

August 1998

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**PLATTS HALL**  
**NORTHWICH**  
**CHESHIRE**

**Fabric Survey Report**

Platts Hall, Northwich  
Cheshire

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Fabric Survey Report

Report no 1997-98/098/AUA7741

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## SUMMARY

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In the winter of 1997/8 Lancaster University Archaeological Unit (LUAU) undertook a programme of archaeological survey at Platts Hall, Lostock Gralam, near Northwich, Cheshire (SJ 369375) on behalf of the P J Livesey Group Ltd. The programme comprised five main elements: a basic documentary study, a pre-intervention photographic survey, a rectified photographic survey, an instrument survey and fabric analysis of the west wing and a watching brief during the dismantling. The survey was required provide a full graphic record of the timber framed West Wing of the hall and a base plan of the nineteenth century East Wing.

The building is first documented, as Overstreet Farm in 1631, which is somewhat earlier than a plaque dated 1655 that was on the northern elevation of the West Wing of the hall. In 1663 the farm was leased to a Peter Venables, but it was not until 1665 that Venables purchased the farm. At sometime after 1680 it appears to have been acquired by the Brooke family of Mere and then was leased from at least 1810 to sometime in the 1860s to members of the Kinsey family. The farm, shortly after 1885, appears to have been sold to Brunner Mond and Co and the farmland was developed for a chemical plant.

The analysis of the fabric was undertaken in conjunction with the fabric survey and in the course of the dismantling of the structure. It revealed that the earliest part of the building was an inglenook structure, set against the east external wall of the West Wing, and dated to c1630 or earlier. This would have been set within a former hallway of the earlier building. As part of a restructuring of Platts Hall, a new West Wing with suites of comfortable rooms and a staircase was built in 1655 and the former hall became a kitchen.

The fabric analysis has demonstrated that the design of the West Wing was of a type coming into fashion in the later seventeenth century and became a part of the vernacular tradition of North West England. This tradition can be seen in the symmetry of the main west elevations, the obvious signs of comfort and luxury in the number of fireplaces in this wing, and the internal layout which puts emphasis on social entertaining.

By contrast the East Wing, which is predominantly of nineteenth century build, but includes some twentieth century elements, has a very conventional vernacular style. It incorporates re-used timbers in the roof which have a rustic quality and potentially come from a barn rather than a domestic structure. It does not display the level of majesty of the earlier wing and perhaps indicates that the fortunes of the family had deteriorated since 1655 (the construction of West Wing).

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## ACKNOWLEDGEMENTS

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LUAU would like to thank Wilf Larder, Paul Heap and Ken Blackburn of P J Livesey Group Ltd and David Hayes of Vale Royal Borough Council for support and assistance during the setting up and execution of the survey. LUAU would also like to thank Mark Hicks of Border Oak for his assistance.

The rectified photographic survey was undertaken by Mark Fletcher. The fabric survey was directed by Chris Wild and assisted by Simon Wardle and Ian Scott. Chris Wild undertook the watching brief and the initial photographic survey. Paul Courtney undertook the documentary study and W John Smith the fabric analysis.

This report has been prepared by W John Smith, Paul Courtney and Chris Wild, and was edited by Jamie Quartermaine and Rachel Newman. The project was managed by Jamie Quartermaine.

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## 1. INTRODUCTION

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### 1.1 PROJECT BACKGROUND

- 1.1.1 Between December 1997 and May 1998 an archaeological building survey was carried out on behalf of P J Livesey Group Ltd by Lancaster University Archaeological Unit, (LUAU) at Platts Hall, Lostock Gralam, Cheshire (SJ 369375), a Grade II listed building. The work was carried out as a condition of the granting of listed building consent by Vale Royal Borough Council for the dismantling and subsequent re-erection of the timber-framed West Wing at Bostock Hall, Bostock, Cheshire.
- 1.1.2 The survey was carried out in accordance with the conditions of the listed building consent, and a project design prepared by LUAU (*Appendix 1*). The objectives set out in the project design were to record the construction of the building, including architectural and structural details, and to analyse and document the fabric history of the West Wing, in the context of the overall development of the building.
- 1.1.3 The archaeological work programme at Platts Hall involved a documentary study, an initial photographic survey, a watching brief during the removal of the wall finishes, an instrument survey, and a watching brief during the dismantling. This report presents the results of the overall survey and offers an interpretation of the development of the building, based on the results of the documentary study and analysis. The description of the individual rooms are presented in *Appendix 5*.

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## 2. METHODOLOGY

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### 2.1 PROJECT DESIGN

- 2.1.1 A project design (*Appendix I*) was submitted in July 1997 by LUAU in response to a request by P J Livesey Group Ltd for an archaeological building survey at Platts Hall, Lostock Gralam, near Northwich, Cheshire.
- 2.1.2 The project design called for an archaeological fabric survey of the building, and was undertaken in five stages: a documentary study, a pre-intervention photographic survey, a rectified photographic survey, a fabric survey, and finally a watching brief during the dismantling. The instrument survey was required to generate floor plans and elevation drawings of the West Wing and a plan of the nineteenth century East Wing. This was undertaken in conjunction with a programme of analysis to investigate the development of the building.
- 2.1.3 The building was in parts structurally unsound and required some propping to enable the implementation of the survey, but otherwise the project was undertaken in accordance with the project design.

### 2.2 DOCUMENTARY STUDY

- 2.2.1 The objectives of the documentary study of Platts Hall were to investigate the historical development of the building and in particular its constructional history. It involved a scan of published and unpublished sources in order to provide a context and chronology for the development of the site and was targeted to specific research questions of relevance to the project:
- the form of the hall before partial demolition in the nineteenth century,
  - the changes which occurred over the course of the seventeenth to nineteenth centuries.
- 2.2.2 The primary source of the information was the County Records Office in Chester and the Manchester Record Office; the Sites and Monuments Record held by Cheshire County Council was also consulted. No research was carried out in archives outside the local area, but enquiries were made at national repositories, such as the RCHME.
- 2.2.3 This work addressed the full range of potential sources of information for the building and examined photographic material lodged in the County Record Office. Published and unpublished documentary sources were examined, as were published cartographic records for the building.

### 2.3 PHOTOGRAPHIC RECORD

- 2.3.1 ***Oblique Photographic Recording:*** prior to the removal of wall finishes a general oblique photographic survey was undertaken of the interior of the building, and this recorded all surfaces of the West Wing. Only a limited photographic coverage was provided at this stage for the nineteenth century East Wing and the exterior. The photography was undertaken with a 35mm camera in colour print and black and white film.

- 2.3.2 **Rectified Photographic Survey** a rectified photographic record was produced of the external elevations of the West Wing, but excluded the south elevation as this was new built this century. This was undertaken with a large format camera. Survey control was applied with a total station to the walls to enable them to be digitised into a CAD system. Any residual distortion was reduced by digitising the photographs into AutoCAD software which corrects the oblique distortion of the base photograph with respect to the survey control. The elevations generated by instrument survey were superimposed on those generated by rectified photography within a CAD environment.

## 2.4 FABRIC SURVEY

- 2.4.1 An instrument-based survey, with hand-measured enhancements, was carried out to record the fabric of the walls following the stripping of the wall finishes.
- 2.4.2 **Survey Control:** a total station, linked to a portable data logger, was used to establish the survey control around and inside the building by means of a closed traverse. Co-ordinates were established for the rectified photograph targets, to facilitate the subsequent plotting of the photographs.
- 2.4.3 **Detail Survey:** it was considered that the most effective survey technique, in these circumstances, was to use a reflectorless total station, which 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 against the structure at each point of detail.
- 2.4.4 The instrument used was a Leica T1010 theodolite coupled to a Disto electronic distance meter (EDM). The Disto emits a powerful laser beam which can be visually guided around points of detail. The digital data was stored within a portable logger attached to the theodolite and was subsequently transferred to a computer for processing and manipulation within an industry standard Computer Aided Draughting (CAD) system. The final drawings were generated by enhancing the digital survey data by manual survey or with respect to detailed semi-rectified photographs of the elevations. Although the illustrations in this report have been reproduced at a scale to fit the A4 format of the report, they are held on a CAD system and can be produced at other scales. All work was produced to a professional standard in accordance with current IFA and English Heritage guidelines (English Heritage 1991).
- 2.4.5 **Fabric analysis and interpretation:** a context recording sheet was completed for each structural element, defining the position, form and fabric of the individual contexts. This laid particular emphasis on the relative phasing of building alterations. These context details are incorporated within the project archive, but summary room descriptions are within the present report (*Appendix 5*). The fabric analysis and interpretation of Platts Hall are presented within the results section of this report (*Section 4*).

## 2.5 WATCHING BRIEF

- 2.5.1 A watching brief was maintained during the stripping of plaster finishes from the walls and during the dismantling of the West Wing. The recorded detail was added to the results of the fabric survey. The elements of plaster fragments were recorded contextually, in plan and photographically.

## 2.6 ARCHIVE

- 2.6.1 An archive has been compiled in accordance with the project design (*Appendix I*). A copy of the report, including a synopsis of the archive, will be deposited with Cheshire Museums Service and a copy of the report will be given to the County SMR. A copy of the archive will also be available for deposition with the National Monuments Record in Swindon.

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### 3. HISTORICAL BACKGROUND

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#### 3.1 PLATTS HALL LOCATION AND CONTEXT

- 3.1.1 Platts Hall stood in the centre of a large chemical plant, owned by Brunner Mond, which covers the former farmland, on the outskirts of Northwich, previously attached to the estate. To the south of the hall is Crow Brook (now culverted) which once meandered through the fields and formed the southern boundary of the farm. To the north is the Wincham Brook, to the east the Trent and Mersey Canal and to the west the line of the Roman road - Kings Street, which extended between Middlewich and Wilderspool. The Manchester to Chester railway now passes through the site.

#### 3.2 SITE DESCRIPTION

- 3.2.1 The building was once a farmhouse which, prior to the establishment of surrounding chemical plant, was situated within a small sub-rectangular yard adjacent to a stream, set at the centre of a series of large rectangular fields. The building comprises a timber-framed West Wing, with a brick-constructed nineteenth century East Wing (Fig 4). The East Wing is itself a product of at least two phases, the earliest is to the north and comprised an 'L'-shaped section butting onto the West Wing. The overall plan of the building, including the West Wing, would have been 'U' shaped with a central courtyard. A through passage extended through the 'L'-shaped section of the new build. In the twentieth century the West Wing was expanded, filling the courtyard, and a further brick-built extension was added to the south side of the eastern section of the East Wing, replacing an earlier smaller structure. Further descriptive detail is incorporated within *Appendix 5*.

#### 3.3 HISTORICAL BACKGROUND

- 3.3.1 In the post-medieval period the manor of Lostock Gralam was held by the Cholmondeley family. Platts Hall was known prior to this century as Overstreet Farm; its name derives from its position overlooking Watling Street (Dodgson 1970, 191). It is first recorded in 1631 or rather in an incomplete 1672 copy of a document of that date (Mere Box 1/1/3/no.64). A later source (Mere 1/3/81) makes it clear that this document provided for Mary Holford to receive Overstreet Farm for a 21 year lease to come into effect on the death of her husband.
- 3.3.2 In 1663 Overstreet Farm appears to have been leased by the Holfords to Peter Venables. In the same year it was leased back to Robert Holford for three months as part of an exchange of lands (Mere Box 1/1/parcel 3/no.80). In 1665 Venables purchased the farm for £550 from Robert Holford (Mere 1/2/no. 79); however, Mary Holford, now a widow, still retained rights in a 21 year lease. In 1666 Venables bought out Mary Holford's lease for £200 (Mere Box 1/3/no.81). Peter Venables still held the farm at his death in 1679 or 1680 (Mere Box 1/2/no.132 and CRO will and inventory (*Appendix 2*)). Both the Holford and Venables families were local gentleman farmers of some wealth.
- 3.3.3 The later history of the farm is obscure: sometime after 1680 the farm appears to have been acquired by the Brooke family of Mere, either by purchase or marriage. They were actively expanding their estates by purchase in the late seventeenth and eighteenth centuries. The Mere estate records are fragmentary and apart from deeds little survives before the nineteenth century. The farm was leased from at least 1810 to sometime in the 1860s to

members of the Kinsey family. In about 1850 (OS 1st edition map) they were farming *c*113 acres compared to *c*41 acres in 1811 (Mere). The farm, shortly after 1885, appears to have been sold to Brunner Mond and Co. and the farmland was developed for a chemical plant.



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## 4. FABRIC DESCRIPTION AND ANALYSIS

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### 4.1 WEST WING BUILDING PLAN

- 4.1.1 The West Wing of Platts Hall was a timber-framed structure (23.5m x 12m) on a north/south main axis; it had two storeys and a loft over the West Wing which had been converted for domestic use. It had a three bay plan with a nineteenth century entrance on the west front giving access to the centre bay. The plan was distinctive, the three bays being of unequal size, but all extended the full depth of the wing. To the south was the largest of the ground floor rooms, the Great Parlour of the 1680 inventory (*Appendix 2*); to the north was the Little Parlour and in between was the recent entrance hall with a staircase at the rear. The rooms on the first floor (Rooms 4 and 6) followed the same pattern with a small room at the top of the staircase. The division of room space was also followed in the loft.
- 4.1.2 Part of a timber wattle and daub wall remained as the west wall of the room to the east of the Little Parlour (Room 7); this was independent of the wall structure of the West Wing and would appear to pre-date the east wall of the Wing. This would indicate that at the time of the construction of the West Wing there was a room immediately to its east and that the new wing was an addition to an earlier structure. The room probably corresponds to the kitchen referred to in the 1680 inventory. However, there was the surviving remnant of an inglenook incorporated into this structure, which would imply that the former function of the room was as a hall, rather than specifically as a kitchen (*Section 4.6.1*).
- 4.1.3 All four main rooms had fireplaces in the front inside corners (Fig 4). These were built of brick with stone fireplace surrounds and were not bonded with the walls. The presence of two brick chimney stacks on the west front, on either side of the nineteenth century doorway, suggested that the main entrance was formerly elsewhere. The survival of a 'quality' door frame in the east wall of the West Wing (Fig 10), leading into or from the former hall/kitchen, points to a main entrance in that area, if not in the putative former wing to the east. It is probable that the wooden date plaque would formerly have been set up over this entrance and it can be suggested that it was removed to its recent position on the North Gable when the East Wing underwent unspecified changes in the nineteenth century.
- 4.1.4 Traditionally seventeenth century vernacular buildings in Lancashire and Cheshire had a main entrance in the form of a lobby entrance, leading directly into a vestibule alongside the inglenook spere giving access to both the hall and a chamber, or as a 'through passage'; in this case the former is more likely.

### 4.2 WEST WING FRAME CONSTRUCTION

- 4.2.1 The whole wing sat on a low sandstone plinth of two or three courses, which in turn would normally be supported on flags; there were no surviving cill beams supporting the external walls. The framing was based on vertical rectangular panels formed by the principal posts, rails and stub posts; the walls were four panels high and all were relatively uniform. The four corner posts are 260mm square while the posts and rails average 260mm x 160mm. As there was no cill beam, the posts rested on their butt ends directly on the stone plinth. This lack of timber cill beams is unusual. None of the posts showed any sign of tenons at their bases; however, it became clear when the posts were dismantled that most of their bases had been cut away. A similar situation has been noted on the chaucel walls of St. Michael at Baddiley, east of Nantwich, following repairs made c1663. By contrast the internal walls incorporated extant cill beams and it would appear that the original external cill beams had

been replaced with an additional course to the stone plinths when they had decayed. This decay of the timber framing of the external walls may have been caused by the brick infill, an original feature, inhibiting the drying out process following periods of rain. It was noted that many mortise and tenon joints to the outer walls had also seriously decayed from the inside of the timbers where damp and wet remained for too long.

- 4.2.2 From the beginning all the panels were infilled with brick, which provided the structural stability in the absence of any bracing. In time much of the external brick had to be replaced owing to the softness of the original brick material which had clearly been affected by industrial pollution from earlier this century. Some original bricks did, however, survive in the outer walls and also in most of the internal panels. These bricks, hand-made, are of a superior quality, measuring on average 250mm x 120mm x 65mm. The size is slightly unorthodox for the region, which would suggest that they were not produced as part of an established brick industry but had been made specifically for this building, the width of the bricks matching that of the secondary posts and rails. Comparable brickwork can be seen at Dorfold Hall, Nantwich, built in 1616 and in the chancel of St. Michaels, Baddiley. Here the brick sizes are respectively, 230mm x 110mm x 60mm, and 220mm x 110mm x 70mm, the sizes in general being consistent, the main difference being their depth.
- 4.2.3 The framing was complete on the north gable and west elevations, partly so on the east elevation (rear), but the south gable has been entirely rebuilt earlier this century, although it respected the character of the earlier construction. At the same time an additional roof truss was installed over the south bay. The east (external) wall of the Great Parlour was removed, perhaps earlier this century, to extend this room (Room 3) into the area of the former courtyard behind. This provided a room suitable as a canteen for the chemical works. The first floor section of the framing was complete but, to enable it to span a now open area beneath, the timber framing has been secured by a 'belt and brace' structure of heavy timbers, making triangular frames, one to each side, which were then bolted together. In this section of wall was the open frame of a former five-light window.
- 4.2.4 The two four-light windows in the north gable were both relatively modern, the wooden ovolo mullions being machine planed. The lower window had been deepened to below the line of the original rail, as evidenced by the level of the rails on either side of this window. Between these two windows were the two wooden covered plaques inscribed with the initials of the owners in the late seventeenth century.

