



**Pioneer Mill,  
Lodge Street,  
Middleton  
Greater  
Manchester**

**Archaeological  
Building  
Investigation**



**Oxford Archaeology North**

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**Mrs Childs**

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## SUMMARY

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Following recommendations by the Rochdale Conservation Officer, Oxford Archaeology North (OA North) were requested by Mrs Childs to undertake an archaeological building investigation, including a rapid desk-based assessment, of a small building known as Pioneer Mill, Lodge Street in Middleton (SD 8726 0612).

The results of the desk-based assessment suggested that the building had not been known as Pioneer Mill prior to the late twentieth century and that, although it may have been associated with nearby Brookside Mill after the 1970s, it had probably never functioned as a textile mill, in the sense of a factory unit operating as the central working area and place of employment of a textile firm. Cartographic evidence suggested that the building was constructed between 1767 and 1839 and its original purpose may have been as a storage area or subsidiary working area associated with home-based silk or cotton weaving at the adjacent terraced cottages named 'The Lodge'.

At the time of the investigation the building was disused and was in a moderately advanced state of disrepair. The results of the survey suggested that the building had been modified over time, undergoing at least five phases of alteration. The earliest phase comprised a two unit two-storey structure. Later alterations included the outshut to the front and the reduction of the main building to half its original width.

## ACKNOWLEDGEMENTS

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Oxford Archaeology North (OA North) would like to thank Mrs Childs for commissioning the project. Thanks are also due to the former Assistant County Archaeologist, at the Greater Manchester Archaeological Unit Sites and Monuments Record (GMAUSMR) and the staff of the Middleton Local Studies Library.

Alastair Vannan undertook the desk-based assessment and Karl Taylor and Pip Haworth carried out the building investigation. Karl Taylor and Alastair Vannan compiled the report, and Mark Tidmarsh produced the drawings. Alison Plummer managed the project, and also edited the report.

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## 1. INTRODUCTION

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### 1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 Oxford Archaeology North (OA North) were requested by Mrs Childs to submit proposals for an archaeological building investigation, including rapid desk-based assessment, of a small building known as Pioneer Mill in Middleton. This was at the behest of the Rochdale Conservation Officer who recommended that survey of this building be carried out prior to proposed development of the site.
- 1.1.2 Following acceptance of a project design (*Appendix 3*) produced by OA North in response to a brief issued by Greater Manchester Archaeological Unit (GMAU) (*Appendix 2*), OA North were commissioned by the client to carry out the building investigation in October 2007.
- 1.1.3 This report sets out the results of the desk-based assessment, together with those from the building investigation, and outlines the conclusions made.

### 1.2 SITE LOCATION AND TOPOGRAPHY

- 1.2.1 The building known as Pioneer Mill is located behind a modern commercial premises on Lodge Street, Middleton, Greater Manchester (SD 8726 0612) (Fig 1). It is concealed from the road by the modern building and access to the building is via a short driveway (Plate 1).
- 1.2.2 The site slopes moderately to the south and the building is terraced into the slope. Behind the building the land rises steeply to the churchyard of St Leonard's parish church.
- 1.2.3 The underlying geological deposits comprise Lower Westphalian coal measures (British Geological Survey, 1979), which is overlain by superficial deposits of glacial sand and gravel (British Geological Society 1977).

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## 2. METHODOLOGY

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### 2.1 PROJECT BACKGROUND

2.1.1 The archaeological programme of work aimed to provide an origin, development sequence, and discussion of the plan, form and function of Pioneer Mill. To this end the building investigation consisted of a Level II-type survey (English Heritage 2006), which comprised a descriptive internal and external record combined with plans and a photographic record. A rapid desk-based assessment was also carried out in an attempt to trace the origins of the building.

### 2.2 BUILDING INVESTIGATION

2.2.1 **Rapid-Desk Based Assessment:** an examination was undertaken of all historic Ordnance Survey and tithe maps available. These sources were consulted in an attempt to trace the development of the site back to the earliest available cartographic source. This provided information on the origin and development of the building at site. Sources consulted included the Middleton Local Studies Library, the Greater Manchester Sites and Monuments Record, and the OA North Library.

2.2.2 **Descriptive Record:** written records to English Heritage level-II standard using OA North *pro-forma* record sheets were made of all principal building elements, both internal and external, as well as any features of historical or architectural significance. Particular attention was also paid to the relationship between parts of the building, especially those that would show its development and any alterations. These records are essentially descriptive, although interpretation is carried out on site as required.

2.2.3 **Site Drawings:** the plan of the building (Fig 2) was surveyed by means of a reflectorless electronic distance measurer (REDM). The instrument used was a Leica TCR407 total station, which emits a viable laser beam that can be visually guided around points of detail. The digital survey data was captured with a portable tablet computer running TheoLT software, which allows the survey to be directly inserted in AutoCAD software for the production of final drawings. The final drawings will be presented through an industry standard CAD package.

2.2.4 **Photographs:** these were captured in black and white print and colour slide 35mm SLR formats, as well as 10 megapixel DSLR jpeg images. The photographic archive consists of both external and internal (where available) views of the appearance of the buildings and detailed photographs of specific architectural details, which do not show on general views. Some of the internal rooms were of small dimensions and were photographed from restricted viewpoints, resulting in a limited record.

## **2.3 ARCHIVE**

- 2.3.1 The results of all archaeological work carried out will form the basis for a full archive to professional standards, in accordance with current English Heritage guidelines (*Management of Archaeological Projects*, 2<sup>nd</sup> edition, 1991). The original record archive of the project will be deposited with the Middleton Local Studies Library.
- 2.3.2 The Arts and Humanities Data Service (AHDS) online database Online Access to Index of Archaeological Investigation (OASIS) will be completed as part of the archiving phase of the project. Two copies of the report will be supplied to the client and further digital copies to the SMR and Middleton Local Studies Library.

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### 3. HISTORICAL BACKGROUND

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#### 3.1 INTRODUCTION

- 3.1.1 In addition to a detailed investigation of the closely defined study area, it is also necessary to present a general archaeological and historical background of the wider locale. This will allow the site to be considered within the context of the differing systems of land use and resource exploitation that contributed to the definition of the character of the Middleton area during the post-medieval period.
- 3.1.2 ***Post-Medieval Middleton:*** Middleton existed as a small dispersed rural settlement until the late eighteenth century and was part of the manor of Middleton, which had been held by the Assheton family from the fifteenth century (Garrett 1973). The slow development of Middleton as an industrial urban centre is often attributed to the resistance of Lady Eleanor Assheton to the encroachment of workshops and factories into the picturesque setting of the Middleton Hall estate (Fielding 1852, 239; Rothwell 1971, 1–3; Garratt 1973;). In addition to her opposition to the development of industry in the area, Lady Assheton also delayed the extension of the rail link from Middleton Junction to Middleton by refusing to allow construction on the Assheton estate. These obstacles to the development of commerce and industry contributed to Middleton retaining a low population throughout the mid-eighteenth century (Fig 3), and by 1770 there were only around 20 homes in the area (Fielding 1852, 238).
- 3.1.3 With the death of Sir Ralph Assheton in 1765, the manorial rights of the Middleton estate passed to his son-in-law, Lord Suffield. The late eighteenth century saw dramatic and rapid change in Middleton. The Suffields began to lease land in Middleton in 1776 (Garrett 1973), silk weaving was introduced to the area in 1778 (Pimlott 1997, 116–7), and the first cotton factory was built in 1780, at the lower end of Wood Street (Garrett 1973). Between 1770 and 1795 the number of houses increased from around 20 to 400–500, most of these being occupied by weavers associated with silk production (Pimlott 1997, 58). Silk had overtaken wool as the dominant fabric in the local economy at this time (*op cit*, 56–7) and the silk industry remained central to the Middleton economy until 1860 when French silk was allowed to be imported at a reduced duty and the local industry declined (*ibid*). Although power looms and workshops were utilised in the production of silk in Middleton in the mid eighteenth century (Fielding 1852, 242; Burrow 1949, 31), the industry had been primarily domestic, with home-based weaving that often utilised adjoining loom-houses (Burrow 1949, 30).
- 3.1.4 The growth of the cotton industry, at a factory level, was slow in Middleton in the late eighteenth and early nineteenth centuries and the weavers were mainly home-based (Rothwell 1971, 2–3). Although all of the stages of cotton production were represented in Middleton, they were all undertaken at a domestic level and supplemented the incomes of farming families (*ibid*). By 1825, there were 12 companies in Middleton involved with cotton manufacture

(Rothwell 1971, 3) and at this time the first steam-powered mills began to replace water-powered machinery (Pimlott 1997, 72). Although the Rochdale canal had been opened in 1804 (*op cit*, 125–7), and horse-drawn tramways were also in use for transport (*op cit*, 74), by the mid 1830s a lack of sufficient haulage for coal was hampering the development of the cotton industry (Rothwell 1971, 4). This was remedied by the construction of the rail link from Middleton Junction to Middleton, by the Yorkshire and Manchester Railway company, in 1857 (Pimlott 1997, 130) and during the later part of the nineteenth century the cotton industry and the local population continued to expand. Cotton replaced silk as the dominant industry in the second half of the nineteenth century (Burrow 1949, 31) and the numerous mills and factories evident on the 1893 Ordnance Survey map (Fig 7; Plate 2) attest to the large-scale industrial nature of this production, in contrast to the earlier, silk-based, cottage industries. The population of Middleton became largely dependant on the cotton industry and the depression of the 1920s sent the local industry into a decline from which it never recovered, with disastrous implications for the economy of Middleton in the early twentieth century.

