



130-130a STANDISHGATE, WIGAN

Archaeological Building Investigation



Oxford Archaeology North

July 2004

B & D Croft Ltd

Issue No: 2004-05/259

OA North Job No: L9390

NGR: SD 5848 0623

Document Title: 130-130A STANDISHGATE, WIGAN

Document Type: Archaeological Building Investigation

Client Name: B & D Croft Ltd

Issue Number: 2004-2005/259

OA Job Number: L9390

National Grid Reference: SD 5848 0623

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Date: June 2004

Document File Location X/Alison/Projects/L9390Standishgate/Report

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SUMMARY

The Greater Manchester Archaeological Unit (GMAU) and the Wigan Conservation Officer recommended a programme of archaeological investigation following the proposal to redevelop 120-130 Standishgate Wigan. This was to comprise a desk-based assessment of the entire development area and a Level-III type building investigation of the standing buildings making up 130-130a.

Oxford Archaeology North (OA North) undertook the work in June 2004. 120-130 Standishgate is situated at the north end of one of the main medieval streets of Wigan, and it is likely that the site was original part of a group of burgage plots. It is positioned close to the site of Mab's Cross, which is closely connected to the legend of Sir William and Mabel de Bradshaigh.

It was not until the seventeenth century during Wigan's early industrial prosperity that the first records relating to the site become available. These show that the plots were constantly redeveloped during the eighteenth and nineteenth century and included farm buildings including a barn and shippin, as well as a malt kin, brew house and smithy. The general area saw a great deal of construction and expansion during the late nineteenth century and early nineteenth century, and the development area was clearly no exception.

130-130a was an inn from at least the eighteenth century and it was not until the beginning of the twentieth century that it ceased to be so. During the twentieth century many of the earlier buildings were destroyed, especially within the southern part of the development area, as a result the construction of a garage in 1950.

The building investigation identified a complex series of alterations that had been made to the standing remains of 130-130a. The earliest building on the site was probably a seventeenth century cottage, which was extended to the rear, and further altered in the eighteenth and nineteenth century.

As a result of the desk-based assessment and building investigation recommendations were made for a watching brief to be carried out during the demolition of 130-130a, particularly so that the roof can be examined in more detail, and that evaluation trenches should be excavated across the whole development area prior to the commencement of ground works.

A watching brief, carried out during demoliton of the building in July 2004, revealed that the roof structure was original, and that the south wing contemporary with it. The roof appears to have been open to the rafters until a late date. A central partition wall within the original frontage had wattle and daub panelling within the roof space, and further investigation revealed that this continued to the first floor below, where the cross wall was constructed of timber-framing, infilled with wattle and daub panels.

The structure appears to have originated as a T-shaped plan house, based on an extended earlier cross-passage plan, and probably originally built as a public house in the late seventeenth century.

ACKNOWLEDGEMENTS

OA North would like to thank B & D Croft Ltd for commissioning and supporting the project and providing access to the deeds, and in particular Sean Flynn. Further thanks are due to Norman Redhead at the Greater Manchester SMR, and the staff at the Wigan History Shop and Lancashire Record Office (Preston) for their help and information. Thanks are particularly due to the archivist at the Wigan Heritage Service (Leigh) for his hard work, which provided a number of obscure references.

Daniel Elsworth carried out the desk-based assessment and the building investigation, assisted by Chris Ridings, and Chris Wild undertook the watching brief. Mark Tidmarsh produced the CAD drawings, Jo Dawson examined the finds and Daniel Elsworth and Chris Wild wrote the report. Alison Plummer managed the project and edited the report in conjunction with Emily Mercer.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 Following the granting of planning permission to B & D Croft Ltd to redevelop the site of 120-130 Standishgate Wigan for housing (SD 5848 0623; Figs 1 and 2), which would include the demolition of 130-130a, a brief for a programme of archaeological recording was issued by GMAU, in conjunction with the Wigan Conservation Officer (*Appendix 1*). This was to include a rapid desk-based assessment of the known historical and archaeological resource for the whole development area, and a RCHME level-III type survey (RCHME 1996) of the surviving building remains.
- 1.1.2 A project design was produced by OA North in response to this (*Appendix 2*). Following the acceptance of the project design by GMAU and the Wigan Conservation Officer OA North was commissioned to undertake the work.
- 1.1.3 The desk-based assessment and building investigation were undertaken in May and June 2004 and the watching brief in July 2004, following the acceptance by GMAU of the recommendations of the initial investigation.

2. METHODOLOGY

2.1 INTRODUCTION

- 2.1.1 The development area was originally covered by 120-130 Standishgate, including the plots to the rear of the street frontage. 130-130a is all that remains of a row of buildings situated between 118 and the Mab's Cross Hotel (Fig 2). Standishgate is part of the medieval town of Wigan and may have originally been a Roman road. The two plots most recently formed a single large building but there is considerable evidence for repeated alteration and change of use. Most recently it was used as a toy shop, but it is known to have been an inn from as early as the late eighteenth century.
- 2.1.2 The front of the property faces south-east onto Standishgate, although for the purposes of simplifying the survey results it will be described as facing east.

2.2 DESK-BASED ASSESSMENT

- 2.2.1 **Introduction:** the desk-based assessment examined the whole development area as well as an area of approximately 150m around this (Fig 3). This is intended to supply not only background information about the standing buildings on the site (130-130a), but also provide evidence for the potential archaeological resource of the site as a whole in order to inform the need for any below ground archaeological work.
- 2.2.2 A number of locations were visited and both primary documents and secondary sources were consulted, as outlined in the project design (*Appendix 2*). The most useful sources consulted were maps of the area, although the site's close proximity to Mab's Cross meant that a large number of secondary sources were also available.
- 2.2.3 These sources were used to outline the history of the building through time, as well as provide some background information for the more general area. This allowed the building to be placed in its local context, as well as provide useful comparisons and assess the site's significance.

2.3 BUILDING INVESTIGATION

- 2.3.1 **Site Survey:** the survey consisted of several parts. A comprehensive written description of the entire structure was undertaken, with specific features of note being recorded in more detail. Plans of the ground and first floor were produced showing the main structural elements, as well as any features of specific interest and the relationships between the various parts of the building.
- 2.3.2 **Photographic Record:** photographs were taken showing both the general layout and arrangement of the building as well as more specific features of interest and individual rooms.

2.4 WATCHING BRIEF

- 2.4.1 The watching brief comprised a site visit to inspect roof space areas not visible at the time of the original survey. Further demolition was also undertaken by the archaeologist during the watching brief in order to maximise potential information concerning the development of the structure. The recording methodology was the same as the building investigation, involving the enhancement of existing plans and the maintenance of a photographic record of those features revealed.

2.5 ARCHIVE

- 2.5.1 A full archive has been produced to a professional standard in accordance with current United Kingdom Institute for Conservation guidelines (UKIC 1990) and English Heritage guidelines (English Heritage 1991). The archive represents the collation and indexing of all the data and material gathered during the course of the project. 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 code of conduct.
- 2.5.2 The paper and digital archive will be deposited with the Wigan Heritage Service Archives in Leigh Town Hall on completion of the project. Two copies of the report will be deposited with the Greater Manchester SMR in Manchester.

3. BACKGROUND

3.1 INTRODUCTION

- 3.1.1 The historical and archaeological background is principally compiled from secondary sources and is intended to put the results of the assessment into a wider context. Where possible they relate specifically to the development area and reference is made to sites close to it where these exist.
- 3.1.2 The development area covers all of the plots from 120 to 130 Standishgate, and so where possible historical details are specifically related to these plots.

3.2 GEOLOGY AND TOPOGRAPHY

- 3.2.1 The site is positioned on the north side of Wigan, approximately 1km from the town centre (Fig 1). Standishgate is a long street running from Market Place at the south, and becoming Wigan Lane at the north. The site is situated at its far north end, immediately before it becomes Wigan Lane (Fig 2). Standishgate rises as it heads north from Wigan reaching a height of approximately 50m above sea level at the position of 120-130.
- 3.2.2 The geology of the area forms part of the Lancashire Coal Measures, which extend from the Mersey Valley to the south to the Amounderness Plain to the northwest (Countryside Commission 1998, 172). The solid geology comprises productive coal measures, with sandstone and marls to the south (Ordnance Survey 1951). The drift geology is glacial and post-glacially derived tills (Countryside Commission 1998, 128). Borehole data supplied by the client indicates the presence of between 2.5m and 4m of boulder clay across the site (below the overburden) over levels of mudstone, sandstone and bands of clay.

3.3 HISTORY AND ARCHAEOLOGY

- 3.3.1 **Prehistory:** there is little evidence for prehistoric activity around Wigan, and none in the vicinity of the proposed development area. Two stray finds are recorded: a Neolithic polished stone axe was found in the town (Jackson 1936, 74), and a Bronze Age axe hammer, now lost, was discovered near Bottling Wood to the north-east of the study area (Nevell 2001, 7).
- 3.3.2 **Roman:** a number of artefacts of Roman date were discovered across Wigan during the nineteenth century as a result of construction work in the Wallgate, King Street and Darlington Street area (Hannavy 1990, 8). A particular concentration of finds has been identified on the higher ground around Library Street and Millgate Street (Tindall 1983, 25). The remains of a probable Roman cemetery were also discovered during the construction of the gas works on the southern edge of the city between 1822 and 1830 (*ibid*). A defensive ditch and *agger* was visible along the north side of the town centre, to the south of the study area, into the early nineteenth century (SMR

4057.1.0), although there is some debate over the probable date of this (see *Section 3.3.6*).

- 3.3.3 The site of Wigan had long been associated with the settlement of *Coccium*, which is recorded as lying 17 miles from Manchester (*ibid*). The line of the Roman road through the town to Preston is thought to lie to the west of the study area (Margary 1973, 368), although it is considered likely that Standishgate was part of a network of roads linking Wigan to Warrington, Manchester and Preston (*ibid*). A milestone, thought to be Roman in date, was discovered off Wigan Lane (to the north of the study area) in 1930 (SMR No. 4943.1.0), which adds weight to the suggested line of at least one road to the north.
- 3.3.4 It was not until excavations were carried out in the 1980s that actual settlement remains were identified in Wigan. These were at first only slight and lacking in structural remains (Holdsworth and Reynolds 1981, 2). A hearth, discovered in the Weind in 1982-3, was the first Roman feature in Wigan to have been subject to detailed archaeological investigation (Tindall 1983, 2). These excavations eventually revealed the remains of what has been interpreted as a Roman military industrial site, comprising a series of timber buildings, furnaces and hearths and a metalled road (*op cit*, 29-30). It is considered likely that Roman remains existed near the summit of the hill in Wigan town centre before being largely destroyed by Georgian and Victorian cellars, while *in situ* Roman deposits have been revealed under more than two metres of overburden further down the slope (*ibid*). These deposits added weight to the suggestion that Wigan is the site of *Coccium*, although further work is needed to confirm this. Indeed, whilst the main phase of activity appears to have come to an end by the early years of the third century, basic questions remain regarding the chronology and nature of the Roman occupation in the area (Buxton and Shotter 1996, 77).
- 3.3.5 **Early Medieval:** little is known about Wigan following the collapse of the Roman Empire. Place-name evidence points to some form of native settlement (Tindall 1985, 20), and the name Wigan is thought to come either from a Old English personal name (*ibid*), or from the Saxon word *Waeg* meaning way, which is often associated with the existence of a Roman road (Nevell 2001, 9). There is no direct evidence for activity in the study area during this period, but the name Standishgate includes the Viking word for street, '*gata*' (Hannavy 2003, 15), which suggests it was a road of some significance.
- 3.3.6 **Medieval:** Wigan is not mentioned in Domesday (Nevell 2001, 9) and much of the surrounding area was probably of little value (Hall *et al*, 1995, 122). However, Wigan soon became established as an important area for agriculture, and in 1245 the town was effectively granted borough status by a charter of Henry III (Hannavy 1990, 33). By the mid-thirteenth century Wigan was one of the larger chartered towns of Lancashire, along with Lancaster, Preston, Liverpool, Manchester and Warrington (White 1996, 129). There were still earthworks visible in the early part of the nineteenth century marking what was probably an outer defence of the medieval town, although the northern end of Standishgate was outside of this (Powell 1998, 8).

- 3.3.7 The physical remains of medieval Wigan have been uncovered in several excavations within the town centre; cultivation soils and a timber-lined well or cistern were excavated at the Weind (Jones and Price 1985, 29), post-holes and pottery dating to the fourteenth or fifteenth century were uncovered at Chapel Street (GMAU 1987, 2). The remains of medieval burgrave plot with a substantial town house constructed of timber were also discovered on Hallgate (GMAU 2001).
- 3.3.8 The form of the plots shown on early maps of Wigan suggests that Standishgate formed part of the medieval town (Morris 1983, 35), although the northern end was apparently outside of the town defences (see *Section 3.1.7*). The study area is fortunate because it is close to where Mab's Cross was formerly positioned (Site 16). Mab's Cross is medieval in date, and thought to predate the thirteenth century (Hawkes 1935, 13). It is connected to the legend of Sir William de Bradshaigh who, according to the legend, went to fight in the Crusades and never returned (Holcroft 1992). In actual fact the events took place several decades after the Crusades and in reality he had been exiled after his part in a rebellion. After several years his wife, Mabel, assuming he was dead, was remarried to a Welsh knight. Sir William returned, however, and killed his rival after chasing him to Newton-le-Willows. Mabel then did penance for her 'indiscretion' by walking the two miles from their home at Haigh Hall to the cross bare foot and bare legged, hence the cross came to be known as Mab's Cross (*ibid*). Sir Walter Scott, who used the tale as the basis for his own story, *The Betrothed*, mentions 'an old ruinous building' positioned near the cross in which Mabel did penance, although it is not clear what this might refer to (Porteus 1940, 31).
- 3.3.9 As a result of this local landmark being positioned so close to the study area there are a number of additional records that relate to this part of Standishgate. The Le Crosse or Le Cruce family (who were probably named after the cross (Taylor 1902, 234)) are known to have owned land here from c1280, described as '*between the land of the Parson of Wygan and... on the other side between the land of... [Adam] and the water of the Duglesse without condition*' (Hawkes 1934, 1), and there are similar references to land elsewhere on Standishgate (*ibid*).
- 3.3.10 The first direct reference to Mab's Cross dates to 1403, again as part of a description of land in the area: '*two acres of land next Mabcrosse in the tenure of William de Parbold worth 4/-*' (Hawkes 1934, 31). Both of these references demonstrate that there was settlement of some form in the area during the medieval period, although exact details are not clear and it is not known who owned the site covering the development area or what, if any, type of buildings were present there. A depiction of Mabel de Bradshaigh (who died c1350) at prayer before Mab's Cross forming part of a relief on the tomb of her and her husband shows buildings in the background with gabled dormers above the eaves (Plate 3). It is not clear, however, how accurate a depiction this is or whether such buildings were present at 130-130a, especially as those depicted have a more sixteenth to seventeenth century appearance.
- 3.3.11 **Post-medieval:** during the early part of the post-medieval period Wigan became an important centre for pewter manufacture and textiles, particularly

woollen cloths, linen, calicos and checks, as well as other small-scale industries (Tindall 1985, 23). A number of people engaged in such processes are listed as living on Standishgate from at least the beginning of the seventeenth century, although there are references to pewterers as early as 1470 (SMR No 4770.1.0). A deed of 1606-7 lists a potter called Edward Marckland on Standishgate (QDD/16/m4d), a panmaker named Thurstan Pemberton is listed in 1619-20 (QDD/28/m1), and a theft is recorded from a pewterer named James Scott in 1629 (QSB/1/62/53).

