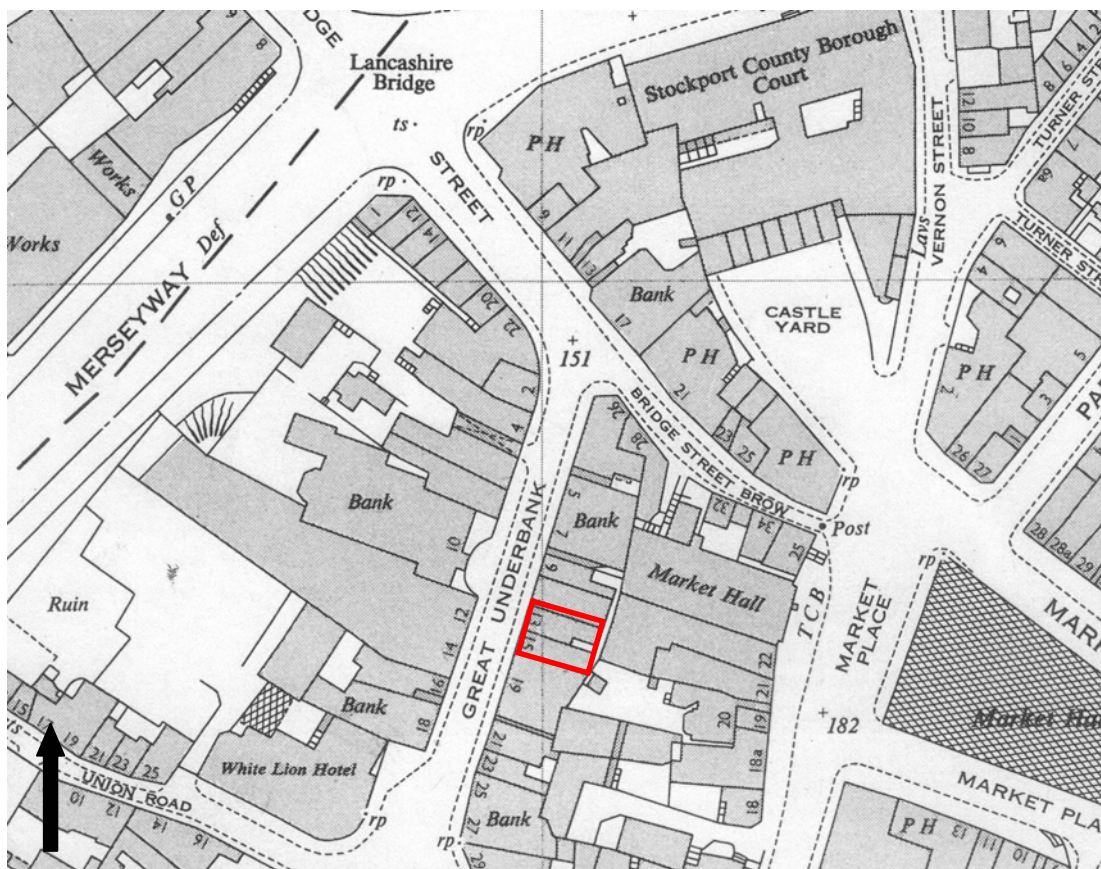
