

Archaeological Desk Based Assessment

WOODLANDS, LODGE LANE, CRONTON, MERSEYSIDE

For Wake Morley Architects

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L~P:ARCHÆOLOGY

Archaeological Desk Based Assessment

WOODLANDS, LODGE LANE, CRONTON, MERSEYSIDE

Client: Wake Morley Architects

Local Authority: Knowsley Metropolitan Borough Council

NGR: 338986, 395623

Planning App: 21/00633/FUL

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Abstract

This report has been produced to assess land Woodlands, Lodge Lane, Cronton; it contains the results of cartographic, archaeological and documentary research into the site, undertaken by Dan Garner of L - P : Archaeology on behalf of Wake Morley Architects Ltd.

The site does not lie within a Conservation Area, there are no scheduled monuments or listed buildings within the site. There is a single Non-Designated Heritage Asset within the site, the site of an early 19th century building.

Research shows the site has low potential for any Prehistoric and Roman activity. The site would have been outside of the Medieval core of Cronton and is thought to have been agricultural land at this time.

Between the end of the 18th and early 19th century the site was developed to accommodate a house and garden which fronted on to Lodge Lane. Between 1843 and 1849 the building was modified from a single structure in to two separate buildings. These two buildings appear upon all of the subsequent historic mapping up until present with only minor modifications to their size and plan.

To the rear of the buildings the rest of the site was laid out as formal gardens from at least 1849. This area had a number of outbuildings added and removed as seen on the historic mapping; one of these outbuildings may still survive in the garden.

There is potential for surviving remains of the earliest phase of the late 18th/early 19th century building both within and/or beneath the standing buildings on the site.

1. Introduction

1.1.This Archaeological Desk Based Assessment (DBA) considers land at Woodlands, Lodge Lane, Cronton, WA8 4QB. This document supports a planning application (21/00633/FUL) for the demolition of the existing dwelling, garage and outbuildings and erection of a detached five bedroom dwelling with attached garage and associated parking and landscaping.. This document has been researched and prepared by Dan Garner of L – P : Archaeology on behalf of Wake Morley Architects Ltd.

1.2.The site is an irregular polygon covering approximately 2150m² of land, which currently is used as green open space.The site is centred on NGR 338986, 395623.

1.3.The local authority is Knowsley Metropolitan Borough Council (KMBC).

1.4.The following terms are used in this report:

- ◆ “the study area” - a 500m radius from the boundary of the site (FIGURE 1).
- ◆ “the site” - The area defined by the perimeter of the site itself (FIGURE 2).

1.5.The assessment seeks to address the following issues:

- ◆ To assess the potential for archaeology.
- ◆ To assess the significance of potential archaeology.
- ◆ To assess the condition of potential archaeology.
- ◆ To assess the impact of the proposed development on the potential archaeology.

1.6.The assessment is based on the results of documentary and cartographic research as well as published and unpublished literature.

2. Planning Background

2.1. In July 2021 the Ministry for Housing Communities and Local Government (HCLG) updated the 2018 Revised National Planning Policy Framework (NPPF) (HCLG 2021). Chapter 16 of this document sets out policies for the conservation and enhancement of the historic environment.

2.2. The NPPF indicates planning decisions should be made based on the significance of Heritage Assets. These are defined as buildings, monuments, sites, places, areas or landscapes positively identified as having a degree of significance meriting consideration in planning decisions.

2.3. In considering any planning application for development the Local Planning Authority, Knowsley Metropolitan Borough Council (KMBC) is also bound by policies within Knowsley Local Plan (adopted January 2016) the relevant policy regarding the historic environment is:

Policy CS20: Managing the Borough's Historic Environment

1. Development proposals in Knowsley should preserve or enhance the borough's historic and architectural assets, including Listed Buildings, Conservation Areas, Historic Parks and Gardens and archaeological remains, together with other local areas, buildings and structures of historic importance.

The council will:

- a) Require preservation of the local distinctiveness and character of historic assets through sensitive design of new development, including appropriate integration with their setting and immediate landscape;
- b) Prevent demolition and/or development which would result in substantial harm or the loss of a designated historic asset or its setting, unless the proposal would result in substantial public benefits which clearly outweigh the harm or loss;
- c) Where a development proposal will result in less than substantial harm to a designated heritage asset or its setting, assess such harm against the benefits of the proposal;

d) Facilitate long term conservation and enhancement of local assets and areas of historic importance, including through the preparation of Conservation Area Management Plans.

2.The re-use of vacant and underused historic assets will be encouraged, with favourable consideration given, where appropriate, to proposals which will:

- a) Enable a use for a purpose sympathetic to its conservation;
- b) Retain or introduce public access; and
- c) Enhance the importance of the asset for local tourism, leisure or the economy.

3.Development proposals on sites which include, or are considered to have the potential to include, heritage assets or comprising archaeological interest, should be accompanied by a heritage impact statement.

4.Locally important historic assets which are not subject to statutory designation will be identified in a local list and will be afforded consideration in the decision making process.

2.4.KMBC take impartial archaeological advice from the Merseyside Environmental Advisory Service (MEAS).

2.5.STATUTORY DESIGNATIONS

2.5.1. The site does not contain or lie near any Scheduled Monuments, World Heritage Sites or Registered Battlefields, Parks and Gardens or listed buildings.

2.5.2. There are no designated heritage assets recorded within the wider study area.

2.6.NON-STATUTORY DESIGNATIONS

2.6.1. The site contains one non designated heritage asset (MME7106) a standing building of early 19th century date.

2.6.2. Within the wider study area are 1 findspot, 15 buildings, 6 archaeological sites, and 2 non-intrusive events listed in the HER.

2.7.In accordance with government guidelines and best practice, this report has been completed at the early stages of the pre-planning process to accompany a future planning application and to inform all parties of any archaeological concerns affecting the development site.

3. Methodology

3.1. This report has been researched and written to conform to L – P : Archaeology's Standards and Guidance for Desk Based Assessment. In accordance with the guidance set out below, the report analyses the sources listed below to create a model of the archaeological and heritage significance of the study site.

3.2. GUIDANCE

3.2.1. The following guidance was consulted:

- ◆ Standards and guidance for historic environment desk based assessments (CHARTERED INSTITUTE FOR ARCHAEOLOGISTS 2020)
- ◆ Historic Environment Good Practice advice in Planning Note 1 (HISTORIC ENGLAND 2015A).
- ◆ Historic Environment Good Practice Advice in Planning Note 2 (HISTORIC ENGLAND 2015B).
- ◆ Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) (HISTORIC ENGLAND 2017A).
- ◆ Conservation Principles: Policy and guidance for the sustainable management of the historic environment (ENGLISH HERITAGE 2008).
- ◆ Management of Research Projects in the Historic Environment (HISTORIC ENGLAND 2015C).

3.3. SOURCES

3.3.1. The heritage assets were identified from the following sources:

- ◆ A search of the Merseyside Historic Environment Record (MHER) based on a 500m radius from the site boundary (FIGURE 3 & 4).
- ◆ Data from the Portable Antiquities Scheme (BRITISH MUSEUM 2021).
- ◆ Examination of historic maps.
- ◆ Examination of aerial photographs.

- ◆ Data on scheduled monuments and listed buildings held by Historic England (HISTORIC ENGLAND 2017B).

3.3.2. A site visit was undertaken by Ethan Ellis of L – P : Archaeology on the 17th September 2021.

3.4.SIGNIFICANCE CRITERIA

3.4.1. A heritage asset is defined in the NPPF (HCLG 2021) as:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

3.4.2. The significance of the heritage assets is determined using the following criteria:

Value	Description
Very High	World Heritage Sites; designated or undesignated sites, buildings or landscapes of international importance
High	Scheduled monuments; Grade I and II* Listed Buildings; Conservation Areas or Parks and Gardens containing very important monuments or buildings; designated or undesignated sites, buildings or landscapes of national importance
Medium	Grade II Listed Buildings; Conservation Areas or Parks and Gardens containing monuments or buildings that contribute to their historic character; designated or undesignated sites, buildings or landscapes of regional importance
Low	Locally Listed monuments and buildings; designated or undesignated sites, buildings or landscapes of local importance
Negligible	Sites, buildings or landscapes with little or no significant historical interest
Unknown	Archaeological sites where the importance has not yet been ascertained; buildings with hidden potential for historic significance

Table 1 - Significance criteria used in this report

3.5.LIMITATIONS OF THE METHODOLOGY

3.5.1. The assessment relies on the accuracy of the data provided by the sources described above. There is always some degree of uncertainty in relation to these sources which include:

- ◆ The data from the MHER can be limited because it is not based on a systematic search of the county but rather, the records are reliant upon chance finds, opportunities for research and public contribution.

- ◆ Documentary sources may be biased, inaccurate or difficult to interpret.
- ◆ The presence of buried archaeology is not always obvious during walk over surveys.
- ◆ Grid coordinates for heritage assets may be rounded to such an extent that the actual location of the asset can be difficult to locate.
- ◆ The radial boundaries used in this report have been established in order to maintain the focus and manageability of the data but still be large enough to rigorously consider context and character. It is important to note that any set boundaries on the report should be considered as permeable. Areas do not develop in isolation, and thought must always be given to significant relationships with places and events outside the area selected or defined.

4. Aims of the Assessment

4.1. It is not the aim of this assessment to present a complete history of the area, nor is it the intention of this report to examine every artefact found in the local area. Rather, the aim of this assessment is to review the available data and use it to construct a model of the potential archaeology within the site.

4.2. The assessment seeks to address the following issues:

- ◆ To assess the potential for archaeology.
- ◆ To assess the significance of potential archaeology.
- ◆ To assess the condition of potential archaeology.
- ◆ To assess the impact of the proposed development on the potential archaeology.

5. Site Background

5.1.GEOLOGY

- 5.1.1. The British Geological Survey GeoIndex (BRITISH GEOLOGICAL SURVEY 2021) shows the site to be located on a bed rock of Kinnerton Sandstone Formation - Sandstone. Overlain by Till, Devensian - Diamicton.
- 5.1.2. This data is at relatively low resolution and offers only a rough indication of the site geology.

5.2.LANDSCAPE AND TOPOGRAPHY

- 5.2.1. The site is located towards the southwest of Cronton (FIGURE 1 & 2) and to the northwest of Hough Green, Widnes. Hough Green is a large residential area forming a suburb on the northwest side of Widnes.
- 5.2.2. The site is bounded to the north, east and west by agricultural land and to the south by Lodge Lane. The southern edge of the site is dominated by two buildings forming the dwelling and garage of 'Woodlands'. Beyond the main dwelling to the east there is a brick garden wall separating the site from Lodge Lane. The rest of the site boundary is demarcated by wire fencing, hedging and mature trees.
- 5.2.3. The site is an irregular polygon 2,150m² in size. It is at an average of 21m AOD.

5.3.PREVIOUS WORKS

- 5.3.1. No known archaeological works have previously been undertaken on the site.

5.4.SITE CONDITIONS

- 5.4.1. A site visit was undertaken by Ethan Ellis on the 17th September 2021. Conditions were dry and sunny, ground visibility varied across the site with standing buildings on the Lodge Lane frontage, areas of concrete and hard standing to the rear of the buildings and an overgrown garden area beyond this bordered by mature trees (PLATE 1).

5.4.2. The level of the site was generally flat, with the edges bordered on the north, east and west sides by agricultural land. The southern side of the site fronts on to a trackway known as Lodge Lane (PLATE 2).



Plate 1 - General view across the site from the southern part of the rear garden. Facing north.



Plate 2 - View of the buildings known as 'Woodlands' fronting on to Lodge Lane. Facing northeast.

5.4.3. The buildings fronting on to Lodge Lane comprise a one-and-a-half storey building described as a 'garage' and a two storey dwelling. The two buildings

are separated by a vehicular access regulated by two modern wrought iron gates.

5.4.4. Externally the 'garage' building is covered in modern cement render and has a grey slate roof furnished with black UPVC guttering/down pipes and white UPVC soffits and fascias (PLATE 3). The frontage has an unusual pair of wooden double doors and one small modern rectangular first floor window; similar first floor windows are present on the eastern and western gable walls. The building has a single storey outrigger to the rear with two casement windows and a pedestrian entrance. A brick chimney stack is visible at the junction between the roof of the outrigger and the main 'garage' building.



Plate 3- View of the 'garage' building fronting on to Lodge Lane. Facing northwest.



Plate 4- View of the ground floor interior to the 'garage' building with staircase to first floor level. Facing south.

5.4.5. Internally, the 'garage' building has bare brick walls and an irregular stone flagged floor at ground level. The timber double doors can be seen to be a modern replacement from the interior. A steep wooden staircase leads to first floor level (PLATE 4). At first floor level the roof is open to the rafters and appears to be constructed from re-used timber forming a central truss with supporting purlins and rafters above (PLATE 5). Modern wooden planking above the rafters indicates that the present slate roof is a modern replacement. The first floor appears to have been added rather than being part of the original design.