### 4.3 WEST WING LOFT

- 4.3.1 The loft was open for the full length of the wing and was divided spatially in the same way as the rooms below by two queen post trusses. Each had a central door and the other parts of the trusses were infilled with brick. The loft was fully floored and was latterly reached by a small hatch, but there was probably a ladder stair providing an easier access for the servants; three servants' beds and furniture are mentioned in the 1680 inventory (*Appendix 2*). The south gable, rebuilt earlier this century, now has a small two-light window in the apex.
- 4.3.2 Apart from windows that may formerly have been set into the south gable, the light in the loft was by a four-light stepped window in the apex of the north gable. This type of window gives three lights in a row with a fourth above the central light, but were separated by a short transom. The mullions, transoms and jambs of an ovolo section and give this part of the wing a fairly sophisticated appearance.
- 4.3.3 On dismantling the gable, it was found that this window had been added to the original gable structure, cutting into the two gable rafters in the process. This was obviously a later

improvement, possibly in the later eighteenth century, using timber from elsewhere on the building. It is worth noting that the ovolo section was introduced into the North West in the 1590s in both stone and timber buildings of high status families (W John Smith pers com).

- 4.3.4 The window cill associated with this window also had an ovolo moulding on the lower external edge, but this had been bolted to the collar, perhaps at the same time that this new and larger window was added.
- 4.3.5 On the east wall of the West Wing, and occupying the small central bay, was a small gable which provided acceptable headroom for access to the loft via a ladder/stair. To illuminate this section of the building a small two-light window had been set into the apex of this gable. In the nineteenth century this was subsequently infilled in brick.
- 4.3.6 To compensate for the loss of light and to improve the quality of the loft accommodation, a dormer was added to the central loft bay and into the west wall probably in the later nineteenth century. This also added distinction to what had by this stage become the principal facade; it was placed between the two brick chimney stacks and fitted into the general composition of the facade. Inside the loft it was noted that the timber framing of this dormer sits on the common rafters and not the principal rafters to which it was later braced by the use of iron straps. The timber in this small gable of the dormer was reused and cut to size.

#### 4.4 DECORATIVE ELEMENTS

- 4.4.1 The north gable was the only part of the building which displayed some form of decoration in the timber framing and here each of the centre three panels in the gable contained a quatrefoil made by corner braces. Each brace was curved and cusped, the latter pointing inwards of the panel. In each of the small triangular panels to each side was a further cusped brace. The braces were crudely cut and come from wavy oak tree branches, as evidenced by inspection following dismantling which demonstrated that the wood grain of the braces flows along the shape needed for this form of decoration. They would, however, have been too insubstantial to have been bracing for a timber frame. It is probable that the original south gable had similar decoration.
- 4.4.2 Such decorative features became part of the vernacular tradition in timber-framed buildings in the North West from the 1570s with examples at Worthington Hall in Sefton Parish, Lancashire (SD 580 112), dated 1577, with perhaps the finest being found at Hall i' th' Wood, Bolton, dating from 1591 (Smith forthcoming). Similar examples in Cheshire were once to be seen at the Old Hall, Middlewich and Woodford Old Hall (Parkinson and Ould 1904). A more sophisticated example can still be seen on the Drawing Room Wing at Gawsorth Old Hall, Macclesfield and at Bramall Hall, Stockport, where the quatrefoil design reached its final development c1590 (W John Smith pers com). This form of decoration had effectively died out by the early seventeenth century, for a variety of reasons, and to find it re-appearing at Platts Hall as an anachronism is perhaps to see this quatrefoil decoration as a sign of yearning for dynastic roots!
- 4.4.3 On the beam in the north gable was a date plaque which was originally over an entrance door in the East Wing. The date was clearly 1655 but erosion and damage to the right hand section has removed much of the initials of the builder. On close inspection the upper parts of "X" and "H" could be identified and these would presumably refer to Christopher Holford (*Section 3.3.2*). On the extreme left of the panel was the remains of strapwork decoration, framing the date and initials, which were carved into the wood.

- 4.4.4 Between the two windows in the north wall were two curved wooden panels with initials set within a 'Jacobean' strapwork frame. That on the left has the initials P<sup>V</sup>E for Peter Venables and Elizabeth his wife. The other panel has initials in a similar frame, reading T<sup>N</sup>M, which at present have not been identified. They do not feature in the will of Peter Venables of 1680 (*Appendix 2*; CRO WS1680).

#### 4.5 EAST WALL OF THE WEST WING

- 4.5.1 The east wall of the West Wing was formerly an internal wall separating this wing from the former hall of the early seventeenth century which, by 1680, had become the kitchen (*Appendix 2*; CRO WS 1680). All that remained to be seen of the surviving panel of this bay was the inglenook bressummer and an associated post in the brick wall to the south.
- 4.5.2 The inglenook remains were centred on the deep narrow bressummer beam extending almost across the old kitchen. This beam was 220mm deep but only 110mm wide which makes it too thin to have been structural as a floor joint. It was 4.25m long and was 1.86m above the floor level. The face of the bressummer was chamfered to give the soffit a width of only 70mm.
- 4.5.3 There were two open mortises in the soffit and two on the upper edge. The two upper sets do not coincide with the mortises on the soffit and the narrowness of this beam at this point (60mm), does not suggest that vertical posts of any great scantling once occupying the mortises. The mortise at the north end could, however, possibly have housed the inglenook spere post itself.
- 4.5.4 While the bressummer starts from the post in the south brick wall of the kitchen, it stops short of the north by 750mm so is unlikely to have acted as a floor joist in any capacity. The gap at the north end could have been an entrance into the kitchen, either by means of a vestibule. The narrowness of this opening, at barely 760mm wide, could have been brought about by the rebuilding of the north wall in brick. This would have given a wall thickness of 300mm as opposed to a timber-framed wall of only 120mm thickness. Windy Ridge Cottage at Marton Green (6 miles south-west of Platts Hall) - an early seventeenth century cottage - has a good example of this type of inglenook with vestibule entrance, and here the smoke hood has survived.
- 4.5.6 The remains of two posts of small scantling extended up from the upper edge of the bressummer and between these was a section of very crude wattle and daub supporting the upper floor. The wattle was made of 25-30mm branches which had been deliberately split to make them fit in and out of the stakes. This may have been a smoke bay rather than a smoke hood but, owing to the delicate nature of this feature, substantial parts of the daub had been lost as a result of nearby movement and consequently it was not possible to identify any smoke deposits. The two fragments of posts were mortised and tenoned in to the upper face of the bressummer and there were two sets of clearly cut assembly marks on both timbers. Latterly the two posts were providing some support to the later floor above, by carrying a length of wood (50mm x 75mm) across the room.
- 4.5.7 The survival of this bressummer and associated pieces could have been the result of the conversion of the former hall into a kitchen and the insertion of a brick fireplace, c1760. The former smoke hood was replaced by a brick flue which led up inside the east wall of the West Wing. The fireplace itself was about 1.2m wide and a brick hood was corbelled out for six courses in order to meet up with the bressummer.

- 4.5.8 Earlier this century the fireplace opening had been largely blocked, leaving only a small opening for a simple grate. A further brick fireplace was built in the room above (Room 13) which meant removing parts of the 1650 framing and involved the construction of a second brick flue. All the main chambers in the West Wing, however, had corner fireplaces and made no use of these flues.
- 4.5.9 In the east wall of the West Wing, where a principal post formed the eastern end of the southern cross wall, was a doorway providing a link between the West Wing and the kitchen. This post also acted as the south jamb of the door; an inserted stub post was the north jamb and there was a rail, linking with the next principal post to the north, that supported the stub posts. The outer (north) corners of the door frame had quarter round moulding (ie half-ovolo) and all the corners were neatly mitred with simple run-outs to the cill beam.
- 4.5.10 Two distinctive features were found here during the final stages of demolition. Firstly, during the dismantling of the south jamb from its supporting post, four peg-type holes were revealed between top and bottom scribing marks. These peg holes were the preliminary stage of the cutting out of a mortise, which would have lined up with the rails in the adjoining north sections of the framing. Thus there is the suggestion that the doorway was an afterthought during the preliminary framing up before the final erection.
- 4.5.11 The second feature relates to the cill beams to all the timber-framed walls. When 'vaisted' or 'assembled' the cill beam had been complete, even when the framing for doorways had been included. In the later stages of rebuilding the cill beam was cut through to provide a full door opening and the stone plinth appears not to have been blocking the door openings at this point.
- 4.5.12 Associated with the east door was the staircase, which was not the original but was fashioned in the style of the later seventeenth century, perhaps during the later nineteenth century. This ascended in two flights, with a mid-landing, to a small landing over the east doorway. The staircase was dismantled in the early preparation for demolition and this revealed open mortises and horizontal grooves on the inner west wall, which could have been the fixing points for the original staircase which was probable narrower and a little more steep than its replacement.
- 4.5.13 On inspection of the roof space over the kitchen, it was noted that the visible purlins had dovetails cut into their soffits, indicating that formerly they had acted as tie beams. To the east of the roof space a further beam was noted spanning the East Wing at the point where the kitchen ended. While still relatively clean, the surfaces had been left rough as if this had formed part of a lower status building.
- 4.5.15 There is a timber of small scantling horizontally inserted into the brick fabric of the east gable of the East Wing. This was probably to allow for limited movement of the structure and to provide for some structural resilience to the gable in the event of subsidence. Due to the local salt industry, there is a significant problem of building subsidence throughout the Northwich area; large quantities of salt were pumped out from deeply stratified deposits resulting in subsidence to the overlying structures (Drury and Iles 1992). This constructional technique may have been one of the ways of limiting the impact of subsidence on the structure.
- 4.5.16 It is perhaps significant to note that there was a noticeable lean and list to the timber frame of the West Wing, which may in part be as a result of subsidence and/or repairs made to the outer walls, and there was evidence of straining joints throughout the structure.

#### 4.6 NINETEENTH CENTURY EAST WING

- 4.6.1 The East Wing was constructed prior to 1877 (OS 1st edition map), although it is unclear, from the documentary sources, if it was constructed as a single or two storey building, but the structural evidence suggested that it was constructed with the same basic form as that observed during the survey. This comprised of a single storey southern part, and a two storey northern part, with a two storey east/west range linking it to the west wing; there was also a three-sided courtyard between the east and west wings. An additional structure was shown on nineteenth century maps on the northern part of the east elevation of the East Wing although this structure was removed sometime between 1898 and 1910 (2nd and third edition OS maps). A horizontal timber in the outer eastern wall at first floor level, presumably a wall plate, suggests that the structure shown on the OS maps of 1877 and 1898 was a single storey lean-to. A further small structure was constructed against the southern side of the East Wing; it was removed subsequent to the 3rd edition OS map (1910) and there were no physical remains of it but it was depicted on the maps as being c4m x 1.5m in size and its shape and location would suggest that it was a larder for the adjacent kitchen (Room 12). It was replaced with a larger modern brick-built structure that also served as a larder.
- 4.6.2 Subsequent to 1910 a further two storey range was built, infilling the courtyard and it is probable that the structural alterations to the eastern wall frame of the West Wing were undertaken at this time; the majority of the southern part of the lower frame was removed to create one large room (Room 9), which was used as the Managers' Dining Room. As Figures 10 and 12 of the eastern wall frame clearly show, its upper part was subject to subsidence and was repaired by the insertion of an additional timber truss into the upper frame using steel bolts (*Section 4.2.3*).
- 4.6.3 Evidence of remodelling of the East Wing has survived in the form of the blocked fireplaces at both ground and first floor level in the eastern wall, as well as in the passageway to the eastern staircase. Similarly a fireplace set in the southern wall of the single storey element of the structure, was observed to be blocked during the survey. The chimney stacks for these fireplaces were not in place at the time of the survey, but relatively recent photographic evidence (c 1975-7) show that both this stack and one on the southern elevation of the single storey section were in place at that date.

#### 4.7 STRUCTURAL CONDITION

- 4.7.1 Externally, the majority of the structural timbers were badly decayed, especially on the northern elevation; however, many of the shorter rails and studs, particularly on the western elevation, showed only superficial damage. The external roof timbers appeared reasonably sound, with the exception of the tie-beam of the northern elevation, which had been supported internally by a modern timber. The decorative timber on the northern elevation, although weathered, was probably retainable, as were the majority of cills, lintels and mullions from the windows. The southern external elevation had been rebuilt and the timbers were sound.
- 4.7.2 Internally the timbers were in much better condition, most having been protected to some degree by a plaster covering. The timbers of both cross-frames were dry, and appeared generally sound, although several, particularly the posts, were decaying at ground floor level.
- 4.7.3 The eastern wall frame was massively altered, and whilst the level of timber preservation was generally high, the structural integrity of the frame as a whole was very poor. In

particular, the removal of two posts at ground floor level at the southern end, to create the present dining room, led to the slumping of the frame above. A more recent timber truss was added to stabilise the frame. The northern end of the frame had also been altered for the insertion of a fireplace, with two posts being partially removed and replaced by brickwork.

- 4.7.4 The roof timbers were generally sound, although many have more recently been supported with tie-rods and metal plates to maintain the structure. Nearly all of the rafters were recent machine-cut timbers and were of little archaeological significance.
- 4.7.5 The fireplaces, although not original, survive in reasonable or good condition. Those in the West Wing were of sandstone and brick construction and appear to be early insertions into the hall. Only the southern ground floor fireplace had been retained in this condition; the two first floor fireplaces had been covered with timber fire-surrounds which have been removed and retained. The northern fireplace on the ground floor had been tiled over causing surface damage to the sandstone. The remaining fire-surrounds from the eastern part of the hall have all been removed and stored, along with any associated fire-tiles.
- 4.7.6 The main staircase and oak panelling from the first floor of the West Wing, although not original features of the hall, have been removed under archaeological supervision and stored for inclusion in the new building.
- 4.7.7 It has been confirmed by Border Oak that the original estimate that 0-5% of the external wall components could be re-used was still valid. As a result of some internal damage due to water penetration their original estimate of internal timber frames that could be reused came down from 90-100% to 75%.

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## 5. DISCUSSION

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### 5.1 THE USE OF BRICK AS A STRUCTURAL INFILL TO THE TIMBER FRAMING

- 5.1.1 The use of a structural infill for the timber frame is seemingly a local characteristic, but knowledge over a wider geographical area is limited and therefore some of the observations and theories can not be considered as final.
- 5.1.2 The particular character of the hall and its construction can be related to the development of the Cheshire salt industry from the mid-seventeenth century onwards. There was much 'wild' brine pumping in the area, particularly in the Weaver Valley, just north of Northwich, brine being pumped through bore-holes from deep subterranean strata and when the site was exhausted subterranean voids were left causing subsidence throughout the area (Drury and Iles 1992). In years to come this led to buildings built in or around Northwich falling victim to this subsidence, and is a common experience even in this century.
- 5.1.3 It is probable that the design of Platts Hall accommodated this problem, by making use of the flexibility of a timber frame but using the brick panels as bracing for all the panels, a compromise enabling the building to cope with subsidence should it occur. This use of the brick panels was perhaps a forerunner of the building practice later developed in and around modern Northwich. The success of this technique may go some way to explaining why this timber-framed building has survived through to the present day.
- 5.1.4 There is no doubt that brick was used as infill material from the beginning in the late seventeenth century. The bricks were made from local clays and their size is quite consistent being on average 255mm in length by 125mm wide by 65mm thick. The width of the bricks clearly relates to that of the secondary posts and rails of the timber framing, i.e. they filled the full depth / thickness of the wall. The height of the panels allowed for the bricks in their courses to fill exactly the rectangular shapes, and to a lesser extent to fit as complete or half bricks between posts.
- 5.1.5 The bricks were well made with thoroughly pugged clay to which a small quantity of stone fragments and tiny pebbles had been added. The texture through the bricks was consistent and good, but they were soft, which was not a problem where they would not be in a position of having to bear much weight, but they were not hard enough to cope with exposure to a polluted atmosphere. As a consequence many external panels were replaced, or refaced, with 'modern' brick from the 1880s.
- 5.1.6 This process of replacing the brick panels went on to 1989, as a new brick in the south end of the west wall of the West Wing had this date stamped on it. A further point about the use of soft brick relates to its character of holding moisture, absorbed during excessive rain, which would easily lead to decay of the timber framing, from the inside of the posts/rails. This was certainly the case with much of the timber framing on the exposed north and west sides. The same building technology was used for the two interior cross walls where most of the original brick and timber frame had survived in good condition.