- 3.1.5 **Pioneer Mill:** although currently known as Pioneer Mill, there is no historical evidence to suggest that any of the original mills in Middleton operated under this name. The extensive lists of cotton mills compiled by Williams and Farnie (1992) do not mention Pioneer Mill and the trade directories for cotton spinners and manufacturers (Worrall 1884–1930; Worrall 1930–70) for the late nineteenth and early twentieth centuries make no mention of this mill. The extensive mill archives held by the Middleton Local Studies Library contained no reference to Pioneer Mill. The first reference to the Pioneer name in association with a mill in Middleton appears to have been in 1970, when Pioneer Manufacturing Co Ltd occupied Brookside Mill, on Townley Street (Worrall 1930–70). This company manufactured polishing cloths, dusters, scourers, and sponge cloths and it is possible that they might have owned the building currently under study, as it was situated opposite Brookside Mill, separated by Lodge Street. It is, therefore, possible that the Pioneer name might have become associated with this building as late as the 1970s.
- 3.1.6 In addition to the Pioneer name apparently being applied to the building in the late twentieth century, there is no evidence to suggest that the building had ever functioned as a mill. Although it might have been associated with Brookside Mill in the late twentieth century, the Middleton tithe map (Fig 4) clearly showed that the Pioneer Mill building had been constructed prior to 1839, whereas Brookside Mill was not built until after the survey for the Ordnance Survey map of 1848. The building was not, therefore, an ancillary structure associated with Brookside Mill. Numerous mills were labelled on the Ordnance Survey maps of Middleton published between 1844 and 1938, however, the function, or name, of the building currently under study was not specified on any of these maps and the adjacent terraced buildings, named as ‘The Lodge’ were not named as mill buildings.
- 3.1.7 Although this building does not appear to have been a mill, cartographic evidence suggests that it dates to between 1767 and 1839 and, therefore, is representative of a key temporal phase in the development of Middleton as an

industrial landscape, from the preceding dispersed rural settlement associated with the Middleton Hall estate. It was during this period that the lands of the Middleton estate began to be leased, many of them to weavers who were obliged to erect substantial dwellings (Garrett 1973) and the domestic weaving industry continued to play a major role in the Middleton economy until the 1860s (Burrow 1949, 30; Rothwell 1971, 2–3). It is, therefore, possible although not proven, that the terraces named ‘The Lodge’ on the Ordnance Survey map of 1848 (Fig 5) were weavers cottages and, as the eastern strip of these buildings, and the Pioneer Mill building, were included as a single plot on the Middleton tithe map of 1839 (Fig 4), that the building currently under study was associated with the domestic industry of a small and centralised weaving community, located at the eastern end of Lodge Street. The plot was described in the tithe apportionment as being occupied by John Andrew Ward and others, and owned by Lord Suffield.

3.1.8 Understanding the precise role of the building within such a context depends upon a number of factors. During the period in which The Lodge and the Pioneer Mill building were constructed, the silk weaving industry was thriving in Middleton. This utilised reclaimed silk thread from old cloth (Pimlott 1997, 116–7) and it is possible that the building could have functioned as a storage area, and/or reprocessing area for old cloth, or spinning area, with weaving taking place in the terraced buildings. Alternatively, it has been suggested (Rothwell 1971, 3) that all of the elements of the cotton industry were present in domestic contexts in Middleton in the late eighteenth century, prior to the dominance of cotton factories and mills in the area, and it is possible that the centralised cluster of houses and outbuildings that included the Pioneer Mill building could represent a cotton proto-factory in a semi-domestic context. Whether this might have comprised an independent weavers’ co-operative or a private enterprise engineered by an external employer is unclear, however, it seems likely that this group of buildings could represent a stage in the progression from domestic to fully industrialised cotton or silk production in Middleton.

3.1.9 **Map Regression Analysis:** several historic cartographic sources were consulted in order to trace the physical development of the study area:

- Plan of Middleton by Hugh Oldham of 1767
- Middleton tithe map of 1839
- Ordnance Survey map of 1844 (6” to 1 mile)
- Ordnance Survey map of 1848 (5 feet to 1 mile)
- Ordnance Survey map of 1891 (10 feet to 1 mile)
- Ordnance Survey map of 1893 (25” to 1 mile)
- Ordnance Survey map of 1907 (25” to 1 mile)
- Ordnance Survey map of 1932 (25” to 1 mile)

- Ordnance Survey map of 1938 (6" to 1 mile)

- 3.1.10 The first plan to show the part of Middleton where the site is located in any detail was drawn from a survey by Hugh Oldham in 1767 (Fig 3). This depicted the town as a sparse rural community lying in a narrow strip of land between Rochdale Road/Long Street, to the west, and the River Irk and Whit Brook, to the south and east, respectively. The dispersed settlement was dominated by Middleton Hall, and surrounding gardens, orchards, and parklands, to the south, and the church currently called St Leonard's, to the north. The presence of one mill was suggested by the field-name 'Mill Meadow' at the south-west of the area. There were buildings depicted on this plan that appeared to be located immediately to the east and west of the building being studied, however, the present site appeared to be lightly wooded.
- 3.1.11 When the Middleton tithe map of 1839 (Fig 4) was published, 72 years later, the town had changed dramatically. The increase in domestic development, including the construction of weavers houses, and industrial expansion in the late eighteenth century (Garratt 1973) led to the transformation of the northern and western parts of the town, where nucleated blocks of terraced housing were depicted with conspicuous ribbon development along Long Street and Wood Street. Lodge Mill, to the south of the building under study, was depicted on this map for the first time and the numerous mills that would dominate the Lodge and Townley Street areas in later periods were not yet present. A building was shown on this map that corresponds exactly to the position of the current site, with two strips of buildings fronting Lodge Street and Morton Street sharing the same rectangular plot. There is some suggestion that at this time the building was semi-detached, although the dividing line is not very clear. This plot was named on the accompanying tithe apportionment as 'building land' occupied by John Andrew Ward 'and others' and owned by Lord Suffield. The arrangement of buildings might suggest that the building under study was an ancillary structure associated with domestic terraces. The elevated area to the north-west of the building included a restricted area described as a 'new burial ground' in the tithe apportionment, while the rest of this area was depicted as lightly wooded and described as a pigtle, or small enclosure, and garden. The area directly behind the building was named as 'Sandy Brow Waste'.
- 3.1.12 The Ordnance Survey map of 1844 was drawn at six inches to one mile and showed a similar level of detail to the tithe map of 1839 for the immediate locale of the building under study. The lightly wooded raised area to the north-west was named as 'The Warren'.
- 3.1.13 The Ordnance Survey produced a map of Middleton in 1848 (Fig 5), at a scale of five feet to one mile. This map showed the area with a much greater degree of detail and accuracy than the earlier maps. The same buildings were depicted in the immediate study area as had been shown on the tithe map of 1839. The building under study was depicted as one unit, with two walled yards to the rear and a small outshut at the western end of the front (south) elevation. A terraced row to the south of the building, fronting Lodge Street, and a second portion of terraced buildings to the west of this, were named 'The Lodge' and

the strip of buildings fronting Morton Street was also shown to have been divided into several properties. The area behind the building was named as 'The Warren' and was shown as lightly wooded with the same, well-defined, cemetery area as had been depicted on the tithe map. Lodge Mill was named as a cotton mill on this map.

- 3.1.14 The Ordnance Survey map of 1891 (Fig 6) was drawn at a scale of ten feet to one mile and showed the study area in considerable detail. The building under study was depicted as two subdivided units of a rectangular building with two contiguous yards to the rear. Two additional structures, similar to those on the map of 1848, were also depicted at the western end of the southern face of the building. The immediate locale was depicted as more intensively developed than the earlier maps had suggested, with numerous buildings lining Morton Street and Lodge Street. The southern part of the town had become entirely urbanised by this time, with the former estate of Middleton Hall being dominated by an industrial landscape of mills and associated housing. The cemetery area, to the north-west of the study area, had also increased in size and a monument to Samuel Bamford, a local weaver and radical (Garratt 1973), had been raised in the area formerly named 'The Warren'. Brookside Mill, to the south of the study area, was depicted for the first time on this map and named as a cotton mill. Other nearby mills included Park Mill, Mikader Mill, Albany Mills, Lodge Mills, and Townley Mill. The rail link from Middleton Junction, completed in 1857 (Pimlott 1997, 131), was depicted for the first time on this map.
- 3.1.15 The Ordnance Survey map of 1893 (Fig 7), at 25 inches to 1 mile, and the Ordnance Survey map of 1894, at 6 inches to 1 mile, showed the area as it was depicted on the map of 1891, but with less detail.
- 3.1.16 The Ordnance Survey map of 1907 (Fig 8), at 25 inches to 1 mile, depicted few changes to the maps of the 1890s, however, the western outshuts were no longer depicted and an L-shaped structure was shown abutting the eastern part of the southern side of the building. The area occupied by the cemetery appeared to have increased to occupy the whole of the eastern part of the raised area behind the study area.
- 3.1.17 The Ordnance Survey map of 1932 (Fig 9), at 25 inches to 1 mile, showed that the present angled wall of the westernmost outshut had been constructed. This map also appeared to depict a single large roofed structure adjacent to the south and west of the building under study, where previously several independent units had been shown.
- 3.1.18 The Ordnance Survey map of 1938, at six inches to 1 mile, did not suggest any obvious changes to the area surrounding the building under study.

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## 4. BUILDING INVESTIGATION RESULTS

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### 4.1 INTRODUCTION

4.1.1 Pioneer Mill is a two-storey structure located to the rear of a modern commercial premises, situated on Lodge Street (Fig 1). It lies to the immediate south of the Middleton and Thornham cemetery, and is contained within an enclosed yard. The building was disused at the time of the survey and was in moderately advanced state of disrepair. Indeed, the first floor was unsafe as both the floor and roof were in poor condition (the flagged roof showed signs of collapse and some floor joists were rotten), which resulted in this floor being exempt from the survey on health and safety grounds. It is attached at its eastern end to another two-storey brick building of similar plan.

