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Three Buildings & Chimney Former Mondi Site, Holcombe Mill Bridge Street Ramsbottom

Level 1-2 Historic Building Recording
[Report No. 4556](#)

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This document has been prepared in accordance with CFA Archaeology Ltd standard operating procedures.

**Three Buildings & Chimney
Former Mondi Site, Holcombe Mill
Bridge Street
Ramsbottom
Bury**

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EXECUTIVE SUMMARY

CFA Archaeology Ltd was commissioned by Eccleston Homes Ltd to undertake a Level 1/2 historic building record of the three derelict buildings and a chimney within the former Mondi Site, Holcombe Mill, Bridge Street, Ramsbottom, Bury. The stone Buildings are the remains of a mid-19th century paper mill constructed alongside an earlier goit. The survey was required prior to demolition of the buildings for the construction of 57 residential dwellings.

The buildings were each two storeys, constructed within the contemporary local vernacular style in local sandstone. Each building had been modernised in the late 20th or early 21st century prior to the closure of the paper mill in 2008.

Building A was closest to the early site entrance and had the most architectural flourish of the remaining buildings on site. The location and architectural decorative scheme suggest Building A was constructed as the paper mill site office and remained so into at least the late 20th century.

Building B was constructed between 1892 and 1908 and abutted an earlier, elongated building. The east and west elevations were constructed with four large windows to allow natural light into the space. At the time of the survey the windows had been blocked. The last known usage of the space serving as a joiner's shop and engineer's store.

Building C was constructed between 1882 and 1908 over the place of an earlier square chimney and abutting the flue of the surviving Chimney. The building continued to be altered at the north and south with a surviving door and historical maps showing a structure was once present at the north of Building C and east of the Chimney.

Historic photographs show the Chimney was 'straightened' between 1938 and 1940, for which several subtle brick courses survive. Partial remains of the flue survived at the south towards the former boiler house.

The Goit predated the site as it redirected water from the River Irwell to feed the reservoirs of an earlier print mill and bleach works located the southwest of the site. The plan form of the Goit was altered in each historic map, however, it was not possible to determine whether the paper mill buildings were located close to the Goit for a specific function which would require access to water.

1 INTRODUCTION

This report details the results of a Level 1/2 historic building recording survey of three Buildings of the Former Mondi Site, Holcombe Mill, Bridge Street, Ramsbottom, Bury. CFA Archaeology Ltd was commissioned to undertake the survey by Eccleston Homes.

The three Buildings, individually identified as Building A, Building B, Building C (henceforth collectively 'the Buildings') and Chimney were located to the immediate east of a Goit and at the western edge of the site (fig. 1).

The National Grid References for the Buildings are as follows:

- Building A: SD 79351 16814
- Building B: SD 79351 16788
- Building C: SD 79365 16758
- Chimney: SD 79361 16765

The historic building record survey was required by Condition 14 of the consented Planning Decision Notice from Bury Council (Application no. 70222) prior to the demolition of the Buildings for the construction of 57 residential dwellings. The Chimney will be retained. The survey was carried out in accordance with a Written Scheme of Investigation (WSI) (Appendix 1) produced in December 2023 by Archaeological Research Services Ltd (McMullen 2023). The historic building recording survey was undertaken by Carley Noga on the 21st of August 2024.

The Buildings were each rectangular on plan and oriented on a north-to-south axis with their principal elevations facing east (fig. 1). Building A and Building B were comprised of stone, and Building C was brick with a stone façade. The Chimney is brick and circular in plan. Although the Buildings were not safe to enter at the time of survey due to previous arson attacks, the surviving internal materials were observed to be modern.

2 AIMS & OBJECTIVES

The primary aim of the project was to carry out a historic building recording survey to produce a Level 1-2 record (Historic England 2016) in order to provide a descriptive and visual record of the historic buildings, prior to development works taking place.

The WSI (McMullen 2023, Appendix 1) identified the following objective of the building record:

- To produce a formal description of the standing Buildings, including their elevations, floor plan, roof structure, flooring, internal layout and spaces, detailing, form and fabric, and evidence for phasing and development;
- To produce a full visual photographic record with photographic scales of the exterior and interior of the buildings with all photographs descriptively captioned and cross referenced to a plan(s) clearing showing the viewing position, direction and photographic image reference;
- To produce measured and annotated survey drawings where appropriate showing the location of features of historic interest; and

- To produce an account of the buildings' origins, development, and use.

The record will be deposited with the Greater Manchester Historic Environment Record to be made available for wider public access and to aid future research into similar building types.

3 WORKING METHODS

3.1 General

CFA Archaeology Ltd is a Registered Organisation (RO) with ClfA. All work undertaken was consistent with the standard outlined in the Historic England guidance, '*Understanding Historic Buildings: A Guide to Good Recording Practice*' (2016); and the ClfA '*Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings*' (ClfA 2014) and the '*Code of Conduct*' (ClfA 2022).

All work followed the WSI written by Archaeological Research Services Ltd in December 2023 (Appendix 1). Features were recorded by means of photographs, written records, and drawings conforming to ClfA and Historic England standards, and CFA's own quality manuals.

3.2 Photographic Recording

An external photographic record was made of all accessible sides the Buildings, as near parallel to the elevations as possible within the constraints of the site. General external photographs were taken, including several oblique views, showing the building within the wider context.

Interior photographs were taken through openings from safe vantage points on the exteriors. The interior photographic record was made of all spaces and features that were accessible, and which were illustrative of the Buildings' design, development, and use. The Buildings were examined for any dated inscriptions, signage, makers' marks, or graffiti that would contribute to an understanding of the Buildings' development, however, none were found.

Photographs were taken using a high resolution DSLR Nikon D300. Where it was safe to do so, an appropriately sized photographic scale was included in each photograph. All photography conformed to industry best practice (Historic England 2016), and the digital images were converted to uncompressed baseline v.6 TIFF for archiving. All digital images have accompanying site specific metadata. All the photographs taken on site were later reordered in a logical fashion and emphasised in bold in the report text. A selection has been used to illustrate the report.

A register of the digital file reference, location, photographer, direction, and subject of each shot has been produced to accompany the photographic record, and the position and direction of each photograph is annotated on a copy of the Buildings plans in the original on-site sequence (Appendix 2).

3.3 Drawn Record

Prior to the survey, a general basemap of the site was utilised to create photographic directions on plan to be later digitised by CFA Archaeology (Appendix 2). The elevations and floor plans of Building A and Building B in their present state were supplied by Eccleston Homes Ltd to CFA Archaeology (figs. 3 & 4). The architects' drawings were altered accordingly and are reproduced in the report (figs. 3-5) to a standard commensurate with the Level 1-2 historic building recording survey.

The report should be read in conjunction with figures 1-5 which are referenced throughout where relevant.

3.4 Written Description

A written description has been produced of the Building which summarises a description of the materials, and possible date(s) so far as these are apparent from a superficial inspection. A summary of the Building's form, function, date, and sequence of development has been provided in the discussion.

The use of the term 'elevation' references the direction the external elevation is facing. For example, if the elevation of the Building faces northeast, then it is identified as the 'northeast elevation'. However, the term 'wall' references an internal feature and the way in which the viewer must face to observe the wall, therefore the 'northeast wall' faces southwest.

The Buildings were identified as Building A, Building B, and Building C prior to the start of the archaeological recording. These labels have been kept for congruity.

Compass orientations have been abbreviated in text, therefore 'northwest' has been written as NW, 'southeast' has been written as 'SE', etc.

For ease of the reader, photograph numbers have been emphasised in bold in text.

3.5 Historic Research

A brief history of the site has been reproduced from the Archaeological Evaluation Report (Chapman 2024).

A map regression was undertaken using historic maps available online including the Ordnance Survey (OS) maps from the 19th and 20th centuries to see how the Buildings' plan forms and overall site were recorded (figs. 2.1-2.6). A plan of the site dated to 1983 presented in the Heritage Impact Assessment is discussed but not reproduced.

3.6 Limitations and Assumptions

The Buildings were not safe to enter at the time of survey. Although every effort was made to produce a full record of the Building, the safety of the surveyor undertaking the work took precedence over recording. Every effort was made to include a scale in all photographs; however, no internal areas of the Buildings were deemed safe to enter. To mitigate this, several photographs of the interiors were captured from a safe vantage

point via a remotely accessible camera. These areas may therefore lack scales in photographs and standard face-on photographs.

The vegetation and obstructions surrounding the buildings had not been cleared at the time of survey. To mitigate this, Ecclestone Homes have provided photographs previously taken of the site taken from 2020 – 2024 (Appendix 4).

The architectural drawings provided by Ecclestone Homes are presumed to be accurate, as it was not considered safe to recreate measured drawings for Building C, nor enter any of the buildings to safely create cross-section drawings.

3.7 Dissemination and Archiving

CFA Archaeology is ISO 9001 accredited, and all internal archiving and digital record systems are fully compliant with Historic England and ClfA standards and guidance (Historic England 2015a, 2015b, ClfA 2024).

The archive comprises the report and all digital photographs taken during the recording.

The project archive will be deposited with the Archaeology Data Service (ADS) and archived as a grey literature report. National guidance for the compilation of an archive with the ADS (ADS 2024) will be adhered to. A copy of the report will be deposited with the Greater Manchester Historic Environment Record.

An OASIS form has been completed for this project. The OASIS reference is **cfaarcha1-528412** (Appendix 3).

4 HISTORIC BACKGROUND

4.1 General History of the Site

A historic environment desk-based and historic buildings appraisal (Burpoe and Grange 2019) was produced which noted that the site was once the location of a series of reservoirs associated with the Grant Brothers Square Works, which was located to the southwest of the development site. By the mid-late 19th century, the site was partially infilled, and a paper mill was established within the site boundary by James and Samuel Broadbent Ingham (McMullen 2023).

The gazetteer entry in *Industrial Archaeology of Lancashire* (Ashmore 1969 page 302) reads: "*Holcombe Papermills... Started c 1875. Two-storey Block with bleaching and preparation on ground floor, beating room above. Beaters by West End Engineering Works, Edinburgh, 1892, Bentley & Jackson, Bury, 1887.*"

The site continually expanded throughout the 19th and 20th centuries, with the demolition and construction of a number of buildings within the site. A Ramsbottom heritage website has a collection of historic photographs that show the site throughout the 20th century, including reconstruction efforts to straighten the chimney between 1938 and 1940 (Ramsbottom Heritage Society 2024).

The site also changed hands several times, being known throughout its lifespan as Ramsbottom Paper Mill, Holcombe Mill, Trinity Paper Mill and finally Mondi, before the site and operations were shuttered in 2008 as a result of rising fuel prices against a backdrop of declining demand.

The majority of the buildings within the site were demolished between 2012 and 2015, with only three structures, the twice-shortened mill Chimney, and the Goit currently present within the site (Ramsbottom Heritage Society 2024; Burpoe and Grange 2019, ii).

4.2 Map Regression

4.2.1 1850 Lancashire Sheet LXXIX

On the six-inch OS map of Lancashire Sheet LXXIX was published in 1850 (fig. 2.1) there are no buildings constructed on site at this time, however, there is an elaborate water system to the west which appears to utilise a weir in the River Irwell at the north of the site. The goit leads southward and surrounds the north, east, and west sides a quadrangle building labelled 'Print Works', constructed on the north bank of the River Irwell. The goit system appears to surround several narrow pathways and there are three 'Sluice' labels around the building, but none are identified at the north. The goit appears to return to the river at the southern extents of the west and east sides of the building.

At the north of the site, Ramsbottom Bridge and the Ramsbottom Station are represented and labelled on the map.

4.2.2 1892 Ramsbottom – Lancashire LXXIX.12.15

The 42-inch Town Plan OS map of Ramsbottom – Lancashire LXXIX.12.15 published in 1892 (fig. 2.2) shows the site labelled as a 'Paper Mill' with the presence of multiple buildings, including within the footprints of Building A and the Chimney. A building is present to the south of Building B. Building C is not present, although several buildings are present just south of the Chimney.

The 'Goit' is labelled as such, with two lines representing a sluice identified towards the middle of the western side of Building A. Towards the southern side of the site there is a second sluice and footbridge. The goit is fed by an earlier goit dotted with cisterns at the northwest and a sluice just upstream of the weir in the River Irwell. The corresponding map to the southwest shows the former 'Print Works' as now labelled 'Square Works (Bleaching & Finishing)', with reservoirs at three sides and the River Irwell to the south.

Building A is represented as rectilinear on plan and divided internally into two separate spaces. A wall joins the Goit towards the southern extent of the west elevation and a small L-shape is present at the SE corner. At the NE corner is an X-shape, presuming a gate, accompanied by an access drive to the walled site directly north. The west elevation line continues northward to meet the road, possibly representing a boundary wall that encloses the access drive. To the east is a reservoir with buttressed walls and filter beds beyond and two wells at the south. To the SW is the termination of railway tracks which

run between the buildings on site. The location of the building within the site and proximity to the road suggests Building A may have been constructed as an office.

A building to the south of Building B is represented as rectilinear on plan, appearing to represent the north elevation found at the time of survey, but continues southward beyond the chimney. The building is not labelled. The north elevation appears to continue eastward in a narrow rectilinear line which may represent a wall. A similar line is present which appears to extend the west elevation southward.

The Chimney is represented as a circle on plan with a flue projecting southward to an unlabelled building. Towards the southern extent of the east side of the flue is a square-shaped building labelled 'Chimney'. A second square-shaped building is present at the SE side of the square chimney, although the use of this building is unknown. Just SW of the flue is a dashed line which may represent a porch area. The building continues southward and expands to be irregularly shaped on plan, though the proximity to the chimney suggests a boiler was likely present within the structure. At the south, a dashed line over the railway suggests railcars may have been able to enter the site here.

4.2.3 1908 Lancashire LXXIX.12

The 25-inch OS map of Lancashire LXXIX.12 published in 1908 shows several significant changes to the site (fig. 2.3). There is little change to Building A, with the inclusion of a small addition to the south elevation and the Goit boundary moved to the southern extent of the west elevation. The line representing the gate is straight, possibly indicating the gate was replaced by a wall or the detail of the X-gate was too fine to draw on this scale. To the east, the reservoirs and filter beds are no longer present, and one well remains. New filter beds have been constructed to the SE of the site. The railway tracks have changed slightly and no longer terminate to the south of Building A.

Building B is present, appearing square-shaped on plan, flush with the east elevation of the rectilinear building to the south and projecting slightly westward to the bank of the Goit. The new area of Building B has no internal division differentiating the earlier building. Railway tracks lead to the east elevation with a turntable just beyond. A single line which possibly represents a wall project from the east elevation to just beyond the railway tracks.

The building to the south of the Chimney has altered slightly to include Building C to the east of the flue in the place of the earlier chimney which was square shaped on plan. Building B appears have been constructed within the SW footprint of this chimney. The south elevation of Building B appears to have been constructed around the earlier square shaped building at the SE. The larger building at the south of Building C shows no change.

4.2.4 1929 Lancashire LXXIX.12

The 25-inch OS map of Lancashire LXXIX.12 published in 1929 shows several changes from the previous map (fig. 2.4). On the wider site, several buildings have been altered and constructed, included a large rectilinear building to the east of Building A where the

reservoir and filter beds were previously located, joining the larger building at the south with railway tracks passing below and possibly through the western side of the building.

Building A has changed slightly with the removal of the addition abutting the southern elevation. The access drive to the north is no longer present.

Building B shows little change, although the earlier building at the south has been extended to meet the large building at the south. An addition has been added against the east elevation just south of the Building B extent.

Building C shows several alterations, including a narrow structure which projects just east of the Chimney from the north elevation. Two lines join the NE corner with the building on the opposite side of the railway tracks, possibly suggesting an overpass walkway was fitted. The lines representing the flue appear to have been moved slightly west and are no longer central to the south of the Chimney, though this could be an error of the drawing. The porch area appears to have been enclosed with the joining of the building to the south of Building B.

4.2.5 1939 Lancashire LXXIX.12

The changes to the 25-inch OS map of Lancashire LXXIX.12 published in 1939 were slight (fig. 2.5). While Building A and Building B show no change, the northward projecting structure at Building C is shown as forming around the Chimney. The lines which represented the possible overpass are no longer present.

4.2.6 1964 SD7816-SD7916 -AA

The 25-inch OS map SD7816-SD7916 -AA published in 1964 shows several minor changes to the three Buildings on site (fig. 2.6). Building A shows little change, although the shape of the Goit has been altered slightly to no longer meet the west elevation. A dashed rectilinear shape passes over the assumed gate, possibly suggestive of a covered area, though access from the north is undetermined as it is represented by a solid line with no change in the pavement.

The plan form of Building B includes the addition of stairs at the north elevation and possible outshuts along the east elevation.

The structure east of the Chimney has been replaced by what may be stairs towards the north and an enclosed area between the Chimney and not quite the full extent of the north elevation of Building B. To the east, two lines appear in a similar place as the earlier lines at either side of the railway tracks, but the lines do not join to either building.

4.2.7 1983 Trinity Paper Mills Ltd, Holcombe Paper Mill Map Extract

The Heritage Impact Assessment (Lichfields 2023) included an extract of a 1983 map of the Holcombe Paper Mill (not reproduced). Each area within the paper mill is labelled with a number with occasional accompanying functions. Windows and doors are represented on the plan, though the floor level of the fenestration is not defined.

Building A is labelled 1 and *OFFICES*. There are six evenly spaced windows at the west elevation, no fenestration at the south elevation, two doors and five windows on the east elevation, and door and window on the north elevation. There is a narrow south projecting outshut at the south elevation, labelled 1a.

