HALTON WEST WwTW, HALTON WEST, NORTH YORKSHIRE

Archaeological Desk-Based Assessment and Site Inspection

United Utilities

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L9861

Sd 846 546

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SUMMARY

Following proposals by United Utilities for the construction of water treatment facilities and sewers at the Halton West Waste Water Treatment Works in North Yorkshire (SD 846 546), the North Yorkshire County Council Historic Environment Service recommended the completion of a rapid archaeological desk-based assessment and watching brief. Oxford Archaeology North (OA North) was subsequently commissioned by United Utilities to undertake this work.

Unfortunately, and due to circumstances beyond the control of OA North, the site was topsoil stripped without an archaeological presence. A site inspection of the stripped area was undertaken during which it was noted that the topsoil strip had been quite shallow, with the subsoil remaining buried over large areas of the easement.

No archaeological features were observed and no recommendations are suggested for further work.
ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to thank United Utilities for commissioning the project. Thanks are also due to Nick Boldrini at North Yorkshire County Council Historic Environment Service and the staff at North Yorkshire County Record Office.

Alastair Vannan compiled the desk-based assessment and Phillipa Haworth undertook the site investigation. Mark Tidmarsh produced the drawings. Alison Plummer managed the project and also edited the report.
1. INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

1.1.1 A proposal was submitted by United Utilities to the North Yorkshire County Council Historic Environment Service (NYCCHES) for the construction of sewers and a water treatment plant in the Halton West area of North Yorkshire (SD 846 546). The proposed development is to be located to the north of the current water treatment works at the eastern side of Halton West, with a new sewer extending north-westwards (Fig 1).

1.1.2 Following recommendations made by NYCCHES, United Utilities commissioned Oxford Archaeology North (OA North) to undertake a rapid archaeological desk-based assessment of the proposed development area. In addition, it was also specified that a watching brief should be maintained during the groundworks phase of the development, in order to assess the impact on any significant archaeological deposits in the area. However, due to circumstances beyond the control of OA North, it was not possible to maintain the watching brief, and so a site inspection was undertaken in its place after the site had been subject to a topsoil strip.

1.1.3 This report sets out the results of the desk-based assessment and site inspection in the form of a short document outlining the findings.

1.2 SITE LOCATION AND TOPOGRAPHY

1.2.1 The proposed pipeline is situated just to the north-east of the village of Halton West in North Yorkshire (Fig 1). The site is located on gently undulating land lying around 140m AOD and to the south and west of a bend in the River Ribble. This largely agricultural landscape is predominantly grazing pasture and occupies the comparatively low-lying transitional region, between the Yorkshire Dales to the north and the Bowland Fells to the south, a lowland hiatus known as the Craven Gap.

1.2.2 The underlying geological deposits comprise carboniferous Namurian Millstone Grit (British Geological Survey 2007), which is overlain by Brickfield II soils (British Geological Survey 1983).
2. METHODOLOGY

2.1 DECK-BASED ASSESSMENT

2.1.1 A study area with a 0.5km radius, centred on the village of Halton West was examined in order to gain an understanding of the historical and archaeological background of the area. Any sites of archaeological interest within the study area were included in the site gazetteer (Appendix 1; Fig 2). A general historical and archaeological background of the area was compiled, and map regression analysis was undertaken.

2.1.2 The study area lies within the current administrative region of North Yorkshire, although it once lay within the West Riding of Yorkshire. As a result of the changing administrative boundaries, relevant primary records, such as historic maps, were not necessarily consolidated in one comprehensive centralised archive. Disparate archives, including the North Yorkshire Record Office in Northallerton, the offices of West Yorkshire Archives Service, and local studies centres at Settle and Skipton libraries, as well as the Lancashire County Record Office in Preston, were therefore consulted in an attempt to collate a temporally adequate cartographic coverage of the area, as well as relevant secondary sources. None of the holdings contained complete cartographic coverage of the area, however, and Ordnance Survey maps between 1910 and the modern period proved difficult to source. The several sources of information that were consulted as part of the assessment have, however, provided a good understanding of the developmental history of the study area. Archive sources that were consulted include:

- **North Yorkshire Historic Environment Record (NYHER), Northallerton**: the HER is a list of all known sites of archaeological interest within North Yorkshire, and is the primary source of information for a study of this kind.

- **National Monuments Record Centre (NMRC), Swindon**: the NMRC holds the national collection of information about the archaeological, architectural and historical heritage of England.