- 3.3.12 Standishgate during the seventeenth century was clearly a prosperous and busy area, much involved in the industry and commerce of the town. Coal also became one of the main commodities behind the economic prosperity of the town. Indeed the Wigan coalfield has been described as one of the most important of the seventeenth century Lancashire coalfields (Farrer and Brownbill (eds) 1908, 357), partially on account of rich deposits of cannel coal. Cannel coal burns with a bright flame and produces very little ash, and thus was in great demand for household use and invariably sold for a higher price than ordinary coal. The coal industry continued to expand during the eighteenth and nineteenth century, helped by the completion of the Douglas Navigation in 1742 and the completion of the Leeds and Liverpool Canal in 1774, which generated large amounts of trade with Ireland (Clarke 1994, 43).
- 3.3.13 Further transport links including a canal branch to Manchester and the construction of the railways continued to enhance Wigan's production during the nineteenth century. By 1874 there were 140 collieries operating in the Wigan area, many of which continued in use into the twentieth century (Ashmore 1982).
- 3.3.14 Specific changes to Standishgate itself are difficult to identify, although it is recorded that the road level was significantly changed during the nineteenth century '*when the street paving was changed... from 'petrified kidneys' to squared setts*' and was '*lowered at the Mab's Cross end and raised at the bottom of the hill*' (Anon 1911, 9). Again the development area is fortunate in being positioned close to Mab's Cross as there are numerous depictions of this showing the buildings fronting the street, including those within the development area. The earliest of these dates to c1800 (Plate 1: from Porteus 1940), and shows what is probably the front of 130-130a, which has two very evident blind dormers, and buildings either side. This same scene is repeated by Roby in 1829 (1866), and again by Whitehouse (although this is essentially a copy of Roby) in 1837 (Plate 2). A photograph, probably dating to the end of the nineteenth century, identifies this building as the Golden Cross Inn (Plate 4) and shows that this double blind dormer front is still present. A further photograph of 1912 demonstrates it is still the same (Plate 5), as does a similar view of about the same time (File 3/2 67687/4 n.d.). It is difficult to estimate the age of the building shown in these pictures, although elements of the window surrounds in Plate 4 might suggest a late eighteenth to nineteenth century date. It is noteworthy, however, that the blind dormers are similar in style to those shown in the early depiction of Mab's Cross (Plate 7), which might suggest that these are at least sixteenth or seventeenth century.

4. DESK-BASED ASSESSMENT RESULTS

4.1 INTRODUCTION

- 4.1.1 The position of the site in what was historically part of the county of Lancashire means that the sources relating to the area are located in a number of places. Both primary and secondary sources were consulted in order to elucidate both the development and function of the standing remains of 130-130a Standishgate prior to the survey, and identify the potential archaeological resource within the entire development area prior to any below-ground work.
- 4.1.2 A study area of approximately 150m radius around the development area was examined. This small size of area was chosen because of the urban nature of the site and the inherent likelihood of sites being identified in such an area, particularly standing buildings. Other sites of interest from the wider area were also noted and included as appropriate in the background history (*Section 3*).
- 4.1.3 A large number of documentary sources were consulted which relate directly to the site and these were included in the background history, rather than used to inform the assessment results, although some elements were used as part of the recommendations and produced sites which were added to the gazetteer (*Appendix 3*).
- 4.1.4 In total, 11 sites of archaeological interest were identified within the study area. The majority were buildings, many of which were listed, which were recorded in the GSMR. All of the sites are detailed in the gazetteer (*Appendix 3*) and outlined in Table 1 below:

<i>Site Type</i>	<i>Number</i>	<i>Sites</i>	<i>Periods</i>
Building	4	06, 10-11	Post-medieval
Listed building	5	02, 05, 07-09	Post-medieval
Cross or site of cross	2	01, 03	Medieval
Other structures	1	04 (toll bars)	Post-medieval

Table 1: Outline of sites identified during desk-based assessment

4.2 GREATER MANCHESTER SITES AND MONUMENTS RECORD

- 4.2.1 The Greater Manchester Sites and Monuments Record (GMSMR) situated within the GMAU was consulted in order to establish what, if any, sites of archaeological interest were known from the immediate area. The SMR is a list of all known sites of archaeological interest within the Greater Manchester area maintained by the city council.

4.2.2 A total of 9 sites was recorded within the study area in the GSMR (Sites **01** and **5-11**). The majority of these were, perhaps unsurprisingly in an urban area, Listed Buildings and similar structures. This information was used to provide information about the likelihood of other sites of archaeological interest being identified within the development area.

4.2.3 A number of secondary sources including unpublished reports for archaeological work elsewhere in Wigan were also consulted.

4.3 WIGAN CONSERVATION OFFICER

4.3.1 Details of the positions of Listed Buildings in the vicinity of the development area and the extent of any relevant conservation areas were obtained from the Wigan Conservation Officer. This information confirmed the presence of those listed building recorded in the GSMR and showed that the development is within the Wigan Conservation Area. A single site (the Mab's Cross Hotel: **02**) was also identified through consultation with the Wigan Conservation Officer.

4.4 WIGAN HISTORY SHOP

4.4.1 A number of primary sources, particularly maps and newspaper articles were consulted at the Wigan History Shop. Several secondary sources such as directories and local histories were also examined. No additional sites of archaeological interest were identified.

4.5 LANCASHIRE COUNTY RECORD OFFICE, PRESTON (CRO(PRESTON))

4.5.1 Further primary sources including deeds and other documents relating to Standishgate were examined in the County Record Office in Preston. Although many of these were not directly relevant to the development area they provide contemporary evidence for the type of activity and businesses present on Standishgate.

4.5.2 An additional two sites of archaeological interest were identified within the study area through reference to original documents. One of these is the original location of Mab's Cross (Site **03**), which was positioned much closer to the development area before 1921. The second was the toll bars (Site **04**) identified in the plan of property making up part of the development area dating to the eighteenth century (Fig 8).

4.6 WIGAN HERITAGE SERVICE ARCHIVES, LEIGH TOWN HALL

4.6.1 Additional primary sources including deeds and copies of court documents, as well as secondary sources were examined in Leigh. Again many of these could not be shown to be specifically relating to the development area, but they provided evidence for a number of aspects of life on Standishgate. No additional sites of archaeological interest were identified.

4.7 LANCASTER CITY LIBRARY

- 4.7.1 Secondary sources, specifically journals providing information about Mab's Cross, were examined in the Lancaster City Library. No additional sites of archaeological interest were identified.

4.8 OA NORTH LIBRARY

- 4.8.1 OA North has previously carried out projects in Wigan and neighbouring areas and the reports for these were consulted where necessary. Additional secondary sources were also examined in order to provide information for the historical background. No additional sites of archaeological interest were identified.

4.9 RESULTS

- 4.9.1 ***The development area:*** the various deeds and other documentary sources have allowed a relatively detailed account of the development area to be compiled. This has allowed elements of the buildings on the site to be identified, even mapped in some cases, as well as some details of the occupiers, trades and so forth.
- 4.9.2 ***120-130 Standishgate:*** the most recent deeds, which were supplied by the client, break the development area into three blocks: 120-124 Standishgate, 130-130a Standishgate and the row of cottages behind 130-130a. Part of a large collection of deeds held in the Lancashire County Record Office in Preston (DDSc 129/47) also appear to relate to some or all of the deeds held by the client. These date back to the seventeenth century, but only those dating to the eighteenth and early nineteenth century could be related to the development area with any certainty.
- 4.9.3 ***120-124 Standishgate:*** the earliest references appear to be a series of documents dating between 1704 and 1718 (DDSc 129/47). These relate to the Hulme family (spelt variously: Hoolme, Sculme and Hulme), who are listed as 'patenmakers' and describe a messuage, burgage or tenement with gardens, which in 1718 were in the possession of Hugh and Katherine Hoarth. A series of articles of agreement between Robert Holt and James Holmes, a brick maker, dating to 1722 describe a '*messuage burgage or dwelling house situated near ye Toll Barr at ye upper end of ye Standishgate in Wigan... lately in ye possession of Mary Gerard widow*' (DDSc 129/47), which may relate to this property. A further assignment of 1725 may also be referring to it and a lease of 1745 may relate to the same property as it describes a '*house, outhousing garden orchard and croft*'. A plan included with these deeds labelled 'Naylor's Houses' and showing toll bars as well as a barn, shippon, cottages and even a dung heap evidently makes up the southern part of the development area and the land relating to 120-124 Standishgate (Fig 4). This plan is undated but is presumably eighteenth century, and certainly predates structures shown on the site in 1847 (Ordnance Survey).

- 4.9.4 It is not clear where they passed after this date but it seems likely that by the late eighteenth century it had been acquired by the Dicconson and Bold families before becoming part of a large estate held by the Scarisbricks. Charles Scarisbrick is recorded as having partitioned his estate in 1852 (DDSc 129/47, 1852) at which time this plot is recorded in the client's deeds as being passed to James Lea. It then passed to James Dawber, who died in 1866, and then to John Woods in 1870. It appears to have remained in the hands of the Woods family until 1950 when it passed to Herbert Tinsley. Planning permission had been granted for the erection of a garage in 1949 and following the purchase by Tinsley all of the standing structures were demolished and the garage and forecourt created which remains today. It is not known how old these structures were at this time, although a County Borough of Wigan land charges account of 1950 states that both 120 and 122 were in poor condition.
- 4.9.5 Tracing this property through other records such as directories was made difficult due to an apparent renumbering of this part of the street which took place in the late nineteenth century. Nevertheless, it is clear from other houses on the street that during the nineteenth and early twentieth century that properties were occupied by people engaged in a wide variety of professions and there were several shops present.
- 4.9.6 **130-130a Standishgate:** earlier references for this block of property were not as easy to identify. A lease dated to 1820 describes a '*messuage or dwellinghouse and tenement with the Malkiln Brewhouse Stable... lying and being near the Toll Bars in... Standishgate Street. And also all that Cottage or Dwellinghouse with the smithy*' owned by Thomas Fisher and occupied by John Rushton, John Latham and Thomas Dawber (DDSc 129/47). This lease makes reference to an earlier agreement of 1802, presumably with the same description. There is a further reference to Mr Fisher and rents received from Samuel Bold's estate in 1818, which probably included this property. The description of 1820 is carried through into the client's deeds which first describe it as a public house in 1851, although references are made to at an earlier date. The deeds of 1851 also include shop at number 118 and the eight cottages to the rear of 130-130a in what was then Golden Cross Yard as part of a single property. The property appears to have then passed between members of the Fisher and Moore family before being transferred in 1896 to Thomas Farrimond. He leased and mortgaged the property a number of times before it was finally conveyed to Francis Sheargold in 1960.
- 4.9.7 The fact that the buildings currently making up 130-130a Standishgate were used as a public house makes it much easier to trace them. A number of inns are listed as being present on Standishgate from an early date. A total of six people licensed to keep alehouses were resident on Standishgate from as early as 1634 (Anon 1634, 30-1), five of whom are widows, the other described as a brazier. A letter of 1688 describes an alehouse '*about the midst of the Standish gate*' (DDKe 9/62/22). The Golden Cross is listed as early as 1797 under the name John Rushton (Anon 1908, 2) and it remains present into the twentieth century, as outlined in Table 2 below:

<i>Year</i>	<i>Occupier</i>	<i>Source</i>
1797	John Rushton	Anon 1908, 2
1807	-	Richardson <i>et al</i> 1980, 1
1824	Margaret Fishwick	Baines 1824, 620
1828	M. Fishwick	Pigot and Co 1828, 469
1838	William Rainsford	Pigot and Sons 1838, 188
1841	William Rainford and Jane Rainford	Census: HO 107 523, 31-2
1844	William Rainsford	Slater 1844, 104
1853	Thomas Grundy	Whellan 1853, 138
1858	John Fogg	Kelly and Co 1858, 450
1869	Arthur Lowe	Worral 1866, 32
1872	Arthur Lowe	Worral 1872, 32
1885	Joseph Morris	Rockcliffe Brothers 1885, 184
1890	Joseph Roberts	Haslam and Co 1890, 101
1903	James Taylor	Thomas Weaver and Co 1903, 221

Table 2: Recorded occupiers of the Golden Cross from 1797 to 1903

4.9.8 It is not clear when the building stopped being used as a pub. Thomas Farrimond was a brewer originally based in Ormskirk, and is known to have owned a number of pubs in the Wigan area (Richardson *et al* 1979, 12-3). He sold his company in 1954 (*ibid*), which would fit well with the date at which the property was conveyed to Francis Sheargold. Some time after 1903 the building appears to have been split into two residential properties which are occupied by a plasterer and painter and decorators in 1909 (Seed and Sons 1909, 104), a farmer in 1925, in 130a, (Seed and Sons 1925, 153) and two single women in 1953 (Kent Services Ltd 1953).

4.9.9 **Cottages:** the earliest references to the row of cottages behind 130-130a appear to date to 1851, although it is likely that some or all of them are included in the deeds dating to 1820 (DDSc 129/47). They remain part of the same block of property until sometime between 1960 and 1977, at which point there are separate deeds for them and they are referred to as garages.

4.9.10 The occupiers of the cottages are not always listed in the directories, but they seem to have typically been inhabited by miners and other labourers during the

early twentieth century, as well as other manual professions such as a joiner and a fireman.

- 4.9.11 **Historic Map Regression:** the specific sites of archaeological interest that were identified within the wider study area are intended to give an impression of the archaeological resource around the development area. Within the development area itself, however, several features, principally earlier arrangements of buildings than those now present, are shown on historic maps of the area. While these buildings are not sites that would be recorded in their own right (in the SMR for example), they do make up an important part of the developing landscape of this part of Wigan.
- 4.9.12 The earliest known map of Wigan relates to a survey carried out as part of the proposed River Douglas Navigation and dates to 1712 (DP 175). Standishgate is shown and although individual properties are marked it is not possible to identify the study area. Indeed, there do not appear to be any buildings shown that far along Standishgate, although this may be a distortion of scale. The development area is fortunate, however, in having a detailed plan, probably of eighteenth century date, showing approximately the southern half of the development area (Fig 8). This plan shows not only houses on the street front but also houses to the rear, including small cottages, a barn (with a pair of large threshing doors), a shippon (marked 'shipen'), orchard, gardens and even a dung heap.
- 4.9.13 The first detailed map of the whole of Wigan dates to 1827 (Mather). Although not as clear as later maps it shows the outlines of long plots of medieval origin, and it is possible to identify the study area: the L-shaped block formed by the cottages to the rear of 130-130a is not recognisable, although buildings along the street frontage are, as are buildings attached to the north-west corner of this (Fig 4). A field to the west named brick kiln field is also shown. A map of 1837 (Kellet) shows a similar level of detail and the same features of the study area are again identifiable.
- 4.9.14 The Ordnance Survey plan of 1847 is by far the most detailed early map of the site and the first to show the Golden Cross by name (Fig 5). The L-shaped block of cottages to the rear of this are clearly shown and additional rows of property are clearly present extending from the south-west corner and on the other side of Cross Yard. The Tithe Map of 1848 does not show the buildings, although the apportionment does list 'Brickfield' to the west (DRL 1/87) The situation changes little between 1894 and 1929, although additional buildings have appeared to the west of the study area (Fig 6). The map of 1955 shows a dramatically altered situation, with the whole row of building between 118 and 130 gone and a garage built across the back part of this plot (Fig 7).
- 4.9.15 The L-shaped row of cottages to the rear of 130-130a (which are present on the earliest map of the area, dating to 1827) were evidently not destroyed until relatively recently. They are still present in 1955, and are shown on plans provided by the client dating to 2002.

5. BUILDING INVESTIGATION RESULTS

5.1 INTRODUCTION

- 5.1.1 130-130a Standishgate is a remarkably complex building considering its small size. It can be divided into three main parts: the main range, side-on to Standishgate with gables at the north and south ends, and two extensions attached to the rear of this, with gables facing to the west. Internally, it is divided into four rooms on the ground floor and five on the first floor (Figs 9 and 10).
- 5.1.2 The condition of the building and finish of many of the walls and ceilings made access difficult to some areas. Where possible these were viewed from adjoining rooms, and in some areas patches of plaster were removed from the wall to allow their build to be examined in detail.

5.2 FABRIC

- 5.2.1 The walls are typically built of brick, although many different types of and styles of bond have been used throughout the building. The types of brick present are summarised in Table 2 (these are only intended to represent 130-130a Standishgate, and not brick types throughout Wigan):

<i>Brick type</i>	<i>Size</i>	<i>Colour</i>	<i>Features</i>	<i>Date</i>
1	0.05m-0.06m thick	Dark orange-red	05, 08, 18	Late 16 th – 17 th C
2	0.25m x 0.06m thick	Light orange-red	06, 15, 25, 43, 49	17 th – early 18 th C
3	0.225m x 0.105m x 0.07m	Mid-orange	02, 07, 19, 26, 29, 31, 40, 44, 48	Mid 18 th – early 19 th C
4	0.21m x 0.11m x 0.08m	Pale red	11, 22, 42	Late 18 th – mid 19 th C
5	0.23m x 0.11m x 0.08m	Mid-reddish orange	01	Early 20 th C

Table 2: Brick typology for 130-130a Standishgate

- 5.2.2 The floors are all finished with a concrete skim on the ground floor and comprise timber boards on the first, and in almost all cases are covered by fitted carpets. Internally, and in most cases externally, the walls are finished with plaster and paint (and/or wall paper internally). The roof appeared to be finished with slate and ceramic bonnet ridge tiles (although it had been

covered with some form of waterproof fabric) on rough hand-finished purlins and rafters, with no original trusses being visible. However, internally it was evident that at least part of the roof consisted of thin sandstone flags held by timber pegs.