Plate 5- View of the internal roof structure to the 'garage' building at first floor level. Facing west.

- 5.4.6. The single storey outrigger to the rear has no connecting door to the main garage building. It is accessed via an external door with a stone doorstep. The internal floor is brick and there is a stone sink in the northeast corner (PLATE 6). The base of the brick chimney stack (PLATE 7) in the southwest corner of the outrigger has been heavily modified and connected to some redundant apparatus; it may have originally served as a water heater for a wash-house.
- 5.4.7. The second building (which comprises the main dwelling) is also covered in modern cement render and has a grey slate roof furnished with black UPVC guttering/down pipes. The frontage (PLATE 8) has two modern bay windows and a modern brick porch at ground level with a pair of white UPVC windows at first floor level. There are four brick chimney stacks visible on the dwelling; two at either gable end.



Plate 6- View of the interior to the rear outrigger attached to the 'garage' building. Facing east.



Plate 7- View of the brick chimney stack on the interior of the rear outrigger attached to the 'garage' building. Facing west.



Plate 8- View of the exterior frontage to the main dwelling building. Facing northeast.



Plate 9- View of a typical ground floor interior within the main dwelling building.

5.4.8. Internally, the ground floor rooms have all been heavily modernised with modern stone built fireplaces and a range of modern floor coverings including laminate and wooden parquet flooring (PLATE 9). A modern kitchen and boiler room are also present. The first floor rooms are similarly modernised with a mixture of carpeted and laminate floors and modern bathrooms. Some original

fixtures and fittings may be present (in the form of internal doors etc) but the whole building interior has been extensively modified.

5.4.9. The rest of the site is given over to a long narrow garden area which has now become overgrown. There are modern external patio areas linked by formal paths and traces of external outbuildings in places. These include a long narrow structure at the northern end of the garden area built of concrete blocks (PLATE 10) and a range of brick and timber sheds (PLATE 11) at the south-eastern corner of the site which appear to have been built to accommodate animals; possibly birds. A small brick building covered with concrete render (PLATE 12) adjacent to one of the patio areas may be a building which appears on the 1907 and 1927 editions of the OS maps.

5.4.10. With the exception of the standing buildings, no archaeological features pre-dating the 20th century were identified during the site walk over.



Plate 10- View of the remains to an outbuilding built from concrete blocks at the northern end of the garden area. Facing southwest.



Plate 11- View of the range of brick and timber outbuildings built at the southeastern corner of the garden area. Facing east.



Plate 12- View of the brick outbuilding adjacent of the patio area which possibly appears on the 1907 OS map. Facing northeast.

6. Archaeological and Historical Background

TIMESCALES USED IN THIS REPORT:

PERIOD	FROM	TO
PREHISTORIC		
PALAEOLITHIC	450,000	12,000 BC
MESOLITHIC	12,000	4,000 BC
NEOLITHIC	4,000	1,800 BC
BRONZE AGE	1,800	600 BC
IRON AGE	600	43 AD
HISTORIC		
ROMAN	43	410 AD
EARLY MEDIEVAL	410	1066 AD
MEDIEVAL	1066	1485 AD
POST MEDIEVAL	1485	1901 AD
MODERN	1901	PRESENT

Table 2- Timescales used in this report

6.1.Information from the Merseyside Historic Environment Record (MHER) is referenced with the monument ID in brackets e.g. (HER12345), (DCH12345) and shown in (FIGURE 3) and (FIGURE 4); a gazetteer is provided in APPENDIX 1. This is taken from a 500m radius search of the MHER centred on the site.

6.2.The site does not lie within a Conservation Area, nor are there any Scheduled Monuments or Listed Buildings within the site.

6.3.PREHISTORY

6.3.1. No Prehistoric activity has been recorded on the site, however, Mesolithic activity has been identified at Ochre Brook (c.2.5 km northwest of the site) by fragments of worked flint, with cores, blades, flakes and a possible scrapper (PHILPOTT, R A 2000). The Portable Antiquity Scheme (PAS) also records a lithic tool found in Halewood c.3 km to the southwest of the site (www.finds.org.uk).

- 6.3.2. The PAS records two Neolithic artefacts within the Knowsley area, a flint scraper and the butt-end of a stone mace; also a bronze age spear head and an Iron Age cast copper alloy bead (www.finds.org.uk).
- 6.3.3. A cropmark of a possible ring ditch is visible in Google Earth images south of Stockwell Road, Tarbock (MME19425). The ring is c.18m across and could be of Prehistoric date.
- 6.3.4. The potential for Prehistoric archaeological remains is low within the site boundary but should any be identified it would be of a medium significance.

6.4.ROMAN

- 6.4.1. No Roman find spots or sites have been recorded in the MHER search area however, an enclosed Romano-British settlement site has been identified at Ochre Brook (c.2.5 km northwest of the site) dating to the 2nd and early 3rd century (PHILPOTT, R A 2000). Three artefacts are listed on PAS, two from Halewood an enamel brooch and a copper coin; from within the Knowsley area a cast lead spindle whorl has also been recorded (www.finds.org.uk).
- 6.4.2. Southwest Lancashire it thought to have had no major urban or military sites, with Romano British emphasis placed on smaller farmsteads with rural populations (CROSBY 1998). Romano British occupation has been seen at excavations in Tarbock to the west of the site (Merseyside Archaeological Advisory Service 2011).
- 6.4.3. A small bronze Roman figure or decorative fitting, was found in Tarbock in 1984 (MME6842). The bronze is too damaged for full identification of the bust, or even to suggest a date on grounds of style and treatment. However, there are sufficient parallels from the north western provinces of the Empire to suggest that it is a decorative fitting of the Roman period, and of a type used to ornament major items of household furniture, possibly even a wagon or more genteel form of transport.
- 6.4.4. The site has low potential for Roman archaeology but if any were exposed it would be of a medium significance.

6.5.EARLY MEDIEVAL & MEDIEVAL

- 6.5.1. There is scarce archaeological evidence from the Early Medieval period in Merseyside. However, evidence of Saxon and later Scandinavian settlers is seen through local place-names such as Cronton and Huyton, then Kirkby and Roby. During the Saxon period land would have been divided into large agricultural estates, with large townships appearing in the 10th century (COWELL 1999).
- 6.5.2. Kenyon suggests that names ending in ‘-tun’, representing a farmstead or settlement, belong to a period of English domination from the late 7th and 8th centuries. In the south central part of Knowsley many of the names of the late Medieval townships have this suffix, although how early these came in to existence is not clear (COWELL, R 2002).
- 6.5.3. In the early 10th century the political situation around the Irish Sea became very uncertain when the Norse were expelled from Dublin in c.902. Between 920 and 973 a succession of English kings received the submission of the northern kings and as a result the area between the Ribble and the Mersey appears to have been brought in to the English royal demesne by the late 10th century (COWELL, R 2002).
- 6.5.4. At Domesday in 1086 the area between the Ribble and Mersey was divided in to six large hundreds with a chief administrative centre in each hundred. The modern district of Knowsley fell in two hundreds, West Derby and Warrington. That part of Warrington hundred in Knowsley corresponds largely to those later townships in Prescot parish (Prescot, Whiston and Cronton) for which there is no detail (COWELL, R 2002).
- 6.5.5. In the centuries after Domesday Medieval communities were organised in to separate townships which would have been based on earlier territorial estates. The township organisation in Knowsley generally has a correlation between the township and the late Medieval Manor. However, Cronton may have originally been much larger than the area defined by its 19th century boundaries; these may not have become fixed until after the mid 14th century (COWELL, R 2002).
- 6.5.6. The main criteria for assuming Medieval nucleated settlement in Knowsley is the existence of open arable fields as it is generally accepted that the two are

linked. The Cronton tithe map of 1843 shows a nucleated pattern with two adjacent centres at Cronton Town End and Cronton Smithies (COWELL, R 2002). In Cronton there is an early 14th century reference to “*2 acres in the town of Croninton in the field called the Middilsnape between and the land of John Clerk of Croninton ...*” (Lumby, 1939), which suggests there was open arable in the township (COWELL, R 2002).

- 6.5.7. The potential for Medieval archaeology within the site boundary is low. It is likely that any surviving deposits would be agricultural in nature and of low significance.

6.6. POST MEDIEVAL

- 6.6.1. In the mid 14th century, the population of England was greatly reduced due to plagues of the Black Death and to crop failures which led to the abandonment or shrinkage of formerly prosperous settlements. It was not until the 17th century that the population of England approached that of the early 14th century.
- 6.6.2. The late 16th/17th century witnessed an increase in the population in the townships of Knowsley. In Cronton in 1587 there were 20 messuages in the manor (FARRER & BROWNBILL 1907) but by the hearth tax list of 1663 there were 41 (COWELL, R 2002).
- 6.6.3. The early Post Medieval period also saw a change from the basic Medieval open field system to consolidated holdings enclosed with hedges. Over time entire townships became enclosed, sometimes leading to the creation of farms out in the former open fields. In Knowsley, even though small areas of open arable still survived in to the late Post Medieval period, none of it was subject to enclosure by Parliamentary Act.
- 6.6.4. The Medieval origin of some of the dispersed cottages strung out along roads is possible but the majority of these types of settlement are part of a process underway in the 16th and 17th centuries which continued in to the 19th century. Much of the scattered settlement along Cronton road is probably Post Medieval as the more direct east-west route between Liverpool and St Helens through the township became more important in this period (COWELL, R 2002).

- 6.6.5. Knowsley retained its agricultural nature well in to the 19th century and most of the inhabitants were accordingly involved in farming. The buildings surviving today can provide evidence for the nature and fortunes of Post Medieval agricultural society (COWELL, R 2002). Such 18th and 19th century examples in the study area include: farmhouses (MME 7108, 7111 and 7352); houses (MME 6833, 6841, 7100, 7105, 7106, 7110 and 7119); barns (MME 11607, 11610, 13006, 7120 and 7386); outbuildings (MME7101); and a cow house (MME7112).
- 6.6.6. The 'great rebuilding' of vernacular houses in the late 17th/18th century was evident in this region with new vernacular styles reflecting the growth in prosperity of yeoman farmers towards the end of the 17th century. These sites are represented by large sandstone-built farmhouses with mullioned windows such as Town End Farm, Cronton (COWELL, R 2002) and Stockswell Farm (MME6832) dating from at least 1691.
- 6.6.7. The Post Medieval landscape was affected by large scale industry mainly connected with the extraction of coal or sandstone. The main coal mining areas were in the townships of Whiston, Tarbock and Prescott. Most townships are shown to have their own stone quarry by the mid 19th century tithe apportionments, generally on the common as on Pex Hill in Cronton. The earliest references to quarrying in Knowsley are to the beginning of the 17th century on Pex Hill (COWELL, R 2002).
- 6.6.8. Other types of extractive industry were more localised. The digging of clay for bricks, and their firing, is evidenced by the large number of farms with 18th and 19th century adjoining fields called 'kilon croft'. These kilns were more likely for bricks than for pottery (COWELL, R 2002).
- 6.6.9. Industrial sites in the study area include the Stock's Well Bleach Yard (MME7103) which was later replaced by the Stock's Well Water Works and reservoir. There was also a possible tannery site at Tan House, Alder Lane, Tarbock (MME6838).
- 6.6.10. There is medium potential for Post Medieval archaeological features surviving below ground within the site. If these have not be truncated by later 20th

century works, they would likely relate to the 19th century canal and warehouses and would be of low regional significance, but medium local significance.