Building B is labelled 2 with no function specified. At the western extent of the north elevation there is what appears to be an enclosed area with internal access and stairs to the east. At the base of the stairs there is a doorway. There are two windows on the west elevation and one window on the east elevation. At the south there is a door open into the southern building which is labelled 3 on plan. The surrounding additions at the east are identified as 3a and 3b. To the south, the large southern building is labelled 7 and *BOILER HOUSE* and joins the building labelled 3 at the north with the infill building labelled 4. The Heritage Impact Assessment states the building was in use as a joiner's shop and engineer's store (Lichfields 2023).

The Chimney is labelled 5. Building C is labelled 6 and has a straight line at the south into a room labelled 7. Building C has one door and three windows on the east elevation, a central door on the north elevation, and a door in the west wall to open to a building labelled 8. There is a yard between the buildings labelled 8, 7a, and 4. The Heritage Impact Assessment states the building was in use as the mess room, papermakers office, laboratory, and stores (Litchfields 2023).

5 BUILDING RECORD

5.1 Setting

The three surviving buildings of former Mondi Site, Holcombe Mill site are located at the south of Bridge Street, off Peel Bridge which forms the northern boundary. The site is further bound to the east by the meander of the River Irwell, to the south by the Ramsbottom Cricket Club grounds and to the west by the cricket club access road and east Lancashire railway line.

The local vernacular architecture of Ramsbottom is generally 19th century two or three storey gabled buildings built of roughhewn coursed yellowish grey sandstone and ashlar fenestration surrounds.

At the time of the survey the site was overgrown with vegetation and the buildings were in a derelict state (**Photographs 1 & 2**). Building A had been previously subject to an arson attack (Section 5.2). The Goit had stagnant water and was surrounded by overgrown vegetation, and appeared to have been reinforced at the east bank in brick (**Photographs 3 - 5**).

5.2 Building A – Building Descriptions

Building A was the northernmost structure on the site (figs. 1 & 3.1 - 3.6). The building was rectilinear on plan, with the gable ridge oriented on a north-to-south axis. Building A rose two storeys with an attic with the principal elevations facing east and north (**Photographs 6 - 8**). The west elevation had a single storey addition, and the south

gable had the remains of an earlier elevation (**Photograph 9 & 10**). Building A was the most ornately decorative of the buildings on site.

Building A was comprised of a coursed roughhewn grey sandstone façade with four ashlar string courses aligned with fenestration lintels and cills. It had a slate gable roof with stone ridge tiles, raking gable copings, interrupted by a partially projecting chimney breast at the north gable ridge, moulded stone eaves brackets and moulded stone cornices (**Photographs 7 & 10**). The east elevation had an ornately decorative sandstone gatepost at the northern extent (fig. 3.3; **Photograph 11**).

There was fenestration on the east, north, and south elevations in a single simple classical decorative motif; the outward lower corner of each lintel contained a short ledge and trochilus with outer margins, the cills projected with a slight overhang and obtuse profile (figs. 3.1 – 3.5; **Photograph 8 & 12**). The east elevation contained two doors with ornately decorated hoodmoulds and chamfered ashlar surrounds. The northern door had been blocked in coursed stone and the southern door had a blocked transom (**Photograph 7 & 13**). The north elevation had a similarly blocked door at the eastern extent matching to those on the east elevation except for the lack of a hoodmould (**Photograph 14**). The windows had margins in the surrounds and were arranged in an irregular fashion, generally the same size except for two narrow windows at the first floor (**Photograph 15**). All windows had been fitted with PVC frames with bottom outward opening portions (**Photograph 16**).

The single storey addition at the west elevation had a single-pitched lean-to roof, was comprised of evenly coursed sandstone, and the fenestration had ashlar flush lintels and projecting ashlar cills (fig. 3.5; **Photograph 9 & 17**). All fenestration was blocked in uneven courses of sandstone. The addition at the south gable was comprised internally of stretcher bonded brick and externally of courses of uneven sandstone (**Photograph 18**). The gable at the south elevation previously had enclosed the gas mains.

Internally Building A had been remodelled with modern fittings and later was the subject of arson (**Photographs 19 - 22**). The SW corner contained floating L-shaped stairs that passed over two windows (fig. 3.1). The ground floor ceiling was comprised of east-to-west oriented steel I-beams supporting north-to-south oriented timber floor joists (**Photographs 20 & 21**). The first floor was similarly comprised of modern materials, appearing to have a hallway at the western end of the building (fig. 3.2; **Photographs 23 - 25**). The first-floor chimney breast appeared to have a blocked fireplace (**Photograph 25**).

5.3 Building B – Building Descriptions

Building B was located between Buildings A and Building C (figs. 4.1 – 4.6). The building was square shaped on plan with a surviving outshut at the east elevation, oriented on a north-to-south axis with two east-to-west oriented bays (**Photograph 26**). Building C rose two storeys with an attic with a gable at the south and hip roof at the north at the principal elevation (figs. 4.3 – 4.6). The west elevation faced the Goit and railway beyond (fig. 4.5; **Photograph 27**).

The building was comprised of roughhewn uneven sandstone brought to course with alternating raked sandstone quoins at each corner (**Photographs 27 - 30**). The quoins at the SE corner differ as they were smaller in size and roughhewn with a margin, with brick fitted at the south (fig. 4.3; **Photograph 31**). The south gable was constructed over and west of an earlier stone gable which led to a south projecting wall at the east (fig. 4.4; **Photographs 32 - 35**). The earlier elevation was comprised of uneven sizes of sandstone rubble. Brick was revealed below surviving render at the west (**Photograph 36**).

The first floor of the south gable featured two windows with ashlar alternating jambs, flush lintels, and projecting cills (fig. 4.4). The eastern window had been blocked in grey brick and western window was fitted with a three-light timber frame. At the ground floor there was a partially blocked wide door at the east (**Photograph 37 & 38**). A bearing box and I-beam were situated just below the earlier gable (**Photographs 39 & 40**).

At the north elevation there was a wide door with an ashlar lintel and surrounds towards the east (fig. 4.6; **Photographs 26, 28, 41**). Directly above the first floor featured a brick blocked opening with a similar ashlar lintel and surrounds and a projecting cill. The centre of the first floor featured a two-light window with a wide ashlar mullion, flush ashlar lintel, projecting ashlar cill, and alternating jambs (**Photograph 42**). Metal stairs led to a door at the west (**Photograph 43**). The alternating jambs and ashlar lintel were smaller in size than those found elsewhere on the building, suggesting the door was not original.

The west fenestration featured four large windows with alternating ashlar jambs, projecting stone cills, steel I-beam lintels at the ground floor and undetermined lintels at the first floor (**Photograph 27**). The ground floor windows had surviving timber framing with four square panes over four rectangular panes. The first-floor windows had been partially blocked around smaller PVC windows; internally the windows were blocked in brick and external the blocked area was clad in vertical siding (**Photograph 44**). The southern elevation had a metal bracket fitted at the southern extent (**Photograph 45**). The east elevation was partially covered by the remains of a single storey lean-to structure comprised of coursed yellow sandstone at the north and red brick at the east (**Photographs 46 & 47**). The earlier elevation appeared to be identical to the west elevation and had been blocked in brick and coursed sandstone at the ground floor and coursed sandstone at the first floor (**Photographs 48 - 51**).

Internally the building was in a state of extreme disrepair (**Photographs 52 - 54**). The ground floor and first floor ceilings were comprised of a single steel I-beam spanning from the east to west walls to support 20th century north-to-south oriented floor joists (**Photograph 55**). The northern ground floor windows had been altered to create a door at the north extent (**Photograph 56**). The south wall had a gable scar at the first floor (**Photographs 57 & 58**). There were no surviving ground floor internal stairs. The first floor had two separate stairs to the attic (fig. 4.2; **Photograph 58**). The roof appeared to be supported by a common rafter.

5.4 Building C & Chimney – Building Descriptions

Building C and the Chimney were the southernmost structures on the site (figs. 1, 5.1 & 5.2). Building B was rectilinear on plan, oriented on a north-to-south axis, formed by two bays rising two-storey with an attic and a single storey bay at the south (**Photographs 59 - 64**).

Building C was comprised of brick with coursed roughhewn grey sandstone façade at the principal east elevation and north elevation (**Photographs 62, 65 - 67**). Ashlar stones formed a band that continued from the ground floor fenestration to the north elevation, also found at the first-floor lintels, and at both floor fenestration cills (**Photographs 62, 66, 68 & 69**). The northern ground floor door had an ashlar architrave, whilst fenestration elsewhere had an ashlar margin at the surrounds (**Photograph 70**). The southern doorway appeared to have been opened at an earlier window as evident through cement infill at the former cill (**Photograph 71**). On the north elevation there was a door with an ashlar lintel at the west extent and a large window with a timber lintel and PVC framing towards the east (**Photograph 68**). At the ground floor level there was an area of cement appearing to block an earlier opening (**Photographs 72 & 73**). A steel I-beam was fitted below the door and joined to the chimney (**Photograph 74**). Two additional I-beams had been cut at the east (**Photograph 66**). Just above the ground level, the north elevation had a single small pipe opening (**Photograph 75**).

As viewed from the east and north elevations, internally, Building C was comprised of brick exposed below plaster (**Photographs 76 - 79**). Modern partition walls had been fitted at both floors and the ceiling survived in the central bay. The ground floor ceiling had collapsed at the northern bay (**Photograph 80 - 82**). There were two distinct phases of brick at the northern side of the east wall with the later phase at the north (**Photograph 82**). Views from the north elevation revealed the first floor had initially had a hallway at the west and the roof was supported by two king post trusses (**Photographs 83 & 84**).

The formerly internal walls which formed south gable and west elevation of Building C were comprised of brick in English Garden Wall bond that chamfered at the south (**Photographs 85 - 87**). The ground floor brick was lighter in colour whilst the first-floor wall thickness was reduced in a red brick. There was a single window at the first-floor level.

The west elevation continued northward into the Chimney flue to the open Chimney (fig. 5.1; **Photographs 85, 88 - 93**). The Chimney was constructed in a light red brick with a brownish hue and pollution discolouration in an English Garden Wall bond with five stretchers to one header course (**Photographs 88, 90, 91, 94**). The brick courses of the flue were unaligned with the internal Chimney courses, constructed in a similar brick type, appearing to be harder and courser texture. The bricks at the opening of the flue were newer with a smoother texture and bonded with concrete mortar. The flue opening was enclosed above by reinforced concrete. The internal Chimney had a ledge at approximately 5m high and had evenly distributed ventilation openings along the full height (**Photograph 92**). Externally, the Chimney was fitted with one brick course high iron bands evenly spaced approximately every 2-3m (**Photographs 59 - 61**). Around the

third band from the bottom were four courses of lighter bricks, indicating the area which were altered to straighten the chimney between 1938 and 1940 (**Photographs 2 & 60**) (Ramsbottom Heritage Society 2024).

6 DISCUSSION & CONCLUSION

The primary aim of the project was to carry out a Level 1-2 Historic Building Recording survey as detailed in the WSI (Appendix 1) and identify and objectively record any significant archaeological and architectural features. Historical mapping and the material fabric provided evidence of the original forms, functions, and phasing of the Buildings. The archaeological recording report can be used for future investigation of similar building types.

6.1 Goit

Paper mills used water both as a source of power and to treat fibres. According to the 1850 OS map, the Goit predated the paper mill and fed the reservoirs utilised by the quadrangle Print Works, later Square Works, building at the southwest (Section 4.1). The Goit appeared to have been adapted slightly between each map. Although a sluice is present on historic maps at the west of Building A, no direct relationship could be found between the buildings on site and the Goit, possibly suggesting and may have only been utilised for the Square Works. The surviving sluice appeared to be modern and had been relocated to just northwest of Building B (**Photograph 5**; Appendix 2).

The 1892 OS map shows a reservoir, filter beds, and wells east of Building A, which may suggest the spatial relationship of the workers inside Building A were responsible for monitoring and maintaining the water system within the Paper Mill. By 1910 the OS maps show the filter beds had been moved to the southeast.

The proximity of the Goit to the known location of the boiler house (Section 4.2.7) would suggest a relationship between the two. However, no direct relationship was seen during the historic building recording survey nor archaeological evaluation (Chapman 2024).

6.2 Building A

Building A first appears on the 1892 map (Section 4.2.2) as the closest building to the early site entrance and had the most architectural flourish of the remaining buildings on site. A gate post survived nearest to the site entrance near two blocked doors and windows. The location, gate, and decorative scheme suggest Building A was constructed as the paper mill site office where it is possible the paper mill workers were monitored by managers as they arrived and left the site.

Historic maps indicate the building was internally divided into two separate spaces with a heat source at the north, possibly suggesting it served as both an office and accommodation as occasionally found in textile mills in the area (Calladine & Fricker 1993, pages 117-118).

The proximity of Building A to the sluice within the Goit may also suggest it was the responsibility of those working within the building to monitor and maintain the sluice, though there is no surviving evidence to confirm this. The use as an office likely continued as it was confirmed in the 1983 site map and had been renovated with modern materials (Section 4.2.7).

6.3 Building B

Historic maps show that Building B was constructed between 1892 and 1908 in decorative scheme much plainer than the other buildings on site as the only commonality being the use of stone (Section 4.2).

The original function of Building B was indeterminate, though the large windows infer the need for light was important within the space. The proximity to the boiler house (Section 4.2.7) and surviving bearing box in the south elevation may suggest that Building B had once housed machinery. Building B alone was too short to house a modern paper-making machine, though it may have served as an extension to the earlier building at the south (Section 4.2; Bailey 1982).

The need for natural light was likely no longer required with the improvement of electricity, advancement of paper making machinery and development within the site (Ramsbottom Heritage Society 2024), and thus changed the function of the building. The Heritage Assessment stated that in 1983 it was utilised as a joiner's shop and engineer's store (Litchfields 2023).

6.4 Building C

The east and north elevations of Building C had a similar but plainer decorative scheme as Building A, indicating a nod to the local vernacular style and signalling a congruent relationship between the buildings on site as well as a potential indicator of hierarchy. Building C was constructed between 1892 and 1908. From its initial construction, each successive map shows the building changing slightly, with the southern wall changing to a straight line sometime between 1964 and 1983 (Section 4.2). Although it was constructed in the location of an earlier square chimney shown in the 1892 map (Section 4.2.2, fig. 2.2), the building did not appear to retain elements of the earlier chimney.

The function of the building could not be determined, though the proximity to the boiler house (Chapman 2024) and Chimney suggests the building may have had a relationship with the power generation of the site. The Heritage Impact Assessment states that in 1983 the building was in use as the mess room, papermakers office, laboratory, and stores (Litchfields 2023).

6.5 Chimney

The changes of brick of the Chimney flue did not appear to be original to the construction, suggesting it may have been adapted at a later date.

Historic photographs documented efforts to straighten the Chimney stack between 1938 and 1940 and when the Chimney was lowered most recently (Ramsbottom Heritage Society 2024). Photographs of works to straighten the chimney aligned with several courses with a change of brick type near the third iron band.

6.6 Recommendations For Further Works

An on-site meeting with GMAAS to discuss recommendations for further work for the below-ground archaeology based on the results of the historic building recording and trial trenching (Chapman 2024), the following was decided upon:

- Archaeological Watching Brief at the site of the identified boiler beds and flue systems recorded in Area 1 to determine their form and function, and their link to Building C, the Chimney, and the earlier square chimney. This would need to be carried out post-demolition of the structures as flues are likely to run up to or close to the existing/any earlier structure/s.
- Archaeological Watching Brief during the lifting or removal of any foundation slabs for the buildings above, so that any archaeological remains lying directly beneath can be photographed or observed for descriptive purposes.

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Cartographic Resources

Ordnance Survey 1850 *Lancashire Sheet LXXIX*, 6 Inches to One Statue Mile.

Ordnance Survey 1892 *Ramsbottom - Lancashire LXXIX.12*, 25 Inches to a Statue Mile.

Ordnance Survey 1908 *Lancashire LXXIX.12*, 25 Inches to a Statue Mile.

Ordnance Survey 1929 *Lancashire LXXIX.12*, 25 Inches to a Statue Mile.

Ordnance Survey 1939 *Lancashire LXXIX.12*, 25 Inches to a Statue Mile.

Ordnance Survey 1964 *SD7816-SD7916 -AA*, 25 Inches to a Statue Mile

APPENDIX 1: WRITTEN SCHEME OF INVESTIGATION

WRITTEN SCHEME OF INVESTIGATION

Former Mondí Site, Holcombe Mill, Bridge Street,
Ramsbottom

Evaluation Trenching
Historic Building Recording



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Issue	Author	Checked by	Approved by	Date approved	Reason for issue
1	Joseph McMullen	Lucie McCarthy	Lucie McCarthy	10/12/2023	Initial draft for consultation

Prepared on behalf of: Ecclestone Homes Ltd
Planning Reference: 70222
Local Authority: Bury Council
Site central NGR: SD 79387 16738
OASIS ID: TBC

WSI for Archaeological Evaluation and Historic Building Recording: former Mondi Site, Holcombe Mill, Bridge Street, Ramsbottom |



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I INTRODUCTION

1.1 Project and Planning Background

1.1.1 This is a Written Scheme of Investigation (WSI) for evaluation trenching and historic building recording that has been prepared by Archaeological Research Services Ltd (ARS Ltd) on behalf of Ecclestone Homes Ltd.

1.1.2 The WSI sets out a scheme of evaluation trenching work and historic building recording to be undertaken to Historic England's Level 2 Standard in support of a planning application for development at the former Mondi Site, Holcombe Mill, Bridge Street, Ramsbottom. The buildings subject to recording are a derelict brick building and two stone buildings. The development comprises the erection of 57 no. dwellings, the retention of a chimney and goyt and the demolition of 3 existing buildings, together with engineering operations to create a development platform, public car park, substation, public open space, landscaping, drainage, the layout of internal estate roads and footways and other associated works (Planning Ref: 70222).