5.3 EXTERNAL ELEVATIONS

- 5.3.1 The east (front) elevation (Plate 6) is a later addition (**01**) and comprises brick type 5 (Table 2) in English Garden Wall bond (at a ratio of three rows of stretchers to one row of headers) with six projecting stringcourses. There are two gabled dormer windows projecting above the eaves, with decorative bargeboard and finials, and two further windows on the ground floor, all of which have sliding sash windows. Between the upper windows and along the eaves on either side are timber, square-section gutters. There are also two doorways on the ground floor, both with fluted jambs and denticulate decoration across the lintel.
- 5.3.2 The north elevation is entirely covered by a rough ‘country cottage’ style coat of painted render, which obscures any details. It is connected to the neighbouring property on the east side by a timber arch and there is a stub wall of brick type 2 built onto the north-east corner (**02**). Along the base of the elevation there is a low retaining wall, attached to the main building with an infill of concrete (**04**). The main part of this elevation comprises the gable of the eastern block of the building, which has a concrete coping along the top and the end of a beam projecting through the wall. The west end shows signs of several alterations as there are numerous steps in the wall line.
- 5.3.3 The west elevation consists of the two gables of the two rear extensions. The southern gable (Plate 9) has been rebuilt in brick type 4 (**11**) laid in roughly English Garden Wall bond (at a ratio of five rows of stretchers to one row of headers, although there are some additional half-bricks). The ends of two rough, hand-finished purlins are visible below the eaves, and the guttering from the south elevation continues along part of the east end. There are two windows on the first floor, each with round-headed arch lintels and stone sills. On the ground floor there is a large inserted doorway in the east end with a timber lintel (**10**), which has been filled with concrete blocks (**12**), and to the north of this is an original doorway with a low arch (Fig 9), which is also blocked (**12**). Above both of these the scar of a single-pitch outshot is also visible, with associated lead flashing and waterpipes (**13**). The north and south walls of the north gable (Plate 8) both originally extended to the west, and the stub walls of this remain. The first floor of the north gable is filled with concrete blocks (**12**), and presumably originally allowed access to the extension to the west. The lower part is built of rough hand-made bricks of type 2 (**15**) with a narrow doorway on north side (**17**) and a window in the centre (**16**). Both have been filled, the former with concrete blocks and the latter with hand-made bricks. An additional doorway has been inserted into the wall on the south end (**14**), and the corresponding rebuild on the south end overlies the broken stub wall projecting to the west. This doorway has also been filled with concrete blocks.

- 5.3.4 The south elevation (Plate 7) has a continuation of some of the brickwork from the front (01) across the lower part of it, effectively forming a wide buttress with two plinths. This also continues into the upper part of the wall (05), forming brick 'quoins' at the corners. The east part forms the gable of the front range of the building, the roof of which is finished with plain barge boards, although the west side of this has been raised (06). The west end returns into the southern of the two rear extensions (08), within which is a single window with a stone sill, which is blocked with boards. The eaves of this section slope up slightly to meet the roof of the front block, and the ends of the purlins are visible below the guttering.
- 5.3.5 The wall extending to the rear (west) of 130-130a comprises all that remains of the row of cottages that were present here from at least 1849. The majority of the wall has been finished with a skim of render, which obscures any details, although at the east end there are some visible features of interest. The majority of the bricks appear to be of type 1, bonded with a loose mid brown clay mortar with numerous inclusions such as bone, burnt matter and even a clay pipe bowl (see *Section 5.5.1*). Immediately beyond the west elevation of 130-130a are the remains of a blocked aperture 1.57m wide (03), with some stone built into the wall forming the sill (Plate 10). The remains of rebuilding associated with a dampcourse are evident along the majority of the base of the wall. There is a return forming a stub wall beyond the window (52), immediately west of which a row of dressed stone slabs on end have been positioned along the wall base and there are further courses of stone to the west of this (53). There is a further blocked aperture beyond these (54), 1.37m wide, which lies immediately to the east of a second return in the wall line. This return is constructed of rough sand stone blocks, is 0.55m wide, and is butted by the brickwork to the east (55).

5.4 INTERNAL DETAIL

- 5.4.1 The rooms making up the ground floor are divided between the three parts of the building with Rooms 1 and 4 (ground floor) and 5 and 6 (first floor) forming the front and Rooms 2 (north, ground floor) and 3 (south, ground floor) and Room 8 (north, first floor) and Rooms 7 and 9 (south, first floor) forming the two rear extensions (Figs 9 and 10).
- 5.4.2 Room 1 (Fig 9) is a large reception room decorated with plaster cornice and ceiling rose and with a large brick (type 3) chimney breast (19) added against the north elevation (18; Plate 11). There is a large open fireplace within this with a rounded voussoir brick arch supported by an iron strap. A large aperture has been inserted into the west elevation (20), with steps and a banister leading into Room 2, and a similar large aperture has been inserted into the south elevation (23). The wall making up the south-west corner (22) forms part of what is effectively an irregular brick (type 4) 'pillar' (Fig 9), which evidently relates to a phase of significant alteration within the building. To the south of Room 1 is an entry corridor (Room 1a) linking the main front door to the back of the house. This is further separated by a door with decorative glass panelling at the east end forming a small porch, the walls of which are panelled and there is a small cupboard (37) built into the north elevation. The

west end of the corridor has a decorative arch within the ceiling with scrolled foliate corbels, below which has been added a concrete ramp (38) giving easier access to the rear of the building.

- 5.4.3 Room 4 forms the southern rear extension, and is a second reception room. It too has a cornice although the associated ceiling comprises tongue and groove boards, which are in turn supported by a large ovolo-chamfered beam (34; Plate 14; Brunskill 1999, 108-9). There is a chimney breast attached to the south elevation (31), which houses an iron range (marked with the name 'W. GORMAN WIGAN') and is decorated with an iron surround with pilasters and a central rose boss (Plate 13). In the south-east corner there is a large built-in dresser with shelves and drawers (32), and in the south-west corner there is a dogleg staircase connecting to the first floor (33), which is probably relatively early in date but has been extensively altered (Plate 13). Attached to this is a modern timber shop counter (39), to the north of which there is a doorway leading into Room 3. There is a large aperture inserted into the north elevation (35), perhaps enlarging an existing doorway.
- 5.4.4 Room 2 forms the northernmost of the two rear extensions. It has a relatively modern single-flight timber staircase in the north-west corner (27) and a small fireplace to the east of this (26) with a square dressed stone surround (Plate 12). This surround is a later alteration (brick type 3), although the flue is evidently earlier and has apparently been truncated by the floor in Room 8. The floor level is raised relative to the eastern block, but also comprises a concrete skim. There is a large boxed beam comprising two iron I-beams on the south side, which form the lintel of a large aperture that has been inserted into the south elevation (28). The west elevation contains the two blocked doorways (14 and 15) visible from the outside, the southern of which has a timber lintel (14). Then blocked window (16) is obscured by plaster and paint.
- 5.4.5 Room 3 is a small room within the southern rear extension. Its ceiling is supported by a large flat chamfered beam orientated north/south, similar in style to that in Room 4 but less decorative (30). There is a chimney breast attached to the wall in the south-east corner (brick type 3) with the remains of a small iron range *in situ* and a decorative iron surround (29). There is a doorway in the east elevation, with steps leading down into Room 4 and a moulded timber surround, and a similar doorway in the north elevation.
- 5.4.6 The rooms of the first floor are similarly divided between the three main parts of the building (Fig 10), with two rooms making up the front (5 and 6), one room forming the northern rear extension (Room 8) and two rooms forming the southern rear extension (Rooms 7 and 9). There are distinct differences in floor level on the first floor, not only between the east and west sides but also between the north and south ends.
- 5.4.7 Rooms 5 and 6 form the front part of the building. Room 5 is large, perhaps originally a master bedroom. There is a hole in the ceiling on the west side exposing the roof above which comprises hand-finished rafters and some machine-finished additions, coming to meet the west wall. A single hand-finished purlin is also visible and the roof is finished with slates held by iron nails. Either side of the window in the east elevation are beaded boards

attached at 45 degrees between the wall and the ceiling, which presumably cover principal rafters forming part of the roof. There is a chimney breast attached to the north elevation (40) housing an off-centre fireplace with an iron surround decorated with foliage, urns and scallop shells (Plate 15). The northern end of the west elevation is a relatively modern stud partition finished with lathe and plaster (41), and there is also lathe and plaster covering the brick wall making up the south elevation. The southern part of the west elevation is brick (brick types 3 and 4), but with a number of timbers built in (42), and the west end of the south elevation, beyond the doorway is covered by a layer of rough clayey plaster containing reeds and other inclusions and there are a number of hand-finished pieces of timber built into it (43).

- 5.4.8 Room 6, to the south of Room 5, has been extensively modernised. There is a chimney breast (same as 31) attached to the south elevation with a fireplace finished with modern stone cladding. Behind this the remains of a brick flue (brick type 3) and pieces of the iron surround are still present. The west elevation comprises beaded tongue and groove panels with a doorway to the stairs at the north end and a large shelf in the south-west corner. There are the covered ends of what are probably two more principal rafters projecting through the ceiling and into the top of the east elevation, either side of the four-light sliding sash window.
- 5.4.9 The southernmost room of the southern rear extension (Room 7) was evidently most recently used as a bathroom. There is a raised timber platform along the west side of the room (not apparently attached to the walls or floor), which presumably originally supported a bath or similar fixture. The scars for bathroom fittings are visible across most of the walls, and a series of water pipes have been driven through the west elevation. A small chimney breast (brick type 3) has been added to the south-east corner, within which is a fireplace with a rounded arch and the remains of a decorated hob grate (44). A hole (45) has been knocked through the east side of this chimney breast cutting through a separate flue, which connects to the chimney breast in Room 3, to accommodate a plastic water pipe which is visible from the outside. The east elevation has a doorway on the north end and it is noticeable that the top 0.6m are slightly thinner than the lower part of the wall (46; Fig 12).
- 5.4.10 Room 8 makes up the northern rear extension. The remains of a lathe and plaster ceiling, which originally had two 'hoods' for skylights, is visible below the roof proper. The roof comprises a single hand-finished purlin in each pitch supporting hand-finished rafters and yellow sandstone flags with timber pegs (47; Fig 11). The southern purlin has a row of relict peg-holes across its northern face and the northern purlin (and roof) has apparently been truncated by alterations to the north elevation. The ridge purlin is a later addition and against the west elevation a simple truss has been added comprising a king post and principal rafters (Plate 16).
- 5.4.11 The west elevation is entirely obscured by plaster below the level of the ceiling, which continues in places onto all of the other elevations. There is a doorway on the north side, filled with concrete blocks (part of 12). The north elevation has evidently been considerably altered; the east end steps to the south (48), and the brickwork (type 2) is partially built onto that in the east

elevation (49; Plate 17). This apparently relates to the removal of part of the roof structure in the north-east corner (Figs 10 and 11), and there is a short length of timber projecting through the wall at this point that is likely to be a reused part of this. The north-west corner has also been extensively repaired or rebuilt with a thick coating of cement (50). The east elevation has a doorway on the south side. The lower part of this is a stud partition wall, as seen in Room 5 (41), while the upper part is built of type 1 brick, apparently only one skin thick (49). The south elevation is badly damaged and actively collapsing (51). It has a doorway on the west side with a collapsed timber lintel and on the east side there is evidence for a possible second doorway or line of rebuild of some form.

- 5.4.12 It was not possible to access Room 9 due to the condition of the north wall, but it was evident that it forms part of the southern rear extension. The roof of this extension slopes down from the south side to meet the north wall of Room 9 where it rests on a large piece of timber. The room is otherwise unremarkable

5.5 FINDS

- 5.5.1 A single intact clay pipe bowl with part of the stem was discovered within the wall fabric of the east end of the wall to the rear of 130-130a Standishgate. It is not clear whether this was originally built into the wall (and therefore contemporary with its construction) or simply pushed in at a later date. It was, however, noted that the clay mortar bonding the brickwork within this wall had a number of large inclusions including burnt matter, bone and small stones and so the clay pipe could have been added to the wall in a similar manner. The pipe bowl is decorated with rows of leaves along its seam and has a small spur. It is likely to date from c1820-1850 (Oswald 1975, 55).

6. WATCHING BRIEF RESULTS

6.1 INTRODUCTION

- 6.1.1 The watching brief was undertaken during the demolition of 130 and 130a Standishgate, in order to complete the recording of parts of the structure that had previously been inaccessible, and to allow further investigation into the development of the building by removing elements obscuring earlier detail.

6.2 RESULTS

- 6.2.1 Much of the roof space was inaccessible at the time of the original investigation, in particular the north/south-aligned roof over the original part of the structure (above Rooms 5 and 6), and the roof above the south wing (Rooms 7 and 9). The roof over the north wing (Room 8) collapsed during the removal of tiles, but did reveal the use of sandstone flags amongst the Welsh slate tiles, as observed during the earlier investigation (see *Section 5.4.10* above).
- 6.2.2 The roof space above rooms 5 and 6 comprised only two bays, divided by a simple collared tie-beam truss (although the tie-beam could not be observed within the roof space). The single-piece ridge purlin was trenched into the base of the eastern principal rafter, which had the western principal rafter tenoned and single-pegged into its soffit (Plate 18). A lower-scantling collar was pegged into the principal rafters, above the single purlin on each pitch. The purlins were of slightly larger scantling than the ridge, *c* 0.2m², and were observed to be stop-chamfered (Plate 19), and trenched into the truss, above which they were jointed with a double-pegged, face-halved, bridled scarf joint (Plate 20). It is interesting that the pegs were located near the top of the tenon, and were level (Plate 19), rather than diagonally offset, as was more common. This may explain why the joint had opened under stress, the southern member having moved slightly to the south, twisting the pegs. The purlins were overlain by roughly dressed rafters, many of which were waney-edged, pegged into the ridge purlin (Plate 21). Those on the western pitch appeared replaced, and had additional short rafters, saddled onto the bottom edges, to throw the roof onto the increased width of Room 5 below (Fig 10). At its northern end the ridge purlin was supported on a chamfered brick corbel (Plate 22), which formed part of the late chimney stack.
- 6.2.3 The roof above the south wing was carried on the eastern wall of Room 7 (Fig 10), which continued to support the ridge. The wall was of double-skin, mould-thrown brick construction, bonded in a pale lime mortar. Much of the eastern face was plaster finished, above a covering of daub (Plate 23). The single purlin of the north pitch sits on the stepped brickwork of the upper wall, whilst the ridge comprises two members, each resting on the wall-top, and apparently not jointed together. The eastern ridge is splayed and pegged onto the back of a wider (0.20m) rafter (Plate 24) on the west pitch of the north/south-aligned roof. Valley rafters are also timber pegged onto the back

of this wider rafter (Plate 25). To the west of the wall supporting the roof structure an east/west-aligned wall appeared to be battened onto the edges of the rafters of the north pitch. The wall was heavily daubed on the northern face, and represented the continuation of the dividing walls between Rooms 7 and 9 (Fig 10).