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## 6. CONCLUSIONS

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### 6.1 SURVEY SUMMARY

- 6.1.1 The survey has revealed that the earliest part of the building was the surviving inglenook structure of c 1630 or earlier. As part of a restructuring of Platts Hall a new West Wing with suites of comfortable rooms and a staircase was built in 1655, perhaps as a first stage in the gradual rebuilding of the whole. However, this complete rebuild did not happen and the former hall became a kitchen with a room (chamber) over. Whatever else remained was subsequently demolished for a series of service rooms extending eastwards with a staircase giving access to the rooms above.
- 6.1.2 The survey and fabric analysis have demonstrated that the design of the West Wing was of a type coming into fashion in the later seventeenth century which became part of the vernacular tradition of North West England. This tradition provided for symmetry in the main west elevations, and included the obvious sign of comfort and luxury in the number of fireplaces in this wing; internally there was emphasis on the layout to allow for social entertaining. The form of construction of the West Wing was also a break with past tradition in terms of the deliberate use of brick, both externally and internally, and with use of specially sized bricks. Socially, a new convention appeared in the generous and comfortable accommodation for servants; the loft had the advantage of radiant warmth from the two sets of flues from the corner fireplaces in the room below.
- 6.1.3 By contrast the East Wing, which is predominantly of nineteenth century build, but includes some twentieth century elements, was still relating to the vernacular idioms in its general proportion and still retaining much of its original south brick wall and former inglenook. It incorporates re-used timbers in the roof which have a rustic quality and potentially come from a barn rather than a domestic structure. It does not display the level of majesty of the earlier wing and perhaps indicates that the fortunes of the family had deteriorated since 1655 (the construction of West Wing).

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## 7. BIBLIOGRAPHY

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## APPENDIX 1 PROJECT DESIGN

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Lancaster  
University  
Archaeological  
Unit

**July 1997**

### **PLATTS HALL LOSTOCK GRALAM, CHESHIRE**

### **FABRIC SURVEY**

#### **Proposals**

The following project design is offered in response to a brief submitted by P.J.Livesey Group on behalf of Brunner Mond for an archaeological building survey, in advance of dismantling, repairs and relocation of Platts Hall, Lostock Gralam, near Northwich Cheshire.

## **1. INTRODUCTION**

- 1.1 The Livesey Group Conservation Consultancy have requested on behalf of Brunner Mond and Co. Ltd, an archaeological building recording survey and assessment of the cross wing timber frame structure known as Platts hall, Lostock Gralam, near Northwich, Cheshire. The archaeological work is a mitigation measure, in accordance with the requirements of the Vale Royal Borough Council, prior to listed building consent to allow the dismantling, removal and relocation of the building. The building recording survey is to be carried out prior to dismantling and will include a watching brief during the dismantling process.
- 1.2 Platts Hall is a grade II listed building. The oak timber frame, dated to the mid seventeenth century, is all that remains of the hall range. It is of two storeys and three bays, which differ in length, and is largely brick nogged. The hall range appears to have been replaced in the nineteenth century by a two storey brick building. Structural features remaining from the seventeenth century include chamfered beams, panelling, a staircase and beam inscription *1655 XH*.
- 1.3 Brunner Mond, to whom the property was transferred as a consequence of ICIs divestment, has reviewed its accommodation requirements and has no foreseeable use of Platts Hall and sees its location in an industrial environment as inappropriate and deleterious to its condition. They therefore support a proposal that the building be relocated to a more suitable site.
- 1.4 Lancaster University Archaeological Unit (LUAU) has considerable experience of the archaeological survey of sites and monuments of all periods, having undertaken a great number of small and large projects during the past 15 years. LUAU has particular experience in the recording and analysis of standing ancient monuments and historic buildings. Of most relevance, in 1994 and 1995 an extensive programme of detailed recording was undertaken at Old Abbey Farm, Risley prior to demolition. This was a grade II listed farmhouse situated upon a small moated platform incorporating both timber and stone elements of later medieval origin and seventeenth century alterations. The opportunity to examine the buildings and their architectural components in detail, and to undertake materials analysis such as dendrochronology, enabled a more precise dating and construction sequence to be formulated.
- 1.5 Projects have been undertaken to fulfil the different requirements of various clients and planning authorities, and to very rigorous timetables. LUAU has the professional expertise and resources to undertake the project detailed below to a high level of quality and efficiency.

## **2. OBJECTIVES**

- 2.1 The objectives set out in the brief are as follows:
  - To record the construction of the building, including architectural and structural details presently concealed but uncovered prior to dismantling works.
  - To analyse and document the fabric history of Platts Hall cross wing, in the context of the architectural development of the building as a whole.

## **3. WORK PROGRAMME**

- 3.1 In line with the objectives and stages of the archaeological work stated above, the following work programme is submitted:
- 3.2 **DESK BASED STUDY**

Documentary research prior to on site recording.
- 3.3 **WATCHING BRIEF**

Carry out photographic survey prior to stripping of wall finishes.
- 3.4 **FABRIC SURVEY**

Begin building survey. Execute rectified photography, and format and manipulate data for the production of scaled drawings.

### 3.5 **INTERIM REPORT**

Produce interim statement for presentation to client and Vale Royal Borough Council.

### 3.6 **RECORD OF FABRIC DURING WORKS**

A watching brief during the main demolition works will be necessary to record significant architectural fabric exposed as a result of the works programme. Site visits will be necessary for the same purpose during the dismantling works.

### 3.7 **FABRIC ANALYSIS AND INTERPRETATION**

Analyse and interpret data.

### 3.8 **ARCHIVE AND REPORT**

Prepare and submit archive and report, including interpretation of the buildings' phases of development and repair.

## 4. **METHODOLOGY**

### 4.1 **DOCUMENTARY RESEARCH METHODOLOGY**

4.1.1 A scan of published and unpublished sources is proposed, to provide a context and chronology for the development of Platts Hall. Both primary and secondary sources will be inspected.

4.1.2 It is proposed that research should be very closely targeted to specific research questions of relevance to the project. These will be as follows:

- i) The form of the hall before partial demolition in the nineteenth century,
- ii) The changes which have occurred over the course of the seventeenth to nineteenth centuries.

4.1.3 No research will be carried out in archives outside the local area, but enquiries will be made at national repositories, such as the RCHME. The county records office and SMR will also be visited. This work will rapidly address the full range of potential sources of information for the building. Photographic material lodged in either the County Sites and Monuments Record or the County Record Office will be studied. Published and unpublished documentary sources will also be examined and assessed. This work will involve a visit to the Cheshire Record Office in Chester and may also involve a visit to the Manchester Record Office, depending upon the principal location of the archives.

### 4.2 **WATCHING BRIEF METHODOLOGY**

4.2.1 Preparation for the survey recording will necessitate the removal of all wall coverings. This will require the stripping of plaster and other wall finishes including timber panelling. This will be undertaken by a contractor commissioned by the client, although LUAU will undertake a watching brief during this phase of work. The archaeologists role in this instance will be to have a generally non-interventionist role within the proposed surface stripping and if at all possible this recording will fit around the proposed works. However, if this proves impossible, then it may be necessary to temporarily suspend construction works in specific localities to enable the rapid recording of architectural fabric. The extent and duration of the proposed watching brief is in part dependent upon the extent of the surface stripping, but it will not be a permanent presence and will occupy only a part of the stripping phase. Three man-days are costed and any further days is costed on the basis of a day-rate.

4.2.2 The watching brief will involve primarily the execution of an oblique and semi-rectified photographic record of the plaster covered surfaces as well as the newly exposed fabric. Samples will be taken of plaster during this

process in the eventuality that plaster analysis is required. The results of the watching brief will be incorporated into the final CAD drawings and report.

#### 4.3 **FABRIC SURVEY:**

4.3.1 A comprehensive drawn record of the plans, cross sections and elevations will be undertaken of the timber frame cross wing, both internally and externally. Drawings will delineate each individual component of the timber frame and the differing phases of infill.

4.3.2 It is proposed to use rectified photography for capturing the detail of the elevations and cross sections. This will ensure both efficiency and accuracy. The plans will be produced from a reflectorless total station survey, which will enable the recording of inaccessible structural elements, and improve the survey quality. Both this data and the photographic data will be transferred to a CAD system for the generation of the final drawings.

The drawn records for the building will include:

- i) A plan of the Platts hall at ground level.
- iii) A plan of Platts Hall at first floor level.
- iii) A plan of the roof structure showing the location of trusses, purlins, wind-braces and rafters.
- iv) External elevations of the wall frame (including infill materials).
- v) External elevation of the original cross frame (including infill materials).
- vi) Internal elevations of the wall frames (including infill materials), indicating floor and ceiling levels.
- vii) Internal elevations of the original cross frame (including infill materials), indicating floor and ceiling levels.
- viii) Cross section through Western wing
- ix) Cross sections of two trusses.

4.3.2 **Textual record:** A detailed written record will be compiled of the cross wing using the relevant LUAU pro forma. This will include the identification, interpretation and phasing of architectural and structural details. A consistent glossary will be maintained. The site drawings will be annotated with the appropriate information collected. Specific areas covered by the detailed textual record will include:

- i) The roof structure.
- ii) Floors and ceilings.
- iii) Textual record of the nineteenth century construction to RCHME level II standard, prior to stripping of wall finishes.
- iv) Textual record of the timber frame cross wing rooms to RCHME level II standard, prior to the stripping of the wall finishes.
- v) Detailed recording of the seventeenth century internal elevations following stripping.
- vi) External elevations with the exception of the inserted cross frame.

#### 4.3.3 **Photographic record:**

- i) General external and internal coverage (black and white contact prints and colour prints)
- ii) Close-up views of architectural details (structural details only) of the cross wing (black and white contact prints and colour prints).
- iii) Rectified photographs of the front external elevation and the left hand side of the cross frame.
- iv) Rectified photographs of the internal elevations of the cross wing following stripping of wall finishes.

#### 4.4 **INTERIM REPORT**

- 4.4.1 An interim report will be presented following the conclusion of the fabric survey to present the summary results of the fieldwork and to outline the significance of any discoveries. It will identify the timetable for the completion of the post-survey programme and will outline the nature of the final survey product.

#### 4.5 RECORDING OF THE FABRIC DURING WORKS

- 4.5.1 It is anticipated that a certain amount of new information regarding the development of Platts Hall will come to light during the progress of demolition and dismantling works: it is clearly desirable that this be included within the final report. It is therefore proposed that, LUAU will maintain a watching brief during the demolition works and undertake a series of visits to the site during dismantling works, to observe and record areas of the fabric newly-exposed to view.

#### 4.4 FABRIC ANALYSIS AND INTERPRETATION

- 4.4.1 The survey methodology which forms the basis of the recording scheme outlined above, has been selected as most appropriate for the recording of the works at Platts Hall. In addition to documenting the condition of the building in advance of works, it will be used for deriving an analysis and interpretation of the historic fabric.
- 4.4.2 **Analysis:** Analytical plans, cross-sections, and elevation drawings will indicate, using shading conventions, areas of material dating to different phases (eg. *in situ* medieval, *ex situ* seventeenth century, early nineteenth century, post-renovation). The drawings will be generated at the earliest opportunity so as to inform the dismantling process being undertaken by Border Oak Design and Construction Ltd.
- 4.4.3 **Interpretation:** An interpretation of the fabric history will be offered in the light of the evidence generated during the field survey and documentary analysis. This will be based on information gained during the survey and may be subject to a review at a later date.

#### 4.5 ARCHIVE AND REPORT

- 4.5.1 **Archive:** The results of the survey and research will form the basis of a full archive to professional standards, in accordance with current English Heritage guidelines (*Management of archaeological projects*, 2nd edition, 1991). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly quantified, ordered, and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the Institute of Field Archaeologists in that organisation's Code of Conduct. The expense of preparing such an archive is part of the project's cost, but only represents a very small proportion of the total.
- 4.5.2 All drawings will be produced on dimensionally stable drafting film on standard 'A' size sheets and in metric format. Each sheet will be fully titled. Line thicknesses will be chosen to allow for ease of duplication and/or reduction. Particular attention will be paid to achieving drawings of the highest quality and accuracy. Where appropriate, drawing conventions for plans and cross-sections will follow the general guidelines as issued by the RCHME's *Recording Historic Buildings: A Descriptive Specification* (2nd edition, 1991).
- 4.5.3 The textual archive will be provided both as a printed document and on computer disks. As well as hard copy drawings, the graphical data can also be supplied in digital form, formatted and layered for use in an industry standard CAD format to be agreed.
- 4.5.4 **Report:** Two copies of the final report will be submitted to the P.J. Livesey Group which will be delivered within 13 weeks of completion of archaeological recording. The report will present, summarise, and interpret the results of the programme detailed above, together with appropriate illustrations, including copies of the buildings' plans, cross-sections, and elevation drawings reduced to an appropriate scale. The report will summarise the history of the site, and include a full text recording the significance of the archaeological and architectural evidence. The report will be in the same basic format as this project design. Copies of the brief, project design, project management records will be included. Copies of the drawings, together with a catalogue of photographs and a set of negatives will be included. A copy of the report will be provided on 3.5" IBM compatible disk in either ASCII or Word for Windows format.

#### 4.6 CONFIDENTIALITY

- 4.6.1 The report is designed as a document for the specific use of the P.J. Livesey Group for the particular purpose as defined in this project design, and should be treated as such; it is not suitable for publication as an academic report, or otherwise without amendment or revision. Any requirement to revise or reorder the material for submission or presentation to third parties or for any other explicit purpose can be fulfilled, but will require separate discussion and funding.

#### 4.7 **PROJECT MONITORING**

- 4.7.1 Any proposed changes to this project design will be agreed with the P.J.Livesey Group. Further meetings to review the progress of work, and at least one meeting prior to the submission of the report will also be required.

### 5. **WORK TIMETABLE**

- 5.1 LUAU would be able to undertake the proposed programme at relatively short notice, at present only a weeks notice would be necessary to initiate the programme, although more notice would be appreciated.

- 5.2 It is envisaged that the various stages of the project outlined above will fall into seven distinct phases.

The phases of work would comprise:

- i* ***Project preparation***  
1.5 days (desk-based)
- ii* ***Documentary research***  
4 days (desk-based)
- iii* ***Watching Brief***  
2 days (site)
- iv* ***Fabric survey, interpretation and recording.***  
12 days (site)
- v* ***Production of interim report***  
2 days (desk based)
- vi* ***Survey draughting***  
10 days (desk based)
- vii* ***Watching brief***  
3 days (site)
- viii* ***Archive and report***  
10 days (desk-based).

### 6. **OUTLINE RESOURCES**

- 6.1 The following resource base will be necessary to achieve the proposals detailed above. The breakdown of the total cost of the project is provided on the accompanying covering letter.

- i* ***Project preparation***  
1.5 days Project Officer
- ii* ***Documentary research***  
4 days (sub-contractor)
- iii* ***Watching Brief***  
2 days Project Supervisor



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- iv*      ***Fabric survey, interpretation and recording.***
    - 5 days Project Officer
    - 10 days Project Supervisor
    - 10 days Project Assistant
  - v*        ***Production of interim report***
    - 2 days Project Officer
  - vi*       ***Survey draughting***
    - 10 days Project Supervisor
  - vii*      ***Watching brief***
    - 3 days Project Supervisor
  - viii*     ***Archive and report***
    - 10 days Project Officer
- 6.2      The project will be supervised by **Alison Plummer Bsc** (LUAU Project Officer). The project will be under the management of **Jamie Quartermaine BA Surv Dip MIFA** (LUAU Project Manager) to whom all correspondence should be addressed.
- 6.3      All Unit staff are experienced, each with several years appropriate professional expertise. Project Officers in Unit terminology are senior supervisors, capable of organising and running complex area excavations as well as short-term evaluations to rigorous timetables.