1.1.3 An archaeological desk-based assessment (DBA) and Heritage Impact assessment was conducted in 2019 in support of a planning application for the proposed development. The assessment identified that the site was the location of a former paper mill, the site went through a period of near continuous expansion throughout the 19th and 20th centuries.

1.1.4 An archaeological evaluation is required in line with the *National Planning Policy Framework (NPPF)*. "...Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation" (MHCLG 2022, para 194).

1.1.5 On the advice of Greater Manchester Archaeological Advisory Service as archaeological advisors to the Local Planning Authority, a consultation response was received which states:

- ◆ Historic building recording set at Historic England Level 1-2, to ensure that as much information as is reasonably and safely practicable is recorded prior to the demolition and full loss of the three buildings identified for survey. There is particular interest in the northern side of building C, where the building recording could inform on an area for post demolition evaluation of two square structures (possible earlier chimneys) as depicted on the 1892 OS plan (Figure 3 of the old WSI). All demolition should cease at slab level in case below-ground evaluation or watching brief is needed here to understand the building's development.
- ◆ A low-level photographic survey of the surviving chimney and goyt should be undertaken prior to their refurbishment.
- ◆ The archaeological evaluation trenching plan needs some slight revisions to target the most appropriate parts of the site, including: an L-shaped Trench 1 in the former boiler house (No.7 on the 1983 plan shown in Figure 6 of the DBA), instead of Trench 3 a targeted strip-map-sample area over the footprint of the 'Old Engine House' (No.14A on the 1983 plan shown in Figure 6 of the DBA), Removal of Trench 2 and replacement with a targeted strip-map-sample area over the turntable at the south-east corner of the boiler house/south-west corner of the main mill structure depicted on the 1892 OS plan (Figure 3 of the WSI)

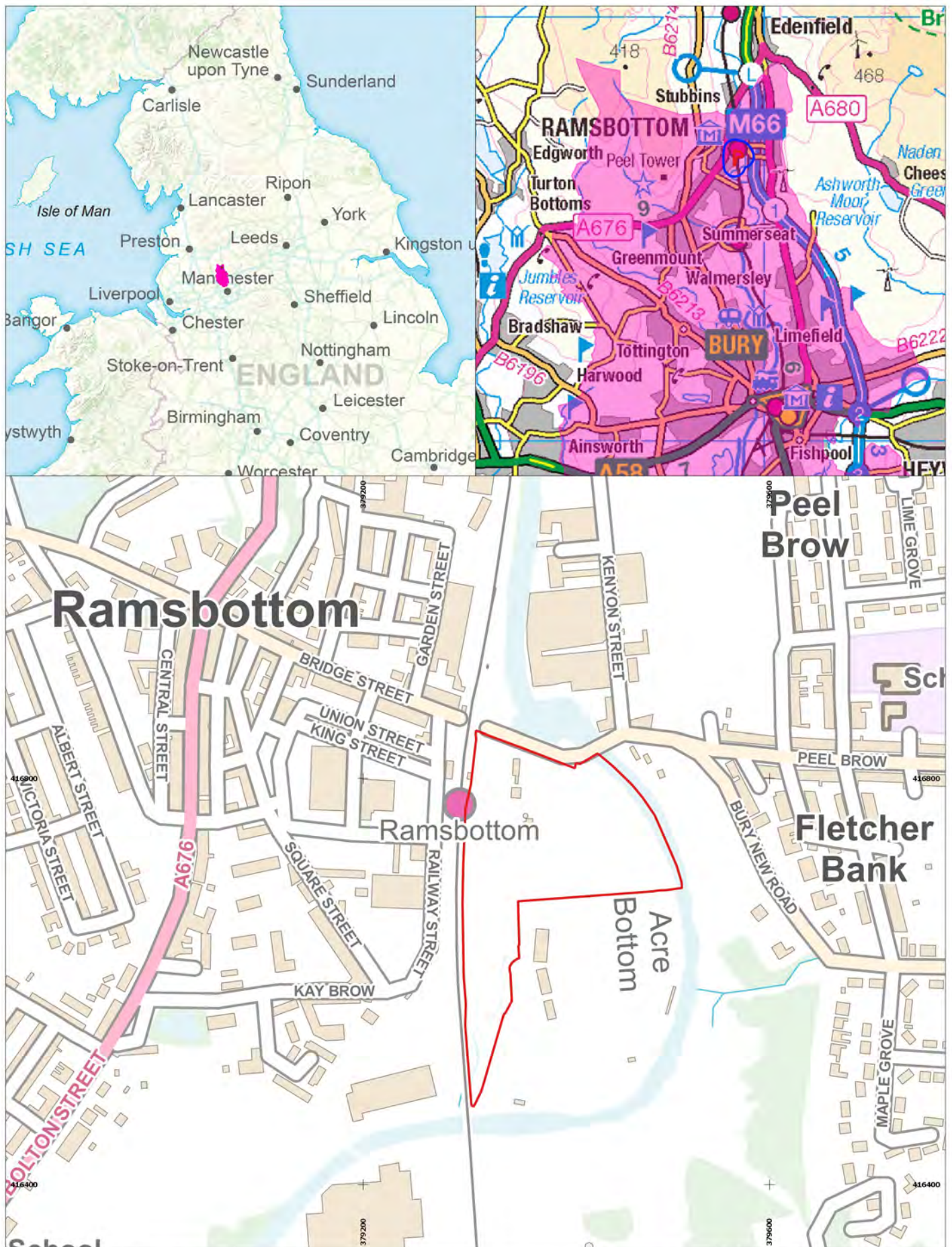


- ◆ Depending upon the results of the building recording and archaeological evaluation/strip, map works there may be a need to undertake targeted archaeological area excavation and/or development watching brief(s) to record any further significant surviving remains.

1.1.6 The scope of this WSI is therefore to evaluate the impact of the development proposal by a historic building recording to be undertaken to Historic England's Level 2 Standard and archaeological evaluation trenching and strip map sample exercise.

1.1.7 Any variations to this scope of works will be by agreement of the Client and the archaeological planning advisor to the Local Planning Authority (LPA). Should discoveries be made of local or greater importance, this may lead to further requirements being issued by the LPA for the purpose of mitigation in accordance with the NPPF (MHCLG 2022, para 205). If a further stage of work is necessary it would require a separate WSI and scope of works.





Site name: Holcombe Mill, Ramsbottom
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**Figure 1:
 Site location**

- Site Boundary
- Bury Council



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1.2 Site Location and Description

1.2.1 The proposed development encompasses a total area of 3.2ha and is located Ramsbottom (Figure 1; NGR SD 79387 16738). The site is located at the bottom of Bridge Street, off Peel Bridge which forms the northern boundary of the PDA. The site is further bounded to the east by the meander of the River Irwell, to the south by the Ramsbottom Cricket Club grounds and to the west by the cricket club access road and East Lancashire railway line. The site is currently occupied by three derelict buildings, one of which abuts a 31m tall chimney, whilst the remainder of the site is largely covered by extensive concrete pads.

1.3 Geology and Soils

1.3.1 The underlying solid geology of the site consists of mudstone and sandstone of the Marsden Formation with a small area adjacent the north-western boundary of the site comprising Guiseley Grit sandstone. Both are sedimentary bedrock formed approximately 320 to 322 million years ago in the Carboniferous Period when the local environment was previously dominated by swamps, estuaries and deltas (British Geological Survey 2023). The superficial geology is described as superficial deposits of clay, silt, sand and gravel alluvium

1.3.2 The soils are characterised by the Cranfield Soil and Agrifood Institute as Soilscape 20, which is Loamy and clayey floodplain soils with naturally high groundwater (Cranfield University 2023).

1.4 Archaeological and Historical Background

1.4.1 A historic environment desk-based and historic buildings appraisal (Burpoe and Grange 2019) was produced which noted that the site was once the location of a series of reservoirs associated with the Grant Brothers Square Works, which was located to the south-west of the development site. By the mid-late 19th century, the site was partially infilled, and a paper mill was established within the site boundary by James and Samuel Broadbent Ingham. The site continually expanded throughout the 19th and 20th centuries, with the demolition and construction of a number of buildings within the site. The site also changed hands several times, being known throughout its lifespan as Ramsbottom Paper Mill, Holcombe Mill, Trinity Paper Mill and finally Mondi, before the site and operations were shuttered in 2008 as a result of rising fuel prices against a backdrop of declining demand. The majority of the buildings within the site were demolished between 2012 and 2015, with only three structures, the twice-shortened mill chimney, and the goit currently present within the site (Burpoe and Grange 2019, ii).



2 AIMS AND OBJECTIVES

2.1 Historic Building Recording Aim and Objectives

2.1.1 The aim of the building recording is to provide a descriptive and visual record of the historic buildings, prior to development works taking place.

2.1.2 The objectives of the building recording are as follows.

- ◆ To produce a formal description of the standing buildings, including their elevations, floor plan, roof structure, flooring, internal layout and spaces, detailing, form and fabric, and evidence for phasing and development.
- ◆ To produce a full visual photographic record with photographic scales of the exterior and interior of the buildings with all photographs descriptively captioned and cross referenced to a plan(s) clearly showing the viewing position, direction and photographic image reference.
- ◆ To produce measured and annotated survey drawings where appropriate showing the location of features of historic interest.
- ◆ To produce an account of the buildings' origins, development and use.
- ◆ The historic building recording will comply with a Level 2 standard as outlined in the Historic England volume *Understanding Historic Buildings. A Guide to Good Recording Practice* (Historic England 2016).

2.2 Evaluation Aim

2.2.1 The aim of archaeological evaluation is to determine the presence or absence of archaeological remains that may be affected by the proposed development, and where possible to establish their significance.

2.3 Evaluation Objectives

2.3.1 The objectives of evaluation are to investigate the extent of the proposed development area in order to:

- ◆ record evidence for the absence/presence, location and extent of any archaeological features or deposits that may be present;
- ◆ identify, where possible, the broad date and sequence of the remains;
- ◆ establish the integrity and condition of preservation of any remains present;
- ◆ assess potential for recovery of artefactual and/or environmental remains;
- ◆ assess any palaeoenvironmental or other ecofactual potential of deposits; and,
- ◆ where possible establish the significance of any archaeological remains.

2.4 Relevant Research Aims and Objectives

2.4.1 The investigations will be conducted with a view to addressing objectives suggested by the published research priorities set out for the North West Research Frameworks (Research Frameworks 2023)



2.4.2 Research priorities that might become relevant are those that focus upon industrial process and the impact upon trade networks; the adaptation and reuse of industrial buildings, some examples that may be relevant include:

- ◆ Ind53: What can archaeology tell us about the production and use of consumer products and their typologies from the late 18th to early 20th centuries?
- ◆ Ind54: How can the methodologies of textile mill surveys be applied to other monument types?



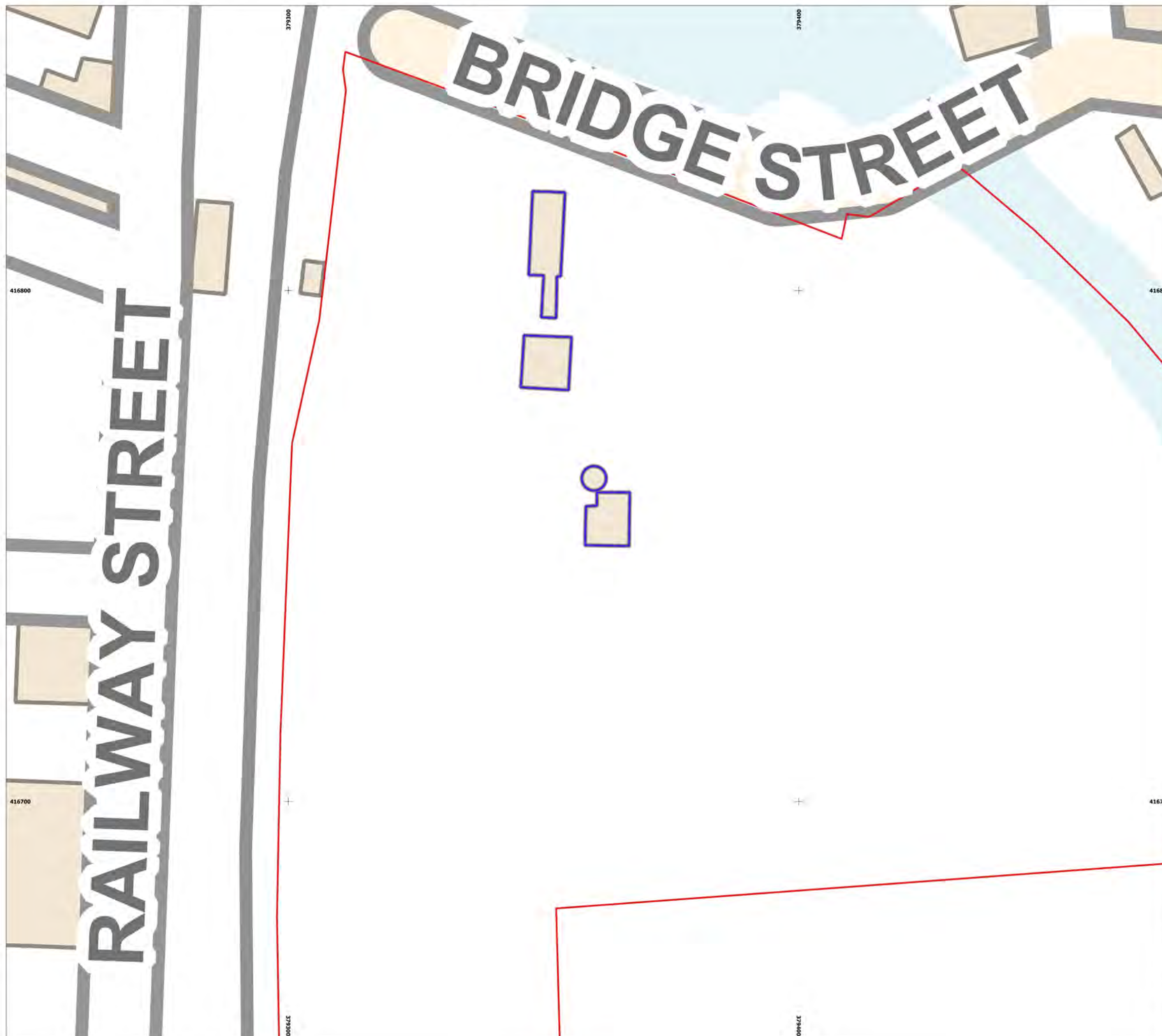
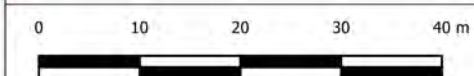


Figure 2: Upstanding Buildings within the Site Boundary

- Site Boundary
- Buildings Subject to Historic Building Recording



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3 HISTORIC BUILDING RECORDING STRATEGY

3.1 Coverage

3.1.1 The buildings subject to recording are a derelict brick structure and two stone buildings located within the site.

3.1.2 The buildings will be recorded to the equivalent of Historic England's (2016) *Understanding Historic Buildings – A guide to good recording practice* Level 2 building survey standard, prior to their demolition.

3.1.3 A methodology for the implementation of all elements of the historic building recording is presented below.

3.2 Methodology

3.2.1 The buildings will be placed in their historical context with an overall interpretation and phasing provided.

3.2.2 Any stored materials will be emptied from inside the building, and all vegetation and other obstructions to the exterior elevations will be cleared away prior to the building recording being undertaken. Adequate lighting for internal record photographs will be provided, including the use of portable lighting powered by a battery or generator if required.

3.2.3 The archaeologist on site will, where health and safety constraints allow, carefully examine all parts of each building prior to the commencement of the photographic and drawn recording, in order to identify all features relevant to original and later use. As part of this exercise, the archaeologist on site will produce written observations (e.g. on phasing; on detailing, on building function), sufficient to permit the preparation of a report on the structures identified. Each external wall or internal space should be examined individually and the results of that examination noted in a systematic fashion. These site records will be adequate to allow a full architectural and archaeological description of the building to be included in the subsequent report, as a walk around and through each building, starting with setting, then progressing to all sides of the structure in sequence, and finally to the interior from the ground floor up.

3.2.4 The building recording drawn record will include the following:

- ◆ Site location plans at suitable scales (preferably indicating the position of the site within the country, within the county and a clear plan of the precise location/outline of the building i.e. 1:50).
- ◆ A plan(s) indicating the position and orientation of photographs/images included in the report.
- ◆ A set of detailed measured survey drawings including floor plans and, if accessible, one cross section through each identified building and one long section through each range (with a contingency allowance for an additional cross-section and an additional long-section, as required) with annotations and conventions following Historic England standards (2016). These will be based on an architect's drawings of the site provided by the client, but it is the responsibility of the archaeological contractor to check the drawings supplied and to make any necessary adjustments or corrections.

3.2.5 High resolution digital photographs (16 megapixels) will be taken using a digital single lens reflex camera (Nikon L810).

3.2.6 Where possible, photographs will include a graduated scale and cameras will be mounted on tripods for extra stability. Details of the photographs will be recorded on pro-forma index sheets, which include location, subject and orientation. The location and direction of the photographs will be plotted on scaled plans forming part of the general archive.



3.2.7 The photographic record will cover as a minimum:

- ◆ Photographs of the setting, exterior and interior of the buildings. A two-metre ranging rod will be included in a selection of general shots in order that the scale of all elements of the building can be sufficiently established.
- ◆ The external appearance of each building is to be recorded. Typically, a series of oblique views will show all external elevations of the structures and give an overall impression of size and shape. Where an individual elevation embodies complex historical information or have been conceived as formal compositions, views at right angles to the plane of the elevation may also be appropriate.
- ◆ The overall appearance of principal rooms and circulation areas for all rooms and areas that are accessible.
- ◆ Photographs of any external or internal detail, structural or decorative, which are relevant to the design, development, or use of the buildings, which does not show adequately on general views.
- ◆ Copies of maps, drawings, views, photographs, dates, inscriptions, or contents present in the buildings and illustrating their development/use, or that of its site.