- 6.2.4 Daub infill panelling was also observed within the truss, above and below the collar (Plate 26), and also survived, in patches, between the principal rafter on the east pitch and the common rafter above (Plate 26). Removal of plaster on the south side of wall 43, within Room 6 (Fig 10) revealed laths, which in the upper part concealed a void, and covered a brick wall below. Removal of the laths revealed the curving tie-beam of the truss, with wallpaper covering the daub panel above, and a brick wall below (Plate 27). Close inspection of the brick wall revealed it to be only a facing skin to an earlier wall. Its removal revealed that the wallpaper continued to floor level, and outlines suggested timber framing below the tie-beam (Plate 28). Five layers of wallpaper were observed, all relatively plain floral patterns, most probably all printed, and probably spanning the entire Victorian period in date. The bricks of the facing skin comprised mainly thin 9¼" x 4¾" x 2¼" bricks, with occasional extruded, late nineteenth, or possibly early twentieth century larger bricks. The thin, mould-thrown bricks bore straw-marks from the drying process, and most probably date from an original part of the structure that was removed at this time. These bricks are the exact size of 'Statute Bricks', a dimension established by the Brickmakers' Charter of 1571 (Harley 1974, 74).
- 6.2.5 Underlying the wallpaper was a timber-framed cross-wall, comprising six, approximately 3' panels, the four posts of which were double-pegged into a floor-level beam and into the tie-beam of the truss observed in the roof space, 0.37m below the surviving ceiling level (Fig 12). Horizontal rails, 5" (0.13m) wide were single-pegged into the 6" (0.15m) wide posts, which sat within the external wall at the eastern side. The position of the western post strongly suggests that a doorway was positioned to the west inside the external wall. The panels comprised horizontally laid, blade-cut, wattles overlain by a thick layer of daub. Where a small section was exposed, a timber rail was observed along the western edge of a panel, but not along the base. Excavation of the base of the brick wall revealed an earlier timber floor, 50mm lower than the latest floor, with 12" (0.30m) wide north/south-aligned floorboards. These butted the cross-frame, but would appear contemporary.

7. DISCUSSION

7.1 120-130 STANDISHGATE

- 7.1.1 The fortunate survival of deeds and documents relating to the properties covered by 120-130 Standishgate has provided a wealth of detail about the development site. It is clear that the plots can be dated by documentary sources to the seventeenth century, although they are likely to have earlier origins, and that from the eighteenth century onwards a number of individual features can be identified and in some cases accurately positioned. These features include not only dwelling houses and cottages but also a malt kiln, brew house and smithy (associated with 130-130a), and a barn, shippon and other outbuildings (associated with 120-124). Although not of huge archaeological significance, the potential for the development area to provide detailed information about post-medieval and medieval Wigan is potentially very high.

7.2 130-130A STANDISHGATE

- 7.2.1 The building investigation has also provided a large amount of information, not all of it as straight forward to interpret as the results of the desk-based assessment. Some of this information can be reconciled with the results of the desk-based assessment, while some fits less easily. The building retains some features typical of other historic properties in Wigan, such as the blind dormers or gables (Powell 1998, 1). The considerable alteration it has been subject to does, however, include a variety of styles including early vernacular, elements of the Georgian wish for proportionality (the fireplace in Room 1 for example) and even twentieth century attempts to mimic the earlier style (the front elevation), which has occurred elsewhere in Wigan (*ibid*). What remains is in effect a palimpsest, within which is summarised most of the key historic phases of the building's use. This in turn forms an inherent part of, and is in itself a summary of, the post-medieval history Wigan.
- 7.2.2 There appear to be seven main phases of construction and/or alteration within the building. These range from its original construction to the most recent phases of alteration and include both substantial rebuilding and more cosmetic alterations. It is not evident from the documentary sources whether there are any earlier phases than those visible within the remains of the building. However, the blind dormers visible in early illustrations of the site (Plate 1) have the appearance of slight jettying with mullion windows below, perhaps suggesting a timber-framed structure.
- 7.2.3 **Phase 1:** the earliest part of the structure comprises that fronting Standishgate (Rooms 1, 4, 5 and 6), and probably the south wing (Rooms 3, 7, 9 and part of Room 2). The front of the structure was divided by a timber cross-frame, just south of centre, suggesting a cross-passage plan arrangement, with a smaller service end at the south, and larger parlour to the north. The angle of the cross-frame (most noticeable on the first floor (Fig 10), and the discrepancy in depth of the south elevation at the base of stairs 33 and cupboard 32, suggest that the

southern end of the building was not parallel to Standishgate. The cross-wall could not have housed an inglenook fireplace, and it is, therefore, most likely that fireplaces **19** and **31** occupy original positions. The decorative beam, **34**, appears to have jointed the cross-wall into the southern end-wall of the property, above the fireplace. The building had a first floor, slightly lower than that present, presumably supported in the southern end on joists attached to beam **34**. It is unclear how they were supported in the northern part, but the doorway revealed at the top of the later staircase, **33**, demonstrates that it must have been floored. The continuation of the daub panelling into the roof space, and the decoratively stop-chamfered purlins of the roof structure strongly suggest that the first floor was open to the rafters, and most probably underdressed with plastered daub.

- 7.2.4 The watching brief demonstrated that the cross-wall extended to the west, into the southern wing, as shown by the daub panelling within the roof space. The parallel alignment of its southern wall (**8**), and the contemporary appearance and jointing of the roof structure, would also suggest that the south wing was a contemporary structure, facing onto a passage to the south of the building. This T-shaped plan arrangement is a progression of the cross-passage plan form, allowing for the service part of the building to be moved into the rear, with the smaller front room becoming the parlour, and the larger becoming a hall. Such structures were commonly constructed from c 1670-1810, and frequently had the staircase next to the parlour fire (Brunskill 1997a, 81). The similar, but more plain nature of the chamfered beam in Room **3**, compared with that in Room **4**, is also consistent with this arrangement, particularly as the latter would appear to decorative for the service end of a cross-passage house. The type of construction of the wattle and daub panels is relatively crude, compared to medieval timber frame construction, and represents a non-structural partition, typical of this period, and observed in similar structures in Lancashire.
- 7.2.5 The earliest known use of brick in Lancashire is thought to date to 1545 (Miller 2002, 146), and while it is unlikely that 130-130a Standishgate is as early it is possible. Brick is thought to have been used in Wigan from the sixteenth century (Powell 1998, 2), and was adopted more widely, and in lower status buildings, by the mid seventeenth century (Miller 2002, 146). The position of brick kilns to the west of Standishgate might suggest that bricks were relatively easy to obtain in this part of Wigan. However, the brick observed in the earliest fabric, and re-used in later blocking, would suggest construction towards the earlier part of the date range above, as bricks tended to become thicker after the Restoration period in the late seventeenth century.
- 7.2.6 This internal layout of hall and parlour, with service at the rear, and rooms above, suggests that the structure was built as a public house, or coaching inn. It may even have been one of those referred to as present on Standishgate in 1634 (Anon 1634, 30-1) or the one mentioned on Standishgate in 1688 (DDKe 9/62/22).
- 7.2.7 **Phase 2:** the northernmost of the two rear extensions appears to have been a later addition to the main house. This comprised two storeys and partition walls on the ground floor (**15**). It is not clear how far this extended to the west

or what relationship it had with the L-shaped row of cottages that are shown here in the nineteenth century. It is also not clear when this was built. Again, the thin hand-made type of brick and the roughly-finished timber in the roof structure suggest that it is also relatively early, perhaps early eighteenth century at the latest. It was probably also used as an outbuilding, although it may be one of the industrial buildings mentioned in deeds at the beginning of the nineteenth century.

- 7.2.8 **Phase 3:** shortly after the second outshut had been constructed it was significantly modified. The north-eastern corner was partially removed and a return was built into the wall (48). In order to achieve this the roof was partially cut away and new brickwork was added (48), some of which butts onto the original brickwork to the east (49). It is not known when this was carried out or why but it was presumably in order to accommodate a new building in the neighbouring plot to the north. This information and the style of brickwork (which is similar to Phases 1 and 2) would again suggest an early date, perhaps the beginning of the eighteenth century. The new corner created by this alteration included a small flue (26), which may, again, relate to one of the industrial buildings recorded on the site in the early nineteenth century.
- 7.2.9 **Phase 4:** further modifications were also made shortly after this date although these were largely cosmetic. New chimney breasts were added to the main reception rooms (07; Rooms 1, 4, 5 and 6) as well as to Rooms 3 and 7, with corresponding chimneys, and probably also the built-in cupboard (32). The new northern chimney stack supported the ridge purlin of the main roof with a projecting corbel, chamfered on its underside, suggesting that the first floor was still open to the rafters at this time.
- 7.2.10 A new surround was also added to the small fireplace in Room 2 (26). It is likely that this alteration was carried out at the end of the eighteenth century or the early part of the nineteenth century and this corresponds with the period during which the building is first recorded as being used as an inn. The surrounds and ranges may be later additions to these chimney breasts, although they demonstrate the need for a number of cooking areas and domestic activity.
- 7.2.11 **Phase 5:** the rear wall of the southernmost rear extension (11) was rebuilt during this phase, probably in conjunction with cottages added to the south-west corner of the building shown on the Ordnance Survey map 1847 (Fig 5). There may also have been some degree of rearrangement of the internal walls during this period in order to provide appropriate access between the old and the new buildings.
- 7.2.12 **Phase 6:** the most recent major alteration to the building involved the construction of an entirely new front wall with two dormer windows (copying the style of the original building) and two front doors (01). This probably corresponds with the point at which the building ceased being used as a pub and was divided into two dwellings (c1900, shown on Ordnance Survey 1929). Some of the internal walls were probably also rearranged at this time, with new access being created between the different parts of the two dwellings. The staircase in the north-west corner of Room 2 (27) was probably also added at

this time to provide access to the first floor for the residents of 130a. The flue associated with the rebuilding of Phase 3 (48) evidently went out of use at this time, as it is truncated by the associated floor. The retention of the original ranges and lack of major redevelopment at this time suggest that these were not particularly affluent houses.

7.2.13 It was probably at this time that the timber-framed cross wall was infilled on the southern side with a brick facing, and that the roof space was partially undersealed with a lath and plaster ceiling, reflecting the smaller-scale domestic use of the structure

7.2.14 **Phase 7:** the most recent alterations are largely cosmetic and correspond to the building's use as a shop. The southernmost front door was blocked as was the window in Room 3. A timber counter was constructed in Room 4 (39) and the adjoining stairs were remodelled (33). Large apertures were also opened up between many of the rooms to provide greater access (20, 22, 23, 28 and 35). Bathroom fittings were added to Room 7 (45) and a number of cosmetic alterations such as shelves and wall finishes were added.

8 IMPACT AND RECOMMENDATIONS

8.1 ARCHAEOLOGICAL RESOURCE

- 8.1.1 The results of the desk-based assessment and the building investigation have shown that there is a wealth of information about the site from the late seventeenth century until the present date, and that there has been a number of changes of use, building and demolition at various times within the development area. There is also evidence for medieval settlement within the development area and there is the possibility of Roman activity in the general area. The standing remains, demonstrate a number of phases of use and alteration, with elements probably dating from at least the seventeenth to the twentieth centuries.
- 8.1.2 There is great potential for below ground remains across much of the site, particularly the areas fronting Standishgate (Fig 15). The extent of those dating to the medieval period and earlier is difficult to ascertain, but other investigations of medieval burgrave plots in Wigan have revealed substantial building remains and other physical remains. Post-medieval remains dating from at least the seventeenth century are known to have existed on the site, and the position of some can be mapped out to a relatively high level of detail, particularly those making up the eighteenth century elements to the rear of the plot covered by 120-124 Standishgate (Fig 4). These elements too are worth further archaeological investigation, particularly because the detailed early mapping would potentially simplify interpretation.
- 8.1.3 A number of localised industries are also known both from the general area: pewterers, potters, pan makers. Industrial-type activities are known from the primary sources to have been undertaken within the development site itself, including brewing, smithing and possibly shoe-making and brick-making (according to the stated occupations of some of the residents). Should the remains of any of these be present on site they could reveal a great deal about the development of medieval and post-medieval Wigan.

8.2 POTENTIAL IMPACT

- 8.2.5 The high likelihood of below-ground archaeological remains being present within the development area would suggest that some impact is inevitable. Many of the post-medieval features are likely to be at a relatively shallow depth below the surface and so could be affected by the most minimal of excavations for foundations. Medieval remains would be buried below these, but could still be affected by the development, assuming they have not already been destroyed by post-medieval buildings. It is not clear how extensive cellars are across the development area (none were located during the building investigation, but the floors were concreted over). Similarly, the damage caused by the construction of the garage in 1950 and any related oil or petrol tanks is likely to be extensive, but not necessarily total. The demolition of

properties to the front of this, prior to any modern development, might in fact suggest that earlier remains have a better chance of survival.

- 8.2.6 The data from the bore holes is interesting as it suggests that in most places there is a layer of 'boulder clay', up to 4m thick at the front of the plot and 2.5m thick at the rear which could have archaeological features cut into it. Above this is a layer of ash and brick rubble, up to 1.1m thick, which is most probably overburden caused by the demolition of earlier buildings, but could also include the *in situ* remains of buildings. The presence of coal deposits and voids in the borehole data may suggest that additional ground work could be required to stabilise any potential mine workings. Such work could potentially considerable cause additional damage to any below-ground archaeological remains, which would have to be taken into consideration once the nature of such work was more fully known.

8.3 RECOMMENDATIONS

- 8.3.1 It is recommended that the major roof timbers and posts and rails of the timber wall-frame be retained for further examination and dendrochronological dating. It is understood that the beam in Room 4 (34) will be retained and reinstated but it would also be beneficial to be able to collect samples for dendrochronological dating from both this beam and the beam in Room 3 (30), in an attempt to establish a date range for original construction of the building. Further research into the various layers of wallpaper retrieved during the watching brief will most probably reveal useful dating information, accompanied by invaluable information on the social and economic wealth of the occupants/business during the Victorian period. Such research is beyond the remit of this project, but many experts in the field exist, including the Wallpaper History Society. There is probably little surviving material from this period within Wigan, therefore, it is proposed that the material recovered is donated to Wigan History Shop for conservation/display, and possibly further research.
- 8.3.2 Figure 15 outlines those areas of most archaeological potential, and indicates how much disturbance by subsequent activity is likely based on the information from the historic map regression. Prior to any ground work being carried out it is further recommended that evaluation trenches be excavated across the entire development area, concentrating on areas 1-3. The area is approximately 1808m² and an evaluation of between 3% and 5% of this (requiring between 55m² and 90m² of trenching), targeting areas 1-3, should be sufficient. These three areas should include: the row of buildings along the frontage onto Standishgate, the buildings present behind this such as the barn and shippon, the 'industrial' buildings to the rear of 130-130a such as the maltkiln and smithy, the row of cottages to the rear of 130-130a and the stone building identified in the rear wall. Placing trenches in area 4 has the potential to produce some information although the level of disturbance is likely to be high. Area 5 is of considerably less interest and, being only small in extent, is unlikely to contain significant archaeology, although a trench excavated here could act as a control to compare with the other areas. The evaluation trenches should be able to rapidly assess both the presence of, survival, and significance

of any archaeological deposits that are present and will provide information as to the necessity for any subsequent archaeological work.