**APPENDIX 2**  
**INVENTORY OF PETER VENABLES OF OVERSTREET, LOSTOCK GRALAM**  
**APPRAISED 30 MARCH 1680**

	£ s d
Item in the cock loft over the best chamber	02-10-00
Item six peeces of huccl back, 6 peeces wollew	03-00-00
Item one peece of canvas at	01-00-00
Item in linen yarne	00-05-00
Item two tankards, 1 flaskett, 1 plank, one churne and one chest	00-06-08
Item in the middle cock loft 3 servants beds and furniture	02-00-00
Item in the cock loft ov(er) the p(ar)lor in towe	05-00-00
Item in the chamber over the litle p(ar)our one bed and furniture	03-10-00
Item twentie paire of flaxen sheets	09-00-00
Item twentie paire of hemp and ribbing sheets	06-00-00
Item 7 dozen of napkins, 12 table clothes, 12 towells, 12 pillow beeres, 7 cover panne for a bed	05-00-00
Item course sheets	01-00-00
Item two stooles, 1 cheare, 1 little table, 1 old presse, 1 copp(er) dish, 2 cushions, and one lookinge glasse	00-12-06
Item in the little chamber one bed w(i)th the furniture, 6 pillowes, 1 blankett, one great cheare and close stoole panne, 1 little table and one little cheare	03-00-00
Item one silver canne, 1 silver beaker, 1 silver beere cup, 1 silver wine cup, 1 silver water cup, one silver salt, 9 silver spoones	10-00-00
Item one clock and case	01-13-04
Item corne in the garner	03-00-00
Item in the little p(ar)lor 1 bed and furniture	01-13-04
Item one table, one presse, one napk(in) presse, 7 stooles, 1 cheare, 6 cushions, lead waights and scales	00-16-08
Item in the great p(ar)lor 1 bed and furniture	03-00-00
Item two tables w(i)th carpetts, 1 cheare, 1 back cheare, 2 back stooles, 5 joint stooles, 1 couch cheare, 1 court cupboard, 1 looking glasse, 1 cushion	02-00-00
Item in the howse 1 table, 4 stooles, 2 turn chaires, 1 bench	00-10-00
Item in the bacory 11 flitches at	03-13-04
	£ s d

Item in n the chamb(er) over the kitchin and cheese chamber joyning to the stable 2 yeares old cheese	10-00-00
Item in the dayry howse, booting howse, kitchin and buttery all the cowp(ar)ie ware, barrells and cheese presse at	02-15-00
Item in the kitchin 12 potts, candlesticks, skelletts and one mortar at	03-00-00
Item in the kitchin chamb(er) 2 servants beds w(i)th furniture and one coffer at	01-00-00
Item in the dining roome in pewter dishes flaggons, table plate, and tinn ware	03-10-00
Item in the howse in spitts, golbordes, gonges, fire shovels and other iron ware	00-13-04
Item in the 2 lofts over the stable and chesse chamber one settt and a halfe of spokes one sett of fellits, 3 axeltrees 3 plowbeams, one corne fanne, one cart rope, one p(air) of bed stocks, and one coffer at	01-06-00
Item three muck tumbrills, 2 p(air) of muck wheelles, 3 harrowes, 2 plowes w(i)th irons, one corn cart w(i)th wheelles 2 brakes, 1 plow slead, 4 p(air) of chaines w(i)th the rest of the husbandrie ware at	06-00-00
Item three naggs, 1 mare and a colt	16-00-00
Item tenne swine	07-00-00
Item in the old barne rye	03-00-00
Iem in the old barne oates	01-10-00
Item in the new barne barley	08-00-00
Item in poultry	00-10-00
Item 14 cowes and 4 suckling calves	37-06-08
Item 14 cowes and a bull	30-00-00
Item 8 sterks, 2 bullocks, 1 young bull and 4 calves at	18-00-00
Item one grindlestone at	00-01-06
Item Thirty-six sheep at	08-13-00
Item a milne crow and hamer, 11 picks, one chisill, one chaine and a coffer at	00-13-04
Item wheat at Holford's barne in the feald	07-00-00
Item three acres of growing wheat	03-00-00
Item 4 sacks, 1 winnow sheet and other implements	00-06-04
Item in earthenware	00-03-04
Item three hives of bees	00-03-00
	<b>£ s d</b>
Item due in bonds and spetialities	277-00-00

---

Item in the chamber over the p(ar)lour 2 chaires, 3 chaires of lesser sort, one co(u)rt cupboard, one large presse, two tables, 1 small grate, one looking glasse, 5 pictures, one large p(air) of bedstocks and furniture	07-00-00
Item in arrears for rent from Arthur Broadhurst Mich. last	14-00-00
Item in Sudlowes Ground for one yeare	
Item in the Dane Eyes for one yeare	
Item in his wearing apparrell and boots	10-00-00
	<hr/> £635-11-10

### APPENDIX 3

#### TITHE MAP AND APPORTIONMENT OF LOSTOCK GRALAM (CRO EDT 247/1-2)

---

#### OVERSTREET FARM, OCCUPIER WILLIAM KINSEY, LANDOWNER THOMAS LANGFORD BROOKE

Plot	landuse	A-R-P
16	House, buildings etc	2-0-26
17	Shippon croft	P 2-2-2
22	Meadow	P 2-1-7
21	Sapling field	P 11-0-24
20	Black field	P 14-1-22
19	Horse pasture	A 6-3-28
18	Cow pasture	A 11-3-3
23	Bleases croft	mowing 3-3-10
24	Madge croft	P 3-2-18
25	Holford field	A 11-1-8
333	Field adjoining lord's meadow	mowing 8-0-0
172	Old garden 7 meadow	" 3-1-3
170	Brook field	P 2-3-20
168	New field	mowing 2-1-28
169	New field	mowing 2-3-20
26	Aimyshire hill	A 3-2-9
187	Middle field	A 3-2-36
186	Nearer lower field	P 3-0-37
189	The acre	A 2-2-20
188	Lower field	P 4-1-16
		113-3-17

---

**APPENDIX 4**  
**DESCRIPTION OF OVERSTREET FARM 1811 ACCOMPANYING (LOST) ESTATE MAP**  
**(MERE ESTATE BOOKS)**

---

	A-R-P
House, gardens outbuildings	1-0-03
Shippon croft	1-0-30
Meadow	4-1-20
Sapling field	5-1-03
Black field	6-3-08
Horse pasture	3-1-05
Cow pasture	5-2-10
Bleases croft	1-3-08
Meadoe croft	1-2-33
Holford croft	5-1-14
Barrows mead	4-2-02
	40-3-14

---

## APPENDIX 5

### SURVEY ROOM DESCRIPTIONS

---

#### Room 1

A bathroom situated on the ground floor within the seventeenth century West Wing. The whole room is tiled in nineteenth/twentieth century tiles of varying thicknesses, with the exception of the eastern wall, along the back of the fireplace. It was difficult to remove some of the tiles and this was only carried out where practical in order to reveal the blocked-in fireplace in the south-west corner and the timber framing around the west and northern sides.

The room has subsequently been divided into three cells by modern panelled partition walls. The western most cell is L-shaped in plan and follows the corner of the building; this area contains the bath. The central cell contains the washbasin and is divided by a partition wall running down the centre of the window. The last area is designated as a small corridor that leads around the w.c. area.

#### Room 2

This is the hallway between the north and south rooms on the ground floor of the seventeenth century West Wing of the building. This room was fully timber panelled, which was removed to reveal the underlying timber frame.

A later twentieth century door has been inserted into the western face of the western elevation. Other features in the room consist of a late twentieth century staircase, comprising slat balusters and an underlying cupboard. The location of this staircase possibly reflects that of an earlier staircase.

#### Room 3

This is the southernmost element situated on the ground floor of the seventeenth century West Wing. The southern wall of this room has been recently replaced probably in the 1980s with a breeze block and sawn timber wall. The walling has been panelled with tongue and groove panelling.

The principal internal feature is a large sandstone fireplace positioned in the north-west corner of the room. The removal of the eastern wall was contemporary with the infilling of the courtyard to the east in order to create the Managers' dining room area, that was later utilised by Brunner Mond. The majority of this wall has been removed, cutting through the existing timber framing as shown on the elevations - see illustrations.

#### Room 4

The northernmost room on the first floor of the seventeenth century West Wing of the building. This room contains two windows and a fireplace which is situated in the south-west corner of the room. This fireplace has been refaced during the nineteenth or twentieth centuries with the addition of a new surround and tiling.

All the walls have been panelled over with fresh plaster; this was applied on the ceiling and original beams which were boxed in to create a square cross-sectional appearance. The eastern wall contains the reverse of the flue for the fireplace in the room directly to the east (Room 13). This creates a small alcove in the north-east corner that has subsequently been panelled to create a large cupboard. The southern wall has been partially removed on the eastern side with the addition of a doorway.

#### Room 5

A first floor central room situated within the seventeenth century West Wing of the structure, which latterly served as the landing onto this floor level. All the walls have been plastered, with the westernmost wall being converted into another smaller room with a glass and internally timbered panel partition. This was removed to reveal the underlying wall frames.

#### Room 6

This is the most southerly of the rooms on the first floor of the seventeenth century West Wing. It was the most visually impressive of the rooms, with some seventeenth century oak panelling surrounding the walls but also incorporated some

pastiche panelling, dating to around 1900, which replicated the earlier panelling. This panelling contained an ornate oak fire surround which, when removed, revealed a sandstone fireplace similar to that identified in Room 3, situated directly below.

The panelling was removed to expose the timber framing of the south wall, which, in Room 3, had been replaced with breeze block and timber replacements around 1980. The removal of the eastern panelling in Room 6 revealed that the eastern wall framing had been heavily supported with a new cross truss with metal bolting in order to protect the integrity of the structure. The height of the ceiling had been reduced in order to cover the original beams, one of which had been replaced at an unknown date.

### **Room 7**

A ground floor room situated within the nineteenth century East Wing. The room appears rectangular in plan with an angled south-east corner which allows for a passageway. The window in the north wall consists of three bays of six lights, similar in form to the corresponding window in the room above (Room 13).

The south wall (and ceiling finish) is constructed of timber panelling with square light openings situated above. These lights have subsequently been blocked in. There are two doorways visible; the south wall door has two tall glazed lights (from the back rail to the top rail) with two timber panels below. The doorway within the east wall consists of a four plain timber panel form. The north-west corner (from the window to the door) is divided by a round moulded rail that is situated roughly at waist height. The only other feature within the room is a fireplace in the west wall which has been inserted into the original seventeenth century framing.

### **Room 8**

This is the ground floor corridor and is L-shaped in plan. The westernmost section is formed from Room 7 by the insertion of a timber partition. The easternmost north/south section is an original feature dividing the two sections of the original East Wing. The exterior door to the north provides access to the north-south cross passage and consists of a semi-glazed panelled door of twentieth century design.

The corridor consists of both plastered and papered walls, with additional visible features denoted as additional stud walls, red skirting tiles, and a red quarry-tiled floor.

### **Room 9**

A ground floor room situated within the nineteenth century East Wing. This room appears square in plan, with a doorway and six panelled door visible within the north wall. It was the original courtyard area of the farm before it was enclosed this century.

The window in the southern wall is similar in design to that seen within Room 15 (located directly above this suite). It consists of four bays of four light windows in the southern wall. The west wall has been opened out into room 3 in order to convey an open space between Rooms 9 and 3. The timber posts of the original seventeenth century frame have been truncated just below the ceiling level and boxed in with timber panelling, the style of which is also recreated in the boxed panelling of the central north/south ceiling beam.

### **Room 10**

A ground floor room situated within the nineteenth century East Wing. This room is rectangular in plan and has three light mullion windows located within the northern wall. The walls within the room have been faced with white tiles. The status of the floor is indeterminate as the room is carpeted.

The only other feature visible is a white tiled fireplace with shelving in the south-east wall. The ceiling is plastered with a bridging joist, which is visible running in a north/south direction, with a small vent placed in the north-east corner of the wall at ceiling height. Access to the room is via a four panelled door situated to the west.

### **Room 11**

A ground floor room situated within the nineteenth century East Wing of the house. This room is broadly square in plan. There is only one window present, which is situated in the east wall and comprises a six light mullion and transom design. The original layout incorporated a fireplace offset to the north-east, which has since been blocked.



Access to the room is via a half-glazed panel door in the western section of the north wall. Along the southern wall is a 12 tread, spindle-covered staircase which ascends to give access to the first floor of the wing.

The whole room is supported by a 'T' column supporting a bridging joist that runs north/south across the ceiling. The skirting around the room is fabricated in cement. The room has been decorated with wallpaper which predominantly appears to be of twentieth century design. The floor consists of red quarry tiles.

### **Room 12**

A roughly square ground floor room situated in the nineteenth century East Wing of the house served as a kitchen. Access to this room was via three doors in the western section of the north wall, the central portion of the southern wall, and the northern end of the east wall. Both the north and south wall doors have subsequently been removed. The eastern wall door is the only exterior door and is constructed from matchboard.

The principal window is positioned within the eastern wall and has a three light mullion design. A smaller one light mullion window is located at the western end of the south wall.

The room is supported by bridging joists that extend north/south and east/west across the room. The floor is similar to others situated around the ground floor level, and comprises a quarry tile surface.

The only feature within the room consists of a large fireplace positioned in the west wall and has post-1970s style tiled design.

### **Room 13**

A first floor room situated within the nineteenth century East Wing. The room is rectangular in plan with an east/west axis, the doorway to which is in the south wall and has a westward opening. The south wall is a plasterboard partition (double with internal cavity), and is offset to allow for the doorway, and airing cupboard in the passageway in the centre of the wing.

A single window in the west of the north wall consists of three sets of six near-square lights, of which only the central one opens. A fireplace comprising blue-green finished, square tiling has been inserted into the brick noggin of the seventeenth century timber framing. The door comprises six simple timber panels with interval cross bracing and has a tall rectangular section with no moulding detail.

### **Room 14**

A first floor roughly square room within the nineteenth century East Wing. It is a part of the twentieth century construction that enclosed the former courtyard.

Access to the room is via a doorway within the north wall and there is a fireplace off-centre to the right in the east wall. The window is positioned in the southern wall and extends along almost its entire length. The window comprises four bays of four wall lights. A second window, situated within the east wall (to the left of the fireplace), consists of three eight light bays, the centre one opening. Both window boxes are of the same style, but the framing of the southern window appears to be later in origin, although both windows have hoods decorated with bars and chevrons.

A tall two-door cupboard (possibly used as a wardrobe) stands against the north wall to the west of the door. The frame has moulded architraves, and the doors comprise plain rails and panels. The skirting of the room pre-dates this cupboard and would appear contemporary with the fireplace.

The room has been decorated with wallpaper which is of twentieth century design. All the visible woodwork and fireplace surround are painted a creamy beige hue. The door has nine glass panels with two plain timber panels below the backrail.

### **Room 15**

A first floor room situated directly above Rooms 8 and 10 within the nineteenth century East Wing of the house. The room itself is rectangular in plan and is the smallest room within the building; it functioned as the bathroom. The bathroom suite itself is composed of white ceramic, with matching white tiling acting as a surround to the sink and bath areas.

The remainder of the room has been decorated with twentieth century wallpaper. The status of the floor is unknown as the area is carpeted.

The only light is admitted via a small two light mullion window in the north wall of the room. Access to the room itself was via a door (which has since been removed) positioned in the south wall.

**Room 16**

A first floor room was adjacent to Room 16 and above Room 10 within the nineteenth century East Wing of the building. This room is rectangular in plan, with its long axis north/south. It is formed by the construction of partitions between this and Room 15 and the stairwell to the south. The only window is a three light mullion form in the northern wall of the room.

Access to the room is via the west and southern wall entrances, the latter of which has since been removed. The whole room has been decorated with wallpaper that dates from the late twentieth century.

The only feature visible in the room is a fireplace that has been inserted into the east wall. This structure has at some time been blocked off to prevent any further use.