3.3 Report

3.3.1 The report will contain the following as a minimum.

- ◆ Non-technical executive summary
- ◆ Introductory statement
- ◆ Aims and purpose of the project
- ◆ Methodology
- ◆ Precise location of buildings, by name or street number, civil parish, town and National Grid reference
- ◆ The date when the record was made, the names of the recorders and the archive content/character and location
- ◆ A note of any relevant statutory designations
- ◆ A discussion of the buildings' form, function, date, and sequence of development and significance. Together with a discussion of the names of architects, builders, patrons and owners if known. This will include a note of any evidence for demolished structures or removed plant associated with the building
- ◆ An architectural and archaeological description of the buildings will be produced
- ◆ A discussion of published sources relating to the buildings and their setting, an account of its history and an analysis of historic map evidence, including an element of additional archival research to supplement the information produced in the original building appraisal
- ◆ Discussion and conclusions
- ◆ References
- ◆ Statement of intent regarding publication
- ◆ Supporting data – tabulated or in appendices
- ◆ A register of photographs taken
- ◆ Confirmation of archive transfer arrangements
- ◆ A copy of the WSI and OASIS form

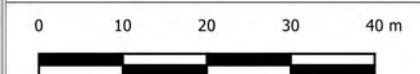
A draft report will be submitted to the archaeological planning advisor for agreement and comment before being issued as a planning document to the client.





Figure 3: Trench Location overlaid on 1892 Ordnance Survey Plan

- Site Boundary
- Trench Plan
- Targeted Strip Map and Sample



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4 FIELDWORK STRATEGY

4.1 Coverage

4.1.1 It is recommended by Ben Dyson, Senior Planning Archaeologist, that demolition should be carried out to slab level. If demolitions need to proceed deeper then an archaeological watching brief will need to be carried out.

4.1.2 The fieldwork will comprise of 1 trial trench and 2 areas subject to targeted strip map and sample. The extent of the site subject to targeted strip map and sample and evaluation is depicted on Figure 3, which comprises Trench 1 (49.554 m²), Old Engine House strip map and sample (93.980 m²) and Turntable strip map and sample (16.856 m²).

4.1.3 The exact location of each trench and excavation area may be subject to minor repositioning to avoid utilities, overhead services, drains, tree preservation orders and/or other constraints (i.e. no more than 1.0m, or allowing for exclusion). Any substantive change will be by agreement of the archaeological planning advisor. The trenches, excavation area and any archaeological features within them will be planned and tied into the Ordnance Survey National Grid using survey grade equipment operating to an accuracy of $\pm 0.05\text{m}$.

4.1.4 The trenches and excavation areas will target both locations where archaeological remains may be expected, and areas where archaeological remains are less likely in order to evaluate for presence or absence.

4.2 Methodology

4.2.1 The trench and excavation areas will be accurately tied into the National Ordnance Survey Grid and located at a suitable scale. Survey data of features will be collected using survey grade equipment typically providing accuracy of $\pm 0.05\text{m}$ (Historic England 2016). Digital data will be surveyed with equipment using Real Time Kinematic (RTK) corrections from a Global Navigation Satellite System (GNSS) network. The same equipment will be used to record known points on drawn plans and sections and to take spot heights to supplement other available planning/survey techniques as applicable.

4.3 Machine Excavation

4.3.1 A suitably experienced archaeologist will direct machine excavation. The machine works will be undertaken using a toothless ditching bucket. Topsoil, subsoil, and non-archaeological modern overburden will be removed to the surface of the first archaeological horizon, or where this is absent the natural substrate. Where excavation requires digging through hard standing or tarmac, a breaker will be used. No trench or excavation will be reduced to below 1.2m without stepping out the sides for safe working.

4.3.2 Each trench and excavation area will be machined cleanly, sufficient to identify and establish the extent of any archaeological features present. Any modern features will be mapped in extent, profile and recorded photographically before removal to reach earlier deposits. Pre-excavation photographs will be taken of each trench and any exposed archaeology within them.

4.3.3 During evaluation, unexpected, complex, or undated archaeological remains may be encountered. Care will be taken not to compromise the integrity of the archaeological record without first undertaking a full investigation. Where archaeological remains are encountered that



are of greater significance, complexity or quality and preservation than anticipated (*e.g.* human burial, kiln *etc.*), then the client will be informed, and the archaeological planning advisor will be consulted. Burials are not typically excavated as part of evaluation work.

4.3.4 Any cellars exposed during machine excavation will be emptied checked for potentially hazardous waste or other contaminants and will be cordoned off/excluded if they are considered a risk to health. Where cellars are filled with soil or rubble without contaminants, the cellars will be emptied, cleaned up and a rapid record undertaken. They will then be available during hand excavations for safely disposing of loose spoil.

4.3.5 Machine excavation will seek to avoid disturbing, breaking, or grubbing out large foundations that may damage the surrounding archaeological remains. Where these are found they may be left *in situ* and utilized as a means of providing support or revetments against the baulk and edges of excavation. If removal is necessary, they will be recorded and then broken up in manner to avoid disturbing any other surviving remains.

4.3.6 The site will then be reduced to the top of the archaeological horizon using a mechanical excavator, smooth ditching bucket and as directed by the site archaeologist. A further stage of recording will then take place to examine any earlier surviving remains. Structural remains and soil horizons will be cleaned rapidly for photographic purposes and a hand drawn plan prepared to scale. If more detailed hand excavation is required, or investigation of other ancillary features is required, then this will be undertaken at this level. Where a soil horizon exists test pits will be excavated, 2m by 2m in size, to investigate and record the sequence of soil layers prior to further reduction.

4.3.7 Following the creation of a full context record, plan, drawn records and recovery of artefacts/bulk samples for an archaeological horizon, this may then be removed by mechanical excavation to uncover any earlier horizons, or where these are absent, to expose the natural substrate. The archaeological planning advisor will be given opportunity for an interim inspection prior to reduction. The spoil heaps and excavated areas will be scanned with a metal detector to ensure maximum finds retrieval. A process of detailed hand excavation will then ensue to investigate the stratigraphic layers and sequence of any structures, their associated spaces, and other features.

4.3.8 Excavation areas will be machined cleanly, sufficient to identify and establish the extent of any archaeological features present. Photographs will be taken during machine preparation to record the process.

4.3.9 Where unexpected, complex, or undated archaeological remains are encountered care will be taken not to compromise the integrity of the archaeological record without first undertaking a full investigation. Where archaeological remains are encountered that are of greater significance, complexity or quality and preservation than anticipated (*e.g.* human burial, kiln *etc.*) the Client will be informed, and the archaeological planning advisor will be consulted.

Investigation and Recording

4.3.10 All archaeological features and deposits will be sample excavated to achieve the evaluation objectives. Archaeologically sensitive horizons will be subject to limited hand excavation and/or auguring in the following ways:

- ◆ Isolated discrete features such as non-structural pits or features representing industrial activities, will be half sectioned in the first instance (50% of each feature).



- ◆ Archaeological linear features, such as ditches and gullies that are not of a structural nature will be sample excavated (minimum 10% by length of each linear). Where possible, interventions will be a minimum 1m in width.
- ◆ Postholes and stakeholes will be half-sectioned (50% of each feature).
- ◆ Where it is desirable to understand the relationship of more than one intersecting feature, and this relationship cannot be viewed in plan following hand cleaning, sections will be strategically located and stratigraphically excavated to elucidate sequence and secure accurate finds provenance.

4.3.11 Where more structured deposition occurs, this may be subject to a variation in sampling strategy and/or quantity subject to the nature of the archaeological remains and in discussion with the archaeological planning advisor (i.e. pottery middens, cereal processing waste, demolition spreads etc.).

4.3.12 Linear cut features (i.e. ditches and gullies) will receive investigation according to their hierarchy of importance within the site:

- ◆ No features will go without investigation; however, well-preserved features will receive greater attention than those of a fragmentary or highly truncated nature.
- ◆ Linear features of a structural nature (*e.g.* beam slots, sill beam gullies *etc.*) and ditches/gullies that are close to areas of domestic habitation or close to industrial/craft activities (*e.g.* drainage gullies, partitions between plots *etc.*) will be subject to the greatest attention.
- ◆ Typically intervention slots will be a minimum 1.0m wide.

4.3.13 Features requiring specialist attention such as burials, kilns, wells, buildings, structures, floor levels and other significant industrial or domestic features or deposits will be cleaned, planned, and photographed but will be left intact pending a more suitable method of investigation. Samples or finds will only be retrieved for assessment purposes, leaving the majority undisturbed unless otherwise agreed with the archaeological planning advisor.

4.3.14 Deep features such as wells or ponds will be investigated by hand as far as Health and Safety measures allow, usually to 1.2m depth. An augur may be employed from this point to establish the anticipated full depth of the well or pond. Further excavation would be by consultation with the archaeological planning advisor and Client (as deep excavations may affect foundation designs). If agreed a machine section will be cut after all other programmed works are completed in order to allow a half-section to be recorded to full depth and finds/samples to be collected. This may require a system of machine stepped edges to reach the full depth.

4.3.15 Area deposits, such as buried soils and former land surfaces, will be sampled excavated in the first instance as deemed suitable in consultation with the archaeological planning advisor. Once the deposit is understood and has been recorded subsequent stripping, usually by spit, by machine will be undertaken to reveal any underlying features/deposits.

4.3.16 All excavated spoil will be visually scanned to retrieve any artefacts. Artefacts will be collected by hand and retained, provided they are uncontaminated, receiving appropriate care prior to removal from site (ClfA 2020b; Walker 1990; Watkinson & Neal 2001). No contaminated finds or samples will be retained. Unstratified animal bones and modern material will not be collected, but noted on relevant context sheets. Selected examples of material that comprise a large quantity of a standard product, such as brick or tile, will be retained for assessment by a specialist.



4.3.17 Limited representative samples of bricks from brick-built structures, and selective products of the brick working proves will be retained for specialist analysis where appropriate. For brick structures, the record will include details of brick dimensions, and type (handmade/machine made, plain/frogged), mortar (colour, composition, hardness) and the extent of structures (number of courses, thickness in skins). Brick samples will be taken for structures likely to pre-date the mid-19th century.

4.3.18 Archaeological features will be recorded on individual trench plans or on an all-features plan at a scale of 1:50 or 1:100, appropriate to their complexity. Buildings and other significant remains (*i.e.* kiln, stone structures *etc.*) will be planned individually in greater detail. Sections or profiles through features and stratigraphic sequences will normally be drawn at a scale of 1:10, or 1:20 for long sections. All levels will be related to Ordnance Datum.

4.3.19 All archaeological deposits and artefacts encountered during the investigation will be fully recorded. Recording will follow the Company's field recording practices appropriate to the archaeology under investigation (ARS Ltd 2020). All archaeological features will be given a separate context number. Deposits will be described on *pro-forma* trench recording logs, and if stratigraphic detail is needed, on context record sheets. The information given will include details of the context, its relationships, interpretation and a checklist of associated finds and samples. Stratigraphic matrices will be compiled where archaeological sequences can be discerned.

4.3.20 Digital photographs will form the principal photographic record for report purposes and will follow the standards of Historic England where applicable (Historic England 2015a). Digital photographs will form the principal photographic record for report purposes. A photographic record will be maintained by high resolution digital photography. Overall images of the site will be taken prior to excavation. Detailed images of individual features will be recorded. All photographs, except general site images or specific images for publication, will include a north arrow and suitable photographic scale.

Soil Samples

4.3.21 Deposits of clear archaeological origin, with the potential to provide paleoenvironmental evidence, industrial residues, small animal/fish bones, datable charred remains and/or micro artefacts significant to the interpretation of the site will be reviewed by the project manager and archaeological planning advisor to agree an appropriate sampling strategy. Should a sequence of superimposed deposits of note be present, column sampling may be considered.

4.3.22 Where there is evidence for industrial activity, macroscopic residues will be collected by hand as a sample. Separate samples (*c.* 10ml) will be collected from micro-slugs (*i.e.* smithing hammer scale or glassworking spherical droplets) in accordance with best practice (Historic England 2015b; 2018).

4.3.23 Sampling methods will typically follow guidelines issued by Historic England (Campbell *et al.* 2011) and will be targeted in order to assess the quality of organic preservation that may be present.

4.3.24 Typically, bulk environmental samples will be collected from contexts that have potential for further analysis. Bulk sample sizes will be 40 litres per context or the entire excavated portion of smaller features if less than 40 litres and collected and stored in sealable buckets.

4.3.25 The application of specialist sampling techniques such as column sampling, geoarchaeological sampling, or samples for scientific dating purposes will be considered where appropriate. If such a variation is required by the LPA, advice from the Historic England Regional



Scientific Advisor (RSA) may be sought. Close attention will be paid to retrieve samples that have the potential to contribute to the proposed mitigation objectives.

Human Remains

4.3.26 If any human remains are encountered, they will be investigated sufficient to confirm identification and then left *in situ*. They will not be exposed, disturbed, cleaned, or recorded in detail. The client, local Coroner and the archaeological planning advisor will be informed immediately upon discovery of human remains by the Project Manager.

4.3.27 If removal is deemed necessary and appropriate on the requirement of the LPA it will be completed following the issue of the relevant Ministry of Justice license in accordance with the relevant legislation and according to the conditions set out therein. Any exhumation will be undertaken following current best practice guidelines (APABE/Historic England 2017; Mitchell and Brickley 2017).

Treasure

4.3.28 Finds coming under the definition of 'treasure' as defined by the Treasure Act 1996 will be reported to the Portable Antiquities Finds Liaison Officer within 48 hours of discovery by the Project Manager and dealt with under the procedures of the Treasure Act and Code of Practice (DCMS 2008). This includes both precious metals and base metals where they are of prehistoric date. Suitable measures will be taken to ensure their security where removal cannot take place (*e.g.* they are within a human burial).

4.3.29 The archaeological planning advisor will also be notified and, if necessary, a meeting arranged to determine if further investigation in the vicinity of the find spot is required.

5 MONITORING ARRANGEMENTS

5.1.1 Notice is given prior to commencement of the archaeological works upon submission of this WSI to the archaeological planning advisor. The proposed start date will be a minimum of 10 working days from submission. Work will not commence until the WSI has been approved.

5.1.2 If the start date is not known, then the archaeological planning advisor will be kept informed of progress and will be notified when a start date has been set within 5 working days, assuming that the WSI has already been approved and there have been no changes to the proposal.

5.1.3 The archaeological planning advisor for the LPA is Ben Dyson, Senior Planning Archaeologist.

5.1.4 ARS Ltd will consult with the archaeological planning advisor at regular intervals throughout the course of the work. The archaeological planning advisor is invited to attend for monitoring purposes by appointment. It is expected that archaeological monitoring will take place on a regular basis for large projects.

5.1.5 The client will afford reasonable access to the archaeological planning advisor for the LPA or representative officers, for the purposes of monitoring the archaeological work.



5.1.6 A visit on completion may be needed to advise on requirement for any mitigation stage. Backfill will not proceed without the agreement or prior arrangement of the archaeological planning advisor.

6 VARIATIONS TO THE SCOPE OF WORKS

6.1.1 If an archaeological discovery is made for which the resources allocated to the project itself are not sufficient to support treatment to a satisfactory and proper standard then work in the relevant area will cease until the client and local planning authority's archaeological advisor have been consulted and appropriate resource put in place to meet the necessary disbursements. On occasion this may require a new WSI or an addendum to the approved WSI.

6.1.2 Any variations to the coverage, methodology or scope of works will be made in agreement with the Client and the archaeological planning advisor.

6.1.3 Variations prior to the commencement of works will be agreed in writing by updating and resubmitting the WSI or an addendum. Variations on site will be tracked by the Project Manager as part of the course of monitoring the works.

6.1.4 Additional works that trigger contingency items or extra overs will be notified to the Client and agreed before they are implemented. Where no contingency agreement exists such works will only be implemented where they are reasonably practicable with the resources already available, or unless the Client grants further resource.

7 TIMETABLE, STAFFING AND RESOURCES

7.1.1 ARS Ltd is a Chartered Institute for Archaeologists (CIfA) Registered Organisation. Registered Organisations are regularly assessed to ensure that high standards of work, processes and training are embedded in the organisation, in line with the professional *Code of Conduct* (CIfA 2021) and the Chartered Institute's Standards and Guidance documents.

7.1.2 The fieldwork will be managed and conducted by a suitably qualified Project Manager and Team Leader, supported by a team of archaeological staff and assistants, as necessary.

7.1.3 All staff employed on the project will be suitably qualified and experienced for their respective project roles and will be briefed on the archaeological context of the area and the work required by this specification.

7.1.4 The archaeological works are scheduled to commence TBC and should be completed within TBC. Evaluation trenches will be opened in a continuous process and archaeological investigations will commence immediately in each trench once it is safe to do so.

7.1.5 It is expected that archaeological investigation can proceed at a rate that will allow for monitoring and sign off of completed trenches promptly with minimal delay to backfill.

7.1.6 All artefact and sample processing will be undertaken swiftly following the completion of fieldwork, whilst archive consolidation and post-excavation analysis of the plans and records are brought together.