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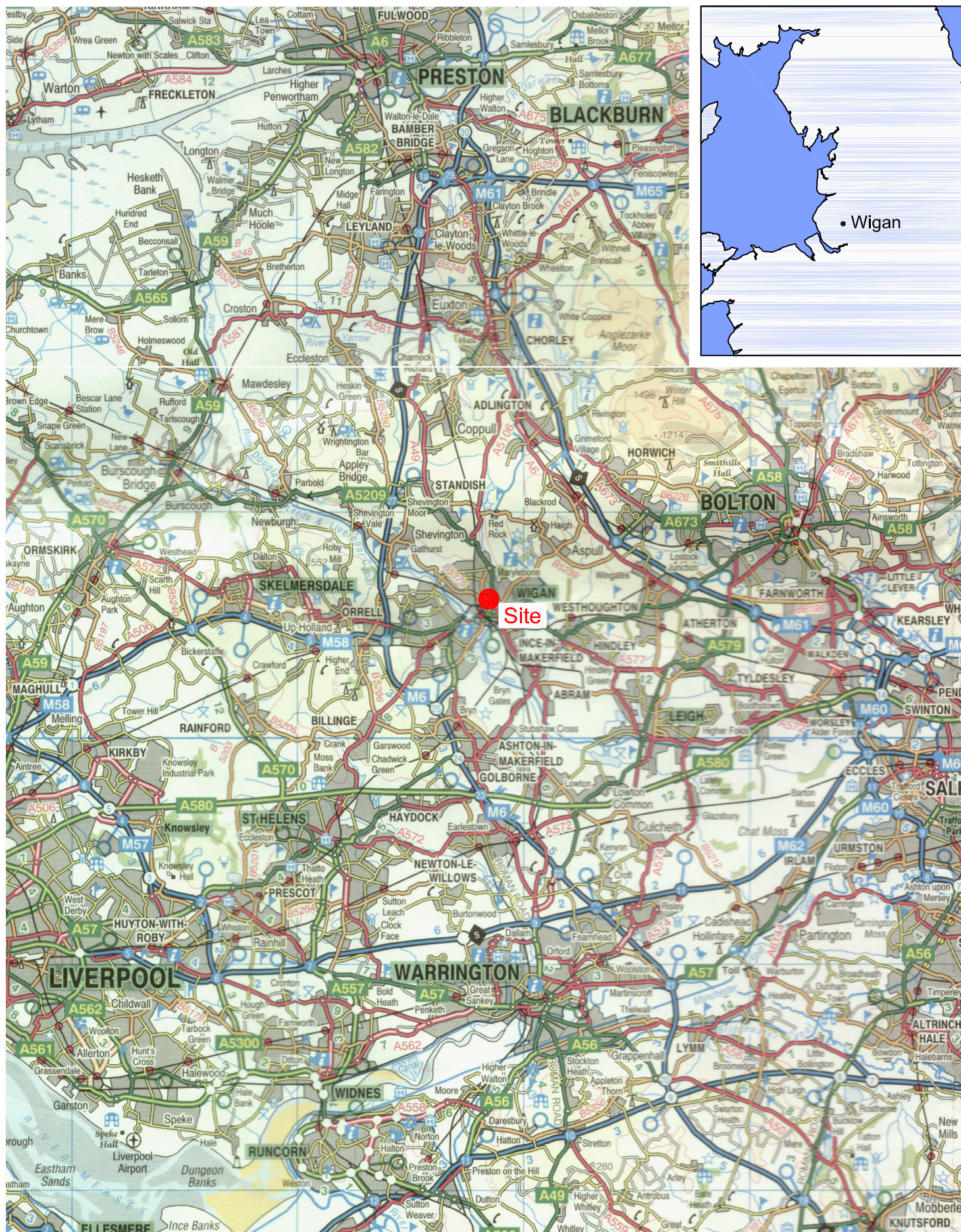
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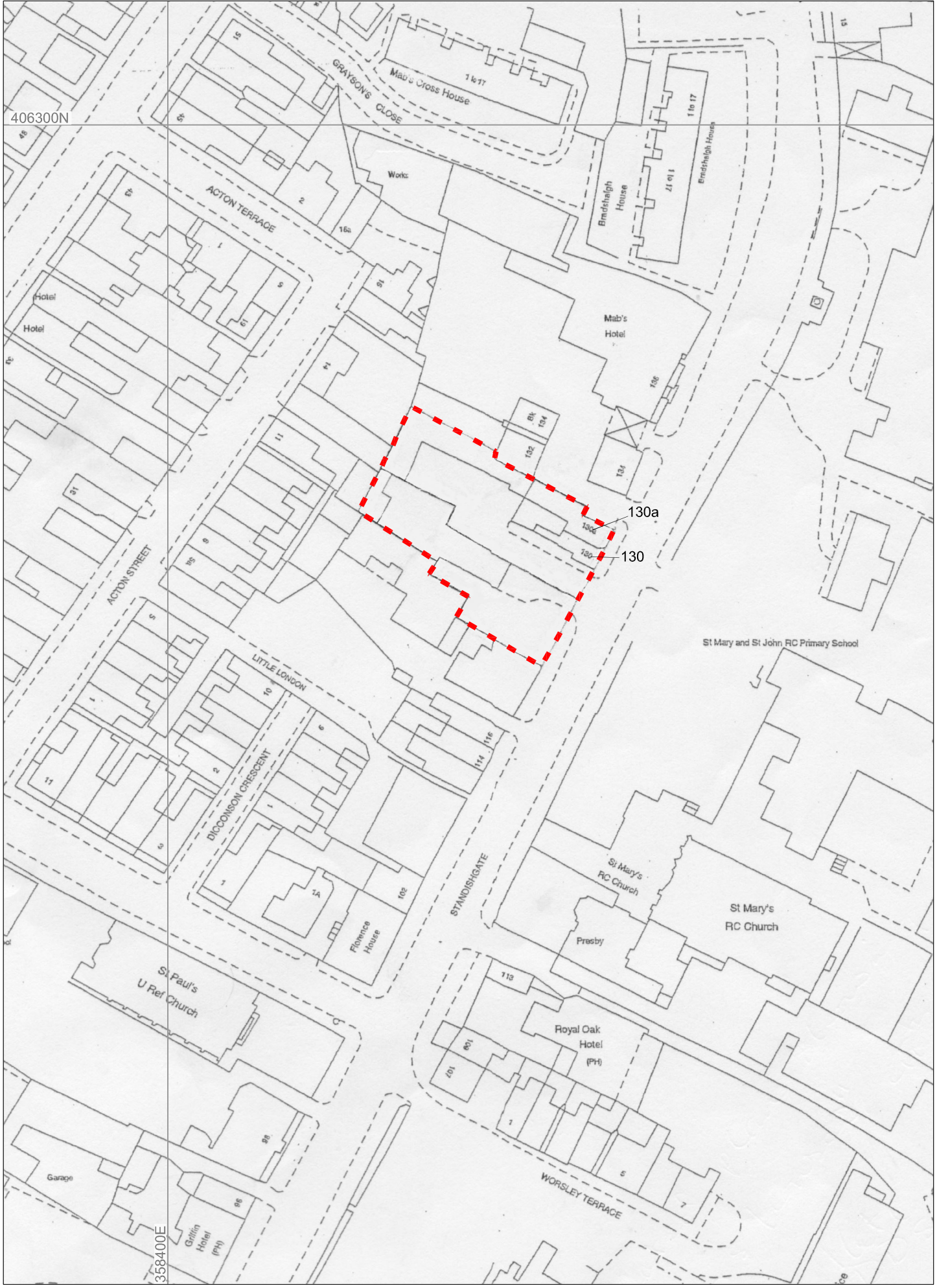


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Figure 1: Location Map



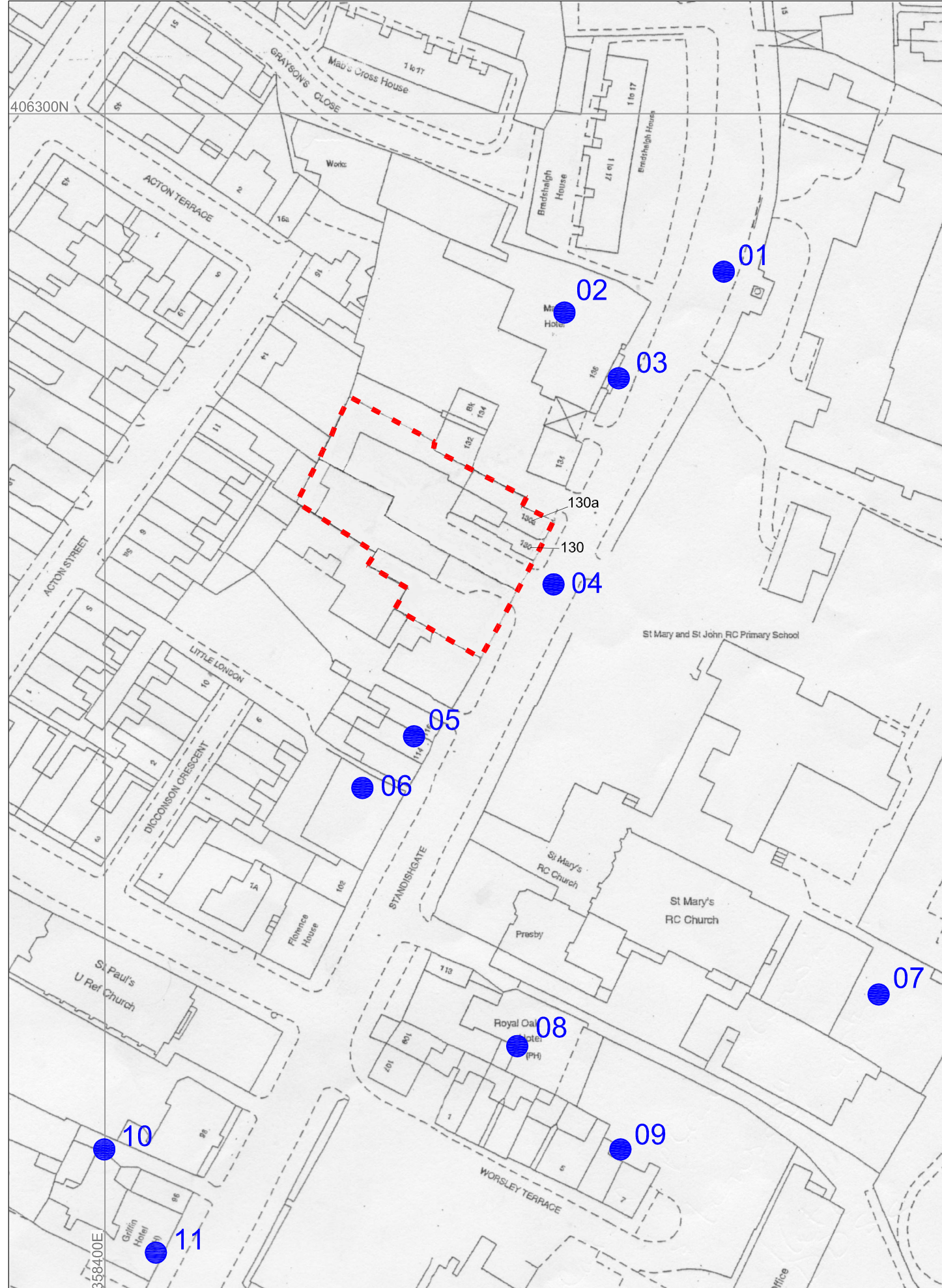
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Figure 2: Site plan showing development area



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 development area

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Figure 3: Gazetteer sites plan




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Figure 5: Part of Mather's plan of 1827 showing the development area





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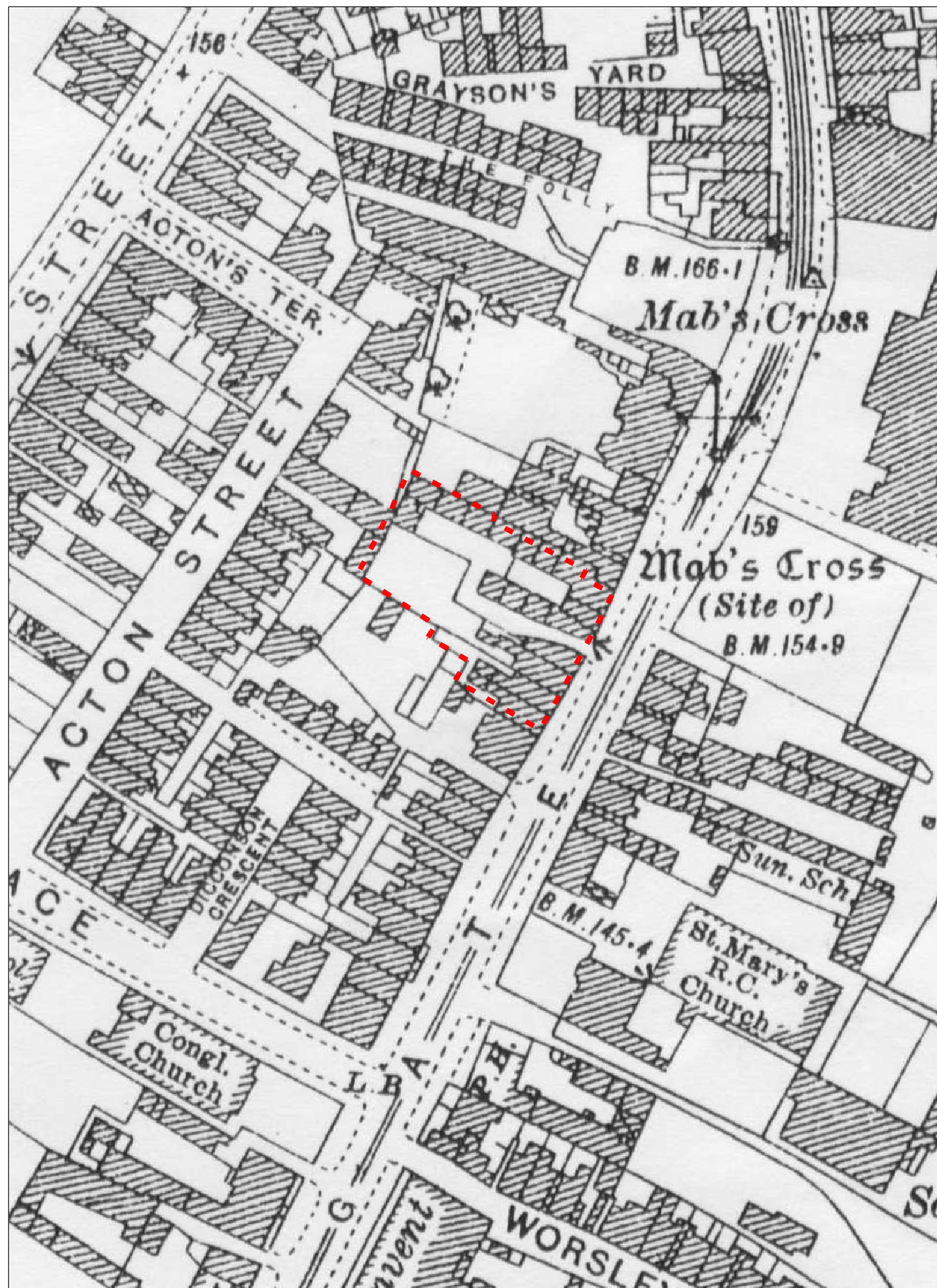
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Figure 6: Part of the Ordnance Survey plan of 1847 showing the development area



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Figure 7: Part of the Ordnance Survey plan of 1929 showing the development area