- **North Yorkshire Record Office, Northallerton**: the record office holds cartographic and documentary sources relating to the county of North Yorkshire, which includes the study area.

- **Lancashire Record Office, Preston**: the record office holds cartographic and documentary sources relating to the historical county of Lancashire, as well as some areas that border this county, including the study area.

- **Skipton Library**: the library at Skipton includes a local studies section that contains numerous secondary sources relating to the locale of the study area.
• **OA North Library**: OA North has undertaken numerous projects in the Craven district of North Yorkshire. As a result, it has a large library of secondary sources, as well as unpublished client reports, in its offices in Lancaster.

### 2.2 Site Inspection

2.2.1 This programme of field observation took place following the topsoil strip and comprised the systematic examination of the development site. The recording conformed to the standard recording system utilised by OA North for such projects, which comprised the use of *pro-forma* watching brief record sheets with supporting registers and indices. A full photographic record in colour transparency and monochrome formats was also produced.

### 2.3 Archive

2.3.1 The results of all archaeological work carried out will form the basis for a full archive to professional standards, in accordance with current English Heritage guidelines (*Management of Archaeological Projects*, 2nd edition, 1991). The original record archive of project will be deposited with Northallerton.

2.3.2 The Arts and Humanities Data Service (AHDS) online database *Online Access to index of Archaeological Investigations* (OASIS) will be completed as part of the archiving phase of the project.
3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

3.1 INTRODUCTION

3.1.1 In addition to a detailed investigation of the closely defined study area, it is also necessary to present a general archaeological and historical background of the wider locale. This will allow the site to be considered within the context of the differing systems of land use and resource exploitation that helped to define the human landscapes in this area over time.

3.2 THE PREHISTORIC PERIOD

3.2.1 The late Upper Palaeolithic and Mesolithic periods (c 11,000–4000 cal BC): although the evidence for Upper Palaeolithic activity in Yorkshire is not abundant (see Manby 2003, 31; Hodgson and Brennand, 2006, 23–4), a late Palaeolithic flint was found at Raven Scar Cave in Chapel le Dale, to the north-west of the study area (Howard 2004, 8). Later Mesolithic industry sites have been found to the north-east of the study area in the environs of Malham and Malham Tarn (Manby 2003, 33). The main east/west routes across the Pennines, to the north of the study area, at Teesdale, Swaledale, and Wensleydale have all produced Later Mesolithic assemblages (op cit, 33).

3.2.2 The Neolithic and Bronze Age periods (c 4000–700 cal BC): the Mesolithic was the latest cultural epoch in Britain during which people employed a subsistence strategy based wholly upon hunting, gathering, and fishing. Following the introduction of farming to the British Isles, from around 4000 BC, the Neolithic period saw the beginning of the widespread construction of monumental architecture, and in the Craven area such sites are represented by chambered cairns, such as Giant’s Grave (SD 856 732) and Devils Altar (SE 009 476), (Manby et al 2003, 101–3). The cairns are, however, situated at higher elevations than that of the study area and the other predominant Neolithic site-type in the area, consisting of cave sites with burial and ritualistic functions (ibid), such as Victoria Cave (SE 838 650), clearly has a geographically restricted distribution. Known field systems and nucleated settlement sites in the Craven area that have often been ascribed to the Iron Age, but which are likely to predate this period, also tend to occupy the higher ground to the north of the study area, for example in the upper Wharfedale and Ribblesdale areas (op cit,103). Even a single find of a stone axe (NYHER SD76NE9) from Crow Nest Farm, at Lawkland, to the west of the study area, and a possible Neolithic enclosure from Clapdale, just to the north of low-lying Clapham (Howard 2004, 8), are located in areas where the elevation of the land begins to rise. The Craven Gap does, however, appear to have been used as a trade route for Langdale axes (op cit, 9), a function that is likely to be under-represented by material remains.

3.2.3 The beginning of the Bronze Age in Britain, defined mainly by the introduction of the use of copper, developed gradually out of the preceding Neolithic during the mid third millennium BC (Parker Pearson 2000, 13).
Some of the caves utilised during the Neolithic continued in use in to the Bronze Age, such as Raven Scar Cave (Manby et al 2003, 103). It is also clear that some of the locales of the ‘Celtic field systems’ in the area were in use during the Bronze Age, as demonstrated by a Beaker period inhumation at High close, Grassington, and suggested by the presence of typically Bronze Age monuments, such as ring works and stone circles (ibid). Once again, however, the known sites of this period are restricted to more elevated land or areas where caves were available, particularly the raised limestone areas to the north-west of Settle. A particularly conspicuous example of a probable Bronze Age barrow lies just to the east of the study area (SAM 1082). This is situated on a low rise within 1km of the east of the proposed development area.