### 4.2 THE ARRANGEMENT OF THE BUILDING

4.2.1 The main part of the building lies on an east/west axis and is terraced into the north/south sloping landscape of the cemetery to the north, resulting in the ground floor being partially below ground level and the upper floor having ground level access at the rear.

4.2.2 There are two single-storey outshuts located at the front of the building, which are roofed separately. The ground floor comprises six rooms (Fig 2), and there four on the first. A single staircase allows restricted access to part of the first floor (Fig 2).

4.2.3 There is a small gated yard at the front of the building, through which the whole of the ground floor is accessed. Access into the main part of the building is via the western outshut, which is only partially roofed. The east side of the building is obscured by adjacent structures. Access to the yard at the rear is through the adjacent building. The majority of the upper floor was originally reached by an external staircase, which has been removed. A narrow cobbled alleyway lies to the west of the building and leads to the cemetery (Plate 3).

### 4.3 FABRIC

4.3.1 The main part of the building is of handmade brick construction (Plate 3) (average size 9 ¼ inches x 4 inches x 2 ½ inches) laid mostly in English garden wall bond, with predominately cement mortar, although lime mortar is evident in some places. Some repair and patching has been carried out using modern grey brick. The windows are all timber casements with timber lintels and yellow sandstone sills.

4.3.2 The roof, which is mono-pitched, is partially covered with sandstone flags and has a tiled ridge. A breathable membrane is visible below the flags. The eastern part of the roof is covered with pressed steel sheets. The rainwater goods consist of a timber ogee-moulded gutter resting partly on timber and partly on wrought iron brackets. All the other rainwater goods are plastic.

- 4.3.3 The outshuts are both constructed from grey brick and cinder block and are both roofed with corrugated asbestos sheets. There are remnants of brick walls visible within the blocks. Cast iron rainwater goods are present.
- 4.3.4 Internally, the main part of the building has part modern brick and plaster walls, and a number of the rooms in the outshuts have been lined with later twentieth century fake timber panelling.

#### 4.4 EXTERIOR DETAILS

- 4.4.1 ***The South (Front) Elevation:*** this is the front of the original brick two-storey building, and housed what was the original doorway into the building (Plate 3). Part of the elevation is hidden from view by the later, more modern outshuts. A join in the brickwork in this wall appears to represent two phases of construction, and the eastern side of the building differs slightly in that it is of stretcher bond rather than English garden wall bond. The east end of the brickwork appears earlier than that to the west.
- 4.4.2 A single wide doorway allowed access to the ground floor. This appeared to be later in date than the wall itself, and was beneath a twin RSJ lintel (Plate 4). Adjacent to this doorway was a wide window opening containing a modern casement. This also appeared to be a later insert, and may have replaced an earlier arrangement.
- 4.4.3 The first floor, although partially obscured, had five window apertures, all with multi-light casement frames and weathered sandstone sills. The three easternmost of the windows were slightly shorter than the remainder. A single doorway, with plank door *in situ*, was located at the western side of the elevation, interspersed between the westernmost two windows. The owner of the building states that a staircase of unknown style once provided access to this doorway.
- 4.4.4 A brick buttress was present at the western end of the elevation, and was seen to be constructed from a later brick than the wall itself. It appeared to conceal a blocked ground floor window, retaining a similar sill to those recorded above.
- 4.4.5 ***The West Elevation:*** this elevation faces onto the narrow alleyway and access was limited. The elevation was plain, and constructed from handmade brick laid in English garden wall bond, and this had quite a severe outward bulge. It contained a single blocked window, partially visible at ground floor level. This was not visible internally (see *Section 4.5.5*). The rear wall of the yard butted up against the elevation.
- 4.4.6 ***The North (Rear) Elevation:*** this elevation was also plain and appeared to have been rebuilt, probably in the late twentieth century (Plate 4). It was constructed of brick laid in English garden wall bond, with a rendered plinth. Access to the rear of the building was only possible via a rear door in the adjoining property. No windows were present in the back of the building, although a small square vent was present to the right of the doorway.

- 4.4.7 **The Rear Yard:** the yard is small and access was limited at the time of survey due to the dense growth of vegetation (Plates 5, 6, and 7). It was enclosed by a high brick wall, which was topped with razor wire. Approximately 3m to the south of this, and on the same alignment, was a lower brick wall with large sandstone coping stones. Its function was unclear but it could have served as either a working platform or retaining wall.
- 4.4.8 **The Outshuts:** the two outshuts located at the front of the building were, for the most part, obscured by surrounding buildings. The eastern outshut was the larger of the two. Both of the outshuts were constructed from breeze blocks, with some reused handmade brick, and date to the early twentieth century. The west wall of the west outshut was constructed at an oblique angle, resulting in the outshut being partially roofed (Room 1, Plate 8).

## 4.5 INTERIOR DETAILS

- 4.5.1 The ground floor comprised six rooms (Rooms 1 to 6) five of which were contained in the outshuts (Fig 2). Room 2 alone was part of the original brick structure. As previously stated, access into the building was via the western outshut, the interior of which comprised Room 1. Access to all of the other rooms was via Room 2. A staircase located in Room 4 provided access to part of the first floor.
- 4.5.2 **Room 1:** this room was constructed mainly from cinder block (Plate 9) and entry was via a modern doorway from the small yard to the front of the building. It appears to originally have been rectangular in plan but a grey brick wall has been added at an oblique angle at the western end. All the walls were plain and partly painted. Some earlier brick was evident in the east and south walls. The floor was laid to concrete. The room contained machinery and metal, which restricted access.
- 4.5.3 The ceiling was lined with chipboard and was supported on a RSJ and a reused timber beam (Plate 8). This beam had joist slots cut into both faces and was almost identical to another beam embedded vertically into the south wall (Plate 10). The provenance of these beams is impossible to deduce but they are both clearly reused.
- 4.5.4 The north wall comprised the original external face of the south wall of the main building. This wall was of brick construction and a vertical butt joint indicated that it may be of two phases (Plate 11), or that an earlier opening had been reduced in size. In the north-east corner, there was a tall blocked window in brick, whilst a modern, wide window and doorway were also present. The latter provided access into Room 2.
- 4.5.5 **Room 2:** this room encompassed the whole of the ground floor of the main building (Plate 12). The south wall and part of the north walls were the original brickwork, and were lime plastered and whitewashed. The east wall appeared to have been either inserted or rebuilt and part it is at an oblique angle. Most of the north wall, and the full extent of the west wall, have been rebuilt or lined in later brick (the blocked window visible on the west external elevation is not

evident). The north wall contained vertical and horizontal RSJs, which support both the brick work above and the ceiling RSJs (Plate 13).

- 4.5.6 The ceiling was of traditional timber joist construction, which had been strengthened with RSJs. No maker's marks are visible but the joists were identical to those in the north wall and main entrance, an indication that they were all inserted at the same time. It was apparent that the RSJs supported the brick walls subdividing the first floor, and may have replaced earlier supporting and subdividing walls, which would have continued down to the ground floor. A vertical wall scar in the south wall attested to this, suggesting a change in function and use of the building. The floor was concrete and contained no evidence of the earlier layout and therefore, is also later.
- 4.5.7 A single brick flue was located in the north-east corner of the room; this had a brick base or hearth (Plate 14). A blocked aperture with sandstone lintel was visible leading into the flue. The height of the stone base or hearth suggests this may have functioned as a small furnace-type feature.
- 4.5.8 **Room 3:** this room was entirely modern in appearance. The walls were lined with wooden panelling, obscuring the wall fabric (Plate 15), and the ceiling was suspended. A small section of cinder block wall was visible at the south end, where a doorway, now blocked, once led in to the adjacent building (Fig 2). The floor was of timber and at a slightly higher level than Room 1.
- 4.5.9 **Room 4:** this narrow room to the east of Room 3 served as a cupboard to the south and housed a stairway at its northern end (Plate 16), which led up to the first floor of the main building. The stairway was modern in appearance and it was apparent that the south wall of the main building had been modified to accommodate the staircase (Plate 16), with reinforcing RSJs having been inserted. The west wall was partly of brick with timber partitions, and the east wall was entirely of brick construction (all whitewashed).
- 4.5.10 **Rooms 5 and 6:** both of these rooms were accessible off Room 3 and in use as toilets and contained modern toilet fittings. The walls were of cinder block construction, with the exception of the south wall of Room 6, which was brick. A blocked doorway was present in the south wall of Room 6, and this once provided access into the modern building to the south.
- 4.5.11 **Room 7:** at the top of the stairway leading from Room 4 a small landing was present (Plate 17). This room is plain plastered and served no obvious purpose other than to allow access via a modern door into the adjacent property to the east. The wall to the west, dividing the landing from the remainder of the upper floor, contained no obvious evidence of a doorway. There was, however, a blocked window in the south wall, and evidence of blocking in the east wall (Fig 2). The flue described in *Section 4.4.4* passed through this room (Plate 17). The floor was laid down to 12 inch wide boards and the ceiling was covered with fibreboard.