7.1.7 Information will be provided to specialists by context and site location, appropriate to the relevant assemblages.



7.1.8 Specialist analysis will be undertaken by the following individuals where needed, subject to availability [INSERT ALTERNATIVES IF NEEDED], and if not, other specialists will be found as appropriate:

Worked flint and prehistoric pottery:	Dr Robin Holgate
Iron Age/Roman pottery:	Dr Phil Mills, Ian Rowlandson, or Dr Jane Timby
Medieval and post-medieval pottery:	Paul Blinkhorn or Dr Chris Cumberpatch
Ceramic Building Materials:	Dr Phil Mills
Faunal remains:	Milena Grzybowska
Plant macros, charred wood, and pollen:	Maryne Baylet

7.1.9 Sufficient time will be given for adequate specialist assessment of the materials recovered, and the production of the accompanying specialist reports.

Timetable

Task	Duration	Start date	End date
Historic Building Recording	TBC	TBC	TBC
Evaluation Trenching	TBC	Immediately after historic building recording	TBC
Targeted Strip Map and Sample	TBC	Immediately a	
Reporting	TBC	Immediately after completion of field work	TBC

8 FINDS AND SAMPLE PROCESSING

8.1.1 All finds processing, conservation work and storage of finds will be conducted in accordance with the *Standard and guidance for the collection, documentation, conservation, and research of archaeological materials* (CIfA 2020b) and the *Guidelines for the preparation of archives for long-term storage* (Walker 1990).

8.1.2 Artefact collection and discard policies will be appropriate to the contextual and stratigraphic circumstances of the material identified, its quality as a resource and the practicality of retention (*e.g.* stone gate posts would be photogrammetrically recorded and not retrieved).

8.1.3 Bulk finds worthy of retention will be washed and marked. Bone will only be marked where required by the receiving repository. Marking and labelling will be indelible and irremovable by abrasion. Bulk finds will be appropriately bagged, boxed, and recorded.



8.1.4 All small finds will be recorded and appropriately packaged according to context (*e.g.* lithics in self-sealing plastic bags, ceramic in acid-free tissue paper *etc.*). Vulnerable objects will be specially packaged and textile, painted glass and coins stored in appropriate specialist systems. Ceramics will be bagged by context, whereas small finds such as chipped lithics, coins *etc.* will be recorded as individual finds by context.

8.1.5 Bulk soil samples taken for environmental purposes will be sieved and scanned during processing by ARS Ltd using the flotation technique to retrieve botanical macrofossils, charcoal and mollusc remains. All the resultant residues will then be hand sorted to retrieve any other items such as bone, flint, and other finds.

8.1.6 During and after the fieldwork, all objects will be stored in appropriate materials and storage conditions to ensure minimal deterioration and loss of information. ARS Ltd undertake controlled storage, correct packaging, regular monitoring, and immediate selection for conservation of vulnerable material as part of the archive process. All storage will have appropriate security provision.

8.1.7 All retained artefacts and ecofacts will be cleaned and packaged in accordance with the requirements of the Bury Art Museum & Sculpture Centre.

9 REPORTING

9.1.1 Following completion of the fieldwork, ARS Ltd will produce a report that will comprise:

- ◆ Non-technical summary
- ◆ Introductory statement
- ◆ Aims and objectives
- ◆ Method statement
- ◆ A location plan showing all excavated areas and any archaeological features with respect to nearby fixed structures and roads
- ◆ An objective summary statement of results
- ◆ Illustrations of all archaeological features with appropriately scaled plans and sections
- ◆ Specialists' assessments of artefacts and samples, where found
- ◆ Discussion outlining conclusions
- ◆ Supporting data – tabulated or in appendices to include
 - Trial trench data and/or context information
- ◆ Index to archive and details of archive location
- ◆ Bibliography
- ◆ Confirmation of archive transfer arrangements
- ◆ A copy of the OASIS form

9.1.2 A draft report will be submitted to the archaeological planning advisor for agreement and comment before being issued as a planning document to the client.

9.1.3 One bound copy of the final report (if required) and a digital copy of the report in PDF/A format will be deposited with the Historic Environment Record (HER). A copy of the report will be uploaded as part of the OASIS record, and a hardcopy will be included in the physical archive.

9.2 Provisions for publication

9.2.1 Any publication requirements contained within the archaeological planning brief will be reviewed between the Project Manager, client, and archaeological planning advisor prior to



preparation of the site report. In general, the publication of an evaluation would appear as a short note in an appropriate journal.

9.2.2 As a minimum publication would be as a c.300-word summary of the project with, if appropriate, selected illustration for inclusion in the annual round-up of fieldwork within the region. More significant sites may warrant a light article in a relevant county or period journal with, if appropriate, selected illustrations and photographs.

10 PROJECT ARCHIVE

10.1 Archive Selection Strategy

10.1.1 Selection of the working project archive will be guided by the aims and objectives of the project, as set out in this Written Scheme of Investigation.

10.2 Documentary Archive

10.2.1 All original documentary material created and collected during the archaeological works will be selected according to the ARS Ltd Retentions and Discard Policy for inclusion in the final archive. Any duplicates (including photocopies) of original documents will not be included in the final archive.

10.3 Digital Archive

10.3.1 All digital data created over the course of this project will be collected, stored, and selected for final deposition in line with the project's Data Management Plan.

10.3.2 The key types of digital data produced will include:

Type	Data
Text	Digital copies of the WSI and final report
Images	Site photographs, scans of site drawings, report illustrations, digital drawings
Finds data	Finds reports and tables, conservation records, images

10.3.3 Only the final copies of any digital data will be selected and deposited in the final project archive.

10.3.4 Digital data to be included in the final archive will be reviewed during the post-excavation and archiving phase of works. Digital photographs will be assessed and selected in line with Historic England guidelines (Cole and Backhouse 2015). Any data to be excluded from the archive will be removed in accordance with the ARS Ltd Retention and Discard Policy.

10.4 Material Archive

10.4.1 The selection of material finds for final deposition in the archaeological archive will be decided in line with the ARS Ltd Retention and Discard Policy during the post-excavation phase. This policy draws on guidance provided by the Chartered Institute for Archaeologists (CIfA 2019). Any items for deselection and disposal will be based on specialist advice and with agreement of the archaeological planning advisor.



10.4.2 In general, all digital and paper records, drawings, photographs and surveys will be retained together with their background supporting documentation. Artefacts and samples collected in the field will be from secure contexts able to inform the archaeological development of the site. No artefact assemblages will be discarded without following specialist assessment and recommendation to do so. Sieved residues will be discarded following acceptance of the report.

10.4.3 The planned deposition of artefacts will be agreed with the legal owner prior to the works taking place. All finds except treasure trove are the property of the landowner.

10.4.4 No material will be discarded without processing and recording. Deselected material may be retained as part of a handling or teaching collection, returned to the landowner, or discarded.

10.5 Archive Deposition

10.5.1 The archaeological archive will be deposited with Bury Art Museum & Sculpture Centre. Should the archaeological works produce no archaeologically significant finds, then it is not deemed necessary to deposit an archive with the repository museum. ARS Ltd will contact the museum and the archaeological planning advisor following the quantification and assessment of the archive to confirm and finalise archiving requirements.

10.5.2 Archaeologically significant finds and project archives will be prepared for deposition by ARS Ltd. The archive will comprise the primary record and synthetic works arising from the project, including documents, plans, sections, photographs, and electronic data and an accompanying metadata statement.

10.5.3 High resolution digital photographs will typically be submitted to the Archaeology Data Service (ADS) digital archive repository with the associated photographic registers and metadata. The digital archive will be prepared in line with current best practice (ADS/Digital Antiquity 2011; Archaeology Data Service 2022).

10.5.4 The archive will be deposited in line with industry standards and best practice guidelines (SMA 1993; Brown 2011; ClfA 2020b). In addition, the recommendations of the receiving repository will be adhered to. The archive will be deposited at the next available opportunity agreed with the museum after completion of the report.

10.5.5 All projects have an Online Access to the Index of Archaeological Investigations (OASIS III) registration form within the report. All parts of the OASIS online form will be completed for submission to the Historic Environment Record (HER). This will include an uploaded PDF/A version of the entire report. Upon final completion of the project, a final copy of the report will be deposited with the county HER in an agreed format.

II PUBLICITY, ENGAGEMENT AND COPYRIGHT

11.1.1 The Client will manage any publicity. ARS Ltd will not undertake media engagement except where approved and directed by the Client.

11.1.2 Any form of public community engagement, presentations, exhibitions or otherwise lie outside the scope of this WSI. Any such opportunities will by separate agreement with the Client.

11.1.3 ARS Ltd will retain the copyright of all documentary, photographic and video material under the Copyright, Designs and Patent Act (1988).



12 PROFESSIONAL STANDARDS

12.1.1 The project will be managed according to the Historic England guidance for research projects (Historic England 2015c).

12.1.2 As a Registered Organisation Archaeological Research Services Ltd follows the Chartered Institute for Archaeologists (CIfA) *Code of conduct* (2021). All archaeological works will follow the CIfA *Standard and guidance for archaeological evaluation* (2020a).

13 HEALTH AND SAFETY

13.1.1 All works will be undertaken in full compliance with the Health and Safety at Work Act 1974 and with the Management of Health and Safety Regulations 1992.

13.1.2 A risk assessment will be produced before commencement of the work that will be updated and adhered to throughout the course of the project.



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APPENDIX 2: PHOTOGRAPHIC REGISTER & DIRECTIONS ON PLAN

Report Order	Digital Ref. No.	Direction	Building	Description
59	HOMI_HBR_0001	NW	C	East elevation of Building C and Chimney
	HOMI_HBR_0002	NW	C	East elevation of Building C
62	HOMI_HBR_0003	W	C	East elevation of Building C
61	HOMI_HBR_0004	SW	C	East and north elevations of Building C and Chimney base
60	HOMI_HBR_0005	SW	C	East and north elevations of Building C and Chimney
2	HOMI_HBR_0006	NW	A, B, C	NW view of site with Building A at north (right), Building B (centre), Building C and Chimney at south (left)
	HOMI_HBR_0007	SW	C	East elevation of Building C with southward extension, SW view into ground floor
	HOMI_HBR_0008	NW	C	East elevation of Building C southward extension, NW view into ground floor extension
71	HOMI_HBR_0009	W	C	East elevation of Building C, westward view into ground floor
76	HOMI_HBR_0010	W	C	Westward view into ground floor of Building C
77	HOMI_HBR_0011	NW	C	NW view into ground floor of Building C
78	HOMI_HBR_0012	W	C	Westward view into ground floor of Building C
	HOMI_HBR_0013	NW	C	Oblique view of east elevation of Building C
70	HOMI_HBR_0014	SW	C	SW view of east elevation of Building C and view into building
80	HOMI_HBR_0015	W	C	Westward view into ground and first floor of Building C
81	HOMI_HBR_0016	NW	C	NW view into ground and first floor of Building C
82	HOMI_HBR_0017	SW	C	SW view into ground and first floor of Building C
	HOMI_HBR_0018	W	C	Oblique view of north elevation of Building C with Chimney base
65	HOMI_HBR_0019	SW	C	Oblique view of east elevation (left) and north elevation of Building C with Chimney in background
66	HOMI_HBR_0020	SW	C	Detail of ashlar band in north elevation of Building C with large window on first floor
72	HOMI_HBR_0021	SW	C	Door at first floor and blocked opening at ground floor in north elevation of Building C with Chimney to north (right)
75	HOMI_HBR_0022	SW	C	Opening in lower stone course in north elevation of Building C
73	HOMI_HBR_0023	SW	C	Blocked opening at west extent of north elevation of Building C with chimney to north (right)
74	HOMI_HBR_0024	SW	C	Detail of steel I-beam between north elevation and chimney

Report Order	Digital Ref. No.	Direction	Building	Description
63	HOMI_HBR_0025	SW	C	North gable of Building C with Chimney base at NW (right)
67	HOMI_HBR_0026	SW	C	First floor east elevation of Building C with window exposing internal brick
	HOMI_HBR_0027	NE	C	Opening in south side of chimney and west elevation of Building C (right)
88	HOMI_HBR_0028	NE	C	Opening in south side of chimney and west elevation of Building C (right)
89	HOMI_HBR_0029	NE	C	Opening in south side of chimney and west elevation of Building C (right)
90	HOMI_HBR_0030	NE	C	East wall in opening in south side of chimney
91	HOMI_HBR_0031	NW	C	West wall in opening in south side of chimney
92	HOMI_HBR_0032	N	C	Internal view of chimney
93	HOMI_HBR_0033	N	C	Ledge in internal chimney
85	HOMI_HBR_0034	SE	C	West elevation of Building C
	HOMI_HBR_0035	E	C	Reinforced concrete above southern opening in Chimney with west elevation of Building C in background
94	HOMI_HBR_0036	NE	C	Reinforced concrete above southern opening in Chimney with west elevation of Building C in background
86	HOMI_HBR_0037	E	C	Window in first floor of west elevation of Building C, brick wall on ground floor
87	HOMI_HBR_0038	NE	C	Curve in brick at ground floor southern extent of west elevation of Building C
	HOMI_HBR_0039	NE	C	First floor of west (left) and south (right) elevations of Building C
	HOMI_HBR_0040	N	C	South gable of Building C with chimney in background
26	HOMI_HBR_0041	S	B	North elevation of Building B with Chimney in background
42	HOMI_HBR_0042	S	B	North elevation of Building B with Chimney in background
	HOMI_HBR_0043	SW	B	North elevation of Building B with Chimney in background
47	HOMI_HBR_0044	S	B	North elevation of addition of Building B with Chimney in background
	HOMI_HBR_0045	S	B	Detail of NE quoins on north elevation of Building B with flush addition at east (left)
41	HOMI_HBR_0046	SW	B	Detail of ground floor fenestration in north elevation of Building B
	HOMI_HBR_0047	SW	B	Detail of first floor fenestration in north elevation of Building B
52	HOMI_HBR_0048	S	B	General southern view of internal area of Building B
53	HOMI_HBR_0049	SW	B	General southern view of ground floor internal area of Building B

Report Order	Digital Ref. No.	Direction	Building	Description
	HOMI_HBR_0050	SW	B	Multiple phases of the first floor west wall of Building B
56	HOMI_HBR_0051	SE	B	Opening of east wall of Building B with façade wall beyond
	HOMI_HBR_0052	W	B	Fenestration in ground floor of west wall of Building B
57	HOMI_HBR_0053	S	B	General southern view of first floor internal area of Building B
58	HOMI_HBR_0054	SE	B	General SE view of first floor internal area of Building B with stairs
44	HOMI_HBR_0055	SW	B	Brick blocked fenestration at first floor in west wall of Building B
55	HOMI_HBR_0056	S	B	General southern view of first floor internal area of Building B
28	HOMI_HBR_0057	SW	B	Quoins at NE corner of Building B with extension in foreground
	HOMI_HBR_0058	S	B	Ground and first floor of north elevation of Building B with fire escape
	HOMI_HBR_0059	SE	B	Detail of north elevation of Building B
43	HOMI_HBR_0060	S	B	Ground and first floor of north elevation of Building B with fire escape
27	HOMI_HBR_0061	SE	B	West elevation of Building B with Chimney in background
	HOMI_HBR_0062	E	B	Remains of goit and west elevation of Building B
	HOMI_HBR_0063	SE	B	Remains of goit and west elevation of Building B
3	HOMI_HBR_0064	S	B	Remains of goit and west elevation of Building B
6	HOMI_HBR_0065	NW	A	South gable and east elevation of Building A
	HOMI_HBR_0066	W	A	Detail of fenestration on east elevation of Building A
19	HOMI_HBR_0067	W	A	Internal ground floor of Building A with stairs in SW corner
20	HOMI_HBR_0068	NW	A	General NW view of internal ground floor of Building A
21	HOMI_HBR_0069	W	A	Ground floor ceiling timber beams in Building A
	HOMI_HBR_0070	SW	A	Internal ground floor south wall of Building A
22	HOMI_HBR_0071	W	A	Ground in ground floor of Building A
8	HOMI_HBR_0072	NW	A	East elevation of Building A
15	HOMI_HBR_0073	SW	A	Southern extent of east elevation of Building A
7	HOMI_HBR_0074	SW	A	East elevation and north gable of Building A
11	HOMI_HBR_0075	W	A	East face of gate post at north extent of east elevation of Building A
13	HOMI_HBR_0076	SW	A	Stone blocked doorway in east elevation of Building A

Report Order	Digital Ref. No.	Direction	Building	Description
12	HOMI_HBR_0077	W	A	First floor of east elevation of Building A
	HOMI_HBR_0078	SW	A	North gable of Building A with stone blocked doorway and gate post at east
14	HOMI_HBR_0079	S	A	Stone blocked doorway at eastern side of north gable
9	HOMI_HBR_0080	SE	A	West elevation and north gable of Building A with single storey addition
	HOMI_HBR_0081	SE	A	Flush north elevations of Building A (left) and single storey addition (right)
17	HOMI_HBR_0082	E	A	Blocked doorway in west elevation of single storey addition of Building A, first floor west elevation of Building A
	HOMI_HBR_0083	NE	A	West elevation (left) and south gable of Building A
10	HOMI_HBR_0084	N	A	South gable of Building A with brick and stone addition around gas in foreground
	HOMI_HBR_0085	N	A	Brick and stone addition at south gable of Building A with gas
18	HOMI_HBR_0086	SW	A	Brick and stone addition at south gable of Building A with gas
	HOMI_HBR_0087	SW	A, B, C	SW view of site with Building A at north (right), Building B (centre), Building C and Chimney at south (left)
	HOMI_HBR_0088	W	A, B	East elevations of Building A (right) and Building B (left) with chimney at south (left)
1	HOMI_HBR_0089	W	A, B, C	Westward view of site with Building A at north (right), Building B (centre, behind vegetation), Building C and Chimney at south (left)
79	HOMI_HBR_0090	W	C	General view of first floor of Building C
	HOMI_HBR_0091	NW	C	General view of first floor of Building C
84	HOMI_HBR_0092	S	C	King post trusses and general view of first floor of Building C
	HOMI_HBR_0093	SE	C	King post trusses and general view of first floor of Building C
83	HOMI_HBR_0094	SW	C	King post trusses and general view of first floor of Building C
69	HOMI_HBR_0095	SW	C	Detail of lintel above first floor doorway in north gable of Building C with chimney at west (right)
68	HOMI_HBR_0096	S	C	North gable of Building C with Chimney at NW (right)
64	HOMI_HBR_0097	N	C	South gable of Building C with chimney in background
	HOMI_HBR_0098	W	B	Blocked window in first floor east elevation of Building B
51	HOMI_HBR_0099	SW	B	Blocked window in first floor east elevation of Building B
32	HOMI_HBR_0100	N	B	South gable of Building B with blocked fenestration at the first floor and gable scar of former building