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## ILLUSTRATIONS

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- Fig 1: Platts Hall location plan
- Fig 2: Platts Hall (shown as Overstreet Farm) on the OS 1st edition 1:2500 map (1877)
- Fig 3: Platts Hall on the OS 2nd edition 1:2500 map (1898)
- Fig 4: Ground plan of Platts Hall
- Fig 5: First floor plan of Platts Hall
- Fig 6: Roof plan of West Wing
- Fig 7: Key for elevations and cross sections
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- Fig 9: External West elevation of West Wing
- Fig 10: External East elevation of West Wing (between West Wing and East Wing)
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- Fig 23: View of the Western facade of the West Wing
- Fig 24: The inscribed plaque in the North external elevation of the West Wing
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- Fig 26: North External Elevation of the West and East Wings
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- Fig 28: View of the East external wall of the West Wing showing the Inglenook
- Fig 29: View of the hallway from the East
- Fig 30: View of the South room of the West Wing from the East
- Fig 31: View of the loft of the West Wing from the north
- Fig 32: The dismantling of the West Wing timber frame



Fig 1 Platts Hall Location Plan

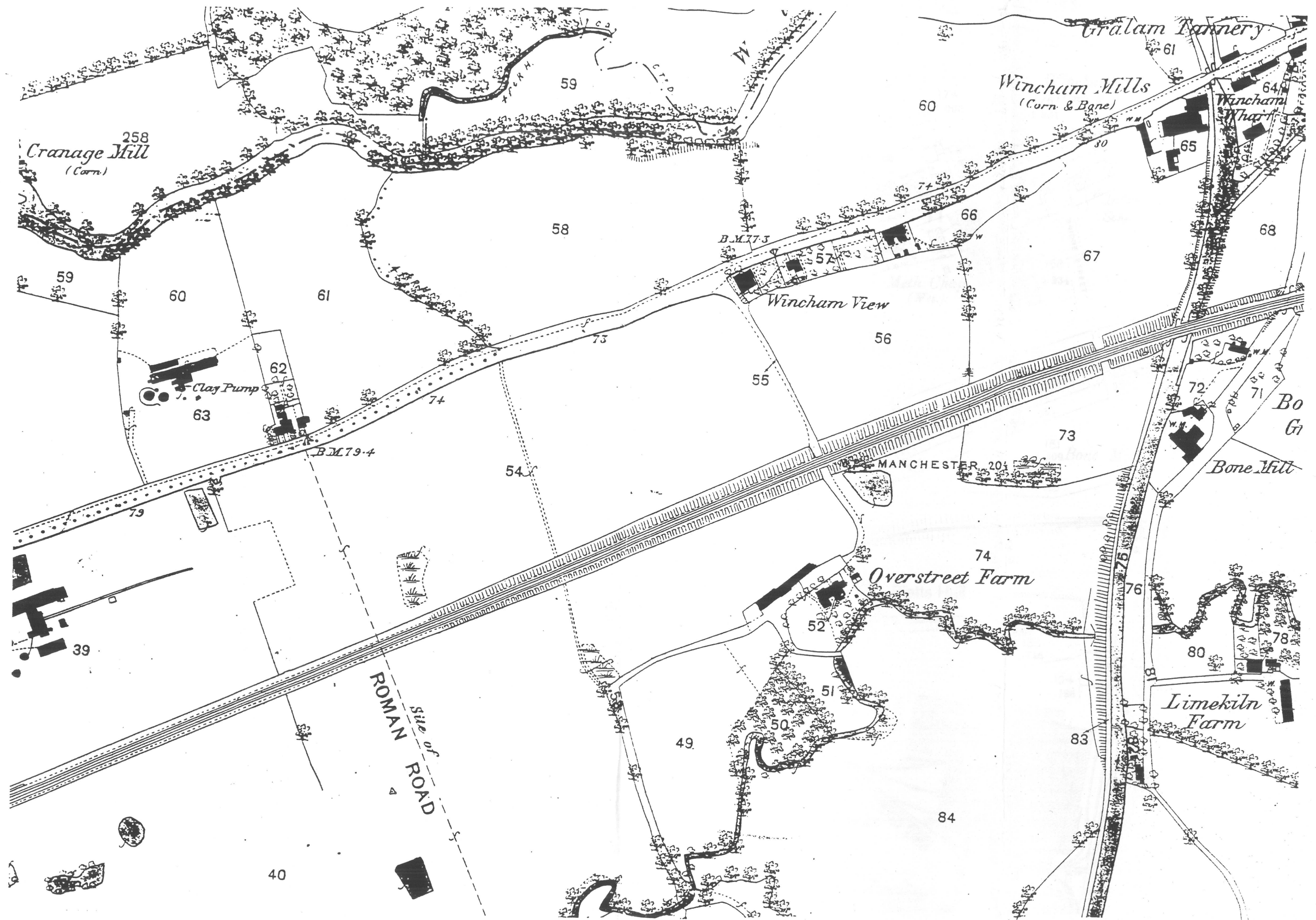


Fig 2: Platts Hall (Shown as Overstreet Farm) on OS 1st Edition 1:2500 Map 1877



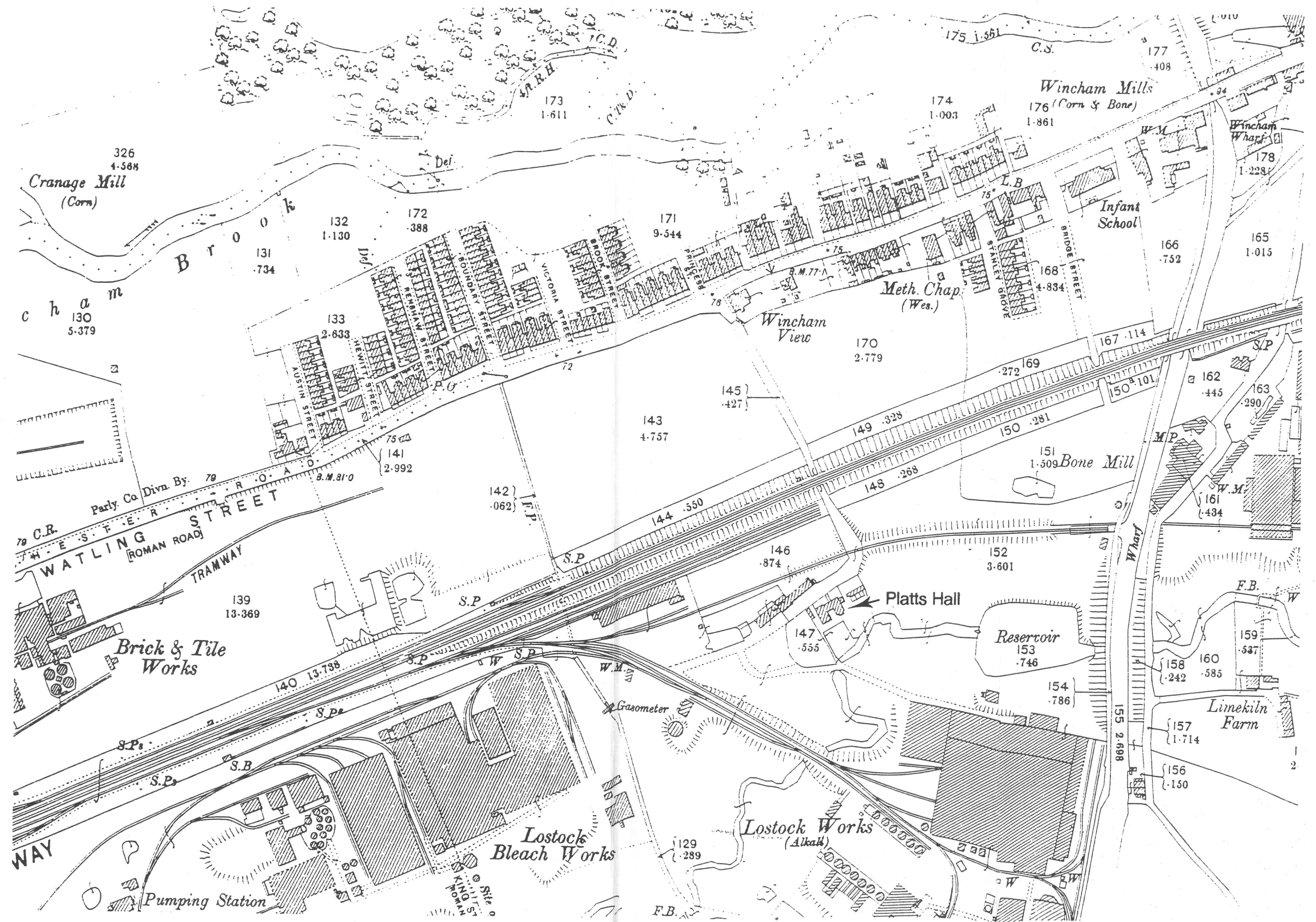


Fig 3: Platts Hall on OS 2nd Edition 1:2500 Map 1898

PLATTS HALL  
SURVEY  
NORTHWICH,  
CHESHIRE

ELEVATION:

GROUND FLOOR  
PLAN

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FIGURE 4



DRAWN BY:

NC, JS & CW

DATE:

02/98

LOCATION:

KEY

- Original timber
- Chamber on timber
- Later timber
- Brickwork basal
- Sandstone block
- Lead
- Metal
- Floor ceiling

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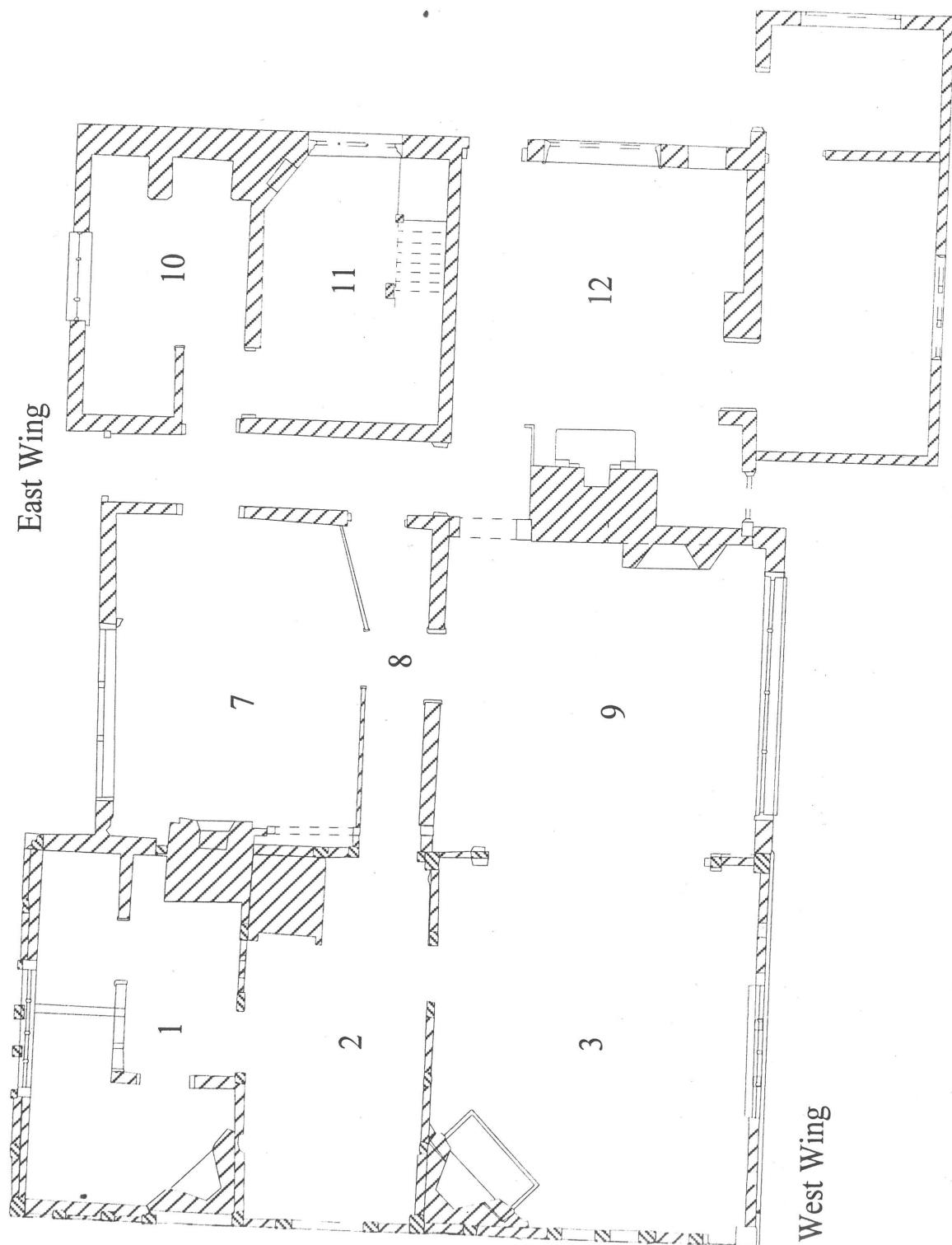


Fig 4: Ground floor plan of Platts Hall

PLATT'S HALL  
SURVEY  
NORTHWICH,  
CHESHIRE

ELEVATION:

FIRST FEOR  
PLAN

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FIGURE 5

0 0.5 1.0 1.5  
metres  
SCALE 1/75 (A3)

DRAWN BY: NC, IS & CW

DATE: 02/98

LOCATION:



KEY

Original timber  
Later timber  
Brickwork detail

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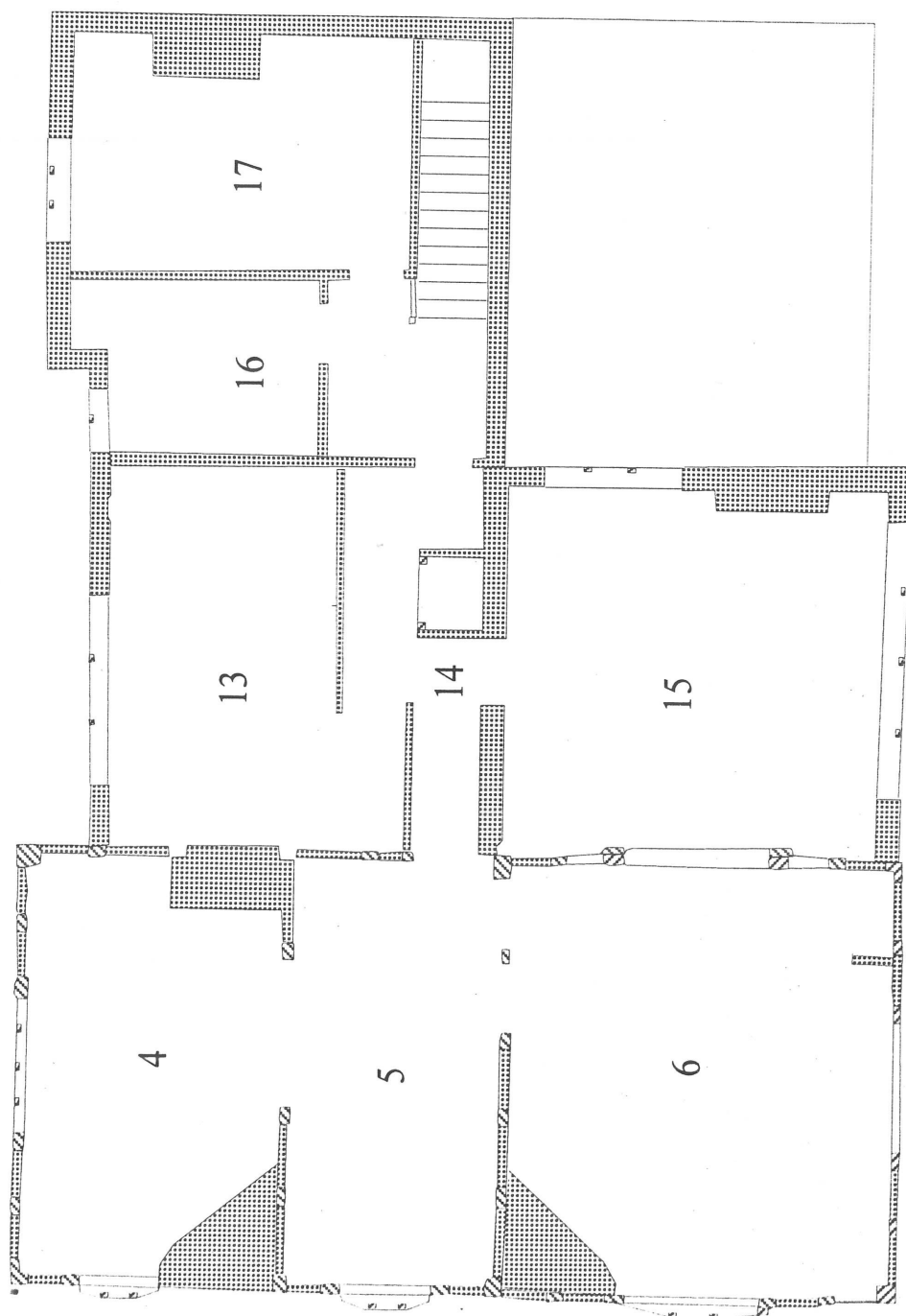
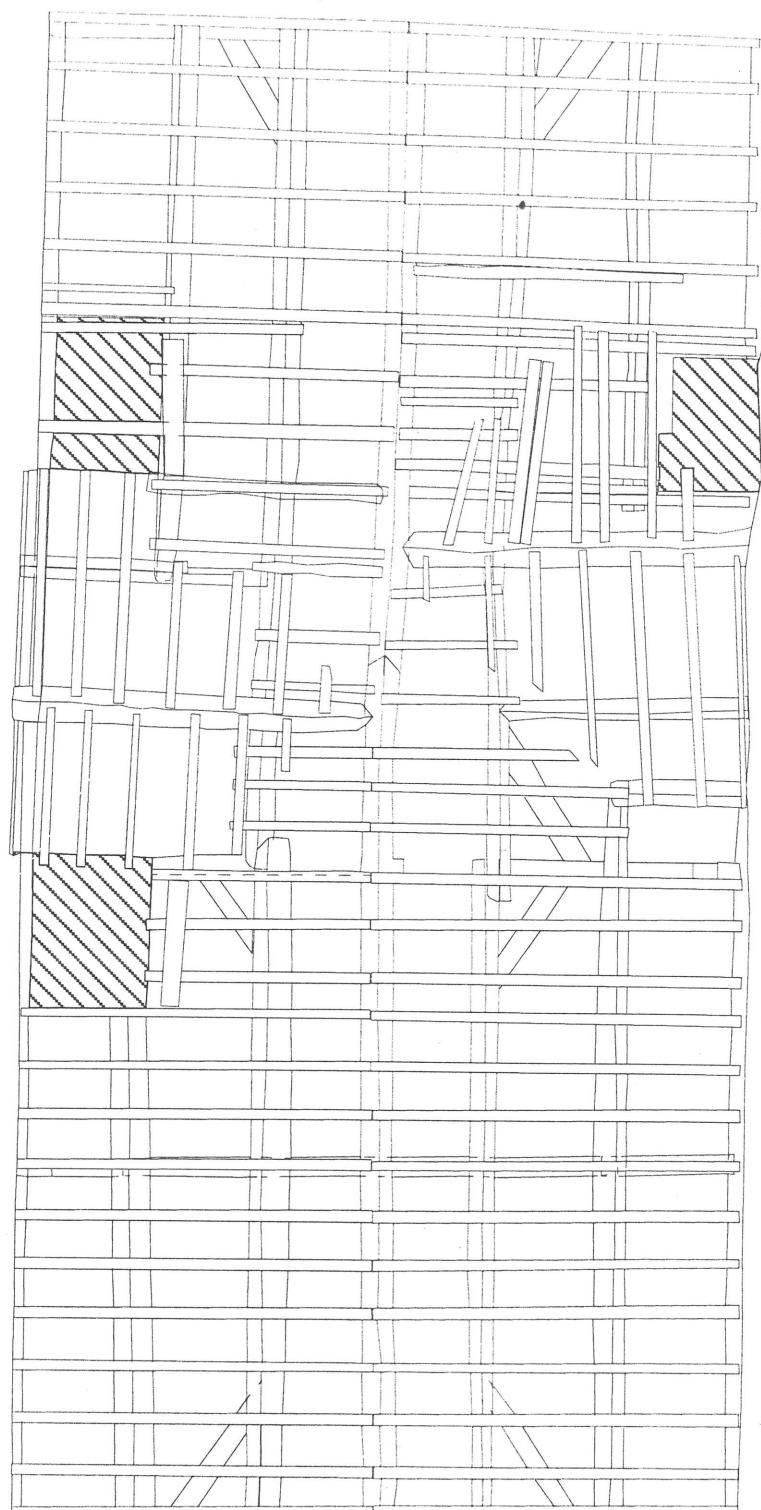