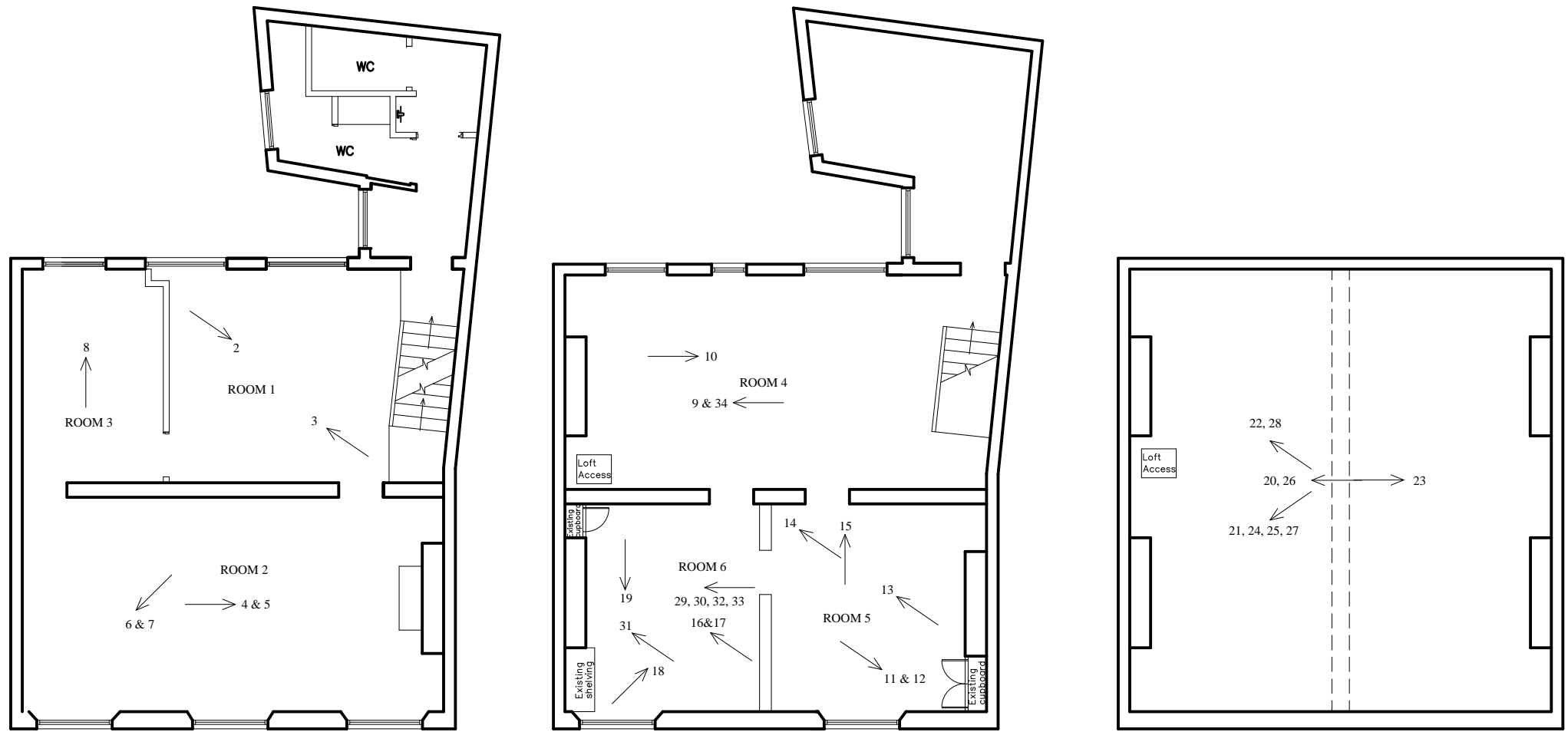