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## 5. CONCLUSION

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### 5.1 DISCUSSION OF RESULTS

- 5.1.1 **Introduction:** inspection of the building known as Pioneer Mill has revealed that it has been modified over time and that there are probably four major phases of construction and modification. Cartographic evidence has revealed that the building was constructed between 1767 and 1839 and there appears to have been little external modification to the building between 1839 and 1932, with the exception of the removal of outshuts at the western end of the building (as shown on both the Ordnance Survey maps of 1848 and 1891) and the addition of outshuts to the southern side of the building. The sequence of construction prior to 1839 was not elucidated by cartographic analysis. The various phases of the building will be outlined below together with the evidence on which these are based.
- 5.1.2 **Phase 1:** the first phase probably entailed the construction of a small workshop. This was built within a probable enclosed yard to the rear of a small terrace of housing known as The Lodge, and was undertaken prior to 1839. The vertical butt join in the front elevation of the workshop, the differences in the fenestration, brick bonding and gutter brackets, suggest that the east side of the building was constructed first, however there is insufficient evidence to prove this with any degree of certainty. Cartographic evidence would suggest that the east/west plan of the building was established by 1839, and so, if as the evidence suggests it was built in two parts, then this must also have taken place prior to this date.
- 5.1.3 **Phase 2:** by 1848 an outshut has appeared on the western end of the front of the building, whilst the main body of the mill appears to be divided into four rooms. Over the next fifty years, there would appear to be little change, as the plan remains essentially the same (Ordnance Survey of 1891).
- 5.1.4 **Phase 3:** this is the first of the late nineteenth/twentieth century changes to the external arrangement of the building. The Ordnance Survey map of 1907 depicts the easternmost outshut as being present. The small outshut to the west has been removed.
- 5.1.5 **Phase 4:** Ordnance Survey mapping clearly shows a new and larger western outshut as being present by 1932. It is tentatively suggested that this phase also includes the removal of the ground floor cross-walls and the insertion of the supporting RSJs. The addition of this last outshut would certainly suggest that a larger floor space was required, and possibly a change in function of the building. It is possible but not proven, that the relining of the west wall and construction of the stairs probably took place during this phase. The oblique wall in Room 1 may have been constructed at this time.
- 5.1.6 **Phase 5:** The extant mill is somewhat narrower than the structure depicted on the Ordnance Survey of 1932, and it was evidently truncated during the mid twentieth century. Certainly, this would account for the modern brick in the

rebuild of the north wall. This would also account for the presence of an unusual, stone mono-pitched roof and the low retaining wall in the yard, which would appear to be the lower foundations of the original rear wall.

5.1.7 **Conclusion:** neither the historic fabric nor layout of the building suggests its function and purpose, other than as a vernacular workshop. The desk-based research has suggested a function relating to the cotton manufacturing industry but this cannot be stated with any great degree of certainty. However, Pioneer Mill, in its various physical arrangements, retained a workshop-type function for well over one hundred and fifty years. The building investigation is seen to serve as a full record of the building and there are no recommendations for further work.

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## 6. BIBLIOGRAPHY

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- British Geological Survey, 1979 South Sheet (Solid)
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- Oldham, H, 1767 Plan of Middleton
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- Ordnance Survey 1848 *Middleton Sheet 2*, 5 ft : 1 mile
- Ordnance Survey 1891 *Sheet 96.8.1*, 10 ft : 1 mile
- Ordnance Survey 1893 *Sheet 96.8*, 25" : 1 mile
- Ordnance Survey 1907 *Sheet 96.8*, 25" : 1 mile
- Ordnance Survey 1932 *Sheet 96.8*, 25" : 1 mile
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Worrall, J, 1930–70 *The Lancashire textile industry, incorporating the cotton spinners and manufacturers' directory for Lancashire*, Oldham

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## 7. ILLUSTRATIONS

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### 7.1 LIST OF FIGURES

Figure 1: Site Location

Figure 2: Ground floor plan

Figure 3: Extract from “ A Survey by Hugh Oldham”, 1767

Figure 4: Extract from the Middleton tithe map, 1839

Figure 5: Extract from the Ordnance Survey map, 1848

Figure 6: Extract from the Ordnance Survey map, 1891

Figure 7: Extract from the Ordnance Survey map, 1893

Figure 8: Extract from the Ordnance Survey map, 1907

Figure 9: Extract from the Ordnance Survey map, 1932

### 7.2 LIST OF PLATES

Plate 1: View of the limited access to Pioneer Mill

Plate 2: Aerial view of the southern part of Middleton in the late nineteenth or early twentieth century, looking north (Garratt and Cole 1982, pl 29)

Plate 3: The front elevation

Plate 4: Internal view of the main entrance in Room 2

Plate 5: View of the North (Rear) elevation

Plate 6: The rear yard area.

Plate 7: View behind the rear yard

Plate 8: Reused beam and partially open roof in Room 1

Plate 9: General view of Room 1

Plate 10: Reused beam embedded into the south wall of Room 1

Plate 11: Vertical butt joint in the north wall of Room 1

Plate 12: General view of Room 2 facing east

Plate 13: Rebuilt north wall in Room 2

Plate 14: Flue and base in the corner of Room 2

Plate 15: General view of Room 3 facing north-east

Plate 16: Staircase in Room 4 leading to the upper floor (Room 7)

Plate 17: Small landing area on the upper floor facing north-east (Room 7)

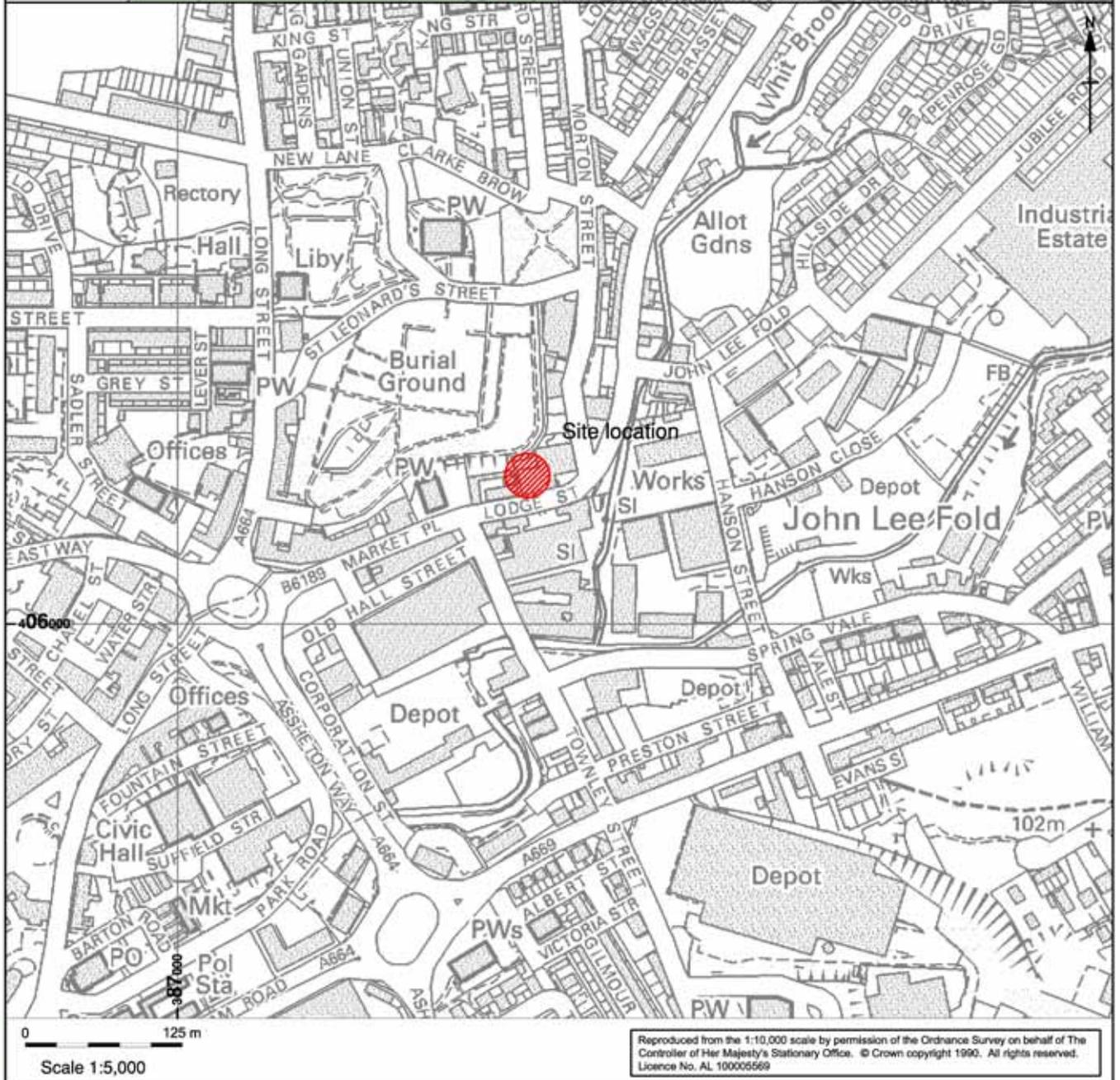
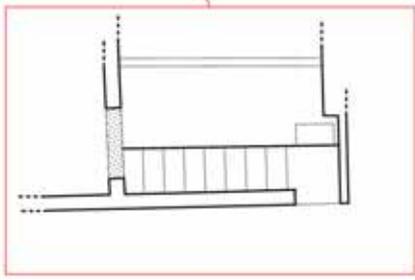
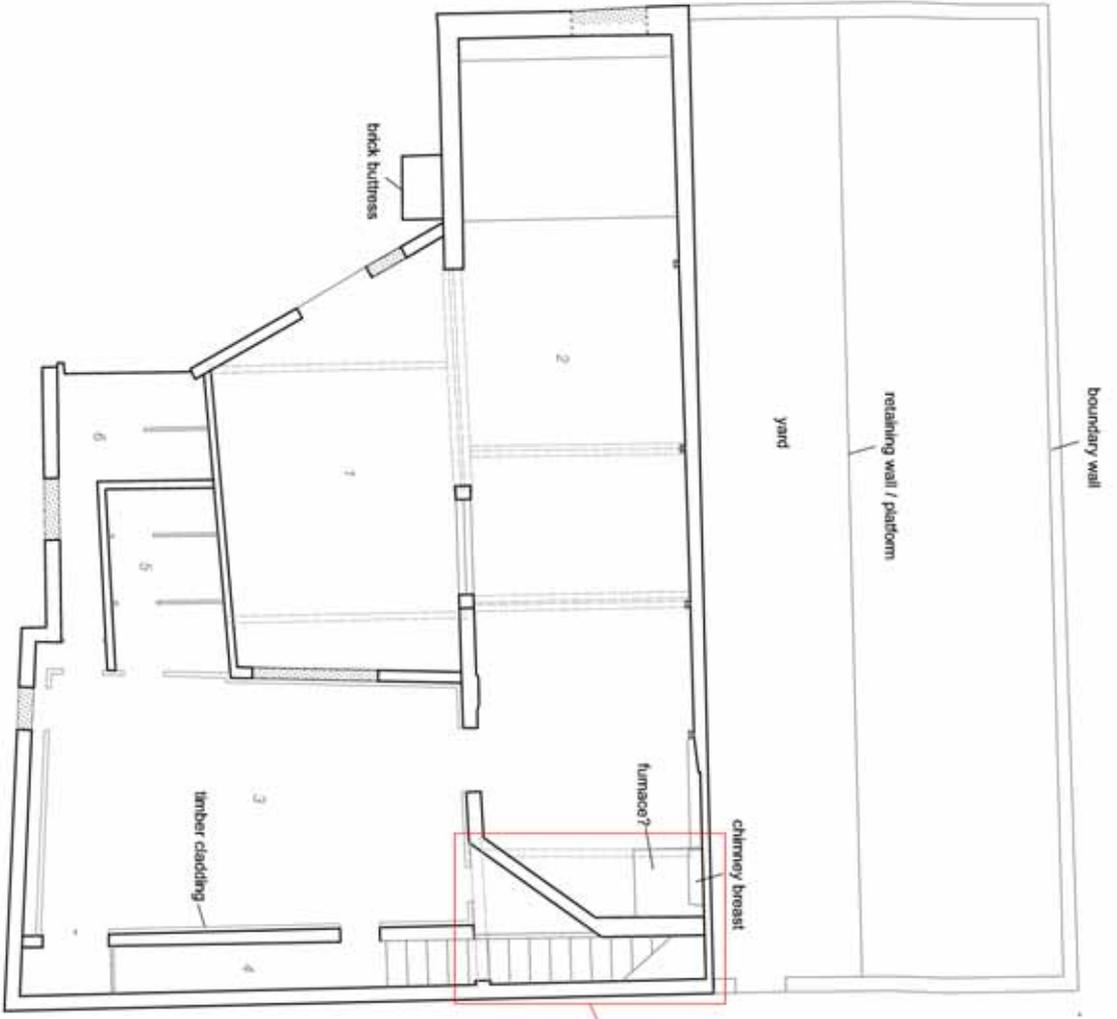