Fig 5: First floor plan of Platt's Hall





PLATTS HALL  
SURVEY  
NORTHWICH,  
CHESHIRE

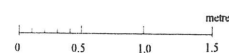
ELEVATION:

ROOF PLAN

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FIGURE 6

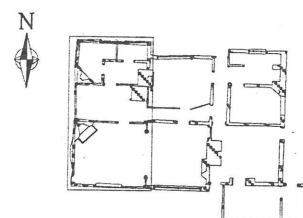


SCALE 1:50

DRAWN BY: NC, IS & CW

DATE: 02/98

LOCATION:



KEY

- Original timber
- Chamfer on timber
- Later timber
- Brickwork detail

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Fig 6: Roof plan of West Wing

# PLATTS HALL

Drawing Key for Elevations

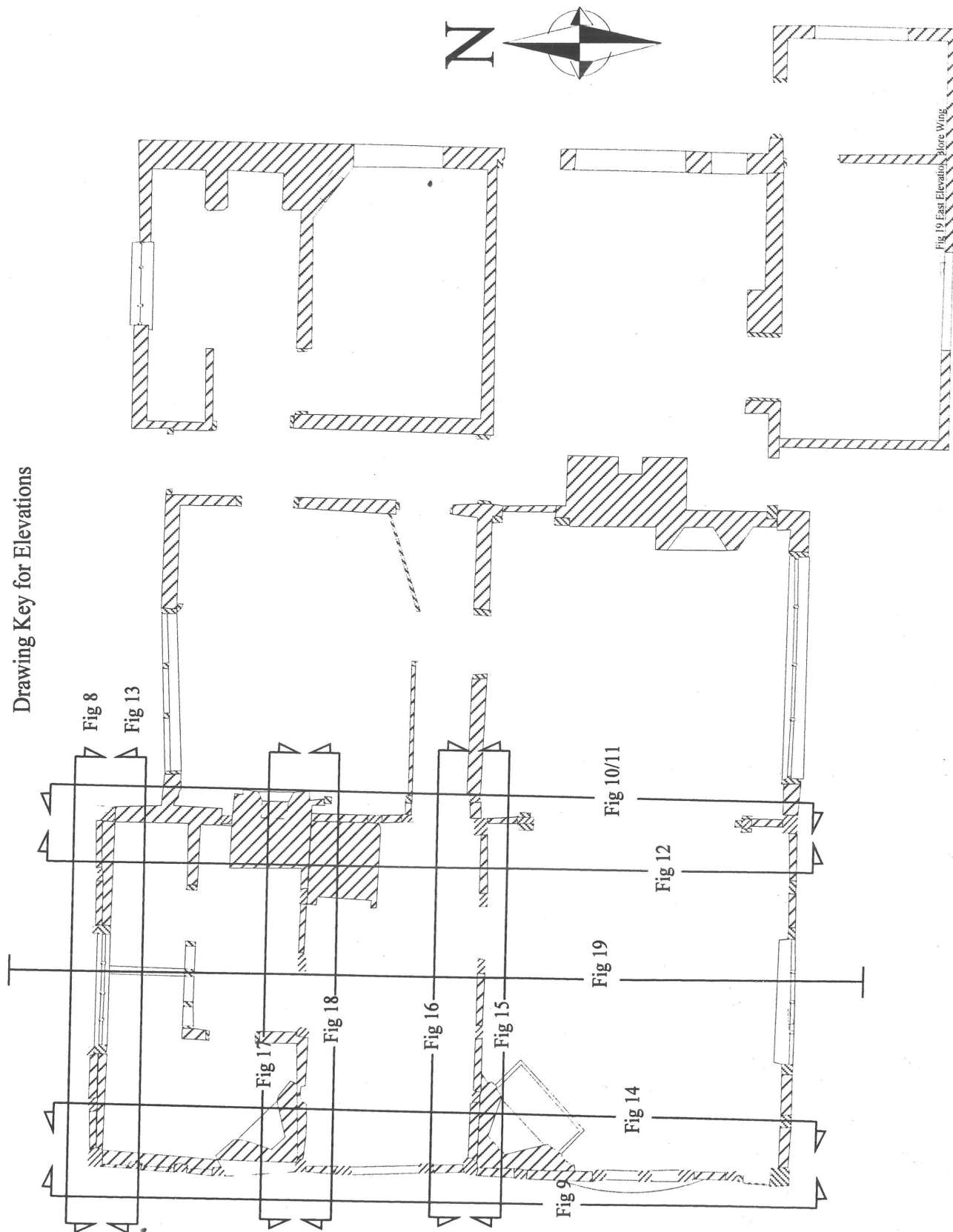


Fig 7 Drawing Key for Elevations

PLATTS HALL  
SURVEY  
NORTHWICH,  
CHESHIRE

ELEVATION

NORTH EXTERNAL  
ELEVATION

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FIGURE 8

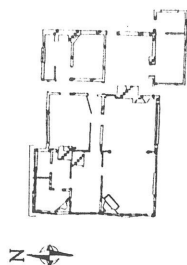


SCALE 1:50

DRAWN BY: NC, IS & CW

DATE: 02/98

LOCATION:



KEY

- Original timber
- Chamfer on timber
- Later timber
- Brickwork detail
- Sandstone block
- Lead
- Metal
- Floor ceiling

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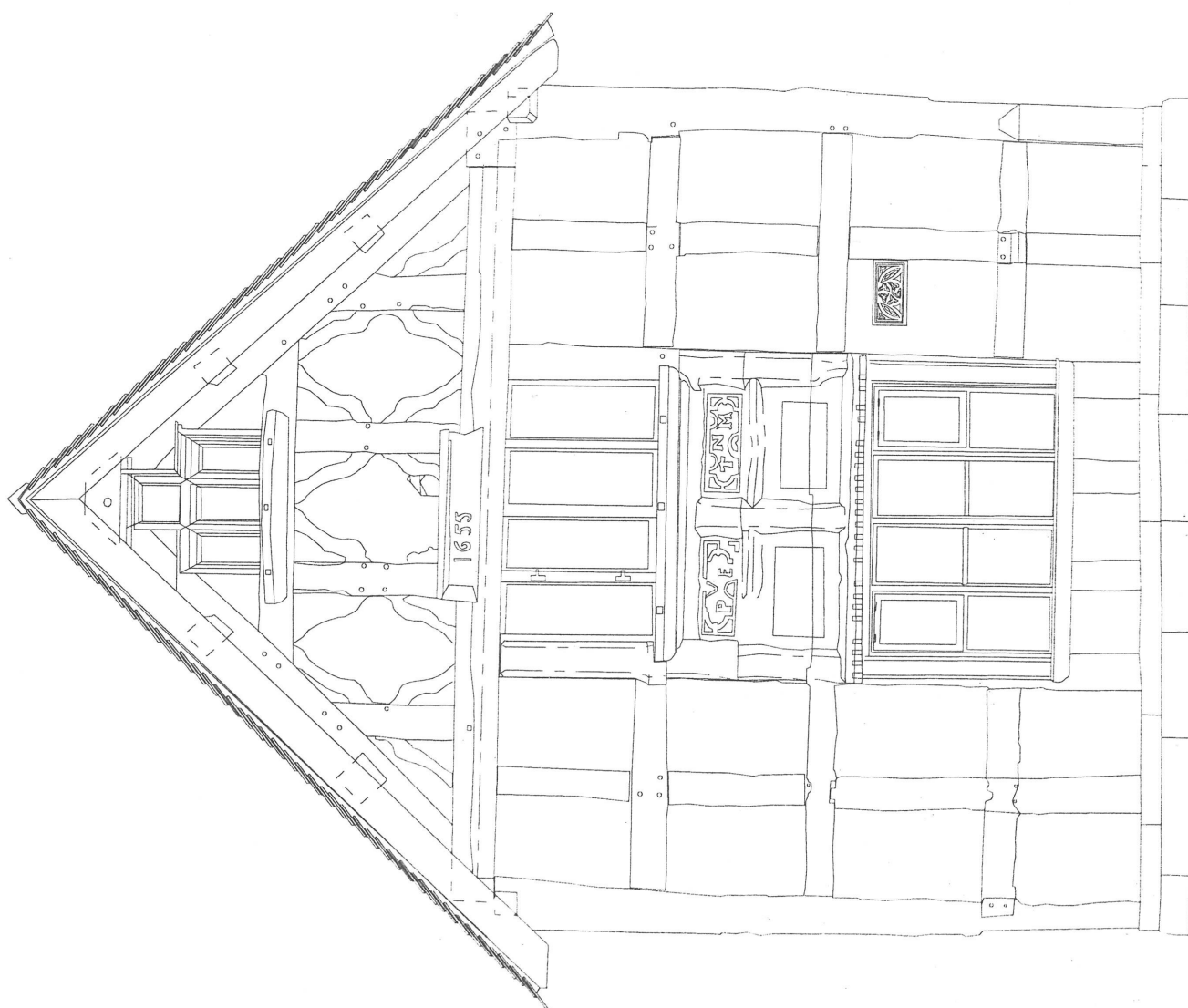


Fig 8: External North elevation of West Wing

# PLATTS HALL SURVEY NORTHWICH, CHESHIRE

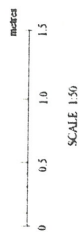
ELEVATION

WEST EXTERNAL  
ELEVATION

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FIGURE 9



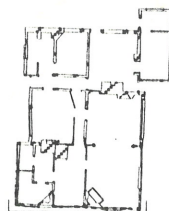
DRAWN BY:

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DATE:

02/98

LOCATION



KEY

- Original timber
- Chamber on timber
- Later timber
- Brickwork detail
- Sandstone block
- Lead
- Metal
- Floor ceiling

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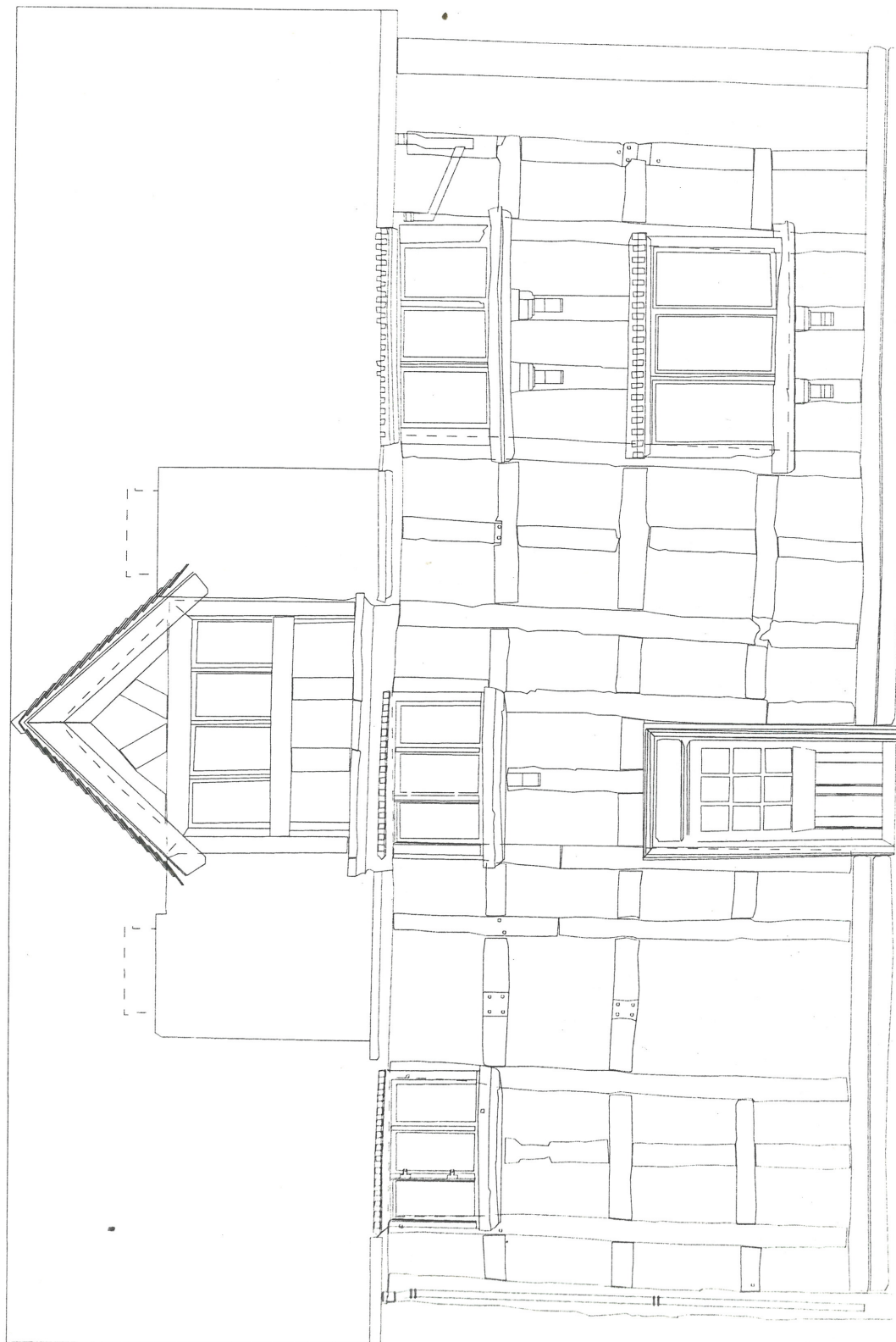


Fig 9: External West elevation of West Wing



PLATT'S HALL  
SURVEY  
NORTHWICH,  
CHESHIRE

ELEVATION:

EAST EXTERNAL  
ELEVATION

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FIGURE 10

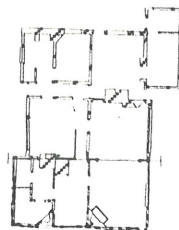


SCALE 1:50

DRAWN BY: NC, AP, IS & CW

DATE: 02.98

LOCATION:



KEY

- Original timber
- Chimney on timber
- Later timber
- Brickwork detail
- Sandstone block
- Lead
- Metal
- Floor ceiling