6.7.CENSUS RETURNS

6.7.1. The census return for 1841 lists 4 people resident at a house on Stocks Lane (Woodlands is not named) including:

NAME	RELATION	AGE	OCCUPATION	BIRTH PLACE
MARY IRELAND	HEAD	40	WASHERWOMAN	YES
ELIZABETH IRELAND		20		YES
ALICE IRELAND		12		YES
HENRY IRELAND		5		YES

Table 3- Residents of Stocks Lane on the 1841 census return for Cronton

6.7.2. The census return for 1851 lists 2 neighbouring houses on Stocks Lane housing a total of 8 people (Woodlands is not named) including:

NAME	RELATION	AGE	OCCUPATION	BIRTH PLACE
MARY IRELAND	HEAD (W)	53	FARMER OF 5 ACRES	WIDNES
ALICE IRELAND	DAUGHTER	23		CRONTON
WILLIAM IRELAND	HEAD	32	WATCH TOOL MAKER	CRONTON
CATHERINE IRELAND	WIFE	38		SUTTON
JOHN IRELAND	SON	3		CRONTON
MARY IRELAND	DAUGHTER	4 MTHS		CRONTON
JAMES JOHNSON	STEP SON	19	TOOL MAKERS APPRENTICE	WIDNES
ELIZABETH PURT	SERVANT	13	HOUSE SERVANT	PRESCOT

Table 4- Residents of Stocks Lane on the 1851 census return for Cronton

6.7.3. The census return for 1861 lists 9 people resident at one house on Lodge Lane including:

NAME	RELATION	AGE	OCCUPATION	BIRTH PLACE
WILLIAM IRELAND	HEAD	41	WATCH TOOL MAKER	CRONTON
CATHERINE IRELAND	WIFE	48		SUTTON
JOHN IRELAND	SON	13	SCHOLAR	CRONTON
MARY IRELAND	DAUGHTER	10	SCHOLAR	CRONTON
WILLIAM IRELAND	SON	4	SCHOLAR	CRONTON
MARY A DONALDSON	NIECE	6	SCHOLAR	SUTTON
JOHN DENNET	JOURNEY MAN	21	TOOL MAKER	WIDNES
GEORGE WILKINSON	NEPHEW	15	TOOL MAKER	MOORE
HENRY IRELAND	BROTHER	25	TOOL MAKER	CRONTON

Table 5- Residents of Lodge Lane on the 1861 census return for Cronton

6.7.4. The census return for 1871 lists 11 people resident at one house on Stocks Lane including:

NAME	RELATION	AGE	OCCUPATION	BIRTH PLACE
WILLIAM IRELAND	HEAD	52	TOOL MAKER EMPLOYING 3 MEN & 2 BOYS	PRESCOT
CATHERINE IRELAND	WIFE	58		PRESCOT
JOHN IRELAND	SON	23	TOOL MAKER	PRESCOT
MARY IRELAND	DAUGHTER	20	DOMESTIC SERVANT	PRESCOT
WILLIAM IRELAND	SON	16	APPRENTICE TO WATCH TOOL MAKER	PRESCOT
MARY ANN DONALDSON	NIECE	16	SERVANT	PRESCOT
JOHN DENNET	BOARDER	30	TOOL MAKER	PRESCOT
GEORGE WILKINSON	BOARDER	25	TOOL MAKER	KECKWICK
EMMA R HALL	NURSE CHILD	5	SCHOLAR	LONDON
CARR WILLIAM JOHNSON	LODGER	83	RETIRED FARMER	NORTHUMBERLAND
MARGARET JOHNSON	WIFE	61	FORMERLY NURSE	BATH

Table 6- Residents of Stocks Lane on the 1871 census return for Cronton

6.7.5. The census return for 1881 lists 14 people resident at 2 neighbouring houses on Stockswell Lane including:

NAME	RELATION	AGE	OCCUPATION	BIRTH PLACE
WILLIAM IRELAND	HEAD	62	TOOL MAKER	CRONTON
CATHERINE IRELAND	WIFE	68		SUTTON
EMMA R HALL	SERVANT	15	DOMESTIC SERVANT	LONDON
JOHN DENNET	LODGER	41	TOOL MAKER	WIDNES
JOHN IRELAND	HEAD	34	TOOL MAKER	CRONTON
HARRIETTE IRELAND	WIFE	33		WIDNES
JAMES IRELAND	SON	6	SCHOLAR	CRONTON
PETER IRELAND	SON	5	SCHOLAR	CRONTON
KATAY IRELAND	DAUGHTER	3		CRONTON
HARRIETT IRELAND	DAUGHTER	1		CRONTON
GEORGE WILKINSON	LODGER/HEAD	35	TOOL MAKER	MOORE
MARY WILKINSON	WIFE	30	DRESS MAKER	CRONTON
WILLIAM WILKINSON	SON	3	SCHOLAR	CRONTON
CLARA A WILKINSON	DAUGHTER	1		CRONTON

Table 7- Residents of Stockswell Lane on the 1881 census return for Cronton

6.7.6. The census return for 1891 lists 11 people resident at 2 neighbouring houses on Lodge Lane including:

NAME	RELATION	AGE	OCCUPATION	BIRTH PLACE
WILLIAM IRELAND	HEAD	72	TOOL MAKER	CRONTON
CATHERINE IRELAND	WIFE	78		SUTTON
MICHAEL BURK	BOARDER	21	TOOL MAKER	LUTTON
JOHN IRELAND	HEAD	43	TOOL MAKER	CRONTON
HARRIET IRELAND	WIFE	43		WIDNES
JAMES IRELAND	SON	16	APPRENTICE TOOL MAKER	CRONTON
PETER IRELAND	SON	15	AGRICULTURAL LABOURER	CRONTON
CATHERINE IRELAND	DAUGHTER	13	SCHOLAR	CRONTON
HARRIET IRELAND	DAUGHTER	11	SCHOLAR	CRONTON
EDITH IRELAND	DAUGHTER	4		CRONTON
ALICE IRELAND	DAUGHTER	2		CRONTON

Table 8- Residents of Lodge Lane on the 1891 census return for Cronton

6.7.7. The census return for 1901 lists 18 people resident at 2 neighbouring houses on Lodge Lane including:

NAME	RELATION	AGE	OCCUPATION	BIRTH PLACE
PETER MANIFOLD	HEAD	49	TOOL MAKER	DITTON
ELIZABETH MANIFOLD	WIFE	45	LAUNDRESS	TOLINGTON
LUCY MANIFOLD	DAUGHTER	22	LAUNDRESS	DITTON
ELIZABETH MANIFOLD	DAUGHTER	15	LAUNDRESS	DITTON
THOMAS MANIFOLD	SON	18	PORTER RAILWAY	CRONTON
ALICE A MANIFOLD	DAUGHTER	12		DITTON
WILLIAM MANIFOLD	SON	8		DITTON
ANN WILKINSON	MOTHER IN LAW	71		TOLINGTON
ALFRED WILKINSON	VISITOR	33		TOLINGTON
ELLEN STOBBS	SERVANT	16	DOMESTIC SERVANT	PRESCOT
JOHN IRELAND	HEAD	53	TOOL MAKER	CRONTON
HARRIET IRELAND	WIFE	53		WIDNES
JAMES IRELAND	SON	26	TOOL MAKER	CRONTON
ANNIE IRELAND	DAUGHTER LAW	IN 30		CRONTON
PETER IRELAND	SON	25	TEAMSTER	CRONTON
CATHERINE IRELAND	DAUGHTER	23	DRESS MAKER	CRONTON
EDITH IRELAND	DAUGHTER	14		CRONTON
ALICE IRELAND	DAUGHTER	12		CRONTON

Table 9- Residents of Lodge Lane on the 1901 census return for Cronton

6.7.8. The census return for 1911 lists 9 people resident at 2 neighbouring houses on Lodge Lane, Stocks Well. The house occupied by the Ireland family is listed as having 7 rooms whilst the house occupied by Ms Glover has 4 rooms. The residents included:

NAME	RELATION	AGE	OCCUPATION	BIRTH PLACE
HARRIET IRELAND	HEAD (W)	63		UPTON
PETER IRELAND	SON	35	HORSEMAN ON FARM	CRONTON
EDITH IRELAND	DAUGHTER	24		CRONTON
ALICE IRELAND	DAUGHTER	22		CRONTON
HARRIET LEA	DAUGHTER (M)	31		CRONTON
JOHN LEA	SON IN LAW	30	PLUMBER (CHEMICAL WORKS)	WIDNES
HENRY LEA	GD SON	3		CRONTON
JOHN GILBERT LEA	GD SON	1		CRONTON
AMELIA GLOVER	HEAD (S)	38	LAUNDRESS	WHISTON

Table 10- Residents of Lodge Lane, Stocks Well on the 1911 census return for Cronton

6.8.MAP REGRESSION

- 6.8.1. Early maps such as the 1577 Saxton map, the 1610 Speed map and the 1695 Morden maps of Lancashire do not show Cronton as a place of any significance but they do show surrounding townships of Tarbok, Ditton, Farnworth and Appleton.
- 6.8.2. Yates' map of 1786 does identify Cronton and provides some detail showing the main road network and representations of individual buildings clustered around the cross roads at Cronton Smithy and Cronton Hall. A number of place names are marked on this map within the township such as Pex Hill and Shaw; however, Stock's Well/Lodge Lane cannot be identified. A single building in the general vicinity of the site may represent Caxton Lodge but this is not named.
- 6.8.3. Greenwoods map of Lancashire of 1818 (PLATE 13) shows slightly more detail than the earlier Yates map of 1786. Stock's Well/Lodge Lane can be identified because Caxton Lodge is named on the map. A pair of buildings are shown in the vicinity of Stock's Well House and a single building is shown fronting on to the lane to the north which is probably on the site.
- 6.8.4. Hennet's map of 1829 shows less detail than Greenwood's map of 1818 but does serve to confirm the line of Stock's Well/Lodge Lane as Caxton Lodge is

identified. Two buildings are shown in the vicinity of Stock's Well House but they are not named; nothing is shown in the vicinity of the site.



Plate 13- Extract from Greenwood's map of 1818 showing the site to the left of Caxton Lodge.

6.8.5. The earliest map to provide detail of the site is the Croxton township tithe map of 1843 (FIGURE 5). The site is located within a long narrow plot close to the south western township boundary. The southern side of the site is adjacent to an unnamed road which the 1849 OS map (FIGURE 6) names as Stock's Well Lane (Stock's Well House is shown on the tithe map to the southwest). The southern side of the site is shown to have a single building; a rectangular block aligned roughly east-west with a small extension projecting south in to the lane. The plot is numbered as 209 and the accompanying tithe apportionment lists it as being owned by Bartholemew Brotherton and occupied by Mary Ireland; it is named as 'House and Garden'. Mary Ireland was also occupying plots 205, 206, 207 and 208 which amounted to 11 acres of pasture and arable land. A pair of buildings are shown on the opposite side of the lane a little further to the east.

6.8.6. The 1849 6 inch Ordnance Survey (OS) map (FIGURE 6) gives further detail naming the modern Lodge Lane as 'Stock's Well Lane'. The site is shown in more detail than the 1843 tithe map with three separate buildings located in the area that a single building was marked in 1843. To the rear of the buildings

the garden area is shown to contain formal paths; the northeast corner borders a large water filled pit. Stock's Well House is shown to the southwest and a pair of buildings are shown on the opposite side of the lane to the east of the site. To the west of Stock's Well House the Stock's Well is marked and to the southwest of this is the Stock's Well Bleach Yard.

6.8.7. The 1893 25 inch OS map (FIGURE 7) shows more detail of the site with some minor development in the surrounding area; the lane bordering the southern side of the site is named as 'Lodge Lane'. The buildings shown in 1849 are more clearly marked with the third smaller building to the rear apparently removed to make way for a pair of glass houses in the rear garden. A small rectangular outbuilding is also shown to the east of the glass houses. A drainage ditch appears to run down the eastern side of the site between the large water filled pit and Lodge Lane. To the west of Stock's Well House the Stock's Well and the Stock's Well Bleach Yard have been replaced by the Stock's Well Water Works and reservoir.

6.8.8. The 1907 (FIGURE 8) and 1927 25 inch OS maps (FIGURE 9) show little change except that the pair of glass houses within the garden have been removed by 1907 but the small square outbuilding remains.

6.8.9. The 1958 25 inch OS map (FIGURE 10) shows some minor changes to the two buildings within the site fronting on to Lodge Lane. The main dwelling house now has a small square extension on the eastern side whilst the 'garage' building appears to have been reduced on the western side.

6.8.10. There is little further change either within the site or its immediate environs on later maps between 1967 and 2003 (FIGURE 11 & 12); for example the 1988-1993 OS map (FIGURE 13). The only exception being the development of the Stock's Well Water Works in to the Stockswell Pumping Station between 1955 and 1958 (FIGURE 10).

6.9. AERIAL DATA

6.9.1. A search of aerial photographs, as available from Francis Frith, GoogleEarth, Cambridge air photos and BritainFromAbove was made for the site. Whilst

some images were available nothing of significance was noted beyond the information already available from the historic map regression (Section 6.8.).

7. Proposed Development

7.1.PREVIOUS IMPACTS

7.1.1. There has been a building on the southern side of the site fronting on to Lodge Lane since at least 1818. There is a suggestion that between 1843 and 1849 the building was modified from a single structure into two separate buildings. These two buildings appear upon all of the subsequent historic mapping up until at least 2003 with only minor modifications to their size and plan. It is therefore assumed that the present buildings known collectively as ‘Woodlands’ are the same buildings shown on the 1849 OS map (FIGURE 6).

7.1.2. A rapid inspection of the two standing buildings on the site has suggested that both buildings have undergone significant modification during the later 20th or early 21st century. In particular, the ‘garage’ building appears to have had a first floor inserted and three windows introduced at first floor level; it has also been re-roofed. Whilst the main dwelling has been modernised with a kitchen and bathroom; all of the windows are modern replacements and the historic fireplaces have been removed and replaced with modern stone surrounds.

7.1.3. To the rear of the buildings the rest of the site was laid out as formal gardens from at least 1849. This area has had a number of outbuildings added and removed on the historic mapping; one of these outbuildings may still survive in the garden.

7.2.PROPOSED REDEVELOPMENT

7.2.1. In accordance with government guidelines and best practice, this report has been completed at the early stages of the process as supporting documentation to inform all parties of any archaeological concerns affecting the site.