Figure 1: Site Location



accessible portion of upper floor

Key	
	main walls
	window
	door
	partition
	beam over
	room numbers
	blocking

0 3m  
Scale 1:100@A3

Figure 2: Ground Floor plan



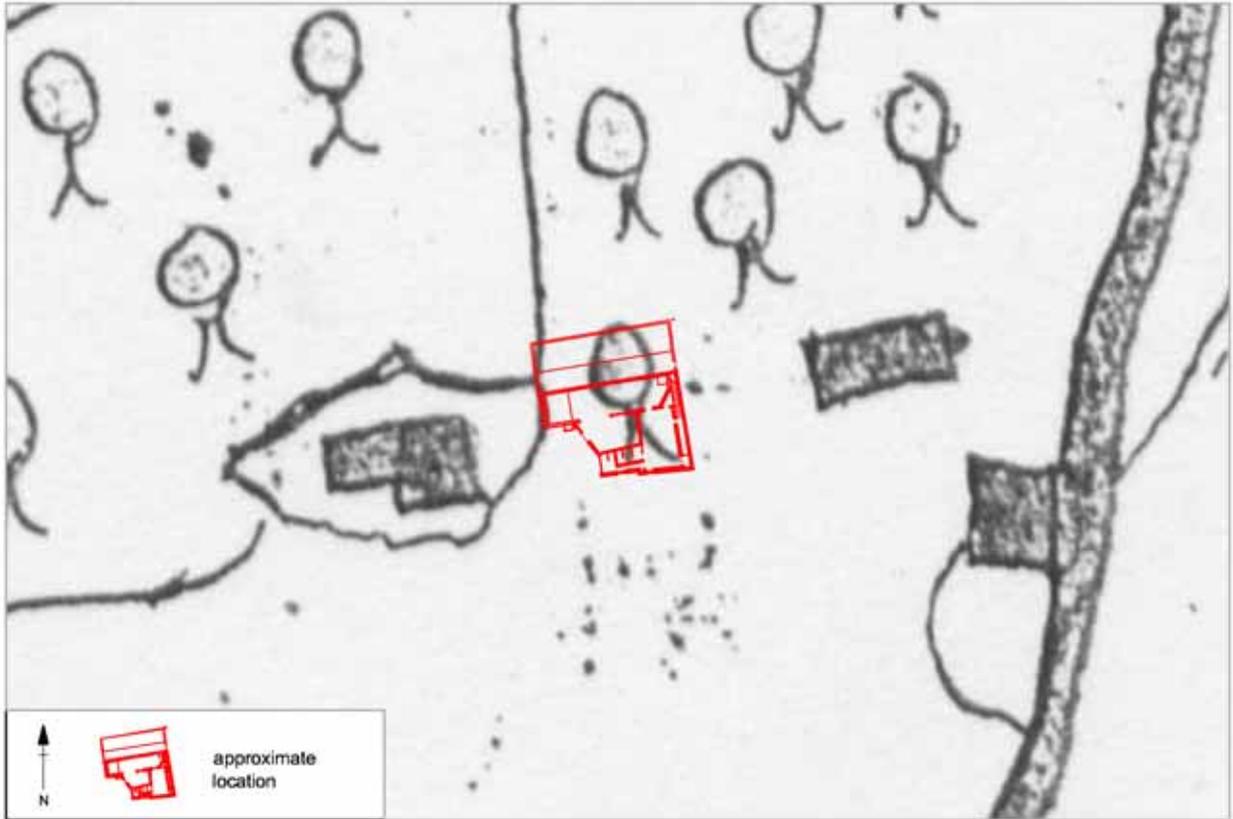


Figure 3: Extract from "A Survey By Hugh Oldham", 1767



Figure 4: Extract from the Middleton tithe map, 1839



Figure 5: Extract from the Ordnance Survey map, 1848

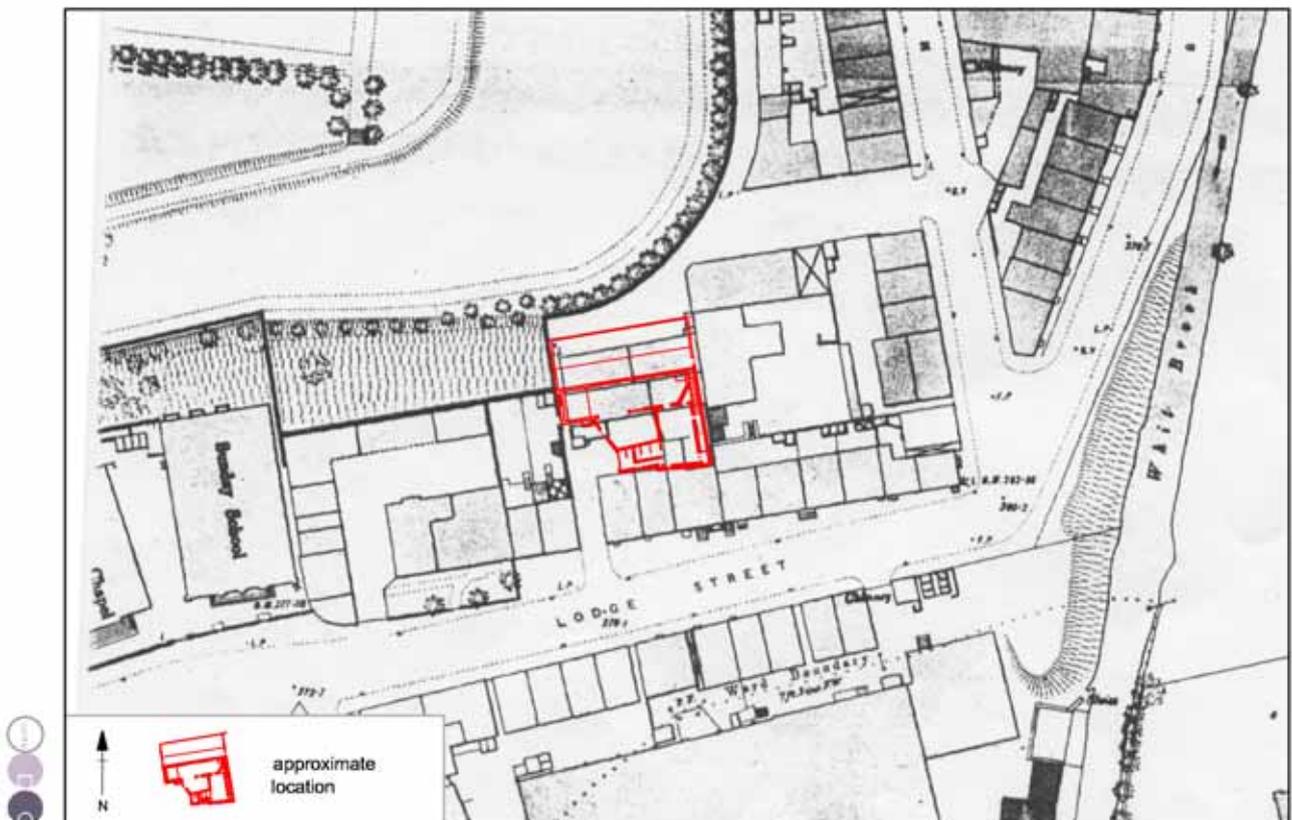


Figure 6: Extract from the Ordnance Survey map, 1891



Figure 7: Extract from the Ordnance Survey map, 1893