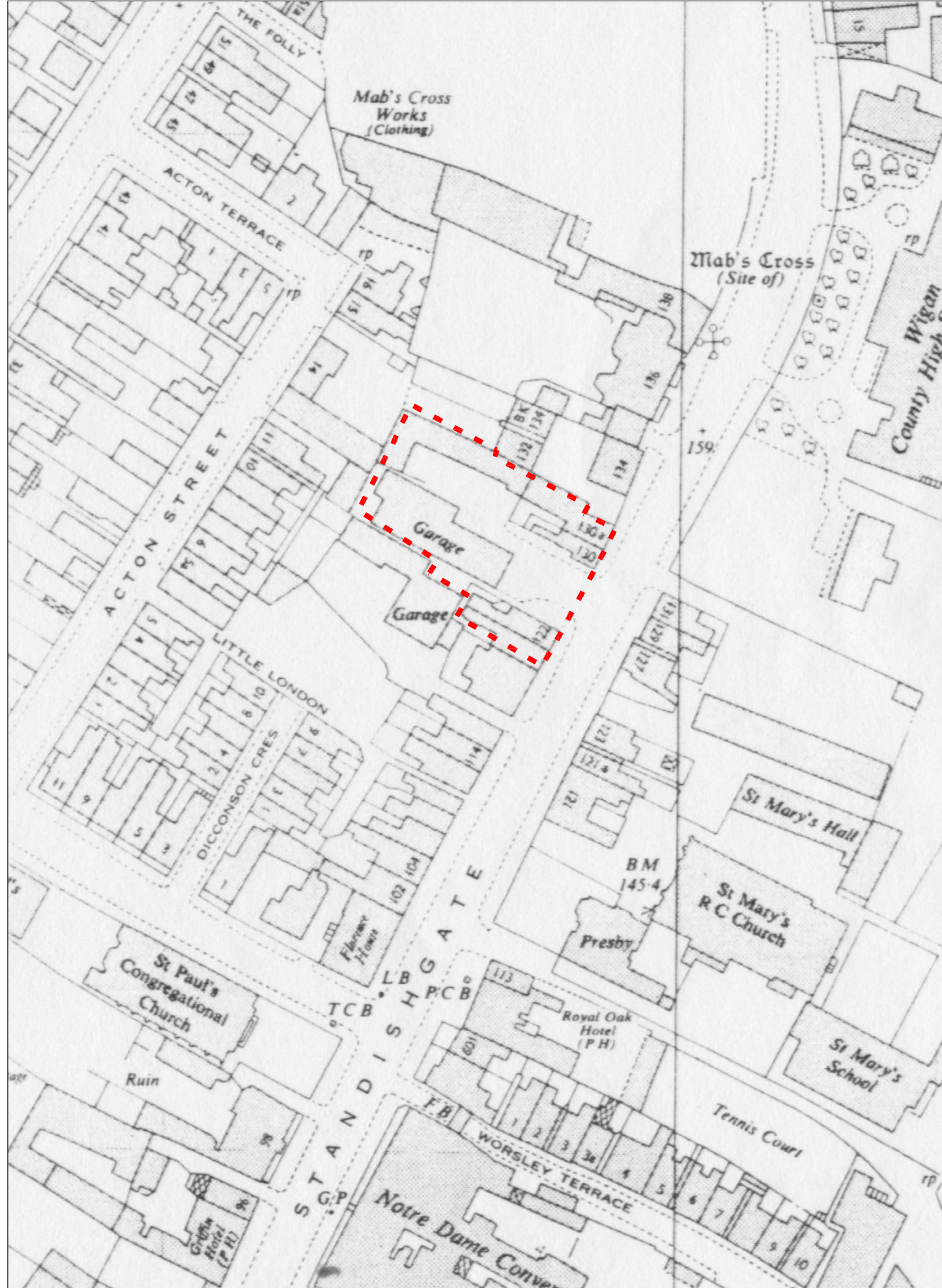
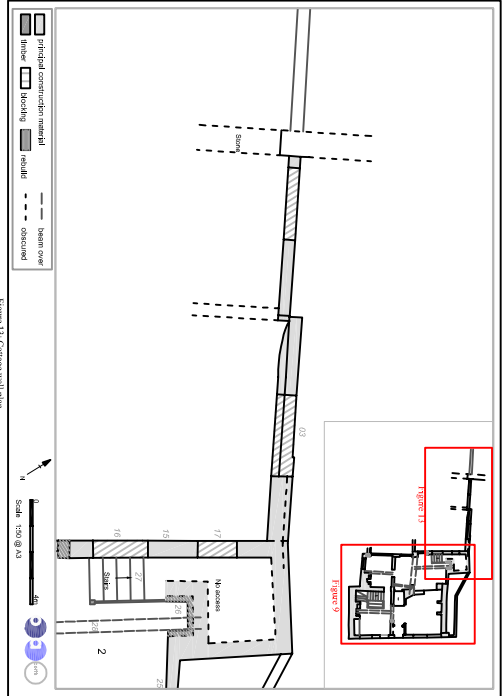
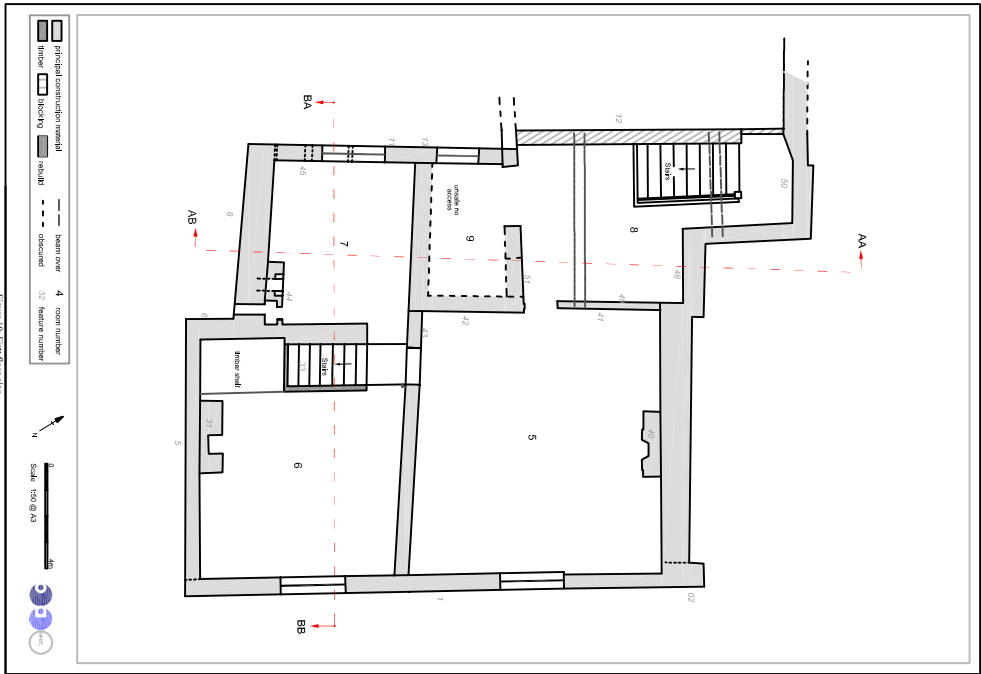
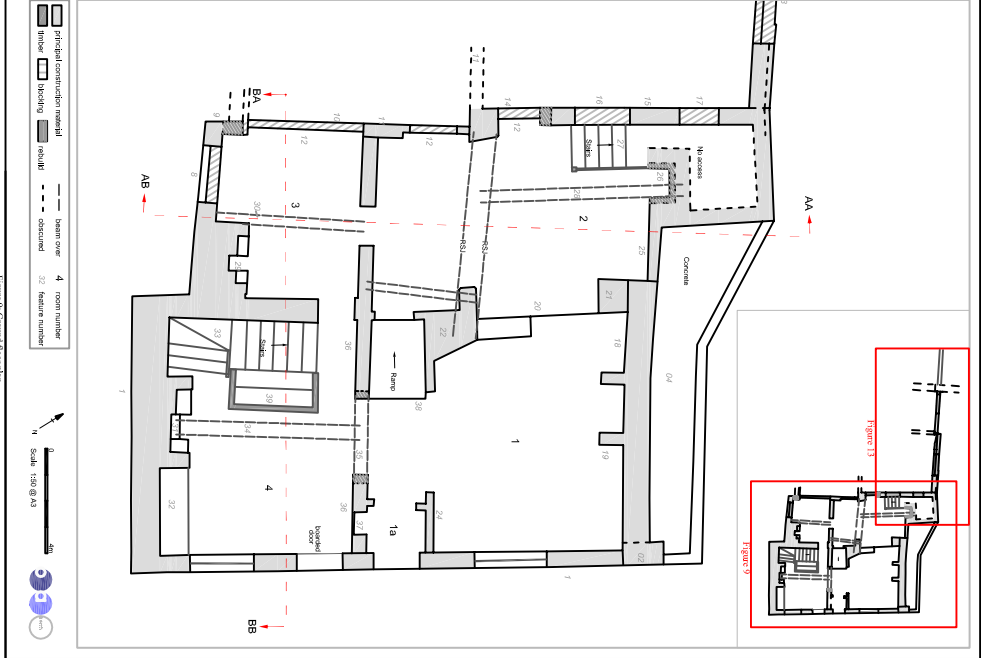


Figure 8: Part of the Ordnance Survey plan of 1955 showing the development area



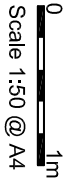
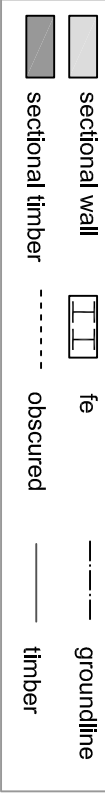
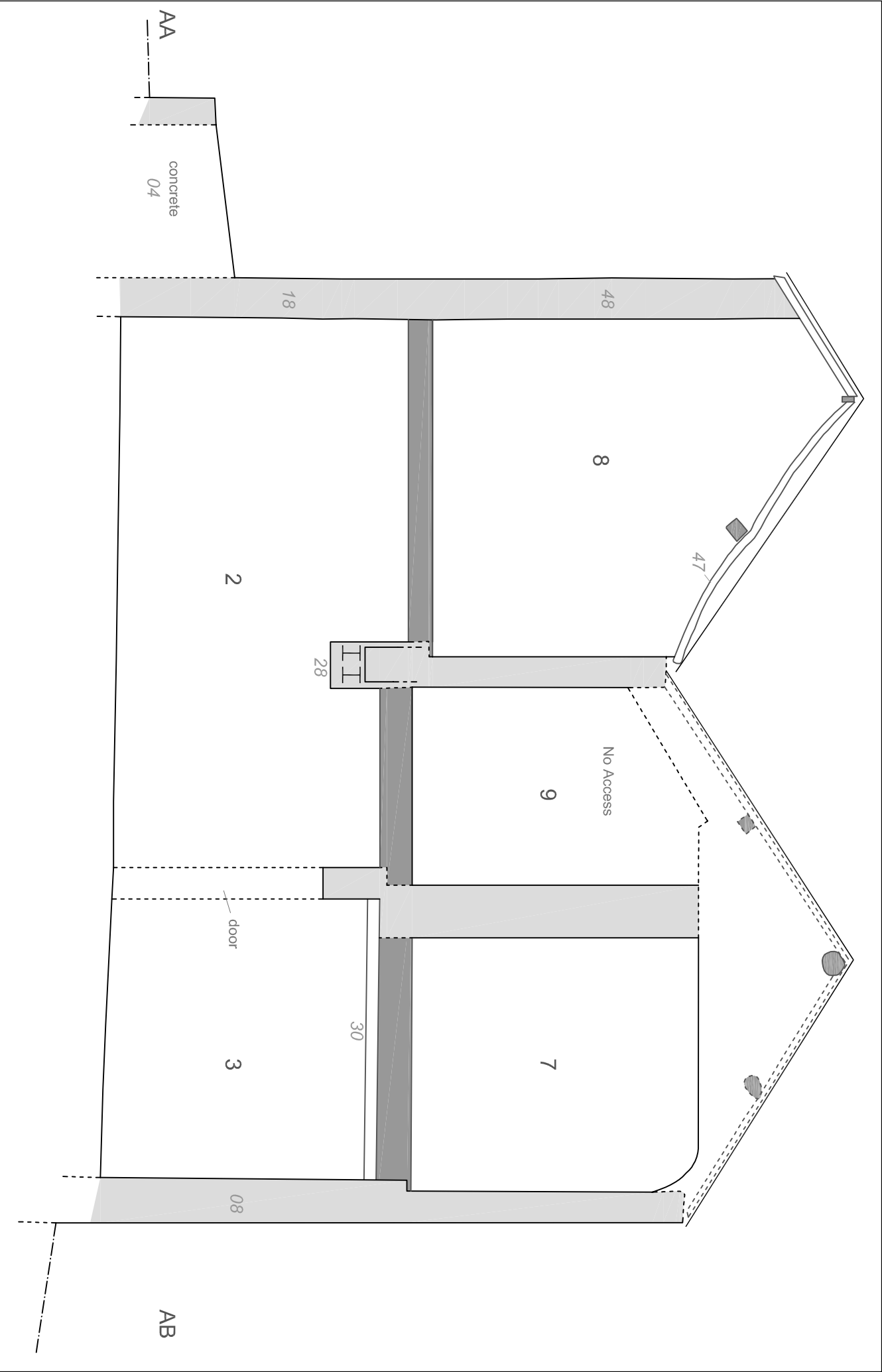
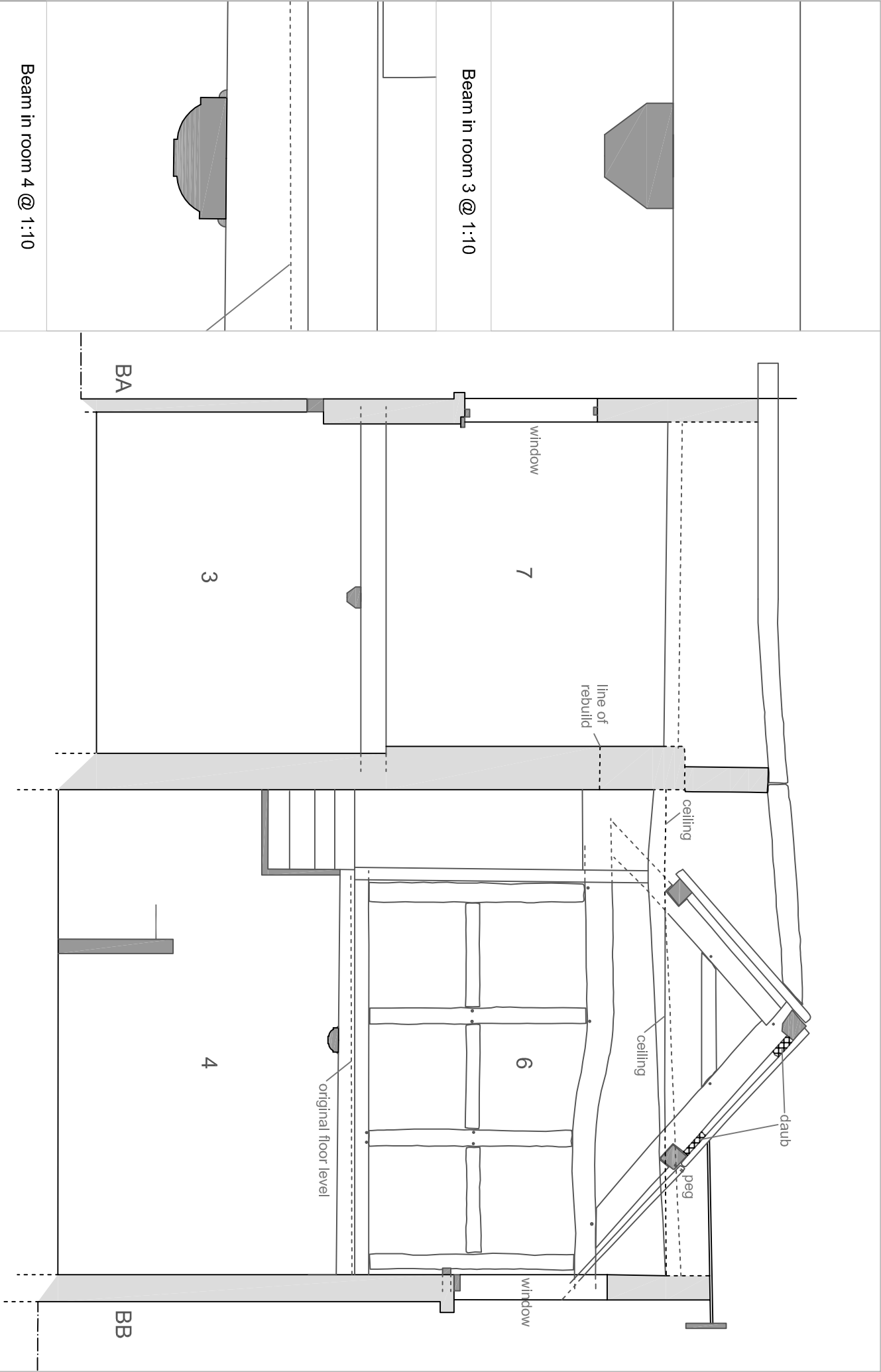