3.2.4 The prominence of the nearby uplands during the prehistoric period is emphasised by the presence of Ingleborough Hillfort to the north-west of the study area. Although this has been ascribed to the Iron Age there are suggestions that this site may have had an earlier, ritualistic, function prior to any Iron Age use (Howard 2004, 10). Although these upland sites are beyond the study area, the possible importance of the Craven Gap as an access route to these upland areas should not be overlooked.

3.2.5 The Iron Age (c 700 cal BC – AD 43): the site of a possible Iron Age settlement is located to the north-west of the study area (Craven District Council 1993; NYHER SD76NE12), to the north-east of Radcliffe House, in Clapham, although few prehistoric sites are known in this general area at these low-lying elevations (c 140m AOD). There are also field systems in the wider Craven area, although occupying more elevated land, that are known as ‘Celtic field systems’, however these may predate the Iron Age (Manby et al 2003, 103). A group of five Iron Age burials (NYHER SD76NE8), around 3.5km north of Clapham, to the north-west of the study area, followed the typical pattern of prehistoric sites in the area by occupying raised land, above 250m AOD.

3.2.6 Although there is little evidence of prehistoric activity within the narrow corridor of the Craven Gap in the locale of the study area, the presence of the probable Iron Age settlement to the north-west of the study area, as well as the putative presence of a Roman road running between Lawkland and Clapham (Margary 1957, 139, road 722), suggests that this area was likely to have been an important communication route during the Iron Age. This is supported by the geographical context of the Craven Gap as one of the few lowland crossings through the Pennines, a characteristic that appears to have been exploited by Neolithic axe traders (Howard 2004, 9). The hillfort site of Ingleborough, to the north of the study area, is likely to have been in use during the Iron Age, although little dating evidence is currently available, and this would conceivably necessitate the use of the Craven Gap, in the environs of the study area, as an easterly route of ingress and egress.
3.3 THE HISTORIC PERIOD

3.3.1 The Romano-British Period (c AD 43 – AD 409): the study area lies to the south-east of the Romano-British settlement at Broadwood and to the north-west of the Roman fort at Elslack (Howard 2004, 11) and within one of the key cross-Pennine communication routes. A Roman road is suggested to have run from Skipton to Ingleton, via Long Preston and Clapham (Margary 1957, 139, road 722). This would, therefore, pass within around 1km of the north of the study area, although the exact route of the road is not known.

3.3.2 Romano-British evidence has been recorded from locations in the wider locale of the study area, such as pottery found at Cave Ha (NYHER SD76NE6) and a bronze mirror found at Austwick (NYHER SD76NE4592), both to the north of the study area, although these do not represent dense concentrations of material. It should also be considered that the settlement immediately to the north of Clapham, that has sometimes been ascribed to the Iron Age (Craven District Council 1993; NYHER SD76NE12), may have continued in use into the Romano-British period, a pattern that has been observed in relation to native British settlements elsewhere (Howard 2004, 11). In this context, it should be noted that Romano-British pottery has been recovered from the putative Iron Age hillfort at Ingleborough, lying to the north-west of the study area (op cit, 10).

3.3.3 The early medieval period (c AD 409 – AD 1066): the placename ‘Craven’ has been interpreted as being indicative of an ancient British territory that incorporated the Welsh word craf, meaning scoured land, which may have been a reference to the presence of limestone pavements in the area (Loveluck 2003, 158). Alternatively, the craf element has also been interpreted as meaning ‘garlic’ (Faull 1981, 184), although whether this might relate to locally occurring ramsons, or wild garlic, has not been examined. Much of the interpretation of this British territory is, however, dependant upon the antiquity of the placename Cravescire, which is mentioned in Domesday Book, due to a lack of material remains from the post-Roman period in the area (Loveluck 2003, 158). It has also been suggested (Faull 1981, 171) that the Craven kingdom was preserved solely as the later administrative units of Cravescire warpentake and Craven archdeaconry, without any surviving records of the independent kingdom, due to an early absorption into the Anglo-Saxon lands of Deira, to the east.