7.2.2. The proposed development consists of the demolition of the existing dwelling, garage and outbuildings and erection of a detached five bedroom dwelling with attached garage and associated parking and landscaping.

8. Conclusions

8.1.A plot of land at Woodlands, Lodge Lane, Cronton, WA8 4QB is being considered for redevelopment. This document supports a planning application (21/00633/FUL) for the demolition of the existing dwelling, garage and outbuildings and erection of a detached five bedroom dwelling with attached garage and associated parking and landscaping. This document has been researched and prepared by Dan Garner of L – P : Archaeology on behalf of Wake Morley Architects Ltd.

8.2. POTENTIALLY IMPACTED ASSETS.

- 8.2.1. The potential for significant Prehistoric and Roman activity within the site is low.
- 8.2.2. Any Medieval archaeological remains found within the site are likely to be associated with agricultural activity, as the site lies outside of Cronton's historic core.
- 8.2.3. Between the end of the 18th and early 19th century the site was developed to accommodate a house and garden which fronted on to Lodge Lane. Between 1843 and 1849 the building was modified from a single structure in to two separate buildings. These two buildings appear upon all of the subsequent historic mapping up until at least 2003 with only minor modifications to their size and plan. It is therefore assumed that the present buildings known collectively as 'Woodlands' are the same buildings shown on the 1849 OS map.
- 8.2.4. To the rear of the buildings the rest of the site was laid out as formal gardens from at least 1849. This area has had a number of outbuildings added and removed on the historic mapping; one of these outbuildings may still survive in the garden.
- 8.2.5. It is likely that any below ground archaeological deposits associated with the 19th century development of the site will survive in the garden areas. However, these remains are likely to be limited to previous outbuildings and garden features indicated on the historic mapping.
- 8.2.6. The early 19th century building listed as a non-designated heritage asset (MME7106) either lies beneath or has been incorporated in to the two

standing buildings (garage and dwelling) still present on the site. Inspection of the standing buildings indicates that both buildings have undergone significant modification during the later 20th or early 21st century. Demolition of these buildings may reveal elements of the earlier building phases either within the standing structures or as buried remains beneath them.

8.2.7. The revised North West Regional Research Framework Research Agenda highlights a number of research questions related to the Industrial and 20th century period (<https://researchframeworks.org/nwrf/industrial/>). The site has the potential to contribute to some of these and in particular:

- ◆ Ind14: How can we establish a typology of and assess the significance of buildings and other structures associated with country and farming estates?
- ◆ Ind17: How can we enhance our understanding of the rural poor?
- ◆ Ind18: How can we identify the impact of industrialisation on rural dwellings?

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FIGURES

FIGURE I // Site Location - General



0 100 m



PROJECT // 4075C - Woodlands, Cronston, Merseyside

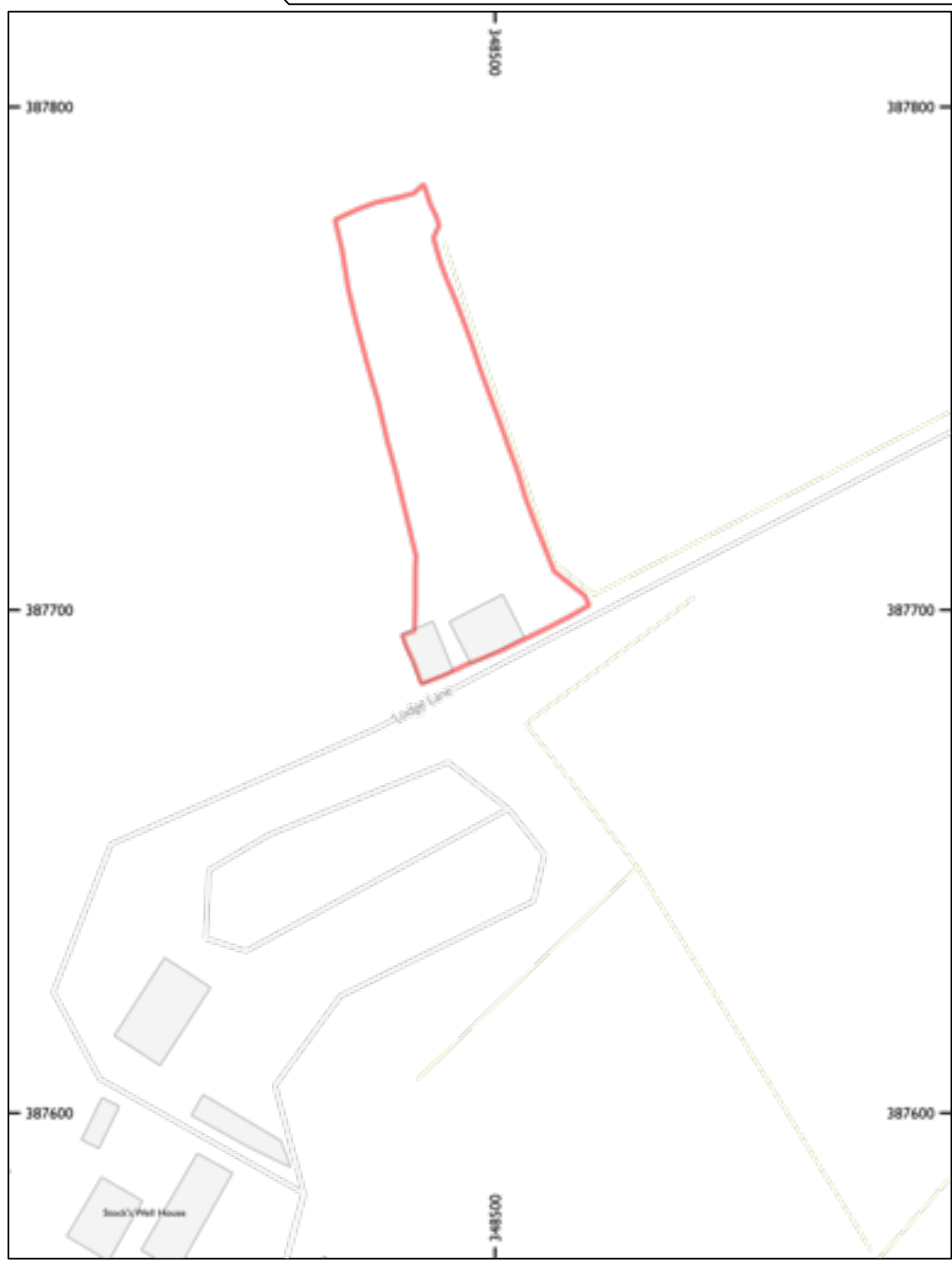
DESCRIPTION // Site Location

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DOC REF: LP4075C-DBA-v1

L~P:ARCHAEOLOGY

FIGURE 2 // Site Location - Detail



0 50 m



PROJECT // 4075C - Woodlands, Cronton, Merseyside

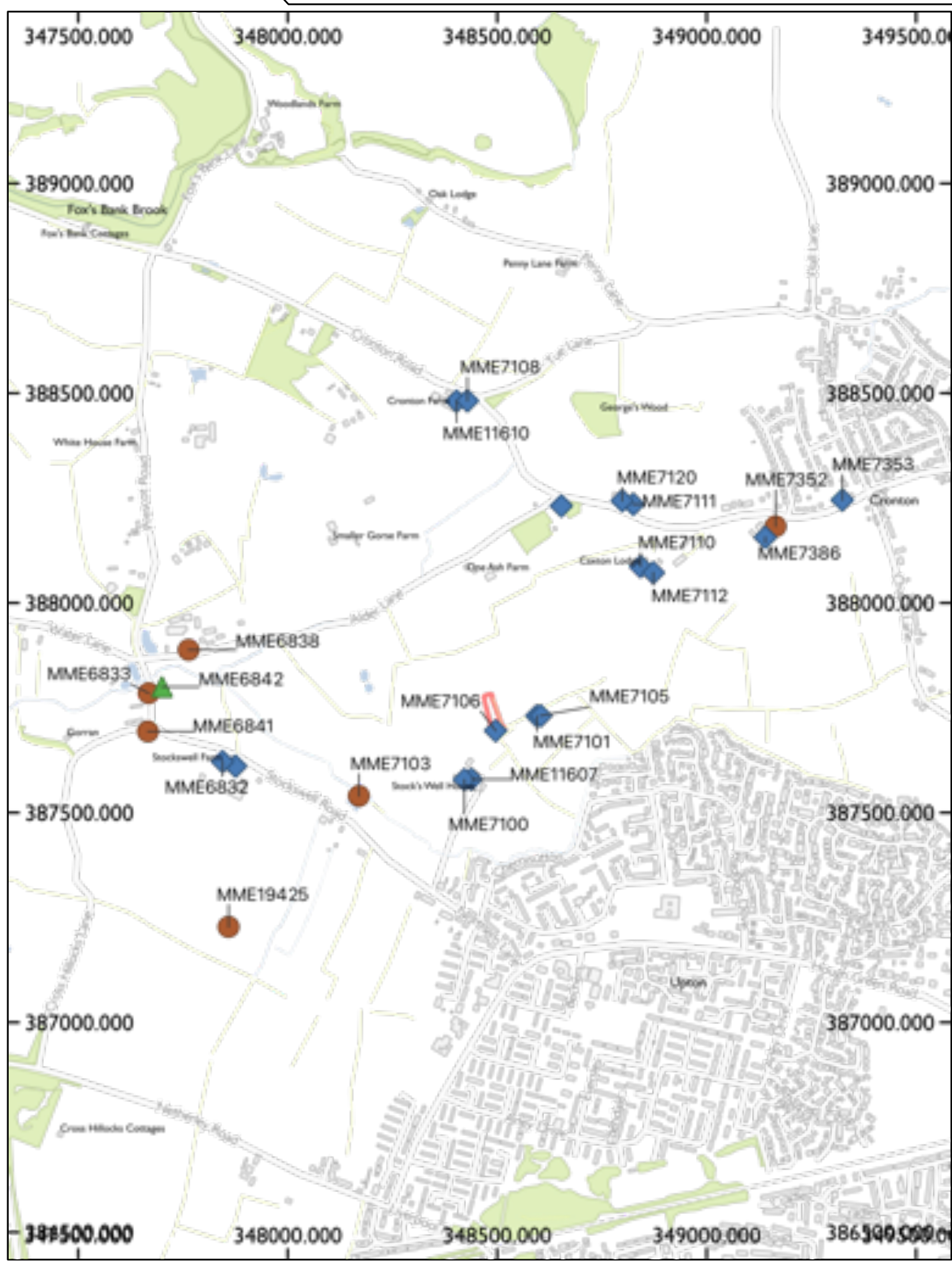
DESCRIPTION // Site Location

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DOC REF: LP4075C-DBA-v1

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FIGURE 3 // MHER Monuments



0 100 m

- ◆ Building
- ▲ Find Spot
- Site



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DESCRIPTION // MHER Monuments

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FIGURE 4 // MHER Events



0 100 m

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PROJECT // 4075C - Woodlands, Cronton, Merseyside