Figure 11: West-facing cross-section



0 1m
Scale 1:50 @ A4



Figure 12: South-facing cross-section



based upon the Ordnance Survey 1:2500
with the permission of the controller of HMSO
© Crown Copyright



development area



high potential, extensive disturbance



high potential, some disturbance



medium potential, extensive disturbance



medium potential, some disturbance



low potential, minimal disturbance

0 20m

Scale 1:1000 @ A4



Figure 14: Areas of archaeological potential

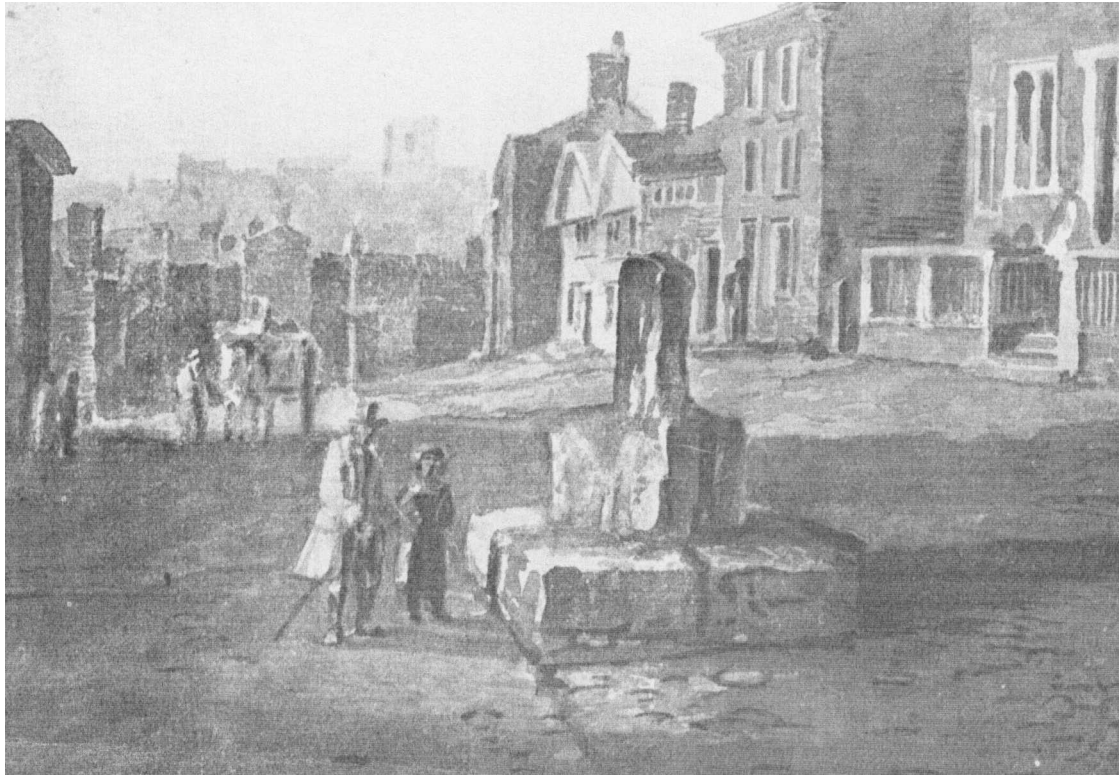


Plate 1: Painting of Mab's Cross by John Ralston (dated c1800) showing part of the development area in the background (from Porteus 1940)

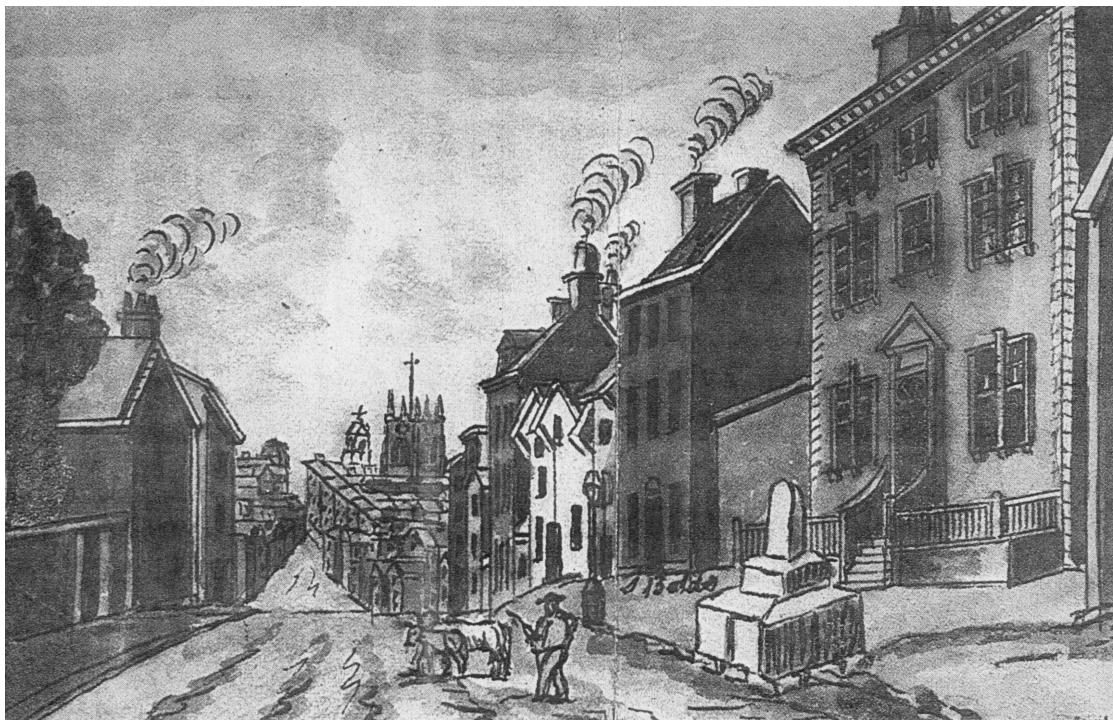


Plate 2: Painting of Mab's Cross by Whitehouse (dated 1837) showing part of the development area in the background (from Hannavy 1990)



Plate 3: Copy of the relief from the tomb of William and Mabel de Bradshaigh showing Mab's Cross and buildings behind (from Porteus 1940)



Plate 4: Photograph of the Golden Cross Inn probably dating to the late nineteenth century (File 3/2 215/17 n.d.)



STANDISHGATE, WIGAN.

Plate 5: Photograph of Mab's Cross dated to 1912 showing part of the development area in the background (File 3/2 473/10 1912)



Plate 6: Front (east) external elevation



Plate 7: South external elevation



Plate 8: Northern side of the west external elevation



Plate 9: Southern side of the west external elevation



Plate 10: Features visible within rear wall



Plate 11: Fireplace in Room 1



Plate 12: Fireplace and staircase in Room 2



Plate 13: Fireplace and dresser in Room 4

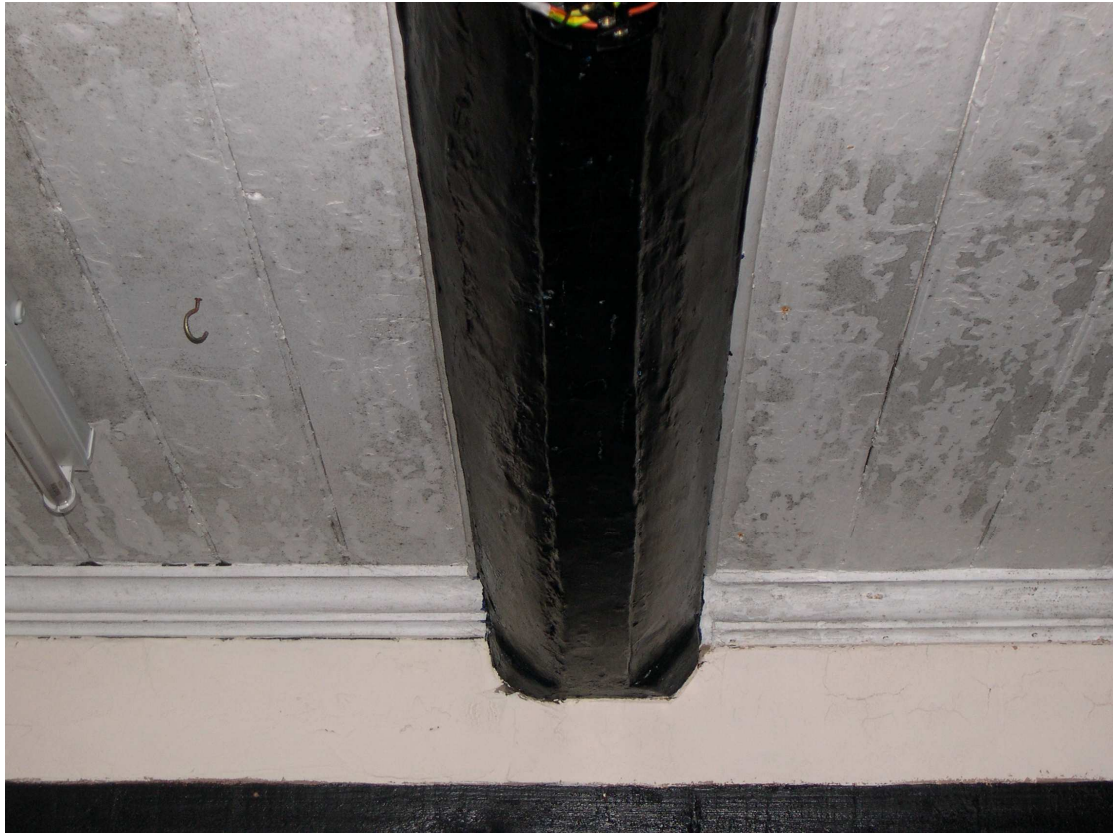


Plate 14: Beam in Room 4



Plate 15: Fireplace in Room 5



Plate 16: Roof exposed above Room 8



Plate 17: Early brickwork in east elevation of Room 8



Plate 18: Joint at top of principal rafters above Room 5



Plate 19: Stop chamfered purlin in roof space

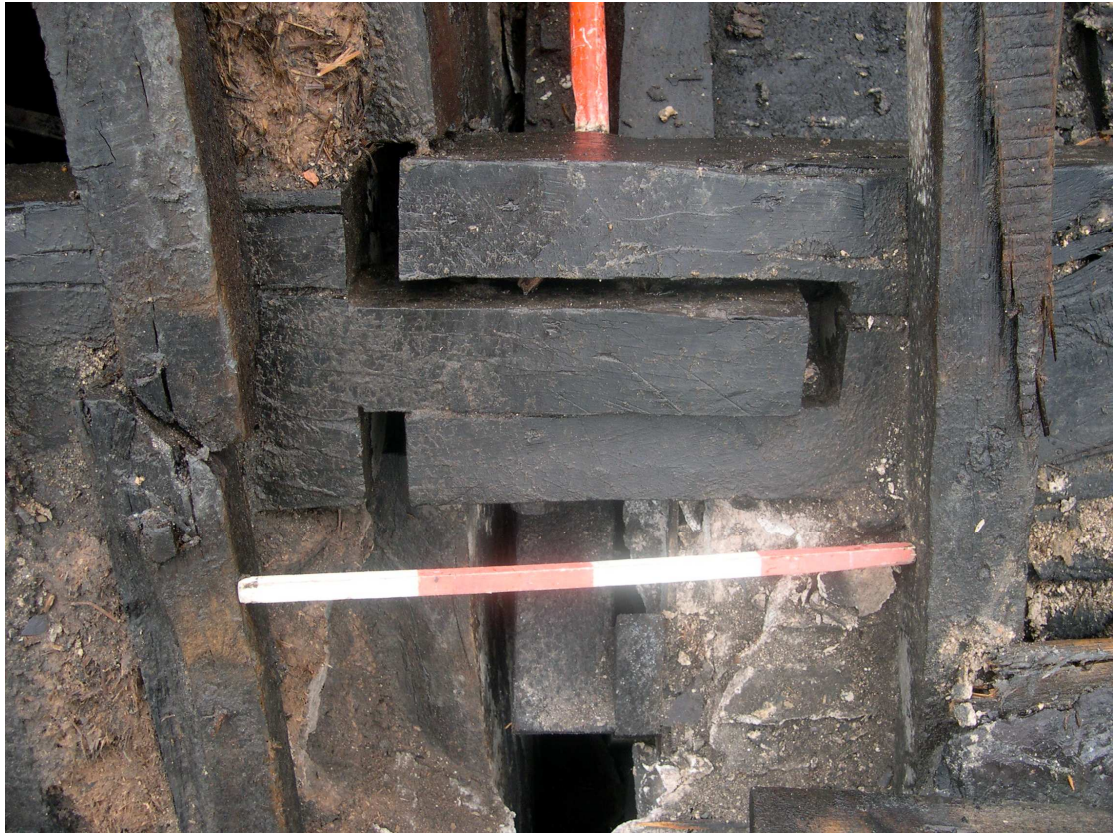


Plate 20: Bridled scarf joint in purlins on east pitch



Plate 21: Timber peg through rafter into ridge purlin



Plate 22: Brick corbel supporting northern end of ridge purlin



Plate 23: North/south aligned brick wall above wall 42



Plate 24: Junction of ridge purlins between main roof and south wing



Plate 25: Valley rafters at east end of south wing



Plate 26: Daub above truss in roof space



Plate 27: Tie-beam and brick wall in Room 6



Plate 28: Wallpaper covering timber-framed cross-wall in Room 6

APPENDIX 1: PROJECT BRIEF

APPENDIX 2: PROJECT DESIGN

Revised May 2004

130- 130a STANDISHGATE, WIGAN

**ARCHAEOLOGICAL BUILDING INVESTIGATION
PROJECT DESIGN**

Proposals

The following project design is offered in response to a request by B&D Croft Ltd for an archaeological building investigation in advance of demolition of 103 and 130a, Standishgate, Wigan.

1 INTRODUCTION

- 1.1 B&D Croft (hereafter the client) have planning permission for a residential development at 120 -130 Standishgate, Wigan. As the development involves the demolition of numbers 130 and 130a GMAU and the Wigan Conservation Officer have jointly compiled a brief for a programme of archaeological investigations to be undertaken prior commencement of the demolition works.
- 1.2 Both properties retain seventeenth century fabric in the form of ceiling beams and brickwork. There is also the potential for below-ground archaeological remains to be present, originating from the medieval and post-medieval periods.
- 1.3 OA North has considerable experience of the assessment and interpretation and analysis of historic buildings spanning a range of periods, having undertaken a great number of small and large-scale projects during the past 20 years. Desk-based assessments and building investigations have taken place within the planning process, to fulfil the requirements of clients and planning authorities, to very rigorous timetables.
- 1.4 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 following programme has been designed to evaluate the archaeological and historic resource of buildings. The required stages to achieve these ends are as follows:
 - 2.1.2 The objectives of the building investigation are to provide an outline analysis of the plan, form, function, age and development of the buildings, and to investigate the presence of buried archaeological remains on site.
 - 2.1.3 To achieve the objective outlined above the following listed specific aims are proposed.
 - (i) A rapid desk-based assessment will precede a programme of fieldwork to place any findings that are made in context;
 - (ii) To provide a drawn and textual record of the buildings to RCHME Level III-type survey;
 - (iii) To produce a report and archive in accordance with current English Heritage guidelines (*Management of Archaeological Projects*, 2nd edition, 1991).

3 METHOD STATEMENT

3.1 RAPID DESK-BASED ASSESSMENT

- 3.1.1 The scope of the assessment will not extend beyond the provision of an historical background relating to the development area and the buildings on site.
- 3.1.2 **Documentary and Cartographic Material:** this work will comprise a rapid desk-based assessment of the existing resource. It will include an appraisal of the data in the SMR, appropriate sections of County histories, early maps (printed and manuscript), and such primary documentation (tithe and estate plans etc.) as may be reasonably available. All available published and unpublished documentary sources will also be examined and assessed. The Wigan Local Studies Library will be consulted, as will the Conservation Officer for Wigan. The Lancashire record office will also be consulted.
- 3.1.3 **Physical Environment:** a rapid desk-based compilation of geological (both solid and drift), pedological, topographical and palaeoenvironmental information will be undertaken in order to set the archaeological features in context. Any engineering and/or borehole data relating to the site will also be examined.

3.2 BUILDING INVESTIGATION

- 3.2.1 **Photographic Archive:** a photographic archive will be produced utilising a 35mm camera to produce colour slides and a high-resolution digital camera (4 megapixels). The archive will comprise general shots of the buildings (both internal and external) and their surroundings, and detailed coverage of architectural/agricultural features, which illustrate both function and phasing. All photographs will include a photographic scale. A full photographic index will be produced.
- 3.2.2 **Instrument survey:** the proposed plans and elevations of the buildings 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.
- 3.2.3 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.
- 3.2.4 **Site Drawings:** the following drawings will be produced for the buildings:

- (i) plans of all main floors annotated to show form and location of any structural features of historic significance and recording the form and location of any significant structural details (1:50 scale). It is understood that access to the first floors is restricted for safety reasons;
 - (ii) One lateral section and one longitudinal section (1:50 scale);
 - (iii) Detailed sections through an early ceiling beam (1:10 scale);
 - (iv) A section through the roof structure if safety permits;
- 3.2.5 The drawings will be used to illustrate the phasing and development of the buildings.
- 3.2.6 **Interpretation and Analysis:** a visual inspection of the buildings will be undertaken utilising the OA North buildings proforma sheets. An outline description will be maintained to RCHME Level III-type survey. This level of survey is fully analytical and will provide a systematic account of the building's origins, development and use. It will include an account of the evidence on which the analysis has been based. The visual inspection will utilise OA North building *pro forma*. Feature numbers will be allocated where appropriate to architectural elements to enhance the recording, and act as an aid for interpretation and presentation. Group numbers will be allocated to common features repeated throughout the building. A feature list will be appended to the report.
- 3.2.7 The written record will include:
- (i) An analysis of the building's plan, form, fabric, function, age and development sequence and of the evidence supporting this analysis;
 - (ii) An account of the building's past and present use and of the uses of their parts, with the evidence for these interpretations;
 - (iii) An account of the fixtures, fittings associated with the buildings, and their purpose;
 - (iv) Any evidence for the former existence of demolished structures or processes associated with the building;
 - (v) Identify areas that are currently obscured or inaccessible which might hold key information to inform our understanding of the building's origin and development and where an archaeological watching brief should be undertaken during stripping out and demolition;
 - (vi) From historical research and physical evidence, identify areas that have a potential below ground archaeological interest;
 - (vii) A discussion of the structure in its local and wider context, comparing it with comparative buildings.
- 3.2.8 **Access and Attendances:** the client will be required to arrange access to the buildings.