3.3.4 Anglo-Saxon influence in the area is suggested by local placename evidence with Halton (Halhtun) having been derived from the Old English halh and tun meaning ‘farmstead in a nook of the land’, and being mentioned in 1303 as ‘West Halghton’ (Smith 1957, 228–9). Although not mentioned in the Domesday survey, West Halton reputedly passed into the hands of the Bolton family in 1102 (Ashley Cooper 2000), making a pre-Conquest date of foundation for the settlement seem plausible. Without earlier records of the use of this placename, however, we can not be sure that the name was ascribed prior to the Norman Conquest, as linguistic continuity could have allowed the introduction of an Old English place name during the twelfth century.
3.3.5 **The medieval period (c AD 1066 – AD 1540):** although described by the NYHER entry as a settlement with medieval origins, there are no standing buildings or monuments in Halton West (Site 1) dating to this period. The historical references to the village in 1102 (Ashley Cooper 2000) and 1303 (Smith 1957, 228–9) strongly suggest that at least a farmstead must have existed here in the early twelfth century. In 1268 historical records mention a water mill in the area (Ashley Cooper 2000), although the precise location of this is not clear. The de Haltons owned Halton West (*ibid*) until the fifteenth century when it passed into the hands of the Talbot family who owned it until 1660 (Craven District Council 1993).

3.3.6 **The post-medieval period:** there is evidence of limestone quarrying at the end of Limekiln Lane, to the east of the study area, as well as the presence of a limekiln in this area (Yorkshire Dales limekiln survey kiln no HW1), as depicted on the first edition Ordnance Survey map of 1896. With the exception of these two sites, there seems to have been very little industrial activity in this area. The other industry represented in the locale was that of forestry and woodcraft. Numerous plantations were depicted on the early Ordnance Survey maps, scattered amongst the meadow and pasture that surrounded Halton West (Halton West tithe apportionment, CRO(NY) MIL 1794/86–91). As well as the woodlands several ‘lathe’ sites were depicted in the local area, including Low Field Lathe, Old Lathe, Pan Beck Lathe, Middle Lathe, Water Lathe, and Ged Beck Lathe. This suggests that wood was not only being grown as a resource in the local area but that wooden products, particularly those produced by turning, were also being produced.

3.3.7 The rate of change in the Halton West locale appears to have been slow and the only significant change that is obvious, examining the Ordnance Survey maps from 1852, 1896, and 1910, was the addition of the Bolton, Blackburn, and Hellifield railway line by 1896, to the east of the River Ribble. The current A682, also running north to south on the eastern side of the River Ribble, was the responsibility of the Gisburne and Long Preston Trust as a turnpike road by 1852 and it must be assumed that these important developments of the local and inter-regional communication routes would have had an impact upon the local industries.

3.3.8 Besides these changes, it is only a gradual reduction in the number of field boundaries that appears to have characterised the landscape development in the post-medieval period. Indeed, much of the layout of the agricultural land in this area was the result of ancient enclosure, prior to 1600, much of which has changed little, with only the land to the east of the study area being enclosed in the modern period (NYHER Historic Landscape Characterisaton).

3.3.9 The current route of the A65 diverts to the south in order to bypass Clapham; other than this short diversion, however, the road in this area conforms to the route of the Keighly and Kendal turnpike road. The Keighly and Kendal Turnpike Trust obtained an act for the creation of this turnpike in 1753 and road improvement, as well as the creation of new sections of road, was undertaken throughout the second half of the eighteenth century, with the Clapham to Ingleton section being added as late as 1823–6 (Brigg 1968, 12,
36). In 1823 the Clapham tollgate was moved from its position at the south of the village to a position further east along the road *(op cit, 56)*, where the ruined building is still visible. The opening of the Little North Western Railway in 1847, to the south-west of the study area, adversely affected the income generated by the road tolls and following many years of financial difficulty the Trust expired in 1878 *(op cit, 45)*. The road had mainly been introduced as a transport means to connect the manufacturing areas of Yorkshire and Westmorland, although traffic also allowed partially manufactured goods, such as combed wool, to be taken to craftspeople based in villages and farms for further work *(op cit, 12)*. It may, therefore, be significant that the demise of the road network as a primary means of transportation also seems to have coincided with a decrease in the population of the more rural parts of the locale. From 1851 to 1901 the populations of the townships of Clapham, Austwick, and Lawkland reduced by around 25–30% *(Page 1974, 540)*. Alternatively, Giggleswick, which is only prevented from conjoining with the large agglomeration of Settle by the spatial divide of the River Ribble, increased in population by nearly 300 people over the same time-span *(ibid)*.