DESCRIPTION // MHER Events

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FIGURE 5 // 1840 Tithe



0 100 m



PROJECT // 4075C - Woodlands, Cronton, Merseyside

DESCRIPTION // Extract from the Cronton Township tithe Map c.1840

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FIGURE 11 1849 OS



PROJECT 11 4075C - Woodlands, Crompton, Merseyside

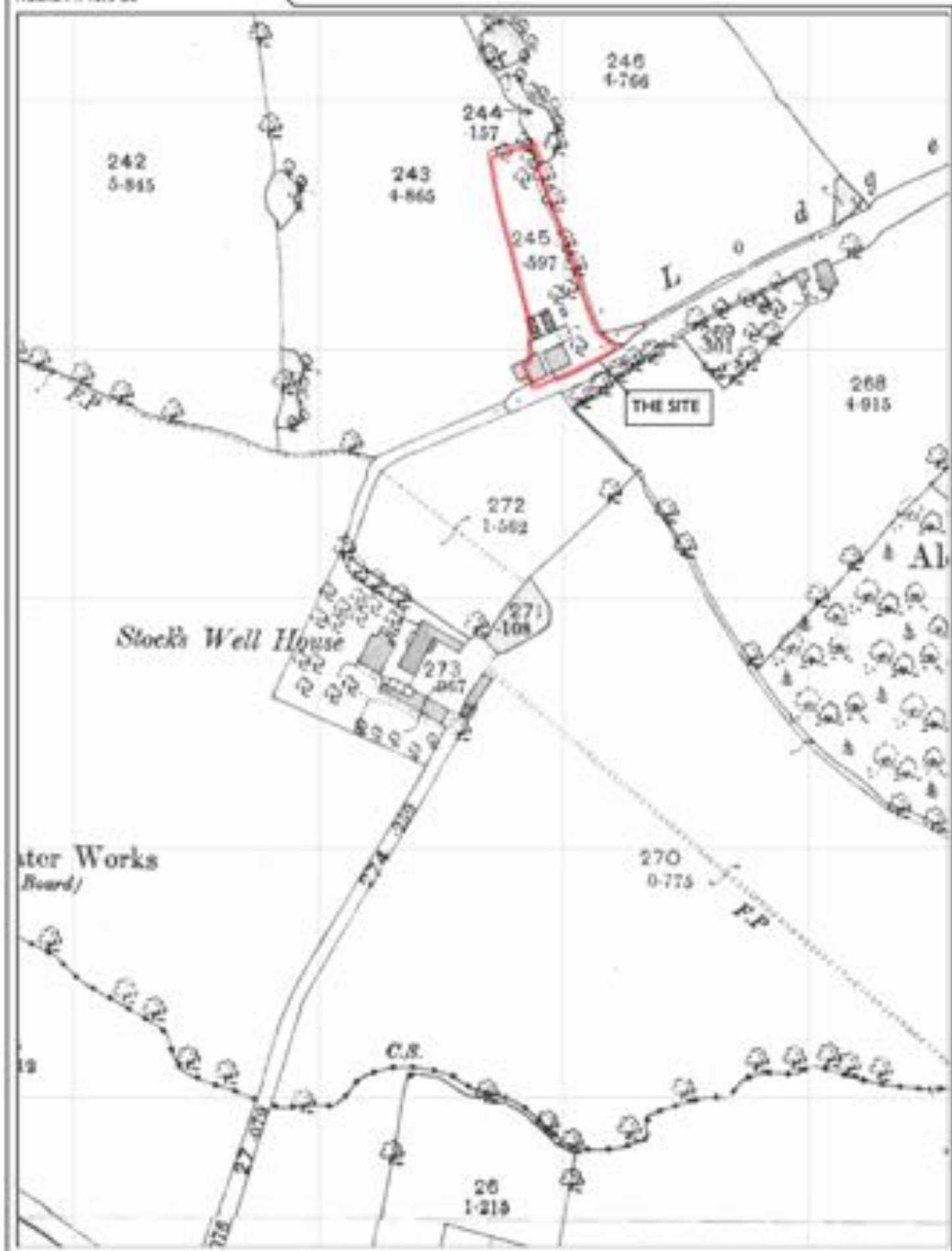
DESCRIPTION 11 1849 OS 6 inch (1:10560) Lancashire
C306

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DOC REF: LP4075C-DBA-v1.0

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FIGURE 7 // 1893 OS



PROJECT // 4075C - Woodlands, Croston, Merseyside

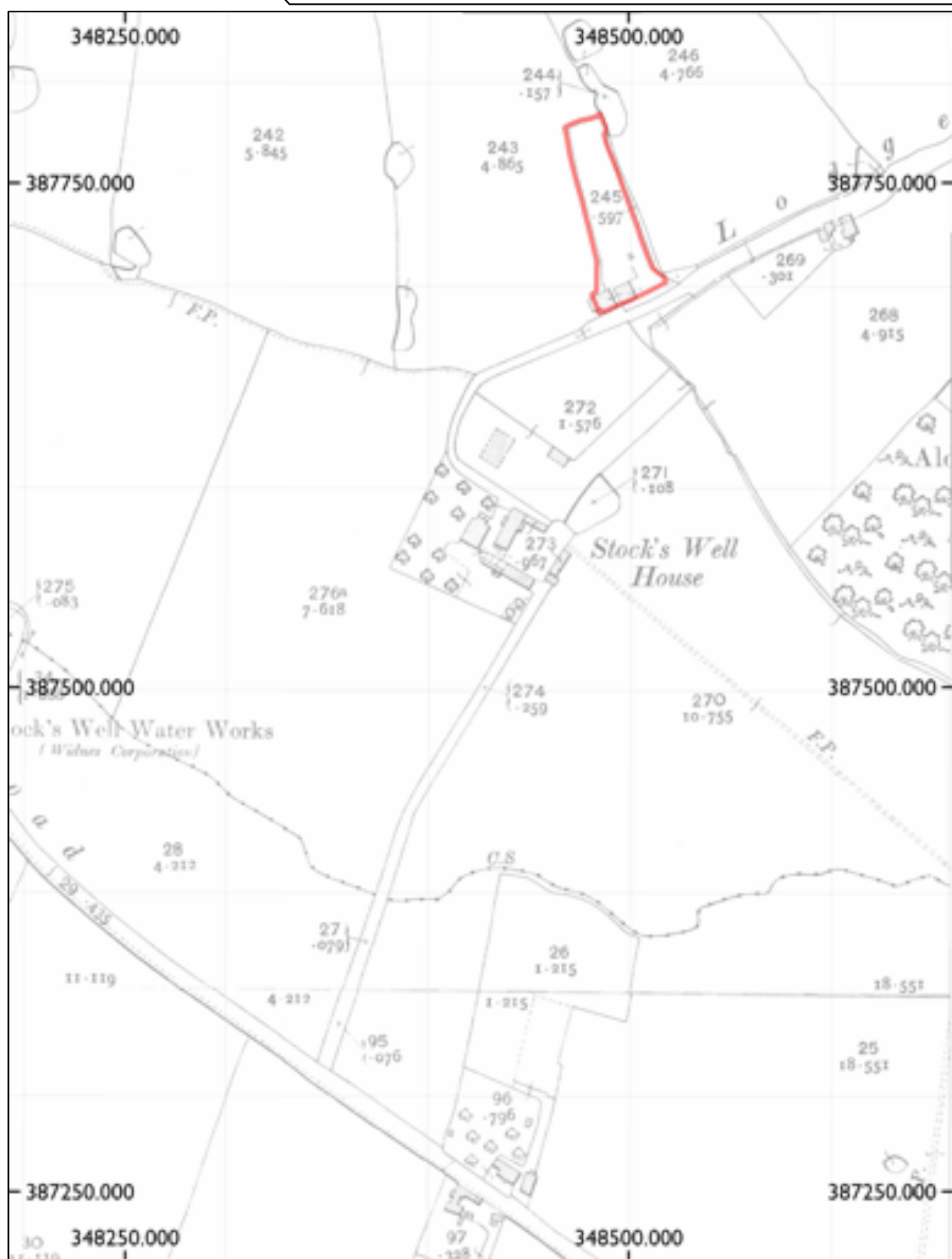
DESCRIPTION // 1893 OS 25 inch (1:2500) Lancashire CXN4

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DOC REF // LPA075C-DBA-v1.0

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FIGURE 8 // 1907 OS



PROJECT // 4075C - Woodlands, Cronton, Merseyside

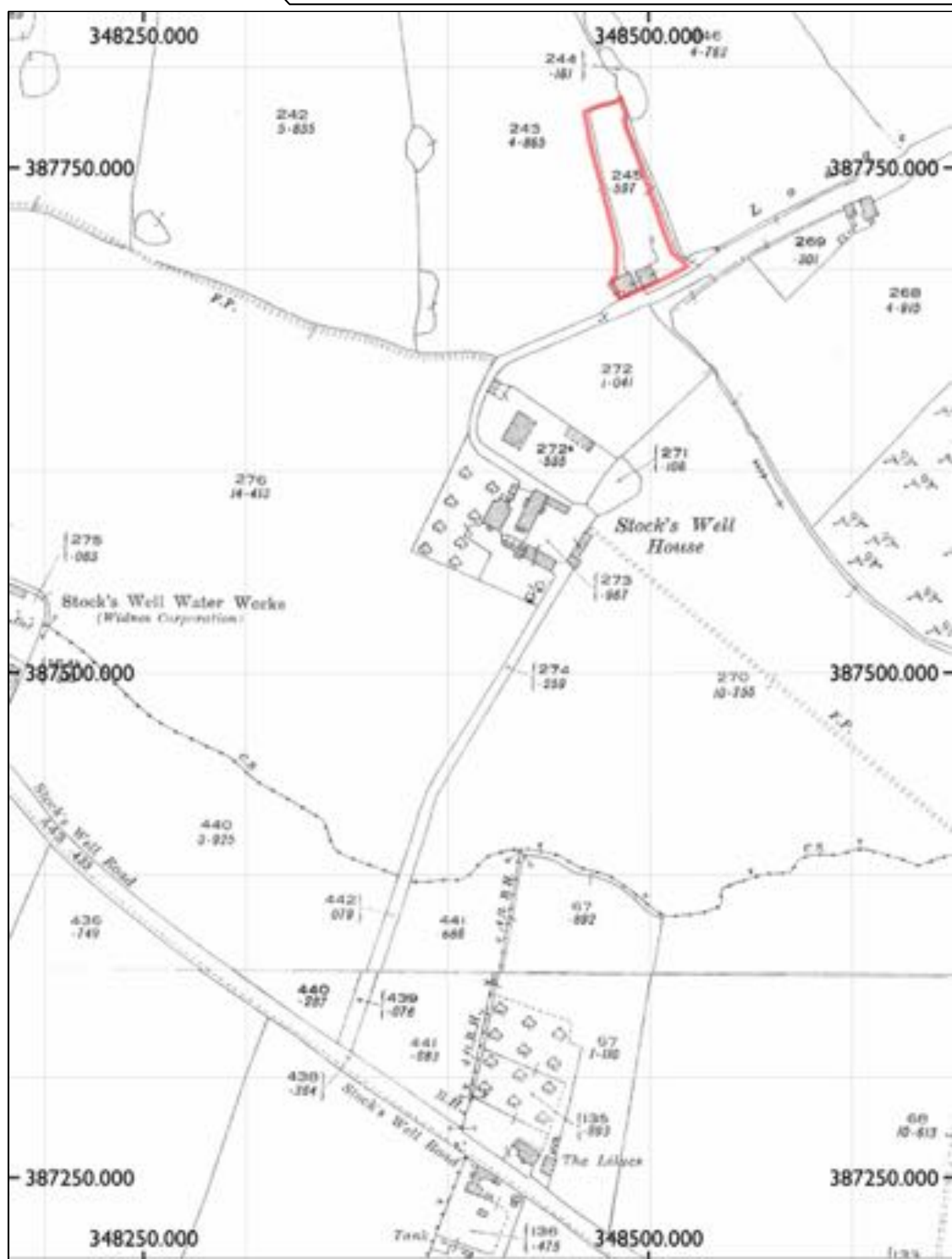
DESCRIPTION // 1907 OS 25 inch (1:2500) Lancashire CXIV.4

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DOC REF: LP4075C-DBA-v1

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FIGURE 9 // 1927 OS



0 100 m



PROJECT // 4075C - Woodlands, Cronton, Merseyside

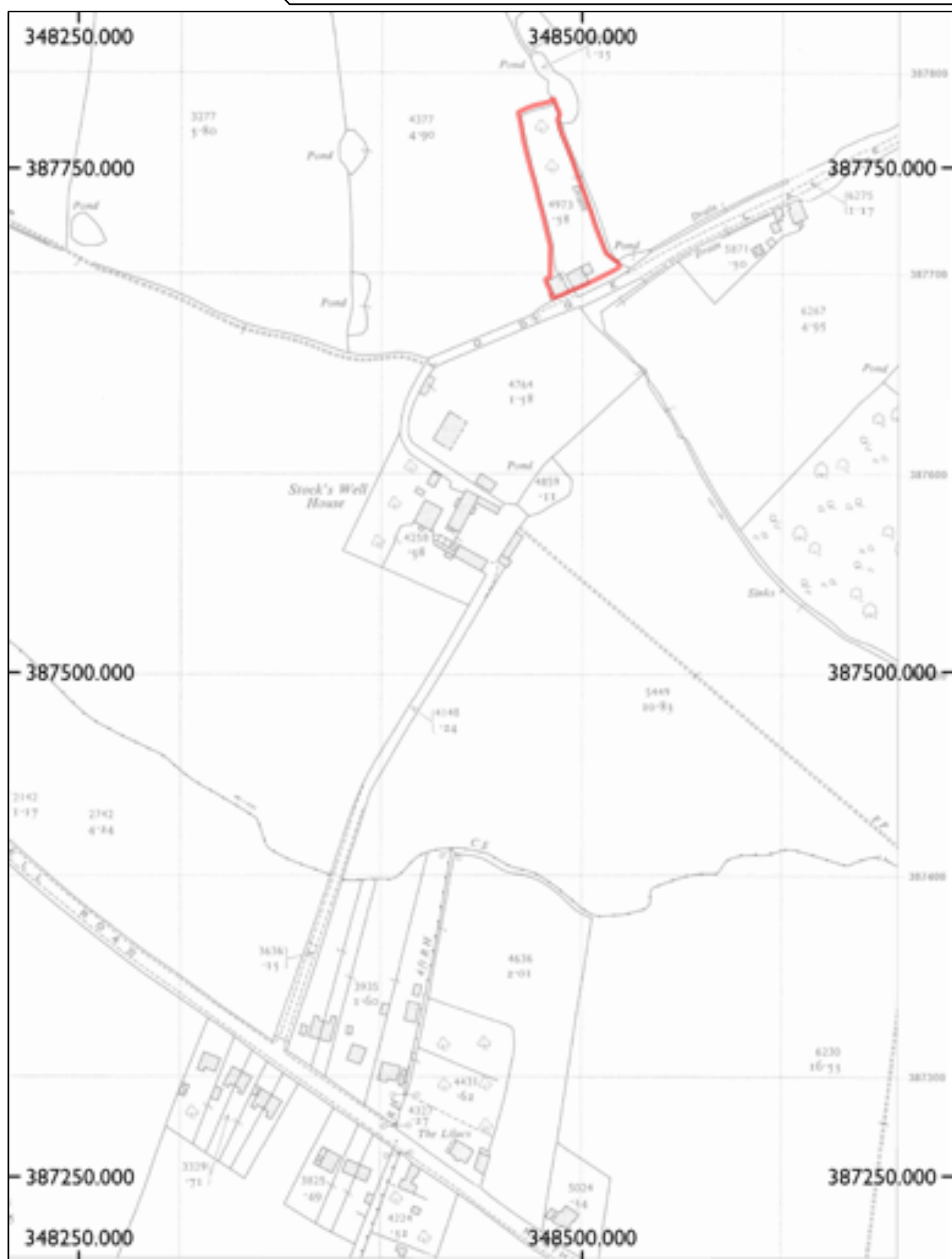
DESCRIPTION // 1927 OS 25 inch (1:2500) Lancashire CXIV.4