Figure 8: Extract from the Ordnance Survey map, 1907



Figure 9: Extract from the Ordnance Survey map, 1932

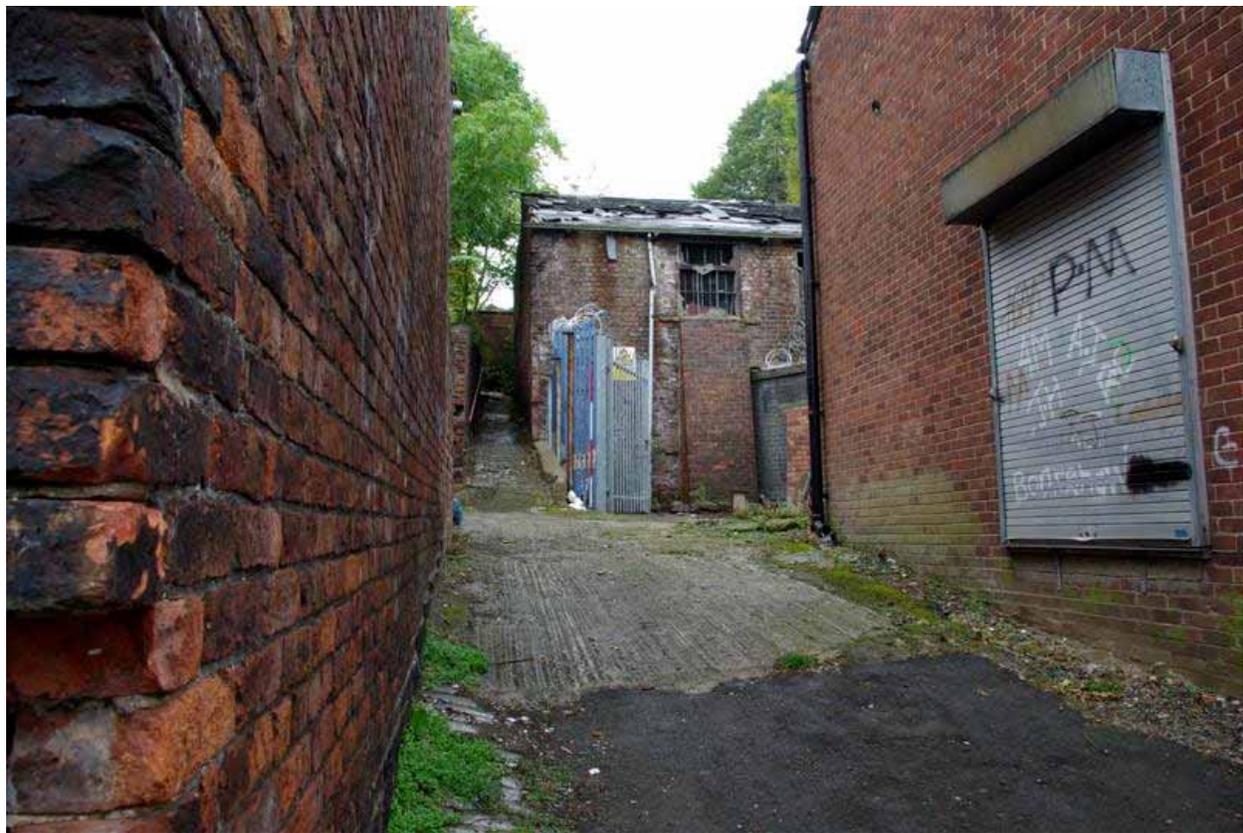


Plate 1: View of the limited access to Pioneer Mill

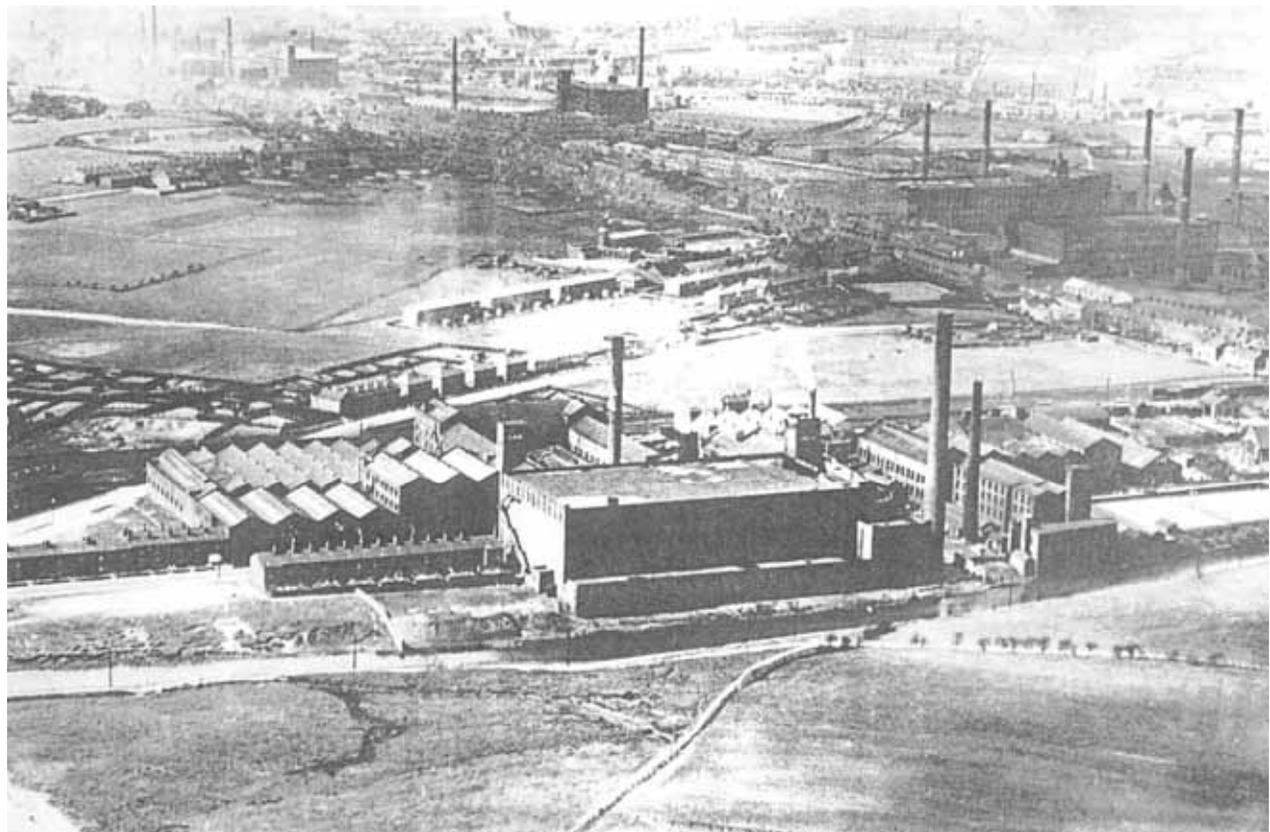


Plate 2: aerial view of the southern part of Middleton in the late nineteenth or early twentieth century, looking north (Garratt and Cole 1982, pl 29)



Plate 3: The front elevation



Plate 4: Internal view of the main entrance in Room 2

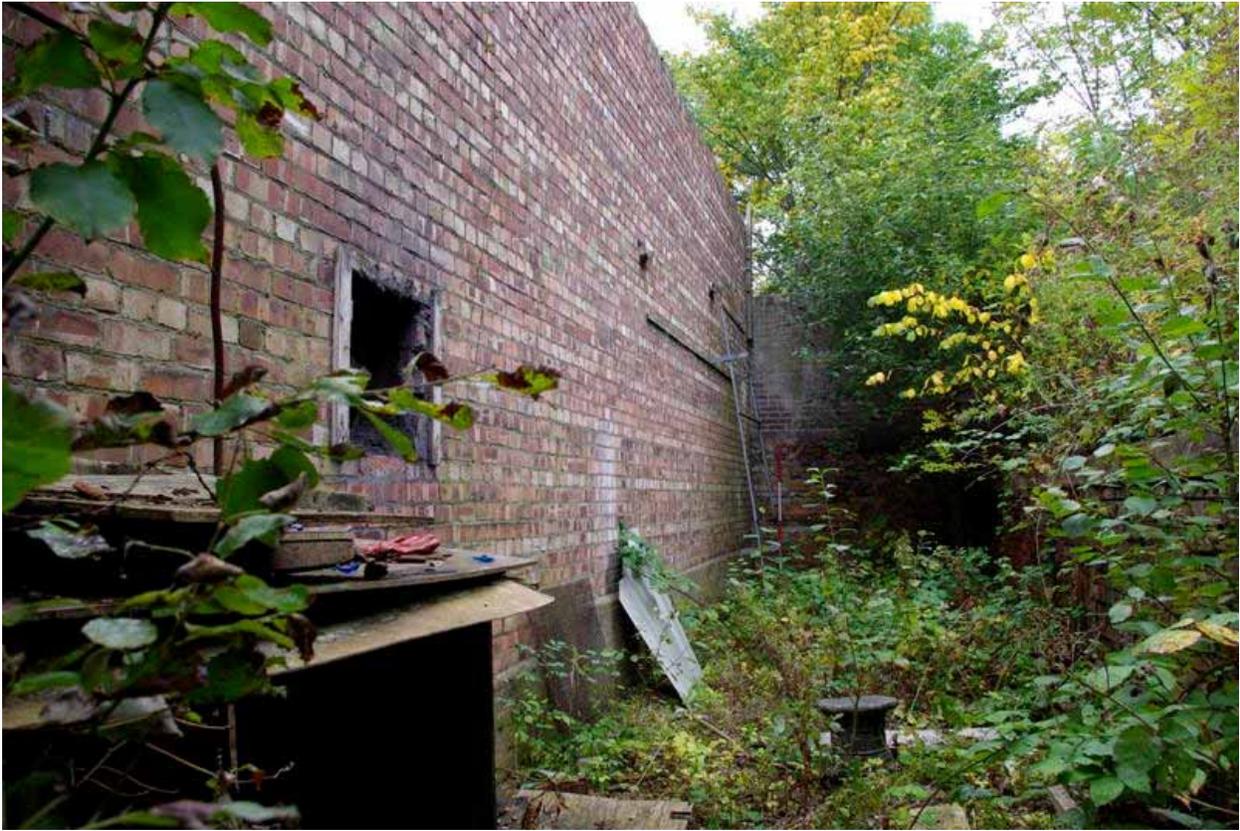


Plate 5: View of the North (Rear) elevation



Plate 6: The rear yard area.