### 3.4 MAP REGRESSION ANALYSIS

3.4.1 Several historic cartographic sources were consulted in order to trace the physical development of the study area:

- Tithe map of Halton West township of 1839
- Ordnance Survey first edition map of 1852 (6” : 1 mile)
- Ordnance Survey second edition map of 1896 (6" : 1 mile)
- Ordnance Survey third edition map of 1910 (25” : 1 mile)

3.4.2 The Halton West tithe map of 1839 (Fig 3) clearly showed the location of Rose Cottage (Site 3), although it was not specifically named in the apportionment. Auld hall (Site 2, Fig 4) was also depicted and marked as a house in the apportionment, as was The Stores (Site 4). Several other buildings that no longer stand were depicted to the north and south of the main road through the village (Hellifield Road) and some of the buildings shown do appear to correspond with extant buildings in the area. Most of the fields in the local area were described as meadow or pasture in the apportionment with some arable agriculture and woodland also evident. The woodland was concentrated to the east of the study area. One feature of interest lay to the east and north-east of Auld Hall (Site 2) and consisted of a row of six irregular icons that may have represented deciduous trees aligned roughly east to west. This may have been a decorative feature or could relate to a former boundary, such as a field division, but was not depicted on the other historic maps. An extensively landscaped environment was evident in the environs of Halton Place, to the west of a large l-shaped building.
3.4.3 The first edition Ordnance Survey map of 1852 (Fig 5) depicted a very similar rural landscape to that shown on the tithe map, however a large pond was shown to the south of Hellifield Road, annotated as ‘Hall Pond’. All of the sites within the study area were depicted on this map, as were a similar scatter of buildings on each side of the main road as depicted on the earlier map. Industrial activity, that was implied by the mention of plantation woodland on the tithe map, was made more explicit by the naming of several ‘lathe’ sites in the surrounding area. Five such sites were named in the wider area surrounding the study area, although none were depicted within the confines of the study area. A site named ‘Water Lathe’, to the west of the study area, implied the use of a water mill to power a wood-turning lathe. A limekiln and limestone quarry were also depicted to the east of the study area, accessed by Limekiln Lane at the eastern end of the study area. The Bronze Age barrow at Round Hill was also named on this map, although neglected on the tithe map, and demonstrates prehistoric activity in very close proximity to the study area.

3.4.4 Few changes from the map of 1852 are evident on the Ordnance Survey map of 1896. Hall Pond was no longer shown and Water Lathe and Old Lathe were not depicted. The quarry and kiln were shown as earthworks but not named on this map, suggesting that they were no longer in use by this time. A school was depicted within the study area, on the northern side of Hellifield Road, to the west of The Stores (Site 4). A track was also shown running southwards from Hellifield road that had not been previously depicted.

3.4.5 The Ordnance Survey map of 1910 (Fig 6) to a great extent duplicated the information shown on the 1896 map, although less detail is evident in relation to trees situated along field boundaries. A church was named for the first time to the north of Hellifield Lane, at the eastern end of the study area and two springs were shown within the area. Old Lathe was once more named on this map, although omitted from the 1896 map. The picture suggested by these maps is of a very slowly changing, predominantly agricultural landscape surrounding the small-scale nucleation of Halton West.
4. VISUAL INSPECTION RESULTS

4.1 INTRODUCTION
4.1.1 The objective of the visual inspection was to identify and record any archaeological features or deposits revealed during the topsoil stripping activities. This was undertaken on the 26th February 2008, during a period of very wet weather.

4.2 SITE VISIT
4.2.1 The topsoil, as observed along the easement, comprised dark brown-black silty-clay measuring up to 0.32m in depth. This was seen to overlay a mid brown silty-clay subsoil. The subsoil was not exposed along the entire easement but rather in small patches. This was due to the shallow nature of the stripping activities. No archaeological features were observed within the stripped easement.
5. CONCLUSION

5.1 SYNTHESIS

5.1.1 The results of the desk-based assessment suggest that the immediate area around the development works has been occupied or utilised since the prehistoric period through to the historic period, for settlement, agricultural and small-scale industrial purposes. The majority of the archaeological evidence in the surrounding area dates to the Neolithic and Bronze Age periods.