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DOC REF: LP4075C-DBA-v1

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FIGURE 10 // 1958 OS



0 100 m



PROJECT // 4075C - Woodlands, Cronton, Merseyside

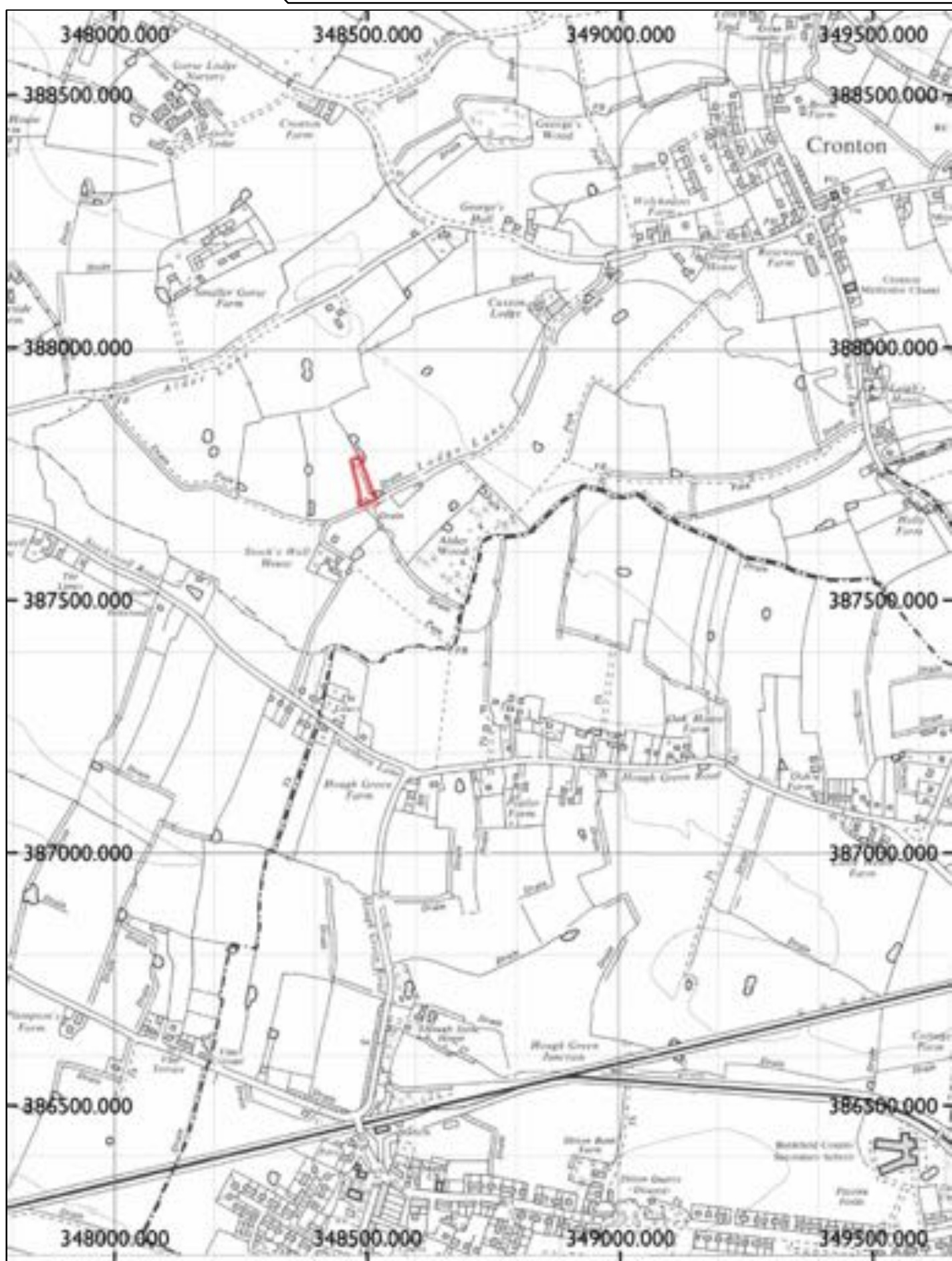
DESCRIPTION // 1958 OS 25 inch (1:2500) Lancashire CXIV.4

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DOC REF: LP4075C-DBA-v1

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FIGURE 11 // 1967 OS



0 100 m



PROJECT // 4075C - Woodlands, Cronton, Merseyside

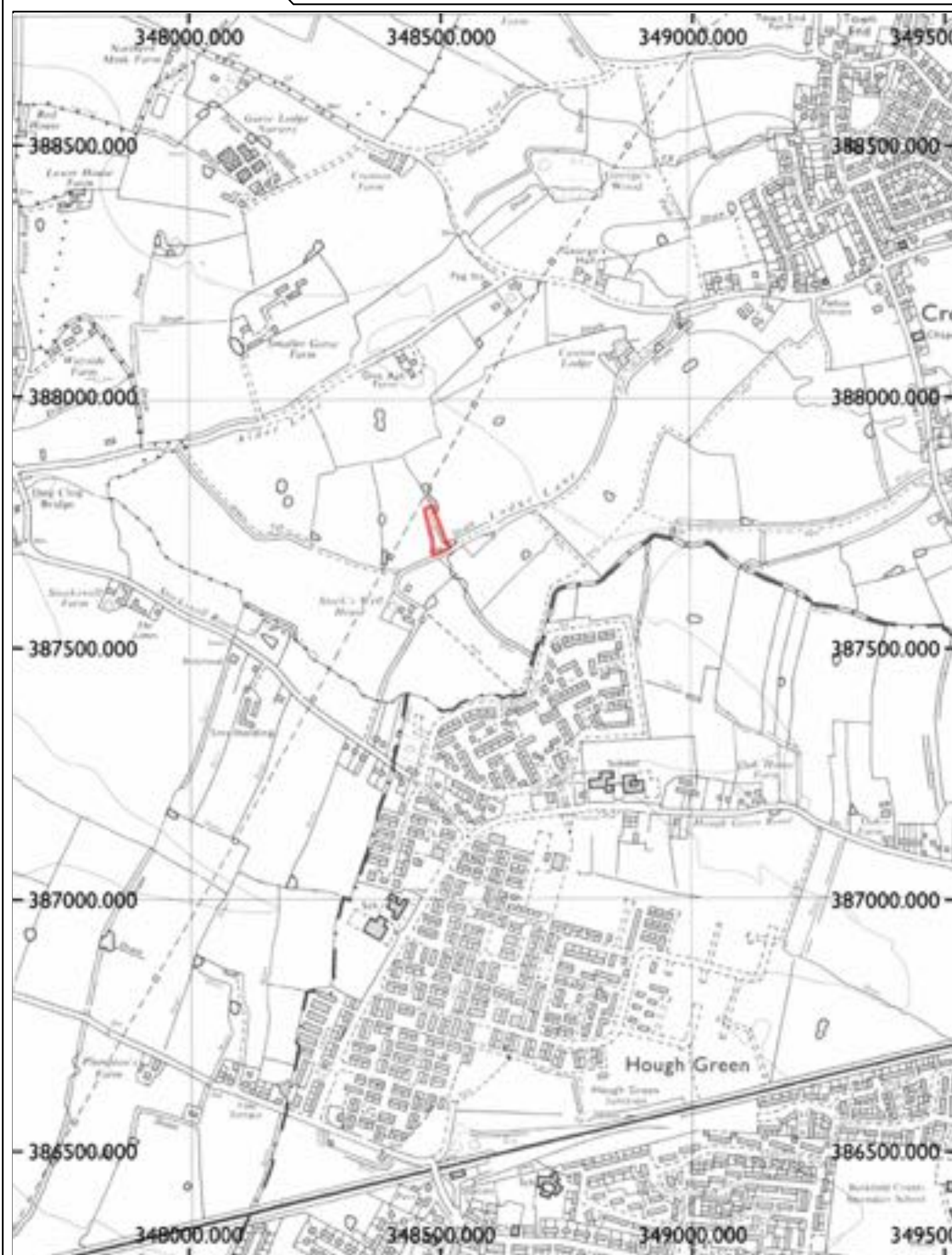
DESCRIPTION // 1967 OS 6 inch (1:10560) Lancashire CXIV.NE

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FIGURE 12 // 1977 OS



0 100 m



PROJECT // 4075C - Woodlands, Cronton, Merseyside

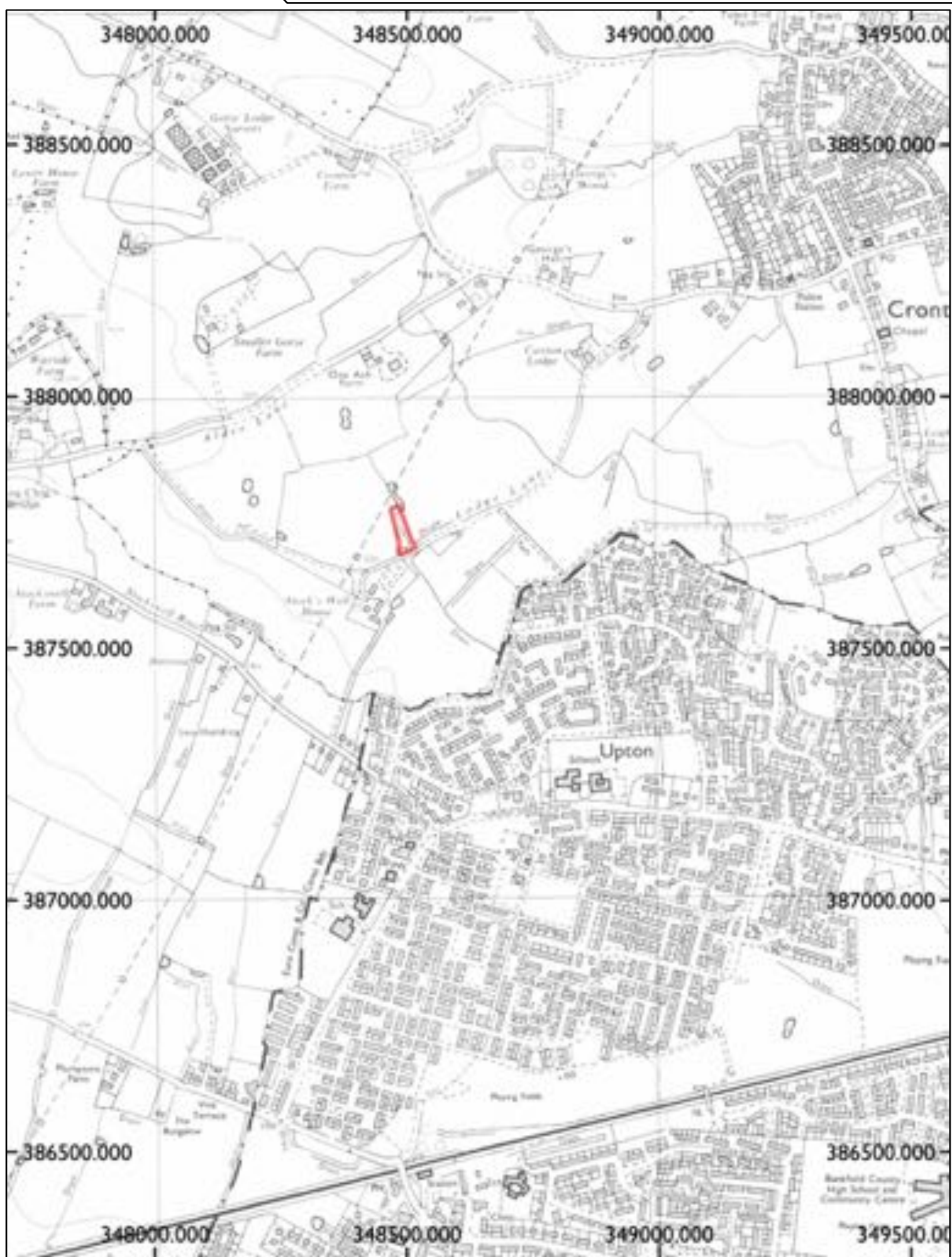
DESCRIPTION // 1977 OS (1:10000) Lancashire CXIV.NE