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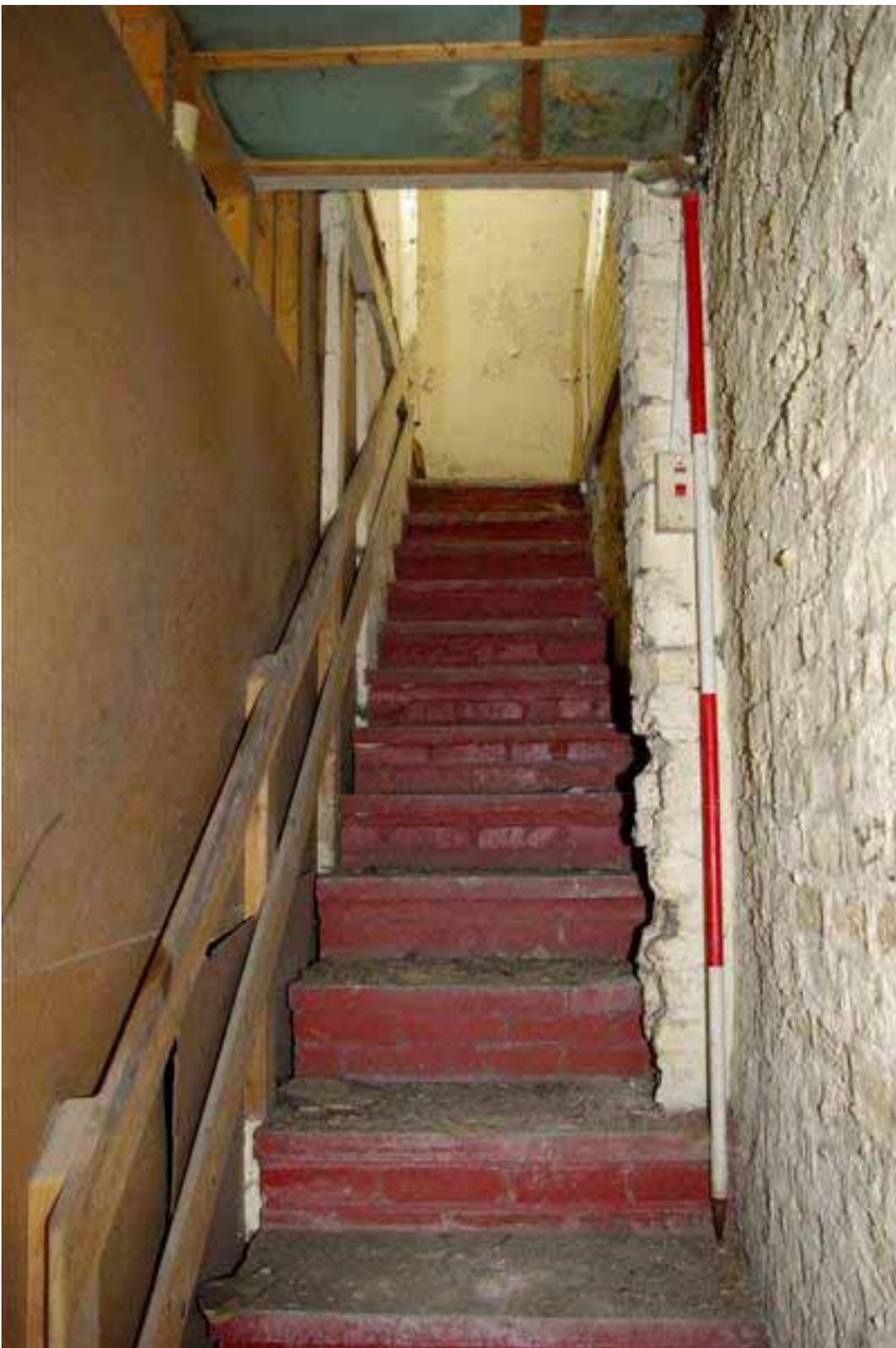


Plate 16: Staircase in Room 4 leading to the upper floor (Room 7)



Plate 17: Small landing area on the upper floor facing north-east (Room 7)

## APPENDIX 1: ARCHIVE CONTENTS

<b>Record group</b>	<b>Contents</b>	<b>Comments</b>	<b>Box/File Number</b>
	<b>Introduction</b> Project Design		1
<b>A</b>	<b>Report</b> Final Report		1
<b>B</b>	<b>Primary Fieldwork Records</b> Building Records Sheets		1
<b>C</b>	<b>Primary Drawings</b> Developers Plans Drawing Indices Plans/Sections		1
<b>D</b>	<b>Finds Box and Bag Lists</b> Finds compendium Object Record Sheet Specialist Reports Box Lists	N/A	
<b>E</b>	<b>Environmental Records</b> Primary Records Specialist Reports	N/A	
<b>F</b>	<b>Photographic Record</b> Photographic Indices Monochrome Colour Slides Digital		1
<b>G</b>	<b>Electronic Media</b>		1

## APPENDIX 2: PROJECT BRIEF

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## BRIEF FOR ARCHAEOLOGICAL SURVEY AT PIONEER MILL, LODGE STREET, MIDDLETON

### Background

The Rochdale Conservation Officer for Rochdale has requested an archaeological survey be undertaken of this building, which is located at SD 8726 0612. The building to be surveyed ahead of development is a single rectangular industrial building c 18m long by 5m wide, terraced into the hill side. It is present on the OS 6" 1<sup>st</sup> Edition map and appears to be the only survivor of a larger industrial complex, now being surrounded by relatively modern buildings. The site is not entered on the Greater Manchester Sites and Monuments Record, although Lodge Mill just to the south is. Further details on the current condition of the building can be obtained from the architect.

### Brief

The survey will take the following form:

- 1) Make a measured survey drawing of the floor plans at 1:100. These drawings will form the basis for annotation and phasing. Additional details need to be added by the archaeological survey, such as evidence for blocking, repair, joints, fittings and fixtures, power and processing, and key architectural features.
- 2) Undertake a historic map regression exercise and a maximum of two days historic research (including Rochdale Local Studies Library and consultation with the Greater Manchester Sites and Monuments Record) to aid interpretation of the site's evolution. There should be a short account of the history of the building and the group of buildings it belongs to. This includes items such as place name evidence, trade directories, tithe awards and any information derived from local history publications.
- 3) A written description, to include:
  - i) An analysis of the buildings' plan, form, fabric, function, age and development sequence and of the evidence supporting this analysis (illustrate with historic map sequence, reduced plans, elevations and photographs). If the study is for a barn conversion, then there should also be a brief analysis and description of the other buildings that make up the farm complex including the farm house.
  - ii) An account of the buildings' past and present use and of the uses of their parts, with the evidence for these interpretations.
  - iii) An account of the fixtures, fittings, plant or machinery associated with the buildings, and their purpose.
  - iv) Any evidence for the former existence of demolished structures or plant associated with the building.
  - v) Identify areas that are currently obscured which might hold key information to inform our understanding of the buildings' origin and development and where an archaeological watching brief should be undertaken during stripping out/demolition.

vi) Identify any areas that might contain below-ground archaeological remains that could inform our understanding of the site's evolution and where an archaeological watching brief should be undertaken during development ground works.

**4)** There should be a detailed annotated photographic record showing:

i) The buildings' external appearance.

ii) The overall appearance of principal rooms and circulation areas.

iii) Any external or internal detail, structural or decorative, which is relevant to the buildings' design, development and use and which does not show adequately on general photographs.

iv) For the interior, detailed views of features of especial architectural interest, fixtures and fittings, evidence of power systems, blockings or jointing relevant to phasing the building which might be vulnerable to refurbishment and demolition.

v) Photographs should also be taken of other buildings that are linked to the study site.

vi) Photographs to be taken as 35mm colour slide and high resolution digital (or monochrome medium format). Show view point directions on plans.

**5)** For the whole survey a report should be produced to an agreed timetable. It will include:

i) A summary statement of the survey's findings.

ii) The background to the survey including location details (to include grid reference, reason for survey). The site should be located on a 1:50, 000 OS map and a more detailed OS map.

iii) An outline of the methodology of the survey.

iv) A description of the site's setting including topography and geology.

v) A short account of the history of the building and the complex it belongs to, and a brief description of the archaeological and historic interest of the site's hinterland (including relevant Sites and Monuments Record information).

vi) An account of the building's past and present use and of the uses of their parts, with the evidence for these interpretations.

vii) An account of the fixtures, fittings, plant or machinery associated with the buildings, and their purpose.

viii) Evidence for the former existence of demolished structures or plant associated with the building.

ix) A description of the significance of the site in its local and regional context.

x) The identification of areas that are currently obscured which might hold key information to inform our understanding of the buildings' origin and development and

where an archaeological watching brief should be undertaken during demolition, or where a watching brief might be appropriate for ground works affecting potential buried remains of archaeological interest.

xi) A catalogue of archive items, including a list of photographs.

xii) A copy of the brief.

6) An ordered site archive will be deposited with Rochdale Local Studies Library.