3.3 ARCHIVE/REPORT

- 3.3.1 **Report:** a draft copy of the report will be submitted to GMAU and Wigan Planning for comments. Three copies of the final report will be submitted to the client and one each to the following: Assistant County Archaeologist at GMAU; Phil Powell at Wigan Planning Department; Wigan History Shop and Wigan Archives at Leigh.
- 3.3.2 The report will include a copy of this project design, and indications of any agreed departure from that design. It will present, summarise, and interpret the results of the programme detailed above and will include a full index of archaeological/architectural features identified in the course of the project, with an assessment of the overall plan, form and function, together with appropriate illustrations, including detailed plans and sections indicating the locations of archaeological/architectural features. The report will also include a complete bibliography of sources from which data has been derived. Recommendations will be made for a watching brief during stripping out/demolition/refurbishment works as appropriate.
- 3.3.3 This report will identify areas of defined archaeology. An assessment and statement of the actual and potential archaeological significance of the identified archaeology within the broader context of regional and national archaeological priorities will be made. Illustrative material will include a location map, section/elevation drawings, and plans. This report will be in the same basic format as this project design; a copy of the report can be provided on CD-ROM, if required.
- 3.3.4 Provision will be made for a summary report to be submitted to a suitable regional or national archaeological journal within one year of completion of fieldwork, if relevant results are obtained.
- 3.3.5 **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.
- 3.3.6 **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). This archive will be provided in the English Heritage Centre for Archaeology format and a synthesis will be submitted to the SMR (the index to the archive and a copy of the report). OA North practice is to deposit the original record archive of projects (paper, magnetic and plastic media) with the appropriate County Record Office, and a full copy of the record archive (microform or microfiche) together with the material archive (artefacts, ecofacts, and samples) with an appropriate museum. In this instance the archive will be submitted to the Wigan Archive Services. Wherever possible, OA North recommends the deposition of such material in a local museum approved by the Museums and Galleries Commission, and would make

appropriate arrangements with the designated museum at the outset of the project for the proper labelling, packaging, and accessioning of all material recovered.

4 PROJECT MONITORING

- 4.1 Monitoring of this project will be undertaken through the auspices of the GMAUSMR Archaeologist, who will be informed of the start and end dates of the work.

5 WORK TIMETABLE

- 5.1 OA North could commence the desk-based assessment within two weeks of receipt of written notification from the client.
- 5.2 The desk-based assessment is expected to take in the region of five days to complete.
- 5.3 The building investigation will take approximately five days in the field.
- 5.4 A draft copy of the report will be submitted to the Assistant County Archaeologist at GMAUSMR and Wigan Planning Authority.
- 5.5 The client report will be completed within eight weeks following receipt of comments on the draft report.

6 STAFFING

- 6.1 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.
- 6.2 The desk-based assessment and building investigation will be undertaken by **Daniel Elsworth MA** (OA North Project Supervisor). Daniel has a great deal of experience in documentary research, and in particular for the north of the country. Daniel is also very experienced in the interpretation and analysis of historic buildings.

APPENDIX 3: SITE GAZETTEER

Site Name	Mab's Cross
Site Number	01
NGR	SD 5852 0627
SMR No	5446.1.0
Site Type	Cross
Period	Medieval
Source	SMR; SM No. 27583; Taylor 1901; Porteus 1941

Description

A cross base and shaft which are now set within a plinth of modern slabs in front of school buildings. This cross was one of four used as waymarkers along the medieval route from Wigan to Chorley. Above the modern base is a plinth of dressed gritstone 1m square and 0.57m high. A skewed base block of gritstone above has leaded boreholes and is 0.7m square by 0.4m high. The socket is 0.4m by 0.3m and holds and shaft of which 0.7m remains. It has chamfered edges. The cross is named after the penance of Lady Mabel Bradshaigh who walked barefoot from Haigh Hall.

Assessment

The site is close to the development area but unlikely to be affected.

Site Name	Mab's Cross Hotel
Site Number	02
NGR	SD 58479 0626
SMR No	-
Site Type	Listed Building
Period	Post-Medieval
Source	Wigan Conservation Officer

Description

The Mab's Cross Hotel and associated buildings. It is a brick building of three storeys.

Assessment

The site is close to the development but is unlikely to be affected.

Site Name	Site of Mab's Cross
Site Number	03
NGR	SD 5850 0625
SMR No	-
Site Type	Site of cross
Period	Medieval
Source	Ordnance Survey 1847-1908; Holcroft 1992

Description

Mab's Cross was originally positioned on the west side of Standishgate, outside what is now the Mab's Cross Hotel, before it was moved to its present location in 1921 (Holcroft 1992, 7).

Assessment

The site is close to the development area but unlikely to be affected.

Site Name	Standishgate Toll Bars
Site Number	04
NGR	SD 5849 0621
SMR No	-
Site Type	Toll bars
Period	Post-Medieval
Source	DDSc 129/47

Description

A plan of the southern half of the development area shows two pairs of 'Toll Barrs' crossing the street (Plate 10). The Golden Cross Inn is described as close to the toll bars in the same deeds.

Assessment

The site is close to the development and may be affected.

Site Name 118 Standishgate
Site Number 05
NGR SD 5846 0618
SMR No 4919.1.0
Site Type Listed Building
Period Post-Medieval
Source SMR

Description

House, probably built in the mid eighteenth century. A symmetrical three storey building of red brick with two modernised windows with stopped key lintels. Central pedimented doorway with three steps and a modern door with plain overlight. Decorated with sill bands and a modillioned cornice.

Assessment

The site is adjacent to the development area but unlikely to be affected.

Site Name Chapel (Standishgate)
Site Number 06
NGR SD 584500617
SMR No 4979.1.0
Site Type Building
Period Post-Medieval
Source SMR; Whitehouse 1829

Description

An independent chapel built in 1795.

Assessment

The site is adjacent to the development area but unlikely to be affected.

Site Name St Mary's Catholic Church
Site Number 07
NGR SD 5855 0613
SMR No 4920.1.0
Site Type Listed Building
Period Post-Medieval
Source SMR; Whitehouse 1829

Description

St Mary's Catholic Church was built in 1818. It is perpendicular in style with an ashlar front with battlements, pinnacles and a middle gable which includes a bellcote over the large west window. Internally it has a nave and aisles and slender columns with a plaster ceiling and short chancel.

Assessment

The site is adjacent to the development area but unlikely to be affected.

Site Name The Royal Oak
Site Number 08
NGR SD 5848 0613
SMR No 4980.1.0
Site Type Listed Building
Period Post-Medieval
Source SMR; Richardson *et al* 1980

Description

Built in the early nineteenth century. It is still in use as a public house. It has a brick built front with stucco of three storeys decorated with quoins and finished with a steep slate roof. It has five sash windows with keyed lintels grouped 1-2-2, with the top window blocked. The doorway has a porch with slender columns and a flat canopy with cornice. The right gable has a small chimney and a large one right of the left hand bay on the ridge. It became known as 'Bush Inn' in the 1830s, a nickname which lasted for about five years.

Assessment

The site is close to the development area but unlikely to be affected.

Site Name 136 Standishgate
Site Number **09**
NGR SD 5850 0610
SMR No 4786.1.0
Site Type Listed Building
Period Post-Medieval
Source SMR

Description

Eighteenth century. Red brick, three storeys. There are five sash windows, the outer ones paired, with keyed surrounds and bracketed sills. There is a matching doorway up steps with a modern door and the original railings. Corners are finished with quoins and it has a slate roof. Internally the original arch at the rear of the hall and turned baluster staircase remain. The archway to the south has a quoined frame and depressed head set in a two storey high wall with a quoined lunette over arch.

Assessment

The site is close to the development area but unlikely to be affected.

Site Name House (formerly an inn called Dicconson Arms)
Site Number **10**
NGR SD 5840 0610
SMR No 5430.1.0
Site Type Building
Period Post-Medieval
Source SMR; Richardson *et al* 1980

Description

The frontage comprises a modern furniture shop with this building behind. It was formerly the home of the Dicconson family. The large wainscoted room was used as a chapel in 1696, and had a priest hole large enough for a man to stand in. There was also a hide which could have been connected to a ledge or passage across the chimney breast. The hide was retained as a precaution and a shutter was added to give the appearance of a small domestic cupboard. It was once an inn called the Dicconson Arms, built in the early nineteenth century and owned by the brewers Ellis, Warde and Webster of Ormskirk. It was sold to Wigan Borough Corporation and closed in 1924.

Assessment

The site is close to the development area but unlikely to be affected.

Site Name The Griffin
Site Number **11**
NGR SD 5841 0608
SMR No 4978.1.0
Site Type Building
Period Post-Medieval
Source SMR

Description

Built in the early nineteenth century and still in use as a pub.

Assessment

The site is close to the development area but unlikely to be affected.

APPENDIX 4: FEATURES LIST

<i>Number</i>	<i>Description</i>	<i>Location</i>
01	Rebuilt east elevation and outer skin of south	Front range
02	Stub wall, north west corner	Front range
03	Blocked aperture	Rear wall, east end
04	Retaining wall	North side, front range
05	South elevation	Front range
06	Extension to 05	Front range
07	Chimneys	All
08	South elevation	Southern rear extension
09	Rebuild for inserted door	Southern rear extension
10	Large inserted doorway with timber lintel	Southern rear extension
11	Rebuilt gable with two windows and doorway	Southern rear extension
12	Concrete block infilling of doors and rebuilding of upper part of wall	Rear extensions
13	Single pitch outshut scar	Southern rear extension
14	Inserted doorway with associated rebuild	Northern rear extension
15	Lower part of west elevation	Northern rear extension
16	Blocked window within 15	Northern rear extension
17	Narrow doorway – part of 15	Northern rear extension
18	North elevation	Room 1
19	Attached chimney breast and fireplace	Room 1
20	Large doorway inserted between Rooms 1 and 2	Room 1 and 2
21	Short stub wall forming north end of 20	Room 1 and 2
22	Brick pillar forming south end of 20 and west end of 23	Room 1 and 2

23	Large doorway inserted between Rooms 1 and 1a	Room 1 and 1a
24	Partition wall	Room 1 and 1a
25	North elevation	Room 2
26	Small fireplace, rebuilt	Room 2
27	Staircase	Room 2
28	Large doorway inserted through wall to south	Room 2
29	Chimney breast and fireplace	Room 3
30	Timber beam	Room 3
31	Chimney breast and fireplace	Room 4
32	Built in dresser	Room 4
33	Dog-leg staircase	Room 4
34	Timber beam	Room 4
35	Large doorway inserted through 36	Room 4 and 1a
36	Partition wall	Room 4 and 1a
37	Small cupboard built into 36	Room 1a
38	Concrete ramp	Room 1a
39	Timber counter	Room 4
40	Chimney breast and fireplace	Room 5
41	Lathe and plaster wall	Room 5 and 8
42	West elevation	Room 5
43	Southwest corner	Room 5
44	Chimney breast and fireplace	Room 7
45	Pipe inserted through 44	Room 7
46	East elevation, narrower at top	Room 7
47	Roof – hand-finished purlins and rafters and sandstone flags, with later king-post truss	Room 8

48	North elevation	Room 8
49	Upper part of east elevation	Room 8
50	Concrete rebuilding, northwest corner	Room 8
51	Wall between Rooms 8 and 9 with timber aperture(s)	Room 8 and 9
52	Return of brick wall	Rear wall
53	Stone courses	Rear wall
54	Blocked aperture	Rear wall
55	Return of stone wall	Rear wall

APPENDIX 5: ARCHIVE LIST

Folder 1:

Final Report

Project Design

Project Brief

Correspondence

Maps and plans of site

Background information including copies of historic maps, deeds and secondary sources

Site notes – written room descriptions, feature lists, sketch plans

Electronic media including digital photographs (see below)

Folder 2:

Photographs: monochrome and colour slides

Films 1 and 2:

<i>Frames</i>	<i>Date</i>	<i>Description</i>	<i>Facing</i>
1-3	1/6/04	Front (east) external elevation	West
4-6	1/6/04	South external elevation	North
7	1/6/04	ID Shot	-
8-10	1/6/04	West external elevation	East
11-12	1/6/04	West external elevation – north end	East
13-14	1/6/04	West external elevation – south end	North-east
15-17	1/6/04	North elevation – east end	South-west
18-20	1/6/04	North elevation – west end	South-east
21-23	2/6/04	Room 1 – fireplace	North
24-26	2/6/04	Room 2 – fireplace	North
27-29	2/6/04	Room 3 – fireplace	South
30-32	2/6/04	Room 4 – fireplace and dresser	South
33-35	2/6/04	Room 1a – hall and porch	East

Film 3 (Digital):

<i>Frame</i>	<i>Date</i>	<i>Description</i>	<i>Facing</i>
1	1/6/04	Front (east) external elevation	West
2	1/6/04	South external elevation	North
3	1/6/04	West external elevation	East
4	1/6/04	West external elevation – north end	East
5	1/6/04	West external elevation – south end	North-east
6	1/6/04	North elevation – east end	South-west
7	1/6/04	North elevation – west end	South-east
8	2/6/04	Room 1 – fireplace	North
9	2/6/04	Room 2 – general shot	West
10	2/6/04	Room 2 – general shot	North-west
11	2/6/04	Room 2 – fireplace	North
12	2/6/04	Room 3 – fireplace	South
13	2/6/04	Room 4 – fireplace and dresser	South
14	2/6/04	Room 4 – fireplace detail	South
15	2/6/04	Room 1a- hall and porch	East
16	2/6/04	Room 1a – decorative ceiling arch	West
17	2/6/04	Room 4 – counter and stairs	South-west
18	2/6/04	Room 4 – stairs and counter	West
19	3/6/04	Room 4 – beam detail	North
20	3/6/04	Room 4 – beam detail	North
21	3/6/04	Room 6 – fireplace	South
22	3/6/04	Room 7 – fireplace	South
23	3/6/04	Room 5 – fireplace	North
24	3/6/04	Room 8 – roof	North-west

25	3/6/04	Room 8 – roof	West
26	3/6/04	Rebuilt brickwork	North-east
27	3/6/04	Room 8 – roof	South
28	3/6/04	Room 5 – window and ceiling	North-east
29	4/6/04	Rear wall – east end, blocked window	North
30	4/6/04	Rear wall – stonework and return	North
31	4/6/04	Rear wall – Stone return and window	North
32	4/6/04	Room 1a – cupboard	South-east

Films 4 and 5:

<i>Frame</i>	<i>Date</i>	<i>Description</i>	<i>Facing</i>
1	3/6/04	ID shot	-
2-4	3/6/04	Room 6 – fireplace	South
5-7	3/6/04	Room 7 – fireplace	South-east
8-10	3/6/04	Room 5 – fireplace	North
11-14	3/6/04	Room 8 – roof	North-west
15-17	3/6/04	Room 8 – rebuilt brickwork	North-east
18-20	3/6/04	Room 8 – roof	South-east
21-23	3/6/04	Room 5 – window and ceiling	North-east
24-25	4/6/04	Rear wall – blocked window	North
26-27	4/6/04	Rear wall – stone work and return	North
28-29	4/6/04	Rear wall – stone return and window	North
30-33	4/6/04	Room 4 – beam	North-west

One roll of drawings:

Five measured plans: ground floor, first floor, east-facing cross-section, south-facing cross-section and rear wall details.

Two sketch plans: general dimensions of ground and first floor.