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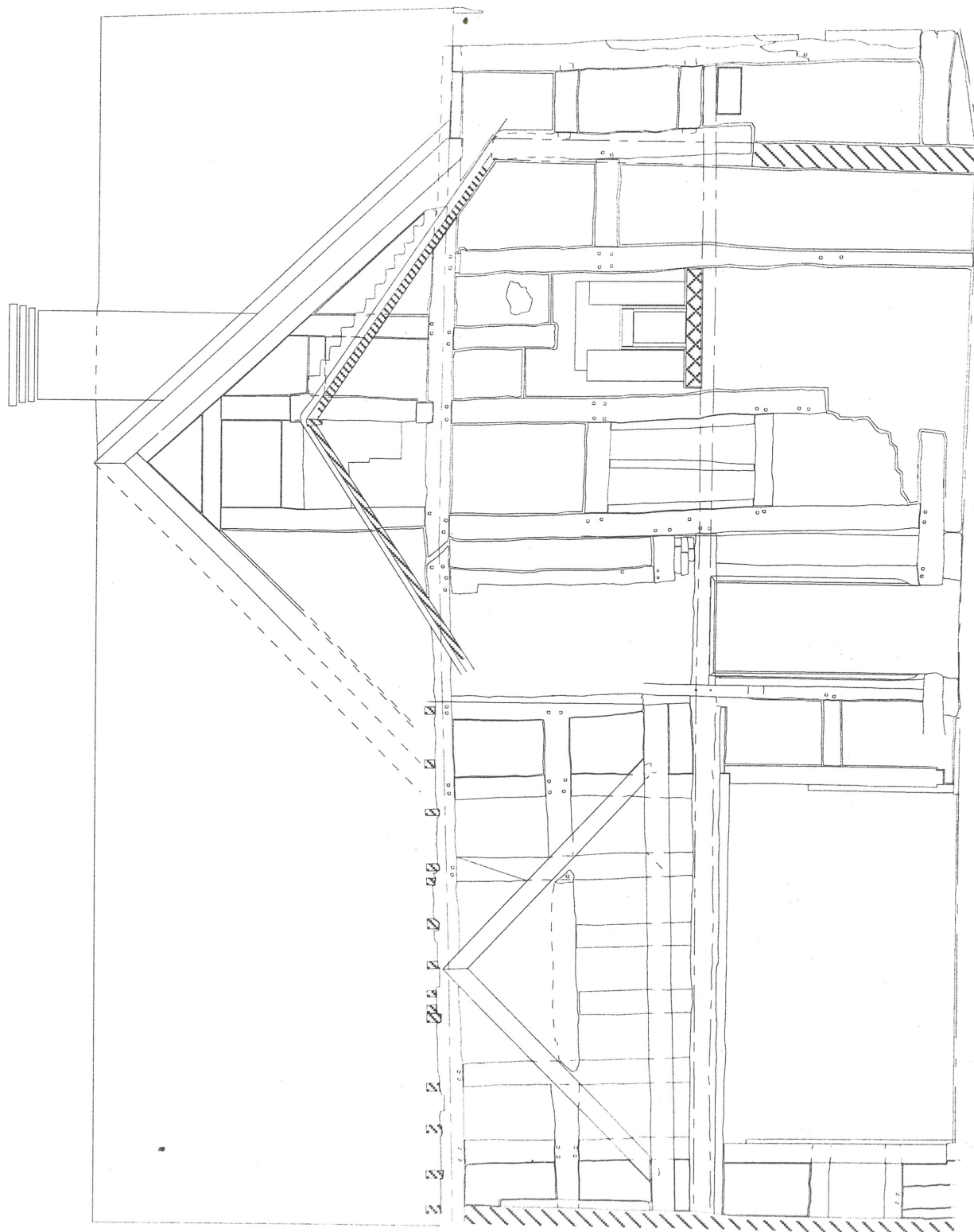


Fig 10 External east elevation of West Wing (between West Wing and East Wing)

# PLATTS HALL SURVEY NORTHWICH, CHESHIRE

ELEVATION

EAST EXTERNAL  
ELEVATION  
(showing Inglenook)

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FIGURE 11

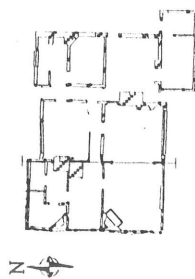


SCALE 1:50

DRAWN BY: NC, AP, IS & CW

DATE: 02/98

LOCATION:



KEY

- Original timber
- Chamfer on timber
- Later timber
- Brickwork detail
- Sandstone block
- Floor ceiling
- Inglenook

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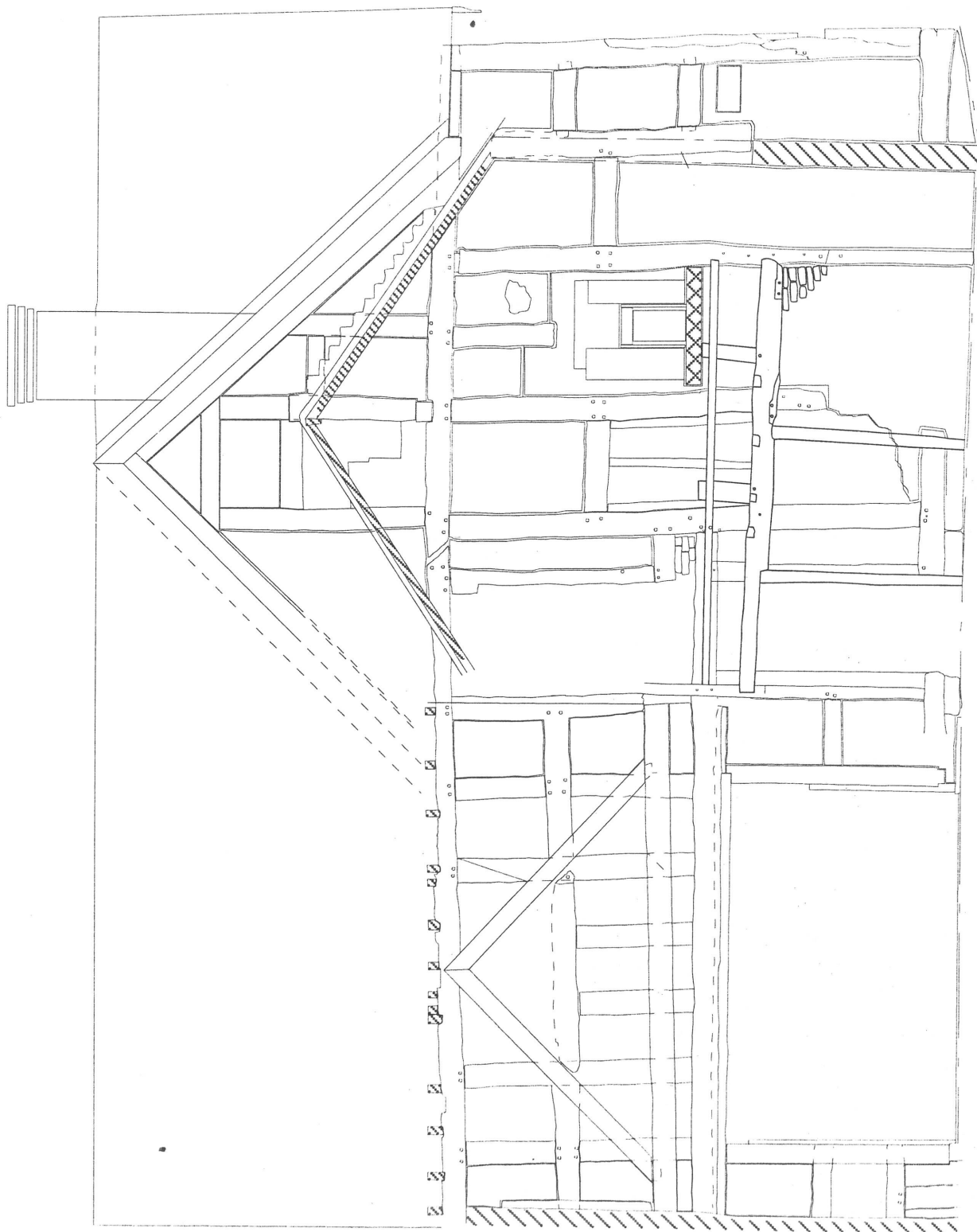


Fig 11 External east elevation of West Wing showing Inglenook

PLATTS HALL  
SURVEY  
NORTHWICH,  
CHESHIRE

ELEVATION:

EAST INTERNAL  
ELEVATION

COMMISSIONED & FUNDED BY:

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FIGURE 12



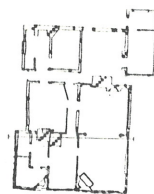
SCALE 1:50

DRAWN BY: NC, JS & CW

DATE:

02/98

LOCATION:



KEY

Original timber  
Charred or timber  
Later timber  
Brickwork detail  
Sandstone block  
Lead  
Metal  
Floor tiling

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Fig 12: East internal elevation of West Wing



PLATTS HALL  
SURVEY  
NORTHWICH,  
CHESHIRE

ELEVATION:

NORTH INTERNAL  
ELEVATION

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FIGURE 13

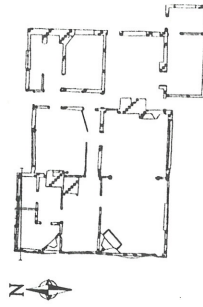


SCALE 1:40

DRAWN BY: IS & CW

DATE: 02/98

LOCATION:



KEY

- Original timber
- Chamfer on timber
- Later timber
- Brickwork detail
- Sandstone block
- Lead
- Metal
- Floor ceiling

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Fig 13: North internal elevation of West Wing



# PLATTS HALL SURVEY NORTHWICH, CHESHIRE

ELEVATION:  
WEST INTERNAL  
ELEVATION

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FIGURE 14

metres  
0 0.5 1.0 1.5

SCALE 1:50

DRAWN BY: NC, AP, JS & CA

DATE: 02.98

LOCATION:



KEY

- Original timber
- Chimney on timber
- Later timber
- Bricks on wall
- Sealed stone
- Lead
- Steel
- Flint setting

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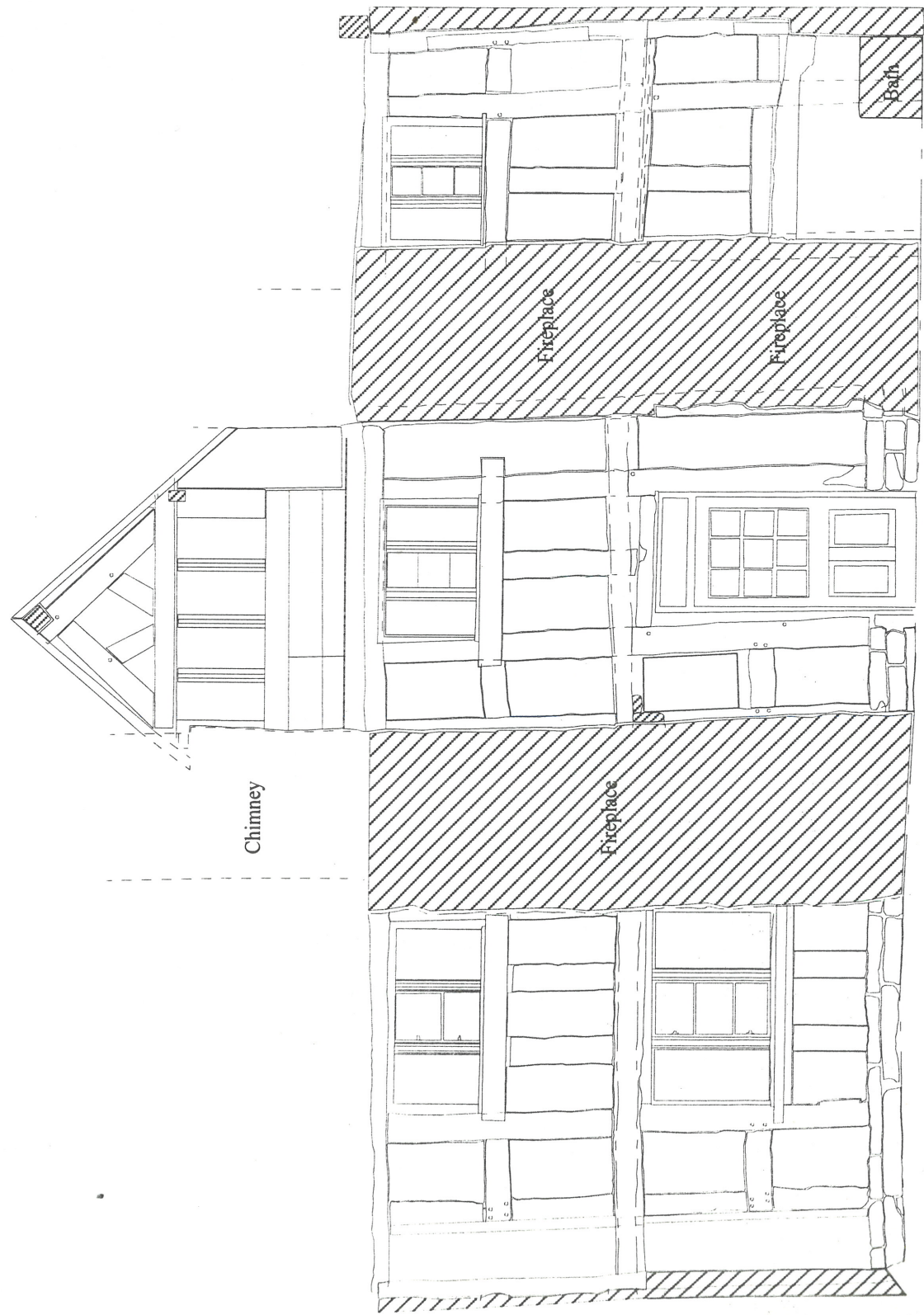


Fig 14: West internal elevation of West Wing

PLATTS HALL  
SURVEY  
NORTHWICH,  
CHESHIRE

ELEVATION:

SOUTH CROSS-FRAME  
SOUTH ELEVATION

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FIGURE 15



DRAWN BY: NC, JS & CW

DATE: 02/98

LOCATION:



KEY

- Original timber
- Chamfer on timber
- Later timber
- Brickwork detail
- Sandstone block
- Lead
- Metal
- Floor ceiling

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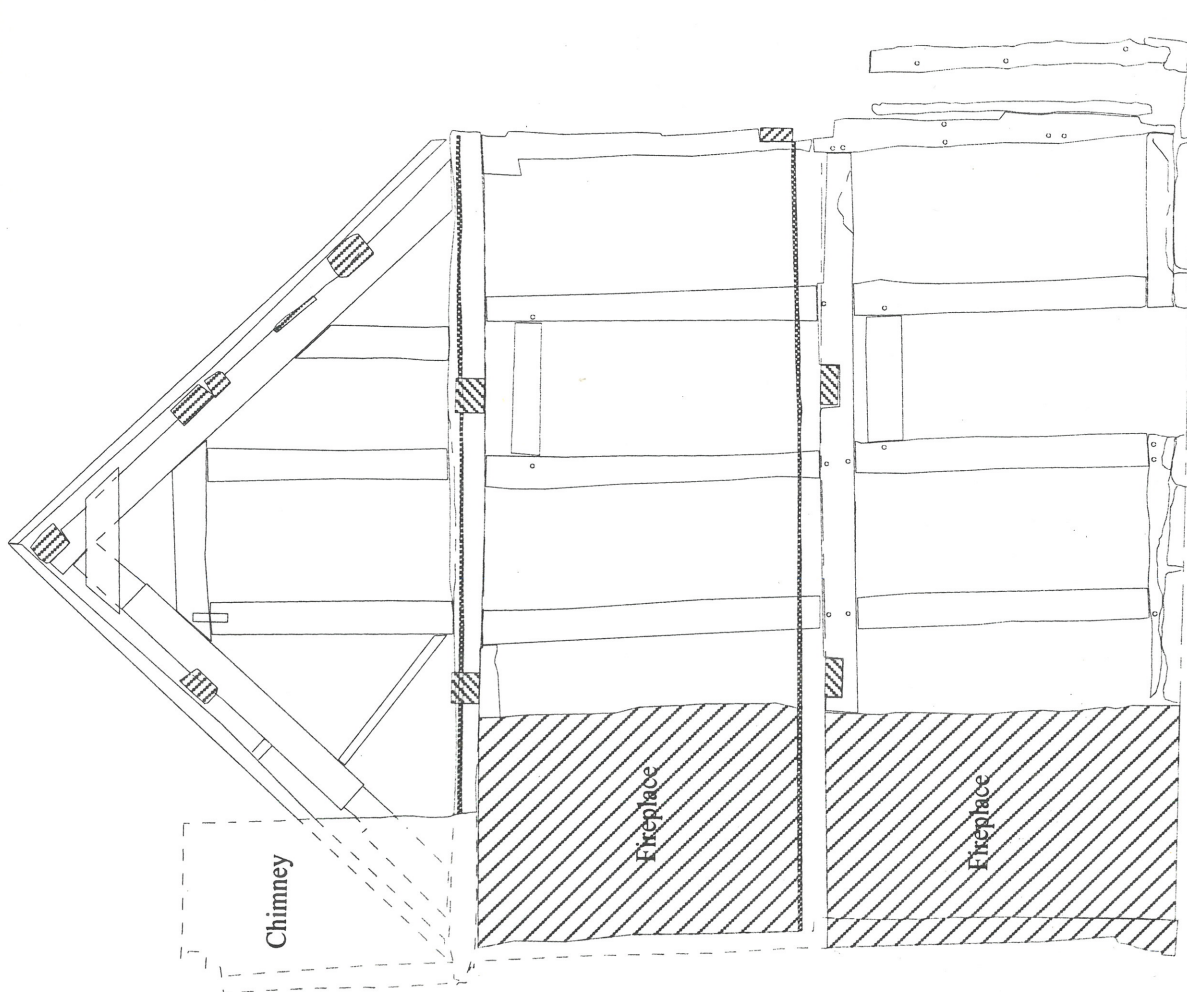