7) The Greater Manchester Sites and Monuments Record supports the Online Access to Index of Archaeological Investigations (OASIS) project. The overall aim of the OASIS project is to provide an online index to the mass of archaeological grey literature that has been produced as a result of the advent of large-scale developer funded fieldwork. The archaeological contractor must therefore complete the online OASIS form at <http://ads.ahds.ac.uk/project/oasis/>. Contractors are advised to contact the Greater Manchester Sites and Monuments Record prior to completing the form. Once a report has become a public document by submission to or incorporation into the SMR, the Greater Manchester Sites and Monuments Record may place the information on a web-site. Please ensure that you and your client agree to this procedure in writing as part of the process of submitting the report to the case officer at Greater Manchester Sites and Monuments Record.

#### Other Considerations

1) The Conservation Officer and Planning Archaeologist will be consulted on the report before it is sent out to the client.

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

3) Contractors shall 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.

4) Copies of the survey report will be sent to:

The client (x2), Rochdale Conservation Officer, GMAU (to enter on to the Greater Manchester Sites and Monuments Record), Rochdale Local Studies Library.

Norman Redhead  
Assistant County Archaeologist  
GMAU  
12/4/07

## APPENDIX 3: PROJECT DESIGN

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**PIONEER MILL,  
LODGE STREET,  
MIDDLETON,  
GREATER  
MANCHESTER**

**Archaeological Building  
Investigation Project Design**

**Oxford Archaeology North**



May 2007

**Holborow Ormester Ltd**

OA North tender No: t3027  
NGR: SD 8726 0612

## 1. INTRODUCTION

### 1.1 PROJECT BACKGROUND

1.1.2 Holborow and Ormesher Ltd (hereafter the client) has requested that Oxford Archaeology North (OA North) submit proposals to undertake the building investigation of an industrial building known as Pioneer Mill, Lodge Street, Middleton, Greater Manchester (SD 8726 0612) prior to proposed development.

1.1.3 The building appears to be the only survivor of a larger industrial complex. It is two storeys, of brick construction and is terraced into the hillside. It is present on the first edition 6'' Ordnance Survey map. A programme of archaeological building recording has been recommended by the Assistant Archaeologist at the Greater Manchester Archaeological Unit Sites and Monument Record (GMAUSMR) in order to determine the origins and function of the building. This project design has been prepared in accordance with the GMAUSMR specifications and following discussions with the Assistant County Archaeologist.

### 1.2 OXFORD ARCHAEOLOGY NORTH

1.2.1 OA North has considerable experience of the interpretation and analysis of buildings of all periods, having undertaken a great number of small and large-scale projects during the past 24 years. Such projects have taken place within the planning process, to fulfil the requirements of clients and planning authorities, to very rigorous timetables. In recent years OA North also has extensive experience of archaeological work in Northern England.

1.2.2 OA North has the professional expertise and resources to undertake the project detailed below to a high level of quality and efficiency. OA North is **an Institute of Field Archaeologists (IFA) registered organisation, registration number 17**, and all its members of staff operate subject to the IFA Code of Conduct.

## 2 OBJECTIVES

2.1 The archaeological programme of work aims to provide an origin, development sequence, and discussion of the plan, form and function of the industrial building known as Pioneer Mill.

2.2 To achieve the objectives outlined above the following listed specific aims are proposed:

2.3 **Building Investigation:** to provide a drawn and textual record of the industrial building to English Heritage (2006) Level II-type standard;

2.4 **Report and Archive:** a written report will assess the significance of the data generated by this programme within a local context. It will present the results of the building investigation.

### 3. METHOD STATEMENT

#### 3.1 BUILDING INVESTIGATION

3.1.1 **Rapid Desk-Based Assessment:** an examination will be undertaken of all historic Ordnance Survey maps available. Cartographic sources will be consulted in an attempt to trace the development of the site back to the earliest available cartographic source. This will provide information on the origin and development of the buildings on site. Sources consulted will include the Rochdale Local Studies Library and the Greater Manchester Sites and Monuments Record.

3.1.2 **Prior to commencement of the building investigation the client should remove all moveable materials which obstruct the fabric of the building.**

3.1.3 **Photographic Archive:** a photographic archive will be produced utilising a 35mm camera to produce colour slides and black and white prints. A full photographic index will be produced and the position of photographs will be marked on the relevant floor plans. The archive will comprise the following:

- (i) The external appearance and setting of the building;
- (ii) The overall appearance of principal rooms and circulation areas;
- (iii) Any external or internal detail, structural or architectural, which is relevant to the design, development and use of the building, and which does not show adequately on general photographs;
- (iv) Any internal detailed views of features of especial architectural/agricultural interest, fixtures and fittings, or fabric detail relevant to phasing the building.

3.1.4 **Instrument Survey:** the proposed plans of the building will be surveyed by means of a reflectorless electronic distance measurer (REDM). The REDM is capable of measuring distances to a point of detail by reflection from the wall surface, and does not need a prism to be placed. The instrument to be used will be a Leica T1010 theodolite coupled to a Disto electronic distance meter (EDM). The disto emits a viable laser beam, which can be visually guided around points of detail. The digital survey data will be captured within a portable computer running TheoLT software, which allows the survey to be directly inserted into AutoCAD software for the production of final drawings.

3.1.5 Detail captured by the instrument survey will include such features as window and door openings, an indication of ground and roof level, and changes in building material.

3.1.6 **Site Drawings:** from this survey data, the following drawings will be produced for the building:

- (i) Site location plan;

- (ii) Floor plans annotated to show form and location of any structural features of historic significance and recording the form and location of any significant structural details (1:100 scale);
- 3.1.7 The drawings will be used to illustrate the phasing and development of the building.
- 3.1.8 ***Interpretation and Analysis:*** a visual inspection of the building will be undertaken utilising the OA North building investigation proforma sheets. A description will be maintained to English Heritage (2006) Level II standard. This survey type is descriptive, will provide a systematic account of the origin, development and use of the building, and will present the evidence on which this is based. The written record will include:
  - (i) An analysis of the plan, form, fabric, function, age and development sequence of the building;
  - (ii) An account of the past and present use of the building;
  - (iii) An account of the fixtures, fittings associated with the building, and their purpose;
  - (iv) Identification of key architectural/agricultural features (including fixtures and fittings) which should be preserved in-situ;
  - (v) A discussion of the relative significance of rooms within the building;
  - (vi) A description of the historic context of the building including its relationship with nearby buildings in architectural and functional terms and so forth.

## **3.2 REPORTS**

- 3.2.1 ***Report:*** the content of the report will comprise the following:
  - (i) a site location plan related to the national grid;
  - (ii) a front cover to include the planning application number and the NGR;
  - (iii) a concise, non-technical summary of the results;
  - (iv) an explanation to any agreed variations to the brief, including any justification for any analyses not undertaken;
  - (v) a description of the methodology employed, work undertaken and results obtained;
  - (vi) copies of plans, photographs, and other illustrations as appropriate;
  - (vii) a copy of this project design, and indications of any agreed departure from that design;

- (viii) the report will also include a complete bibliography of sources from which data has been derived.
- 3.2.2 The report will be in the same basic format as this project design; a copy of the report can be provided on CD, if required. Two copies of the report will be supplied to the client and further digital copies to the SMR.
- 3.2.3 **Archive:** the results of all archaeological work carried out will form the basis for a full archive to professional standards, in accordance with current English Heritage guidelines (*Management of Archaeological Projects*, 2nd edition, 1991). The project archive represents the collation and indexing of all the data and material gathered during the course of the project.
- 3.2.4 The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the IFA in that organisation's code of conduct. OA North conforms to best practice in the preparation of project archives for long-term storage. This archive will be provided in the English Heritage Centre for Archaeology format and a synthesis will be submitted to the Manchester SMR (the index to the archive and a copy of the report). OA North practice is to deposit the original record archive of projects with the appropriate County Record Office.
- 3.2.5 The Arts and Humanities Data Service (AHDS) online database project *Online Access to index of Archaeological Investigations* (OASIS) will be completed as part of the archiving phase of the project.
- 3.2.6 **Confidentiality:** all internal reports to the client are designed as documents for the specific use of the Client, for the particular purpose as defined in the project brief and project design, and should be treated as such. They are not suitable for publication as academic documents or otherwise without amendment or revision.

#### **4. HEALTH AND SAFETY**

- 4.1 OA North provides a Health and Safety Statement for all projects and maintains a Unit Safety policy. All site procedures are in accordance with the guidance set out in the Health and Safety Manual compiled by the Standing Conference of Archaeological Unit Managers (1997). A written risk assessment will be undertaken in advance of project commencement and copies will be made available on request to all interested parties.

#### **5 PROJECT MONITORING**

- 5.1 **Access:** liaison for basic site access will be undertaken through the client. Whilst the work is undertaken for the client, the County Archaeologist or his representative will be kept fully informed of the work and its results and will be notified a week in advance of the commencement of the fieldwork. Any proposed changes to the project design will be agreed with GMAUSMR in consultation with the client.

## 6 WORK TIMETABLE

- 6.1 **Rapid Desk-Based Assessment:** two days would be required to complete the documentary search.
- 6.1.2 **Building Investigation:** approximately three days in the field will be required to complete this element.
- 6.1.3 **Report/Archive:** the report and archive will be produced within eight weeks of completion of the fieldwork. OA North can execute projects at very short notice once a formal written agreement has been received from the client.

## 7 STAFFING

- 7.1 The project will be under the direct management of **Alison Plummer BSc (Hons)** (OA North senior project manager) to whom all correspondence should be addressed.
- 7.2 Both elements of the fieldwork will be undertaken by a suitably qualified archaeologist experienced in the recording and analysis of historic buildings in the North West. Present timetabling constraints preclude who this will be.

## 8 INSURANCE

- 8.1 OA North has a professional indemnity cover to a value of £5,000,000; proof of which can be supplied as required.

## REFERENCES

English Heritage, 1991 *Management of Archaeological Projects*, 2nd edn.

English Heritage, 2006 *Understanding Historic Buildings: A Guide to Good Practice*