Report Order	Digital Ref. No.	Direction	Building	Description
33	HOMI_HBR_0101	NE	B	South gable of Building B with blocked fenestration at the first floor, gable scar of former building, bearing box
34	HOMI_HBR_0102	NW	B	South gable of Building B with blocked fenestration at the first floor, gable scar of former building, bearing box
40	HOMI_HBR_0103	N	B	Detail of bearing box and steel I-beam in south gable of Building B
23	HOMI_HBR_0104	W	A	General view of first floor of Building A
24	HOMI_HBR_0105	W	A	General view of first floor of Building A
	HOMI_HBR_0106	W	A	General view of first floor of Building A
	HOMI_HBR_0107	NW	A	General view of first floor of Building A
25	HOMI_HBR_0108	W	A	General view of first floor of Building A, blocked fireplace and chimney at the north (right)
	HOMI_HBR_0109	SE	A	First floor windows on west elevation of Building A
16	HOMI_HBR_0110	SE	A	Chimney, ridge, and first floor windows on west elevation of Building A
5	HOMI_HBR_0111	W	G	Sluice in goit
46	HOMI_HBR_0112	SW	B	Brick east elevation of single storey addition of Building B
	HOMI_HBR_0113	SW	B	Brick east elevation of single storey addition and first floor east elevation of Building B
48	HOMI_HBR_0114	W	B	Blocked fenestration in west elevation of Building B and general internal view of ground floor area of addition
49	HOMI_HBR_0115	SW	B	Blocked fenestration in west elevation of Building B and general internal view of ground floor area of addition
31	HOMI_HBR_0116	NW	B	Southern extent of east elevation of Building B with quoins at extent
30	HOMI_HBR_0117	NW	B	Southern extent of east elevation of Building B with quoins at extent
50	HOMI_HBR_0118	NW	B	Blocked fenestration in southern extent of east elevation of Building B with quoins at extent
39	HOMI_HBR_0119	N	B	South gable of Building B with bearing box, steel I-beam, gable scar
	HOMI_HBR_0120	N	B	South gable of Building B with bearing box, steel I-beam, gable scar
38	HOMI_HBR_0121	NE	B	Straight joint and change of stone at eastern side of south gable of Building B
	HOMI_HBR_0122	NE	B	Brick pier at eastern extent of south gable of Building B
54	HOMI_HBR_0123	W	B	Ground and first floor of west wall of Building B
	HOMI_HBR_0124	NE	B	General view of ground floor east wall of Building B

Report Order	Digital Ref. No.	Direction	Building	Description
	HOMI_HBR_0125	NW	B	Brick and stone beneath plaster in south gable of Building B
36	HOMI_HBR_0126	NW	B	Brick and stone beneath plaster in south gable of Building B
37	HOMI_HBR_0127	N	B	Fenestration in ground floor of south gable of Building B
	HOMI_HBR_0128	N	B	Quoins in western extent of the south gable of Building B with south projecting stone wall
29	HOMI_HBR_0129	N	B	Quoins in western extent of the south gable of Building B with south projecting stone wall
	HOMI_HBR_0130	NE	B	Brick blocked fenestration at first floor in south gable of Building B
35	HOMI_HBR_0131	NE	B	Detail of south projecting stone wall in south gable of Building B
45	HOMI_HBR_0132	N	B	Metal fittings in southern extent of west wall of Building B
4	HOMI_HBR_0133	W	Goit	General view of goit with timber post on west bank
	HOMI_HBR_0134	NW	Goit	General view of goit with timber posts on west bank
	HOMI_HBR_0135	N	Goit	General view showing relationship of goit and Chimney
	HOMI_HBR_0136	N	Goit	Brick wall of goit



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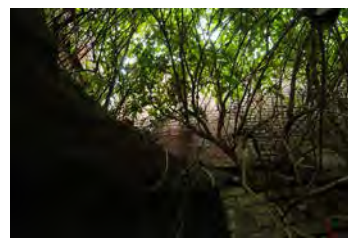
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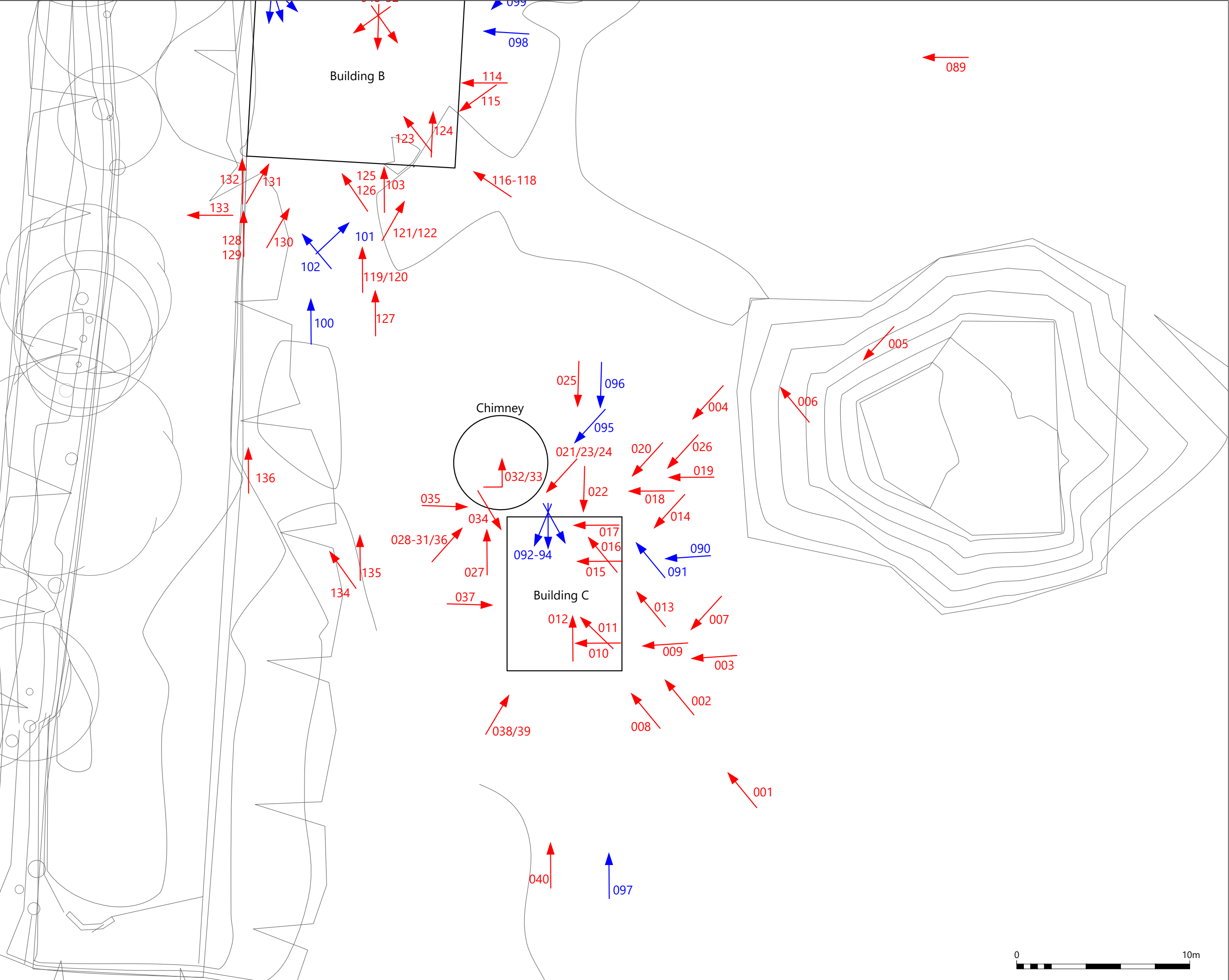
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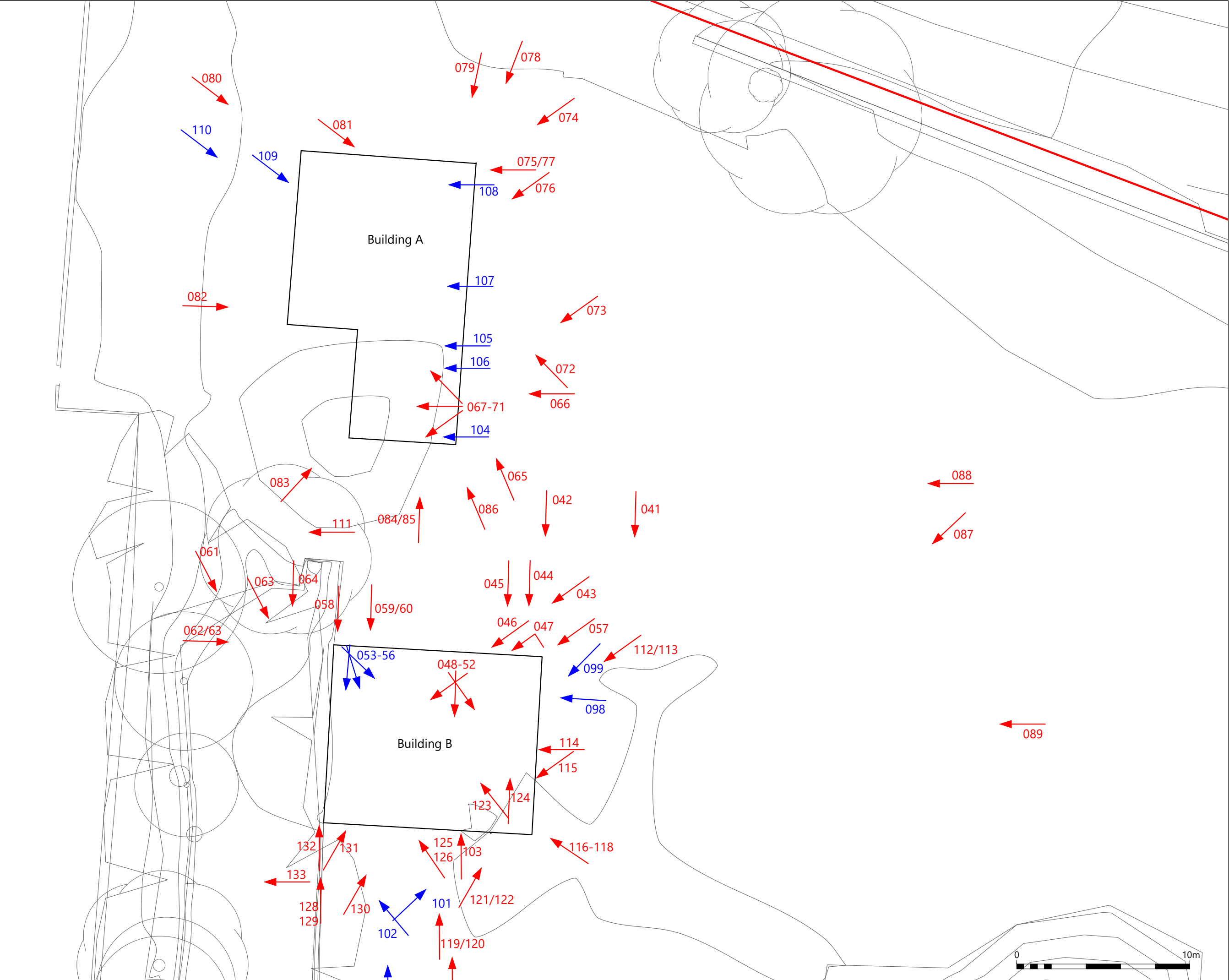


Key:

- Ground Floor Photographic Direction
- First Floor Photographic Direction



Title: Photographic Directions on Plan		
Project: Former Mondi Site, Holcombe Mill, Bridge Street, Ramsbottom		
Client: Eccleston Homes		
Scale at A3: 1:200		
Drawn by: SB	Checked: SW	Date: 09/10/2024
Report No: 4556		Fig. No: Appendix 2



Key:

- Ground Floor Photographic Direction
- First Floor Photographic Direction



Title:
Photographic Directions on Plan

Project:
Former Mondi Site,
Holcombe Mill, Bridge Street,
Ramsbottom

Client:
Eccleston Homes

Scale at A3:
1:200

Drawn by: SB	Checked: SW	Date: 09/10/2024
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Report No: 4556	Fig. No: Appendix 2
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APPENDIX 3: OASIS FORM

OASIS Summary for cfaarcha1-528412

OASIS ID (UID)	cfaarcha1-528412
Project Name	Level 1-2 Historic Building Recording: Three Buildings, Former Mondi Site, Holcombe Mill, Ramsbottom, Bury
Sitename	Building A - Former Mondi Site, Holcombe Mill, Ramsbottom, Building B - Former Mondi Site, Holcombe Mill, Ramsbottom, Building C - Former Mondi Site, Holcombe Mill, Ramsbottom, Chimney - Former Mondi Site, Holcombe Mill, Ramsbottom
Sitecode	HOMI
Project Identifier(s)	Three Buildings & Chimney, Former Mondi Site, Holcombe Mill, Bridge Street, Ramsbottom, Bury
Activity type	Descriptive Buildings Record (Level 2), Visual Buildings Record (Level 1)
Planning Id	70222
Reason For Investigation	Planning: Post determination
Organisation Responsible for work	CFA Archaeology Ltd
Project Dates	21-Aug-2024 - 21-Aug-2024
Location	Building A - Former Mondi Site, Holcombe Mill, Ramsbottom NGR : SD 79351 16814 LL : 53.64741893763434, -2.313846132205368 12 Fig : 379351,416814 Building B - Former Mondi Site, Holcombe Mill, Ramsbottom NGR : SD 79351 16788 LL : 53.647185248401485, -2.313844395609792 12 Fig : 379351,416788 Building C - Former Mondi Site, Holcombe Mill, Ramsbottom NGR : SD 79365 16758 LL : 53.64691616236339, -2.313630610567995 12 Fig : 379365,416758 Chimney - Former Mondi Site, Holcombe Mill, Ramsbottom NGR : SD 79361 16765 LL : 53.64697892005368, -2.313691586823685 12 Fig : 379361,416765
Administrative Areas	Country : England County/Local Authority : Bury Local Authority District : Bury Parish : Bury, unparished area

3.1 General

CFA Archaeology Ltd is a Registered Organisation (RO) with ClfA. All work undertaken was consistent with the standard outlined in the Historic England guidance, 'Understanding Historic Buildings: A Guide to Good Recording Practice' (2016); and the ClfA 'Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings' (ClfA 2014) and the 'Code of Conduct' (ClfA 2022). All work followed the WSI written by Archaeological Research Services Ltd in December 2023. Features were recorded by means of photographs, written records, and drawings conforming to ClfA and Historic England standards, and CFA's own quality manuals.

3.2 Photographic Recording

An external photographic record was made of all accessible sides the Buildings, as near parallel to the elevations as possible within the constraints of the site. General external photographs were taken, including several oblique views, showing the building within the wider context.

Interior photographs were taken through openings from safe vantage points on the exteriors. The interior photographic record was made of all spaces and features that were accessible, and which were illustrative of the Buildings' design, development, and use. The Buildings were examined for any dated inscriptions, signage, makers' marks, or graffiti that would contribute to an understanding of the Buildings' development, however, none were found.

Photographs were taken using a high resolution DSLR Nikon D300. Where it was safe to do so, an appropriately sized photographic scale was included in each photograph. All photography conformed to industry best practice (Historic England 2016), and the digital images were converted to uncompressed baseline v.6 TIFF for archiving. All digital images have accompanying site specific metadata. All the photographs taken on site were later reordered in a logical fashion and emphasised in bold in the report text. A selection has been used to illustrate the report.

A register of the digital file reference, location, photographer, direction, and subject of each shot has been produced to accompany the photographic record, and the position and direction of each photograph is annotated on a copy of the Buildings plans in the original on-site sequence (Appendix 2).

3.3 Drawn Record

Prior to the survey, a general basemap of the site was utilised to create photographic directions on plan to be later digitised by CFA Archaeology (Appendix 2). The elevations and floor plans of Building A and Building B in their present state were supplied by was supplied by Eccleston Homes Ltd to CFA Archaeology (figs. 3 & 4). The architects' drawings were altered accordingly and are reproduced in the report (figs. 3-5) to a standard commensurate with the Level 1-2 historic building recording survey.

The report should be read in conjunction with figures 1-5 which are referenced throughout where relevant.

3.4 Written Description

A written description has been produced of the Building which summarises a description of the materials, and possible date(s) so far as these are apparent from a superficial inspection. A summary of the Building's form, function, date, and sequence of development has been provided in the discussion.

The use of the term 'elevation' references the direction the external elevation is facing. For example, if the elevation of the Building faces northeast, then it is identified as the 'northeast elevation'. However, the term 'wall' references an internal feature and the way in which the viewer must face to observe the wall, therefore the 'northeast wall' faces southwest.