Fig 15: Southern cross frame - southern elevation



PLATTS HALL  
SURVEY  
NORTHWICH,  
CHESHIRE

ELEVATION:  
SOUTHERN CROSS-FRAME  
NORTHERN ELEVATION

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FIGURE 16



DRAWN BY: AP, JS & CW

DATE: 02/98

LOCATION:



KEY

- Original timber
- Chamber on timber
- Later timber
- Brickwork detail
- Sandstone block
- Lead
- Metal
- Floor ceiling

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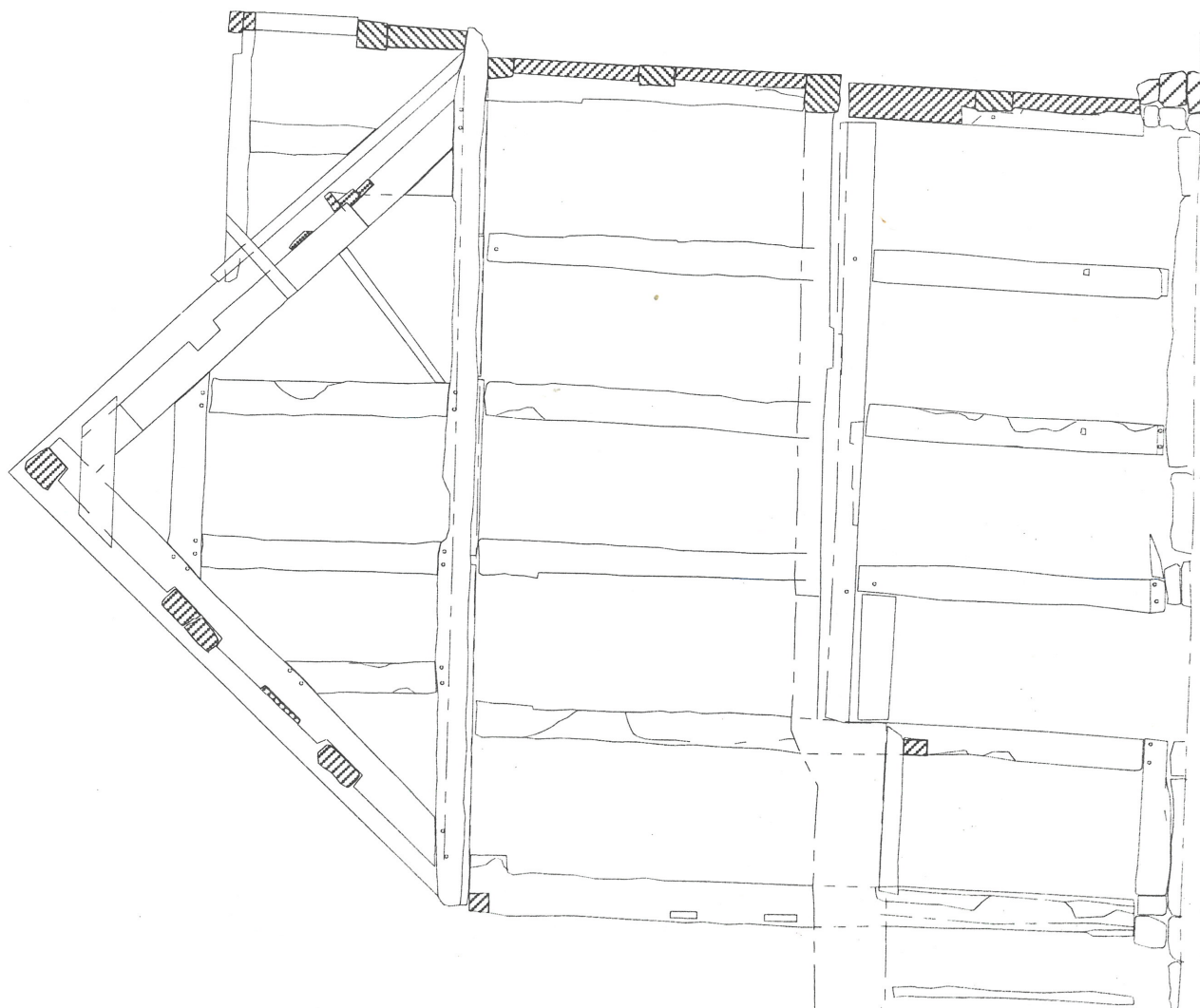


Fig 16: Southern cross frame - northern elevation

PLATTS HALL  
SURVEY  
NORTHWICH,  
CHESHIRE

ELEVATION:

NORTHERN CROSS FRAME  
SOUTHERN ELEVATION

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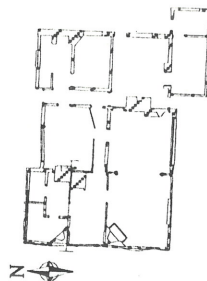
FIGURE 17



DRAWN BY: NC, AP, IS & CW

DATE: 02/98

LOCATION:



KEY

- Original timber
- Chamfer on timber
- Later timber
- Brickwork detail
- Sandstone block
- Lead
- Metal
- Floor ceiling

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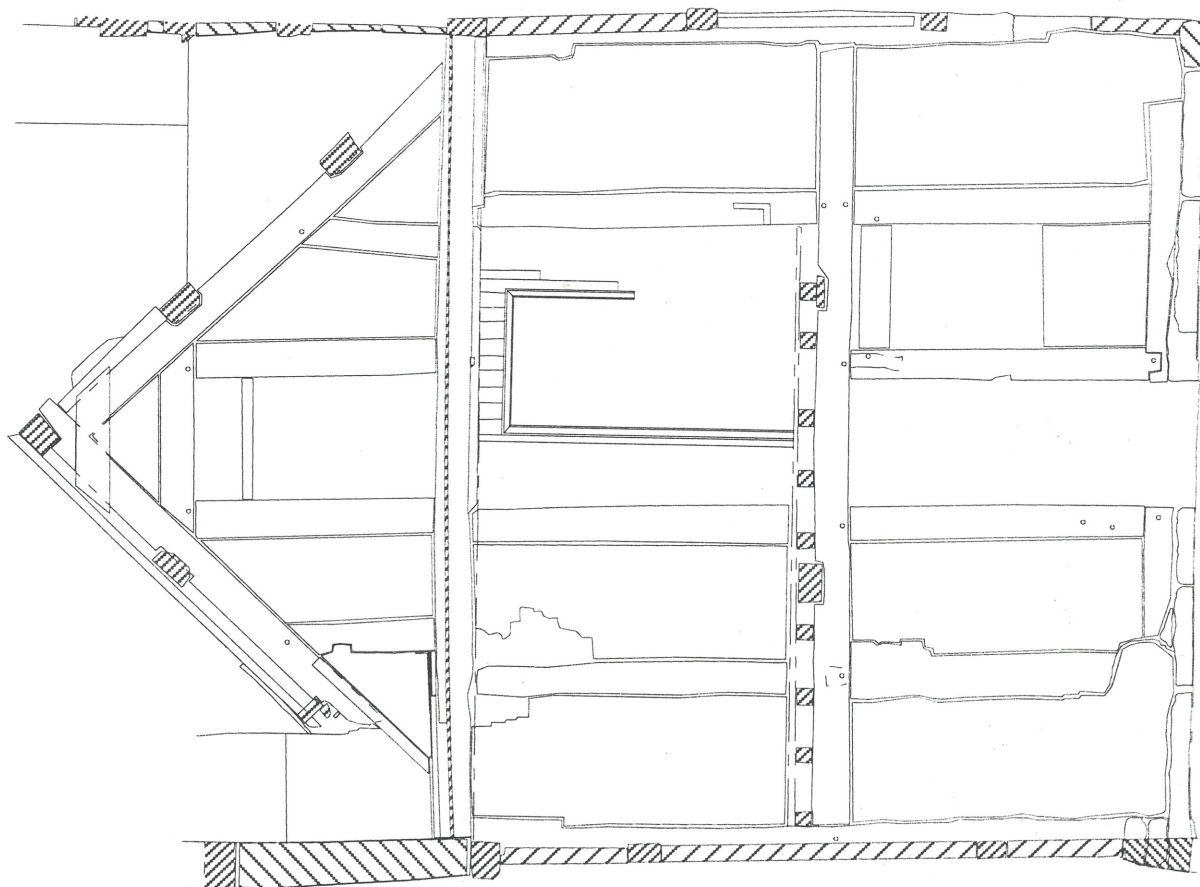
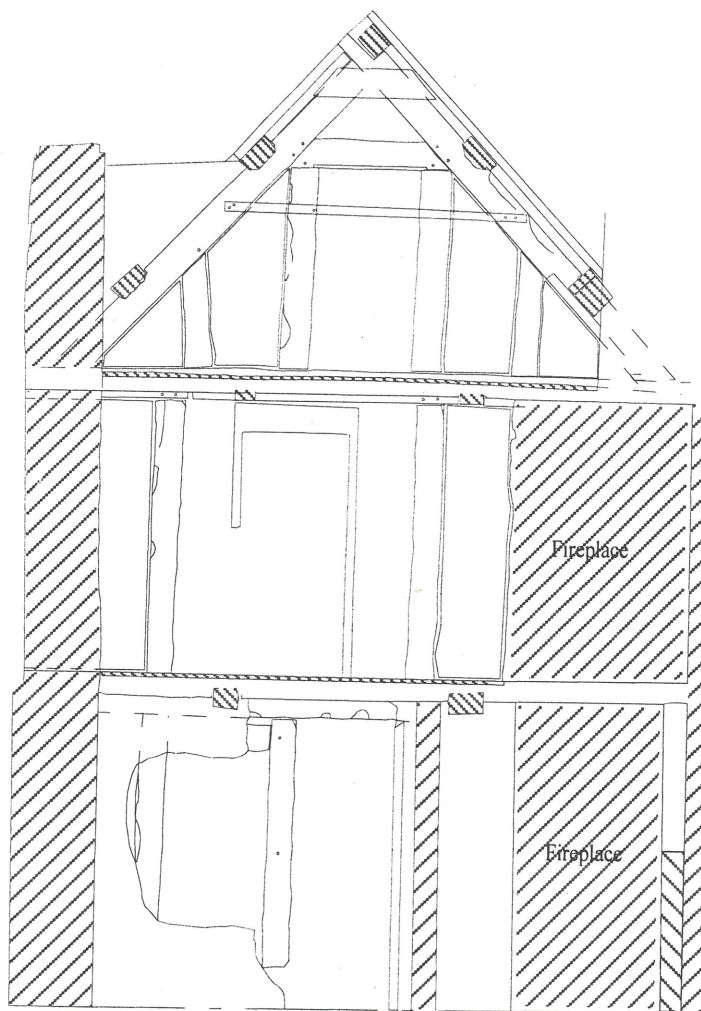


Fig 17: Northern cross frame - southern elevation



PLATTS HALL  
SURVEY  
NORTHWICH,  
CHESHIRE

ELEVATION:

NORTH CROSS-FRAME  
ELEVATION

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FIGURE 18

0 0.5 1.0 1.5 metres

SCALE 1:50

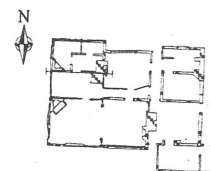
DRAWN BY:

NC, AP, IS & CW

DATE:

02/98

LOCATION:



KEY

- Original timber
- Chamfer on timber
- Later timber
- Brickwork detail
- Sandstone block
- Floor / ceiling
- Metal

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Fig 18: Northern cross frame - southern elevation



PLATTS HALL  
SURVEY  
NORTHWICH,  
CHESHIRE

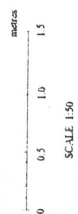
ELEVATION

CROSS SECTION

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FIGURE 19

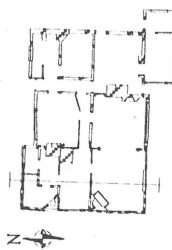


DRAWN BY: SC, AF, IS & CW

DATE:

02.98

LOCATION:



KEY

- Original number
- Overlaid on number
- Later number
- Brick with detail
- Sandstone block
- Lead
- Steel
- Floor ceiling

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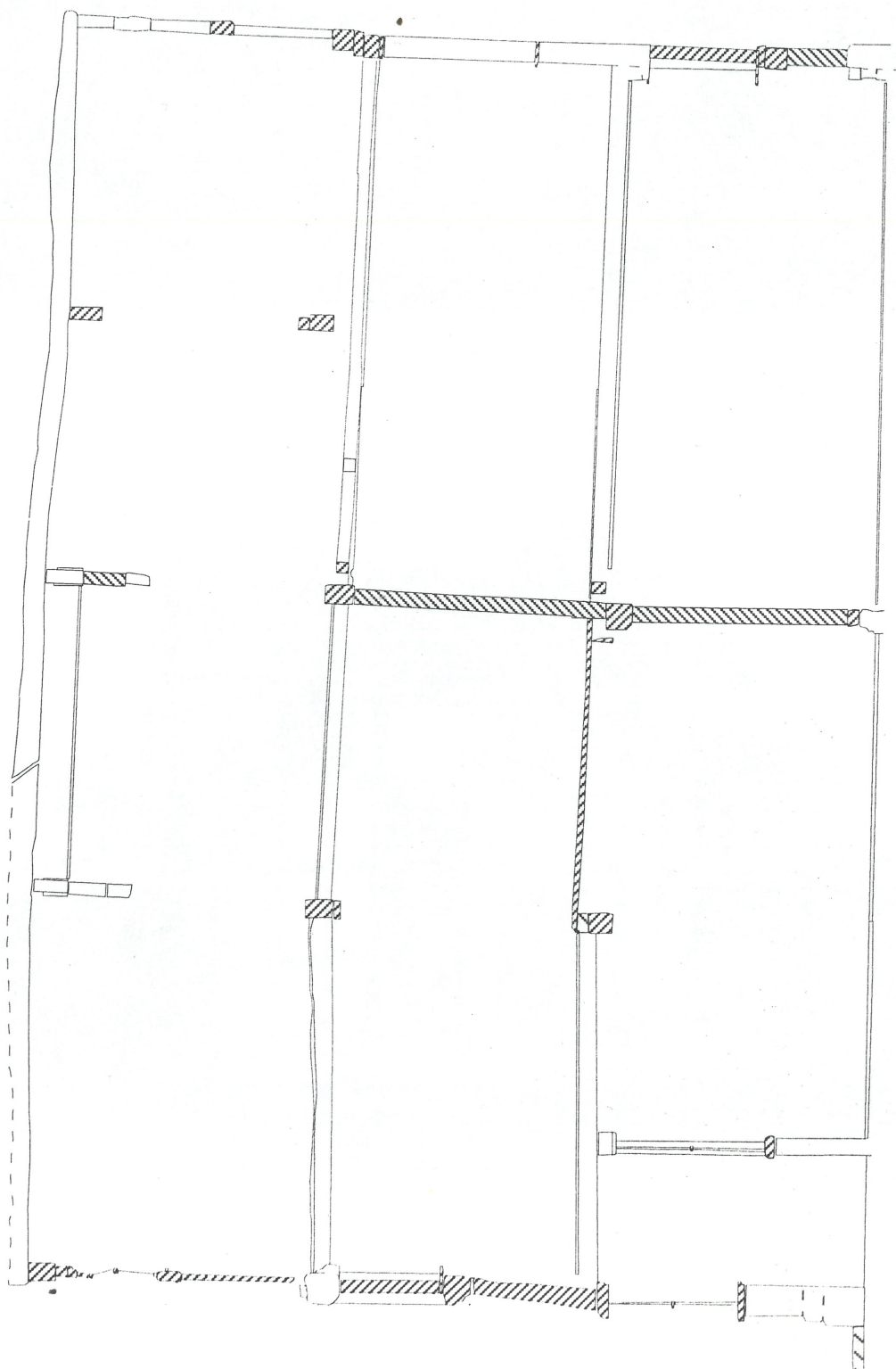


Fig 19: North / South cross-section through the West Wing



Fig 20 General view of the West Wing from the north west



Fig 21 View of the West wing during dismantling





Fig 22 North external elevation of the West Wing



Fig 23 West Facade of the West Wing





Fig 24: Inscribed plaque located in North External Elevation of West Wing



Fig 25 Date Plaque on the North External Elevation of the West Wing



Fig 26 North External Elevation of the West and East Wings



Fig 27 A view of the East Wing from the North East





Fig 28 East External wall of the West Wing showing the Inglenook



Fig 29 A view of the hallway from the east



Fig 30: A view of the south room of the West Wing from the east



Fig 31: A view of the loft of the West Wing from the north





Fig 32: The dismantling of the West Wing timber frame