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DOC REF: LP4075C-DBA-v I

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FIGURE 13 // 1989 OS



0 100 m



PROJECT // 4075C - Woodlands, Cronton, Merseyside

DESCRIPTION // 1989 OS (1:10000) Lancashire CXIV.NE

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HER GAZETTEER

APPENDIX I

MHER MONUMENTS

Mon UID	Site Name	Mon Type	Period
MME11607	Barn of Stock's Well Farm, Cronton Road and Lodge Lane, Cronton	BARN	GEORGIAN to 21ST CENTURY
MME11610	Barn and Outbuilding of Cronton Farm, Cronton Road, Cronton Stockswell Farm Barn and Outbuilding, Stockswell Road, Tarbock	BARN; OUTBUILDING	GEORGIAN to 21ST CENTURY
MME13006	Stockswell Farm Barn and Outbuilding, Stockswell Road, Tarbock	BARN; OUTBUILDING	GEORGIAN to 21ST CENTURY
MME19425	Cropmark of a ring ditch, south of Stockswell Road, Tarbock	RING DITCH?	Unknown
MME6832	Stockswell Farm Farmhouse, No. 27 Stockswell Road, Tarbock	FARMHOUSE	STUART to 21ST CENTURY
MME6833	Site of Dog Clog Cottage, Stockswell Road, Tarbock	HOUSE	GEORGIAN to MID 20TH CENTURY
MME6838	Site of Tan House, Alder Lane, Tarbock	HOUSE; TANNERY	GEORGIAN to LATE 20TH CENTURY
MME6841	Site of a House, South Side of Stockswell Road, Tarbock	HOUSE	GEORGIAN to EARLY 20TH CENTURY
MME6842	Small Bronze Roman Figure or Decorative Fitting, Tarbock	FINDSPOT	ROMAN
MME7100	Farmhouse of Stock's Well Farm, Cronton Road and Lodge Lane, Cronton	HOUSE	GEORGIAN to 21ST CENTURY
MME7101	Ancillary Building at Stone Cottage, Lodge Lane, Cronton	OUTBUILDING	GEORGIAN to 21ST CENTURY
MME7103	Site of Building and Bleachfield, Stockswell Road, Ditton	BLEACHFIELD; BUILDING	VICTORIAN
MME7105	Stone Cottage, Lodge Lane, Cronton	HOUSE	GEORGIAN to 21ST CENTURY
MME7106	Woodlands, Lodge Lane, Cronton	HOUSE	GEORGIAN to 21ST CENTURY
MME7108	Farmhouse of Cronton Farm, Cronton Road, Cronton	FARMHOUSE	GEORGIAN to 21ST CENTURY
MME7110	Caxton Lodge, Lodge Lane, Cronton	HOUSE	GEORGIAN to 21ST CENTURY
MME7111	George's Hall Cottages, Nos. 277 and 279 Cronton Road, Cronton	FARMHOUSE	GEORGIAN to 21ST CENTURY

MME7112	Shipon at Caxton Lodge, Lodge Lane, Cronton	COW HOUSE	GEORGIAN to 21ST CENTURY
MME7119	The Homestead and The Nook, Cronton Road, Cronton	HOUSE	GEORGIAN to 21ST CENTURY
MME7120	George's Hall, Former Barn of George's Hall Cottages, Cronton Road, Cronton	BARN	GEORGIAN to 21ST CENTURY
MME7352	Site of Farmhouse of Dragon House Farm, Cronton Road, Cronton	FARMHOUSE	GEORGIAN to LATE 20TH CENTURY
MME7353	The Unicorn Inn, Cronton Road, Cronton	PUBLIC HOUSE; DATE STONE	GEORGIAN to 21ST CENTURY
MME7386	Dragon House Farm, No. 370a Cronton Road, Cronton	BARN; HOUSE	GEORGIAN to 21ST CENTURY

MHER EVENTS

EvUID	Name	Organisation	Location
EME2910	Building survey of a barn at No. 2 Lodge Lane, Cronton - 2018	RSK	Lodge Lane, Cronton
EME2382	Desk-based assessment of a proposed pipeline route from Stockswell Pumping Station, Stockswell Road to Caldway Drive water works, Little Woolton -2004	Oxford Archaeology North	Stockswell Road, Ditton to Caldway Drive, Little Woolton