5.1.2 Although no archaeological features were observed during the site inspection, suggestive that the area has been largely agricultural in nature, it should be remembered that the topsoil strip was very shallow in nature, and that subsoil was not observed along the entire easement. Therefore, there is a slight possibility that unrecorded archaeological remains could be present in the general development area. However, owing to the limited level of ground disturbance for the remaining development works, no further work is recommended.
6. BIBLIOGRAPHY

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Tithe map of the township of Halton West of 1839

Tithe apportionment of Halton West, CRO(NY) MIL 1794/86–91

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Figure 3: Extract from the Halton West tithe map of 1839

Figure 4: First edition Ordnance Survey map of 1852

Figure 5: Auld Hall (Ashley Cooper 2000)

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Plate 2: Area of topsoil stripping, facing north.
Figure 3: Extract from the Halton West Tithe map of 1839

Figure 4: Auld Hall (Ashley Cooper 2000)
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Figure 6: Ordnance Survey map of 1910
Plate 1: Area of topsoil stripping, looking south

Plate 2: Area of topsoil stripping, looking north
## APPENDIX 1: GAZETTEER OF SITES

<table>
<thead>
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<td>Sources</td>
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<tr>
<td>Description</td>
<td>Farmhouse. Early-C17 with C18 and C20 alterations. Slobbered, squared rubble, stone dressing, stone slate roof. 2 storeys, 3 bays. Central bay between 2 projecting wings: that to left is C18 and has beam to roof with gable facing the road, that to right is continuous outshut. Central bay: entrance right of centre has chamfered surround and segmental pointed lintel: 4 panel door, upper 2 glazed. To left is ground floor 3-light chamfered windows with cavetto mullions and similar but 5-light window to upper floor, 2 left-hand lights now blocked. Lefthand wing has ground floor c1970 window and upper floor 2-light chamfered windows with cavetto mullion. Right hand wing has 3-light chamfered windows with cavetto mullions per storey. All windows have C20 casements. Gable end ridge stacks. Interior not accessible, but reputed to contain fireplace with stone voussoirs in central room.</td>
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<td>18th century</td>
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<tr>
<td>Source</td>
<td>SMR</td>
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<tr>
<td>Description</td>
<td>Cottage. Mid - to late C18 with C19 and C20 alterations. Partly rendered rubble brought to course, painted stone dressings, stone slate roof. 2 storeys, double fronted. Central entrance has plain surround; C20 door. 2 windows per storey: all 2-light flat faced mullioned; 4 pane casements. Right-hand gable end ridge stack and ridge stack at former left-hand gable, now at junction with C19 barn.</td>
</tr>
<tr>
<td>Assessment</td>
<td>The site lies outside of the development area and will not be affected by the works.</td>
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<tr>
<th>Site Name</th>
<th>The Stores</th>
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<tr>
<td>Site number</td>
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<td>Site Type</td>
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<td>Statutory Designation</td>
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<tr>
<td><strong>Period</strong></td>
<td>11th century</td>
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<tr>
<td><strong>Source</strong></td>
<td>SMR</td>
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<tr>
<td><strong>Description</strong></td>
<td>Formerly 2 cottages and a barn, now house and office. Mid-late C17 with C19 and C20 alterations. Slobbered rubble brought to course, stone dressings, stone slate roof. 2 storeys, 4 bays. Left-hand entrance has plain surround and C20 door. Central entrance has chamfered lintel; early C20 door. Right-hand entrance has chamfered surround and segmental pointed lintel; plank door. 4 ground floor windows: former 4 light chamfered mullioned, now 2 light with only central mullion remaining, fixed lights; mid-C19 window with plain surround and 1.2 pane fixed light; 3 light chamfered mullioned window, fixed lights; late C19 window with reused C17 lintel, 4 pane casement. 3 upper floor windows: tall former grain store entrance with late-C19 surround, 8 pane casements; 2 small late-C19/early-C20 casement windows with plain surrounds. Gable end and 2 ridge stacks. Left- and right-hand lean to extensions. Interior of house reputedly contains C17 inglenook now hidden by mid-C20 fireplace.</td>
</tr>
<tr>
<td><strong>Assessment</strong></td>
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