The Buildings were identified as Building A, Building B, and Building C prior to the start of the archaeological recording. These labels have been kept for congruity.

Compass orientations have been abbreviated in text, therefore 'northwest' has been written as NW, 'southeast' has been written as 'SE', etc.

For ease of the reader, photograph numbers have been emphasised in

bold in text.

3.5 Historic Research

A brief history of the site has been reproduced from the Archaeological Evaluation Report (Chapman 2024).

A map regression was undertaken using historic maps available online including the Ordnance Survey (OS) maps from the 19th and 20th centuries to see how the Buildings' plan forms and overall site were recorded (figs. 2.1-2.6). A plan of the site dated to 1983 presented in the Heritage Impact Assessment is discussed but not reproduced.

3.6 Limitations and Assumptions

The Buildings were not safe to enter at the time of survey. Although every effort was made to produce a full record of the Building, the safety of the surveyor undertaking the work took precedence over recording. Every effort was made to include a scale in all photographs; however, no internal areas of the Buildings were deemed safe to enter. To mitigate this, several photographs of the interiors were captured from a safe vantage point via a remotely accessible camera. These areas may therefore lack scales in photographs and standard face-on photographs. The vegetation and obstructions surrounding the buildings had not been cleared at the time of survey. To mitigate this, Eccleston Homes have provided photographs previously taken of the site taken from 2020 – 2024 (Appendix 4).

The architectural drawings provided by Eccleston Homes are presumed to be accurate, as it was not considered safe to recreate measured drawings for Building C, nor enter any of the buildings to safely create cross-section drawings.

3.7 Dissemination and Archiving

CFA Archaeology is ISO 9001 accredited, and all internal archiving and digital record systems are fully compliant with Historic England and ClfA standards and guidance (Historic England 2015a, 2015b, ClfA 2024).

The archive comprises the report and all digital photographs taken during the recording.

The project archive will be deposited with the Archaeology Data Service (ADS) and archived as a grey literature report. National guidance for the compilation of an archive with the ADS (ADS 2024) will be adhered to. A copy of the report will be deposited with the Greater Manchester Historic Environment Record.

Project Results	The primary aim of the project was to carry out a Level 1-2 Historic Building Recording survey as detailed in the WSI (Appendix 1) and identify and objectively record any significant archaeological and architectural features. Historical mapping and the material fabric provided evidence of the original forms, functions, and phasing of the Buildings. According to the 1850 OS map, the Goit predated the paper mill. It appeared to have been adapted slightly between each map. Building A was typical of an office building in accordance with its proximity to the road and ornate decorations, confirmed in the 1983 site map (Section 4.2.7). The east and north elevations of Building C had a similar but plainer decorate scheme. The decorate scheme of Building B differed from the other buildings, the only commonality being the use of stone. Building B was constructed between 1892 and 1908 (Section 4.2). The original function of Building B was indeterminate, though the large windows infer the need for light was great within the space. The proximity to the boiler house (Section 4.2.7) and surviving bearing box in the south elevation may suggest that Building B had once housed machinery. The need for natural light was likely no longer required with the improvement of electricity and changing function of the building. The Heritage Assessment stated that in 1983 it was utilised as a joiner's shop and engineer's store (Litchfields 2023). Building C was constructed between 1892 and 1908 with an indeterminate function (Section 4.2). The Heritage Impact Assessment states that in 1983 the building was in use as the mess room, papermakers office, laboratory, and stores (Litchfields 2023). From its initial construction, each successive map shows the building changing slightly, with the southern wall changing sometime between 1964 and 1983. The changes of brick of the Chimney flue did not appear to be original to the construction, suggesting it may have been adapted at a later date. The archaeological recording report can be used for future investigation of similar buildings types.
Keywords	Paper Mill - Victorian - FISH Thesaurus of Monument Types Paper Mill - Victorian - FISH Thesaurus of Monument Types Paper Mill - Victorian - FISH Thesaurus of Monument Types Paper Mill - Victorian - FISH Thesaurus of Monument Types Office - Victorian - FISH Thesaurus of Monument Types Chimney - Victorian - FISH Thesaurus of Monument Types Mill Race - Georgian - FISH Thesaurus of Monument Types
Funder	
HER	Greater Manchester HER - noRev - LITE
Person Responsible for work	
HER Identifiers	
Archives	

APPENDIX 4: EARLIER PHOTOGRAPHS



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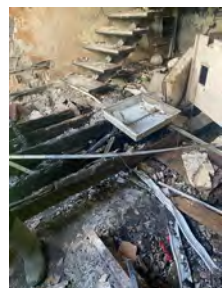
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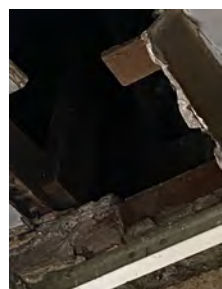
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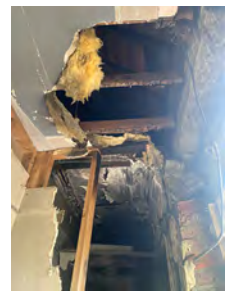
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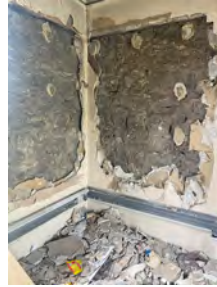
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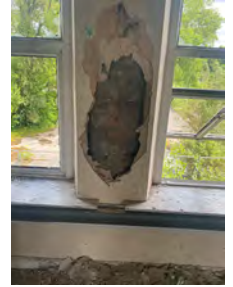
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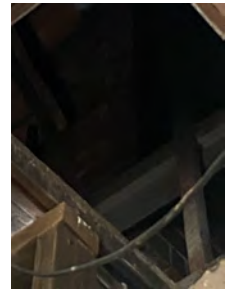
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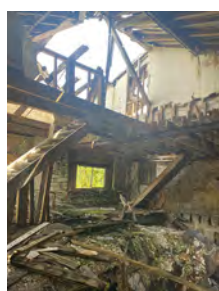
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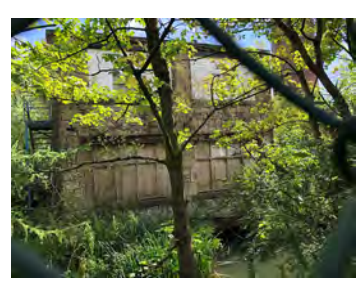
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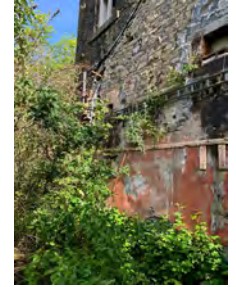
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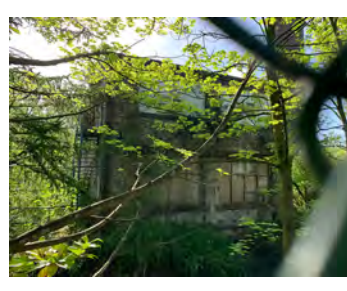
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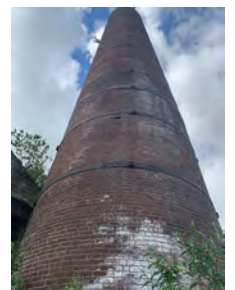
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IMG_0356.JPG



IMG_0357.JPG

APPENDIX 5: REPORT PHOTOGRAPHS



Photograph No : 1 Digital Ref: HOMI_HBR_0089 Direction: W
Description: Westward view of site with Building A at north (right), Building B (centre, behind vegetation), Building C and Chimney at south (left)



Photograph No : 2 Digital Ref: HOMI_HBR_0006 Direction: NW
Description: NW view of site with Building A at north (right), Building B (centre), Building C and Chimney at south (left)



Photograph No : 3 Digital Ref: HOMI_HBR_0064 Direction: S
Description: Remains of goit and west elevation of Building B



Photograph No : 4 Digital Ref: HOMI_HBR_0133 Direction: W
Description: General view of goit with timber post on west bank



Photograph No : 5 Digital Ref: HOMI_HBR_0111 Direction: W
Description: Sluice in goit



Photograph No : 6 Digital Ref: HOMI_HBR_0065 Direction: NW
Description: South gable and east elevation of Building A



Photograph No : 7 Digital Ref: HOMI_HBR_0074 Direction: SW
Description: East elevation and north gable of Building A



Photograph No : 8 Digital Ref: HOMI_HBR_0072 Direction: NW
Description: East elevation of Building A



Photograph No : 9 Digital Ref: HOMI_HBR_0080 Direction: SE
Description: West elevation and north gable of Building A with single storey addition



Photograph No : 10 Digital Ref: HOMI_HBR_0084 Direction: N
Description: South gable of Building A with brick and stone addition around gas in foreground



Photograph No : 11 Digital Ref: HOMI_HBR_0075 Direction: W
Description: East face of gate post at north extent of east elevation of Building A



Photograph No : 12 Digital Ref: HOMI_HBR_0077 Direction: W
Description: First floor of east elevation of Building A



Photograph No : 13 Digital Ref: HOMI_HBR_0076 Direction: SW
Description: Stone blocked doorway in east elevation of Building A



Photograph No : 14 Digital Ref: HOMI_HBR_0079 Direction: S
Description: Stone blocked doorway at eastern side of north gable

	Client: Eccleston Homes	Drawn by: SB	Date: 2024/10/09
	Project: Former Mondi Site, Holcombe Mill, Bridge Street, Ramsbottom	Checked: SW	Report No: 4556



Photograph No : 15 Digital Ref: HOMI_HBR_0073 Direction: SW
Description: Southern extent of east elevation of Building A



Photograph No : 16 Digital Ref: HOMI_HBR_0110 Direction: SE
Description: Chimney, ridge, and first floor windows on west elevation of Building A



Photograph No : 17 Digital Ref: HOMI_HBR_0082 Direction: E
Description: Blocked doorway in west elevation of single storey addition of Building A, first floor west elevation of Building A



Photograph No : 18 Digital Ref: HOMI_HBR_0086 Direction: SW
Description: Brick and stone addition at south gable of Building A with gas



Photograph No : 19 Digital Ref: HOMI_HBR_0067 Direction: W
Description: Internal ground floor of Building A with stairs in SW corner



Photograph No : 20 Digital Ref: HOMI_HBR_0068 Direction: NW
Description: General NW view of internal ground floor of Building A



Photograph No : 21 Digital Ref: HOMI_HBR_0069 Direction: W
Description: Ground floor ceiling timber beams in Building A



Photograph No : 22 Digital Ref: HOMI_HBR_0071 Direction: W
Description: Ground in ground floor of Building A



Photograph No : 23 Digital Ref: HOMI_HBR_0104 Direction: W
Description: General view of first floor of Building A



Photograph No : 24 Digital Ref: HOMI_HBR_0105 Direction: W
Description: General view of first floor of Building A

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Photograph No : 25 Digital Ref: HOMI_HBR_0108 Direction: W
Description: General view of first floor of Building A, blocked fireplace and chimney at the north (right)



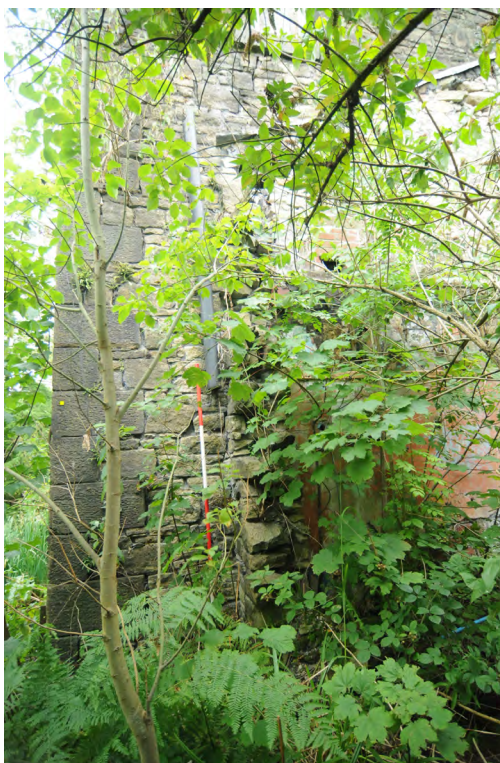
Photograph No : 26 Digital Ref: HOMI_HBR_0041 Direction: S
Description: North elevation of Building B with Chimney in background



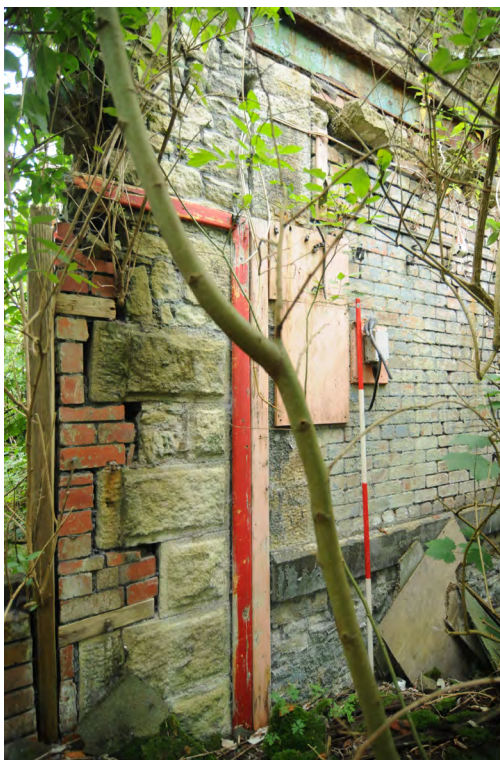
Photograph No : 27 Digital Ref: HOMI_HBR_0061 Direction: SE
Description: West elevation of Building B with Chimney in background



Photograph No : 28 Digital Ref: HOMI_HBR_0057 Direction: SW
Description: Quoins at NE corner of Building B with extension in foreground



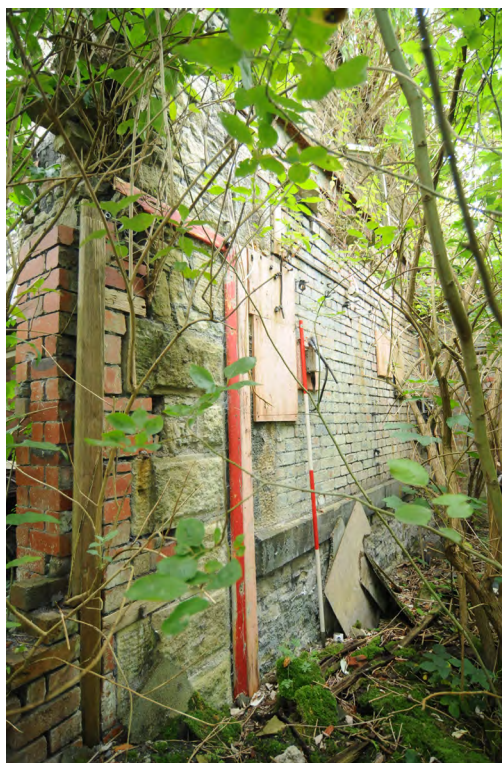
Photograph No : 29 Digital Ref: HOMI_HBR_0129 Direction: N
Description: Quoins in western extent of the south gable of Building B with south projecting stone wall



Photograph No : 30 Digital Ref: HOMI_HBR_0117 Direction: NW
Description: Southern extent of east elevation of Building B with quoins at extent

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Photograph No : 31 Digital Ref: HOMI_HBR_0116 Direction: NW
Description: Southern extent of east elevation of Building B with quoins at extent



Photograph No : 32 Digital Ref: HOMI_HBR_0100 Direction: N
Description: South gable of Building B with blocked fenestration at the first floor and gable scar of former building

	Client: Eccleston Homes	Drawn by: SB	Date: 2024/10/09
	Project: Former Mondi Site, Holcombe Mill, Bridge Street, Ramsbottom	Checked: SW	Report No: 4556

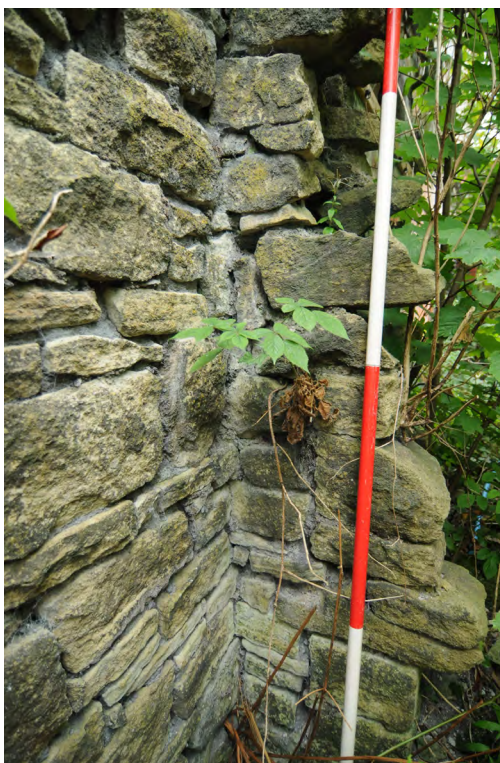
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Photograph No : 33 Digital Ref: HOMI_HBR_0101 Direction: NE
Description: South gable of Building B with blocked fenestration at the first floor, gable scar of former building, bearing box



Photograph No : 34 Digital Ref: HOMI_HBR_0102 Direction: NW
Description: South gable of Building B with blocked fenestration at the first floor, gable scar of former building, bearing box



Photograph No : 35 Digital Ref: HOMI_HBR_0131 Direction: NE
Description: Detail of south projecting stone wall in south gable of Building B



Photograph No : 36 Digital Ref: HOMI_HBR_0126 Direction: NW
Description: Brick and stone beneath plaster in south gable of Building B