EXISTING PLANS & ELEVATIONS

APPENDIX II



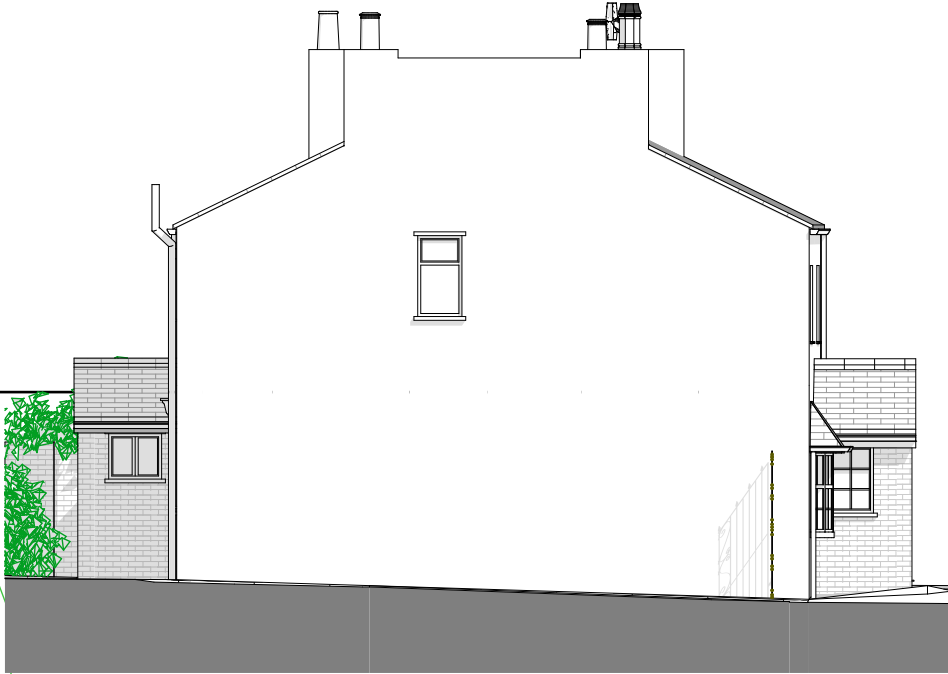
Site Plan

1:200



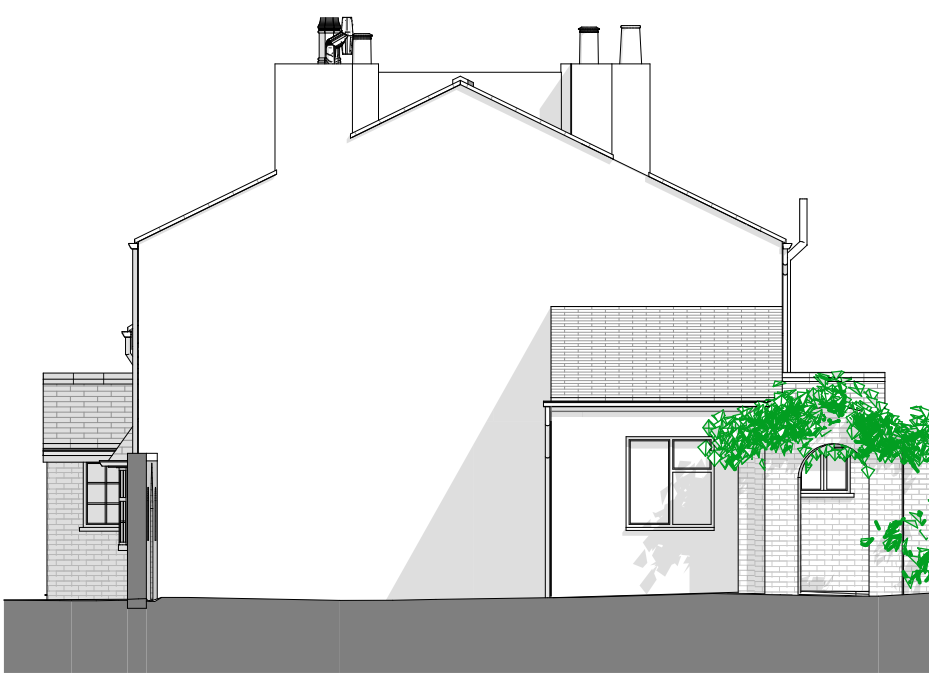
Front Elevation

1:100



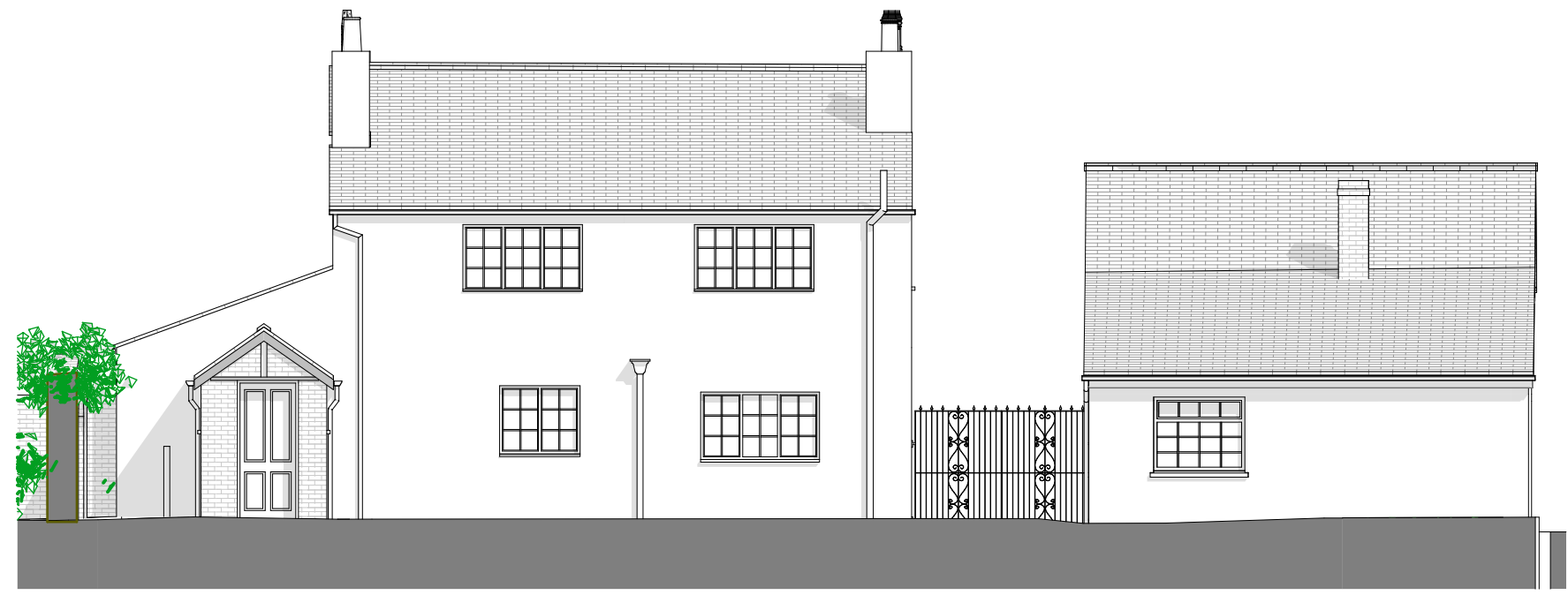
Side Elevation

1:100



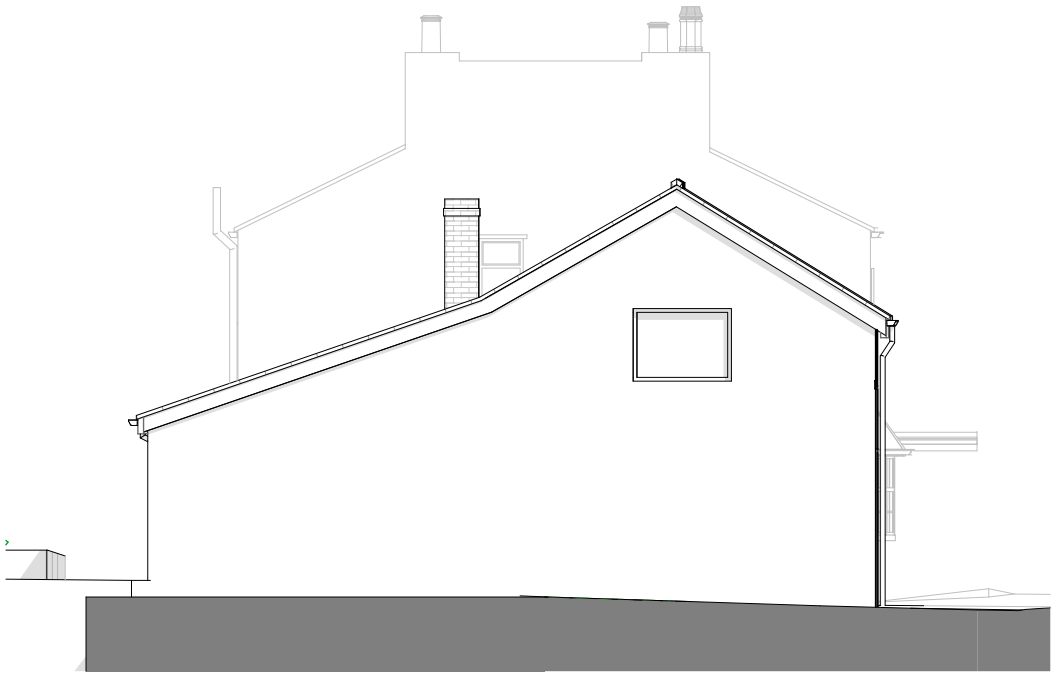
Side Elevation

1:100



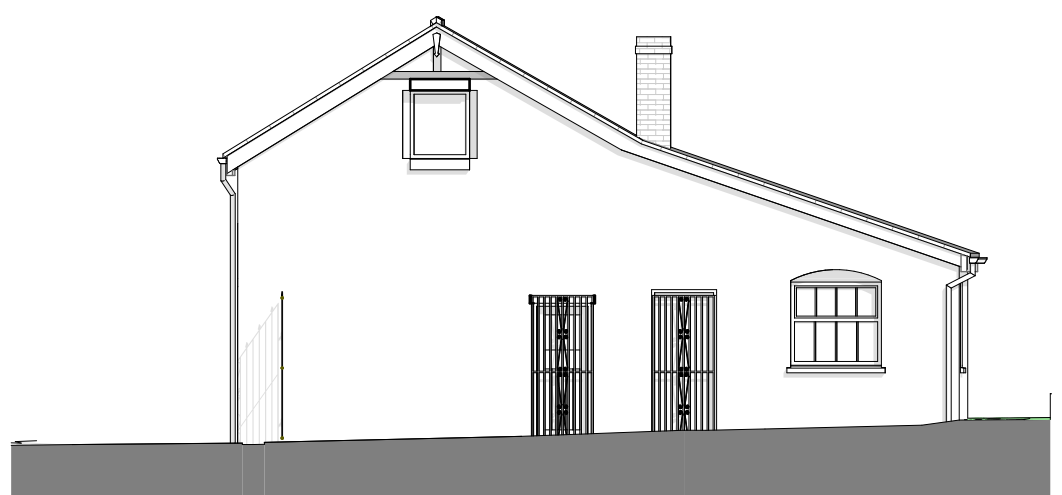
Rear Elevation

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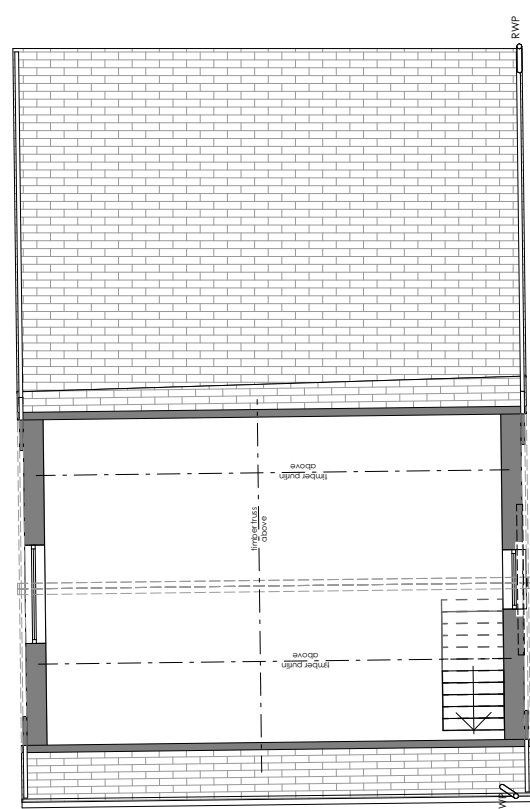
Garage Side Elevation

1:100



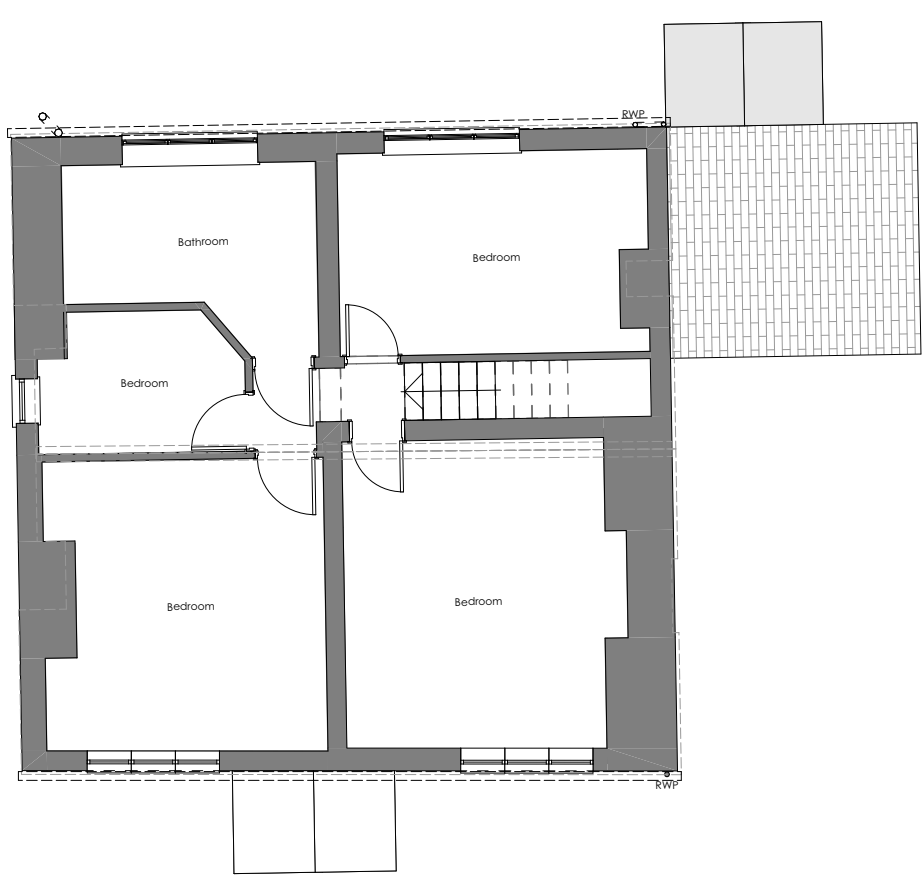
Garage Side Elevation

1:100



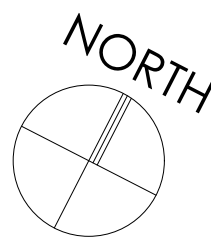
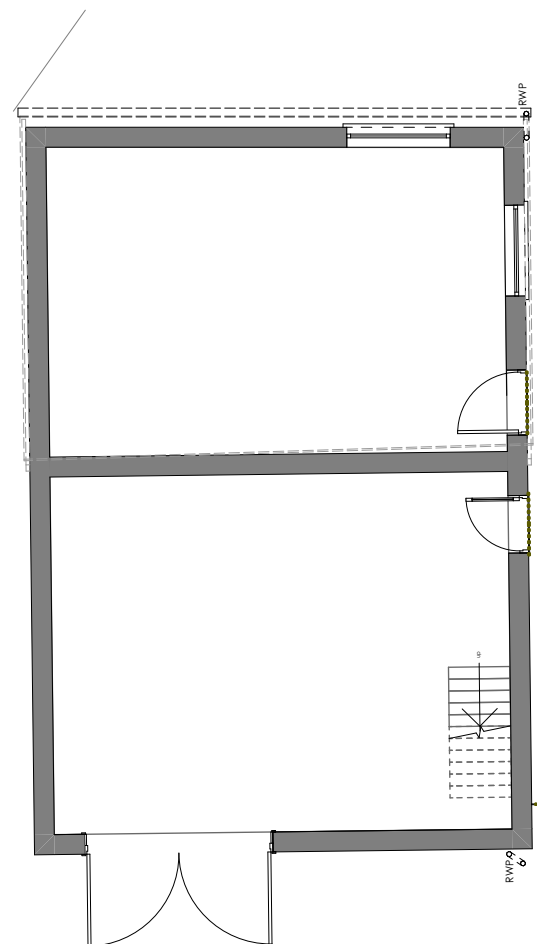
First Floor

1:100



Ground Floor

1:100



THIS DRAWING HAS BEEN PREPARED FROM SURVEY INFORMATION SUPPLIED BY OTHERS AND IS FOR INFORMATION PURPOSES ONLY. DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.

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ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES.

THE PARTY WALL ETC ACT 1996 CAME INTO FORCE ON 1ST JULY 1997 THROUGHOUT ENGLAND & WALES. IF YOU INTEND TO CARRY OUT BUILDING WORK WHICH INVOLVES ONE OF THE FOLLOWING CATEGORIES:

- WORK ON AN EXISTING WALL OR STRUCTURE SHARED WITH ANOTHER PROPERTY (SECTION 2 OF THE ACT)
 - BUILDING A FREE STANDING WALL OR WALLS OF A BUILDING UP TO OR ASTRIDE THE BOUNDARY WITH A NEIGHBOURING PROPERTY (SECTION 1 OF THE ACT)
 - EXCAVATING NEAR A NEIGHBOURING BUILDING (SECTION 6 OF THE ACT)
- YOU MUST FIND OUT WHETHER THAT WORK FALLS WITHIN THE ACT (YOUR PROJECT MANAGER WILL BE ABLE TO ADVISE YOU ON THIS). IF IT DOES, YOU MUST NOTIFY ALL AFFECTED NEIGHBOURS. A NOTICE MUST BE GIVEN EVEN WHERE THAT WORK WILL NOT EXTEND BEYOND THE CENTRE LINE OF A PARTY WALL.

ALL CONSTRUCTION PROJECTS, COMMERCIAL OR DOMESTIC, ARE SUBJECT TO THE CDM REGULATIONS (2015). IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT WHERE MORE THAN ONE CONTRACTOR IS INVOLVED IN THE PROJECT THAT A 'PRINCIPAL DESIGNER' IS APPOINTED TO UNDERTAKE CDM RESPONSIBILITIES ON THEIR BEHALF. ANY PROJECT REQUIRING MORE THAN 30 DAYS WORK AND 20 OR MORE WORKERS ON SITE SIMULTANEOUSLY AT ANY GIVEN TIME, OR WHICH REQUIRES MORE THAN 500 WORKING MAN HOURS MUST BE NOTIFIED BY THE CLIENT TO THE HSE USING AN F10 NOTIFICATION PRIOR TO WORK COMMENCING ON SITE.

BEFORE STARTING WORK YOU NEED TO CHECK IF ANY ASBESTOS IS PRESENT. IN COMMERCIAL PROPERTIES THERE SHOULD BE A PLAN/REGISTER ASK TO SEE IT. YOU NEED TO CHECK THAT THE PLAN COVERS THE AREA OF THE BUILDING THAT YOU WILL BE WORKING IN AND IF YOU ARE DOING REFURBISHMENT WORK THAT IT INCLUDES A SURVEY THAT TELLS YOU WHAT TYPES OF ASBESTOS IS PRESENT AND ITS CONDITION. IF THERE IS NO REGISTER OR SURVEY OR THE REPORT IS NOT CLEAR-DO NOT START WORK.

NO WORKS ARE TO START ON SITE PRIOR TO DISCHARGE OF ANY / ALL PRE-START PLANNING CONDITIONS.

THE CLIENT IS AT RISK IF ANY WORKS ARE STARTED PRIOR TO APPROVAL BY APPOINTED BUILDING CONTROL BODY.

Key Plan

Revisions

Rev	Description	Drw	Chk	Date
Drawing Status:				

Client:
MR AND MRS CROSSBY.

Project:
WOODLANDS,
LODGE LANE,
WIDNES, WA8 4QB

Drawing:
EXISTING PLANS AND ELEVATIONS.

Project No:		Drawing No:	
1704		00_02	
Scale:	Date:	Drawn by:	Checked by:
1:200/100	JUL 21	SH/Others	DW