Figure 6: OS Map of 1959





EXISTING FIRST FLOOR

EXISTING SECOND FLOOR

EXISTING ATTIC

1:100 @ A4

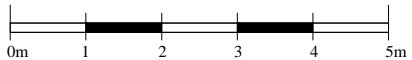


Figure Number 8. Photo location plan

APPENDIX 4: PLATES



Plate 1: Exterior of property and flanking buildings fronting Great Underbank

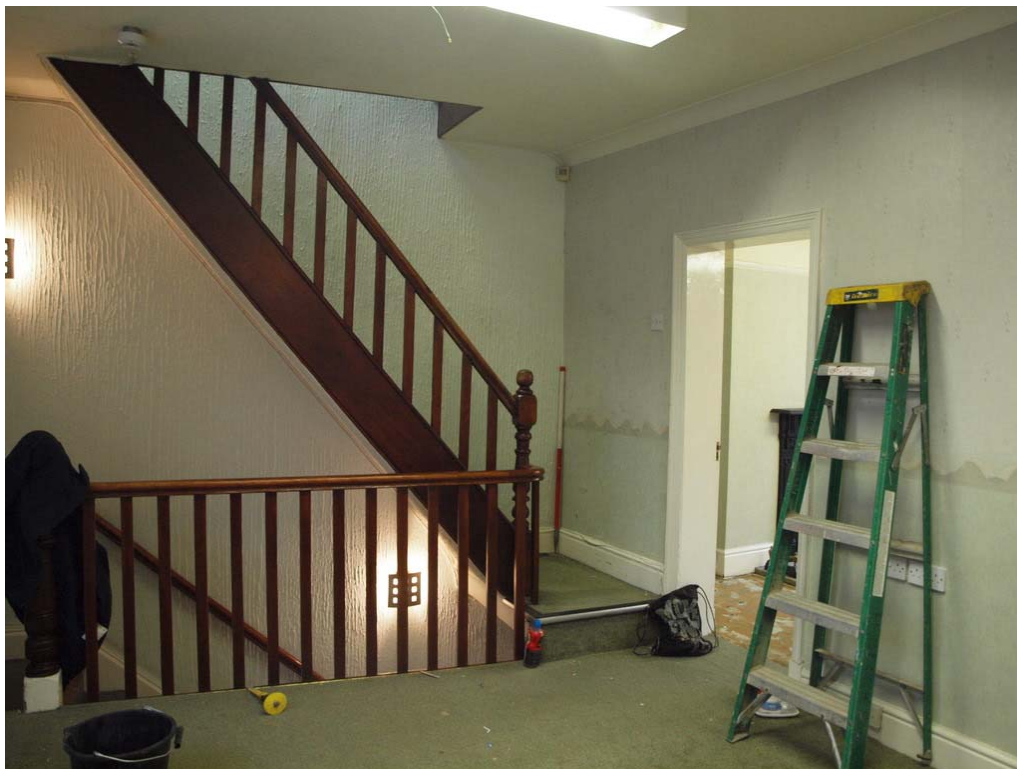


Plate 2: Room 1 looking south towards staircase





Plate 3: Room 1 looking north-east towards rear of property



Plate 4: Room 2 looking south-west



Plate 5: Detail of fireplace in Room 2



Plate 6: Room 2 looking north



Plate 7: Detail of skirting throughout



Plate 8: Room 3 looking south-east



Plate 9: Chimney breast in room 4 looking north-east



Plate 10: Room 4 looking south towards staircase



Plate 11: Room 5 looking south towards chimney breast and cupboard



Plate 12: Detail of cupboard in room 5



Plate 13: Room 5 looking north-east



Plate 14: Detail of picture rail



Plate 15: Detail of cornice, picture rail and door surround



Plate 16: Room 6 looking north-east towards chimney breast and cupboard



Plate 17: Detail of cupboard in room 6



Plate 18: Doorways in southeast corner of room 6





Plate 19: Detail of sash window in west wall of room 6



Plate 20: Attic looking north east showing chimney breasts to be removed



Plate 21: Detail of western chimney breast



Plate 22: Eastern chimney breast



Plate 23: Southern end of attic showing roof truss



Plate 24: Western chimney breast showing it supporting purlin



Plate 25: Detail of western chimney breast showing it supporting purlin



Plate 26: Attic after removal of both chimney breasts



Plate 27: Western chimney breast after removal



Plate 28: Eastern chimney breast after removal



Plate 29: Chimney breast in room 6 after uncovering blocked fireplace



Plate 30: Chimney breast in room 6 after collapse



Plate 31: Detail of metal pipe in chimney breast in room 6



Plate 32: Chimney breast in room 6 after removal of rubble



Plate 33: Detail of flue curve in room 6



Plate 34: Room 4 after removal of chimney breast