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	Project: Former Mondi Site, Holcombe Mill, Bridge Street, Ramsbottom	Checked: SW	Report No: 4556

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Photograph No : 37 Digital Ref: HOMI_HBR_0127 Direction: N
Description: Fenestration in ground floor of south gable of Building B



Photograph No : 38 Digital Ref: HOMI_HBR_0121 Direction: NE
Description: Straight joint and change of stone at eastern side of south gable of Building B



Photograph No : 39 Digital Ref: HOMI_HBR_0119 Direction: N
Description: South gable of Building B with bearing box, steel I-beam, gable scar



Photograph No : 40 Digital Ref: HOMI_HBR_0103 Direction: N
Description: Detail of bearing box and steel I-beam in south gable of Building B



Photograph No : 41 Digital Ref: HOMI_HBR_0046 Direction: SW
Description: Detail of ground floor fenestration in north elevation of Building B



Photograph No : 42 Digital Ref: HOMI_HBR_0042 Direction: S
Description: North elevation of Building B with Chimney in background



Photograph No : 43 Digital Ref: HOMI_HBR_0060 Direction: S
Description: Ground and first floor of north elevation of Building B with fire escape



Photograph No : 44 Digital Ref: HOMI_HBR_0055 Direction: SW
Description: Brick blocked fenestration at first floor in west wall of Building B



Photograph No : 45 Digital Ref: HOMI_HBR_0132 Direction: N
Description: Metal fittings in southern extent of west wall of Building B



Photograph No : 46 Digital Ref: HOMI_HBR_0112 Direction: SW
Description: Brick east elevation of single storey addition of Building B



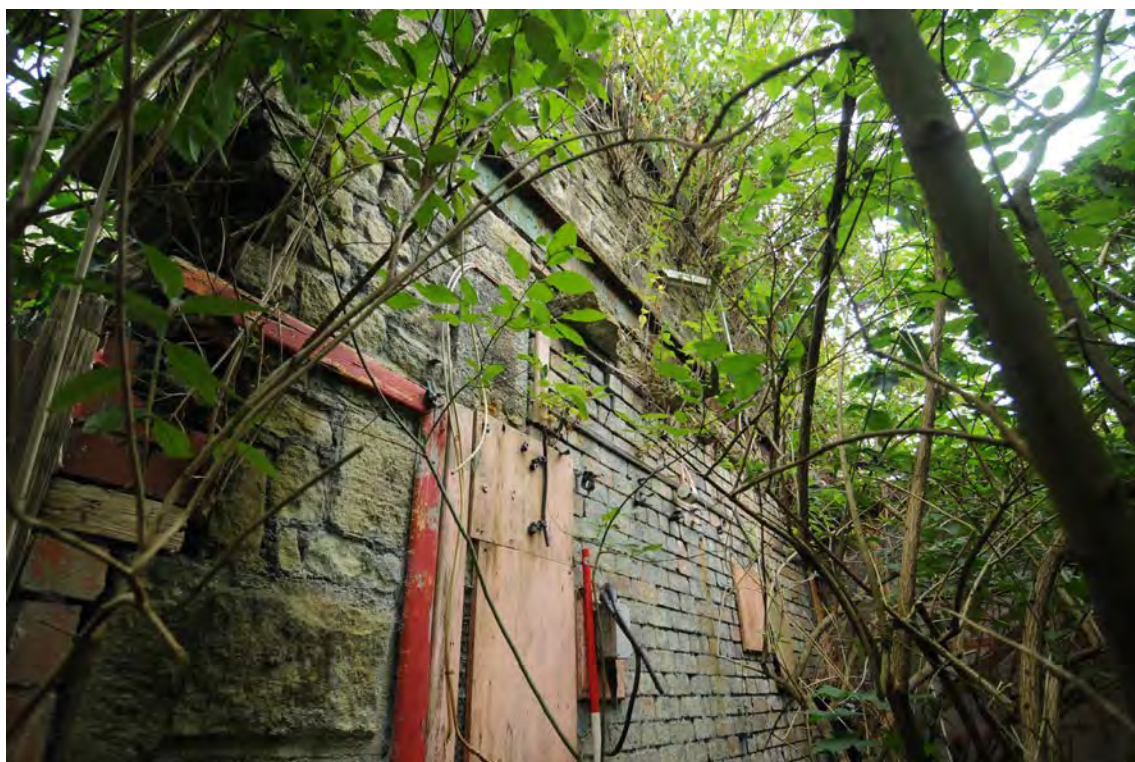
Photograph No : 47 Digital Ref: HOMI_HBR_0044 Direction: S
Description: North elevation of addition of Building B with Chimney in background



Photograph No : 48 Digital Ref: HOMI_HBR_0114 Direction: W
Description: Blocked fenestration in west elevation of Building B and general internal view of ground floor area of addition



Photograph No : 49 Digital Ref: HOMI_HBR_0115 Direction: SW
Description: Blocked fenestration in west elevation of Building B and general internal view of ground floor area of addition



Photograph No : 50 Digital Ref: HOMI_HBR_0118 Direction: NW
Description: Blocked fenestration in southern extent of east elevation of Building B with quoins at extent



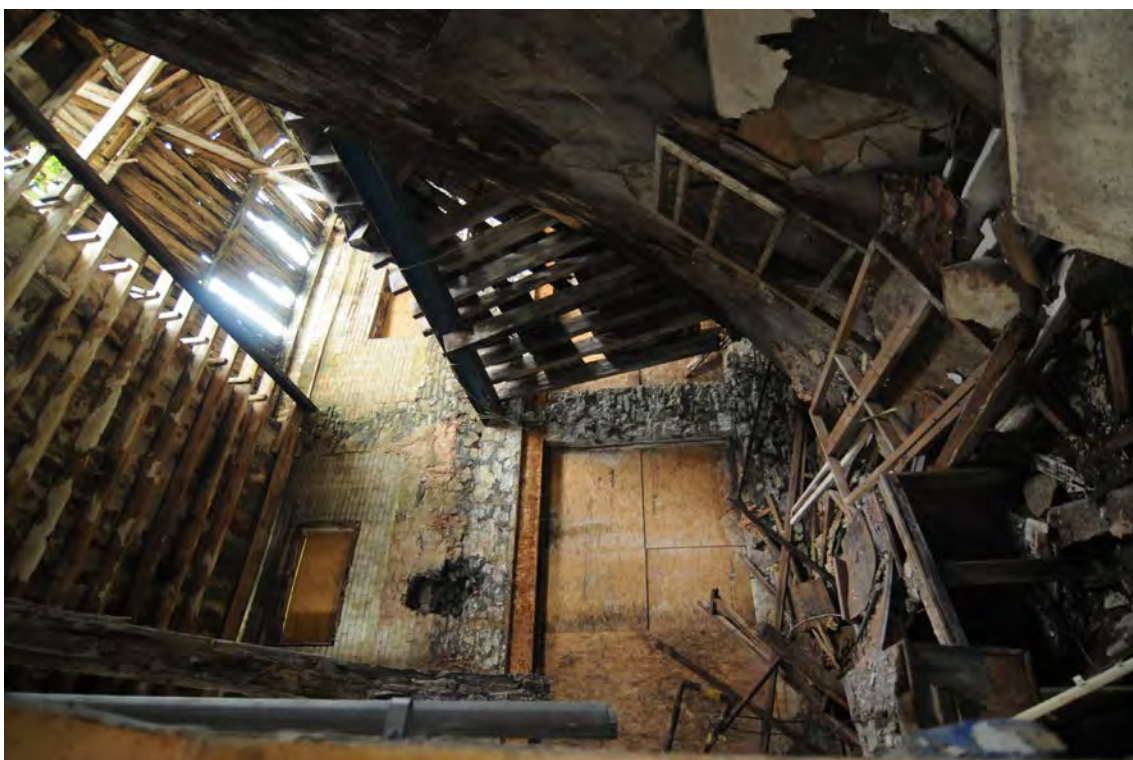
Photograph No : 51 Digital Ref: HOMI_HBR_0099 Direction: SW
Description: Blocked window in first floor east elevation of Building B



Photograph No : 52 Digital Ref: HOMI_HBR_0048 Direction: S
Description: General southern view of internal area of Building B



Photograph No : 53 Digital Ref: HOMI_HBR_0049 Direction: SW
Description: General southern view of ground floor internal area of Building B



Photograph No : 54 Digital Ref: HOMI_HBR_0123 Direction: W
Description: Ground and first floor of west wall of Building B



Photograph No : 55 Digital Ref: HOMI_HBR_0056 Direction: S
Description: General southern view of first floor internal area of Building B



Photograph No : 56 Digital Ref: HOMI_HBR_0051 Direction: SE
Description: Opening of east wall of Building B with façade wall beyond



Photograph No : 57 Digital Ref: HOMI_HBR_0053 Direction: S
Description: General southern view of first floor internal area of Building B



Photograph No : 58 Digital Ref: HOMI_HBR_0054 Direction: SE
Description: General SE view of first floor internal area of Building B with stairs



Photograph No : 59 Digital Ref: HOMI_HBR_0001 Direction: NW
Description: East elevation of Building C and Chimney



Photograph No : 60 Digital Ref: HOMI_HBR_0005 Direction: SW
Description: East and north elevations of Building C and Chimney



Photograph No : 61 Digital Ref: HOMI_HBR_0004 Direction: SW
Description: East and north elevations of Building C and Chimney base



Photograph No : 62 Digital Ref: HOMI_HBR_0003 Direction: W
Description: East elevation of Building C



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Project: Former Mondi Site, Holcombe Mill, Bridge Street, Ramsbottom	Checked: SW	Report No: 4556



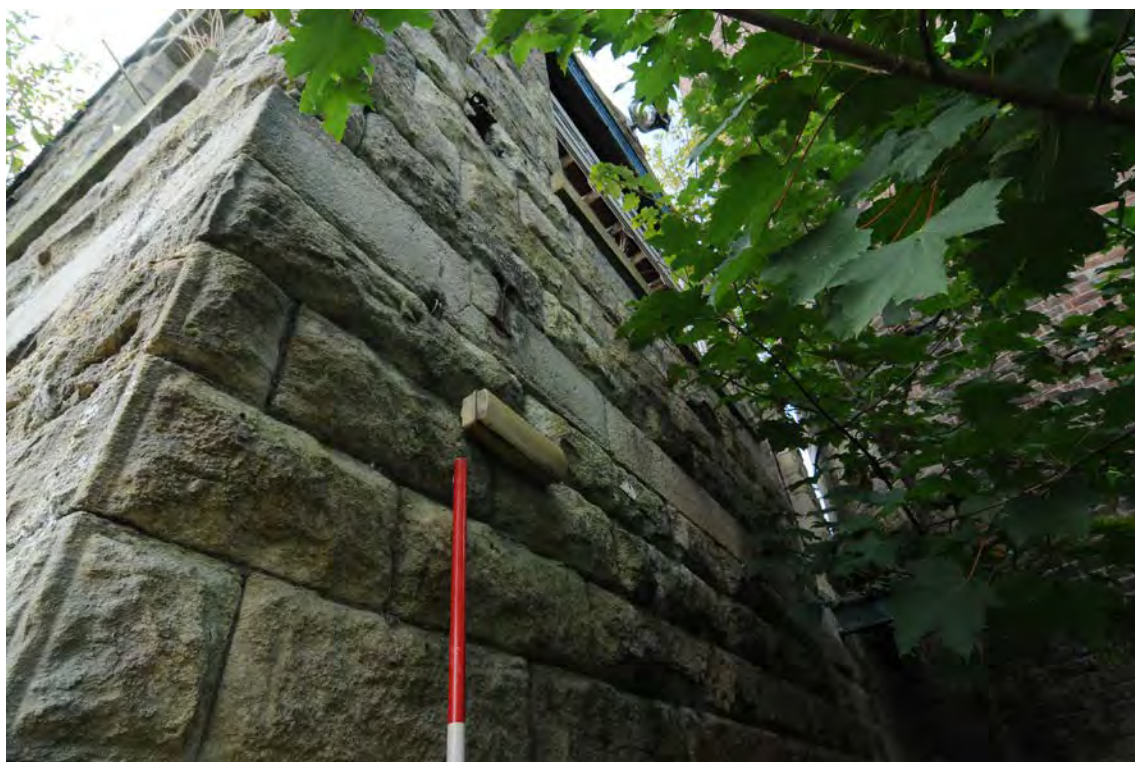
Photograph No : 63 Digital Ref: HOMI_HBR_0025 Direction: SW
Description: North gable of Building C with Chimney base at NW (right)



Photograph No : 64 Digital Ref: HOMI_HBR_0097 Direction: N
Description: South gable of Building C with chimney in background



Photograph No : 65 Digital Ref: HOMI_HBR_0019 Direction: SW
 Description: Oblique view of east elevation (left) and north elevation of Building C with Chimney in background



Photograph No : 66 Digital Ref: HOMI_HBR_0020 Direction: SW
 Description: Detail of ashlar band in north elevation of Building C with large window on first floor

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Photograph No : 67 Digital Ref: HOMI_HBR_0026 Direction: SW
Description: First floor east elevation of Building C with window exposing internal brick



Photograph No : 68 Digital Ref: HOMI_HBR_0096 Direction: S
Description: North gable of Building C with Chimney at NW (right)



Photograph No : 69 Digital Ref: HOMI_HBR_0095 Direction: SW
Description: Detail of lintel above first floor doorway in north gable of Building C with chimney at west (right)



Photograph No : 70 Digital Ref: HOMI_HBR_0014 Direction: SW
Description: SW view of east elevation of Building C and view into building



Photograph No : 71 Digital Ref: HOMI_HBR_0009 Direction: W
Description: East elevation of Building C, westward view into ground floor



Photograph No : 72 Digital Ref: HOMI_HBR_0021 Direction: SW
Description: Door at first floor and blocked opening at ground floor in north elevation of Building C with Chimney to north (right)



Photograph No : 73 Digital Ref: HOMI_HBR_0023 Direction: SW
Description: Blocked opening at west extent of north elevation of Building C with chimney to north (right)



Photograph No : 74 Digital Ref: HOMI_HBR_0024 Direction: SW
Description: Detail of steel I-beam between north elevation and chimney



Photograph No : 75 Digital Ref: HOMI_HBR_0022 Direction: SW
Description: Opening in lower stone course in north elevation of Building C



Photograph No : 76 Digital Ref: HOMI_HBR_0010 Direction: W
Description: Westward view into ground floor of Building C



Photograph No : 77 Digital Ref: HOMI_HBR_0011 Direction: NW
Description: NW view into ground floor of Building C



Photograph No : 78 Digital Ref: HOMI_HBR_0012 Direction: W
Description: Westward view into ground floor of Building C



Photograph No : 79 Digital Ref: HOMI_HBR_0090 Direction: W
Description: General view of first floor of Building C



Photograph No : 80 Digital Ref: HOMI_HBR_0015 Direction: W
Description: Westward view into ground and first floor of Building C



Photograph No : 81 Digital Ref: HOMI_HBR_0016 Direction: NW
Description: NW view into ground and first floor of Building C



Photograph No : 82 Digital Ref: HOMI_HBR_0017 Direction: SW
Description: SW view into ground and first floor of Building C



Photograph No : 83 Digital Ref: HOMI_HBR_0094 Direction: SW
Description: King post trusses and general view of first floor of Building C



Photograph No : 84 Digital Ref: HOMI_HBR_0092 Direction: S
Description: King post trusses and general view of first floor of Building C



Photograph No : 85 Digital Ref: HOMI_HBR_0034 Direction: SE
Description: West elevation of Building C



Photograph No : 86 Digital Ref: HOMI_HBR_0037 Direction: E
Description: Window in first floor of west elevation of Building C, brick wall on ground floor



Photograph No : 87 Digital Ref: HOMI_HBR_0038 Direction: NE
Description: Curve in brick at ground floor southern extent of west elevation of Building C



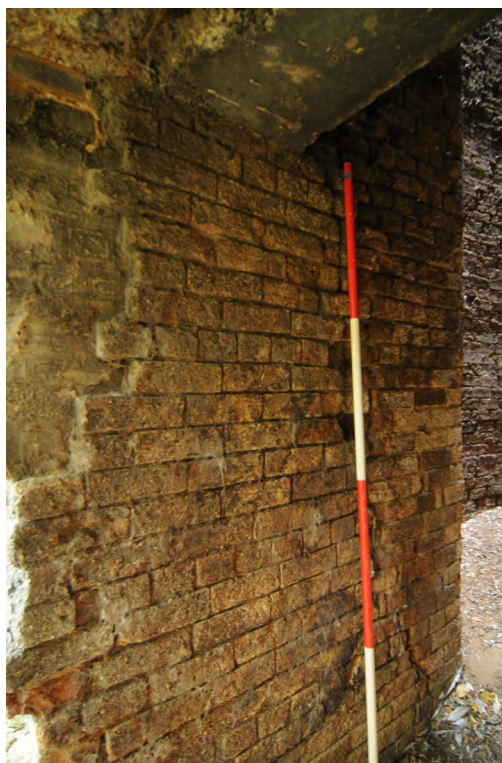
Photograph No : 88 Digital Ref: HOMI_HBR_0028 Direction: NE
Description: Opening in south side of chimney and west elevation of Building C (right)



Photograph No : 89 Digital Ref: HOMI_HBR_0029 Direction: NE
Description: Opening in south side of chimney and west elevation of Building C (right)



Photograph No : 90 Digital Ref: HOMI_HBR_0030 Direction: NE
Description: East wall in opening in south side of chimney



Photograph No : 91 Digital Ref: HOMI_HBR_0031 Direction: NW
Description: West wall in opening in south side of chimney



Photograph No : 92 Digital Ref: HOMI_HBR_0032 Direction: N
Description: Internal view of chimney

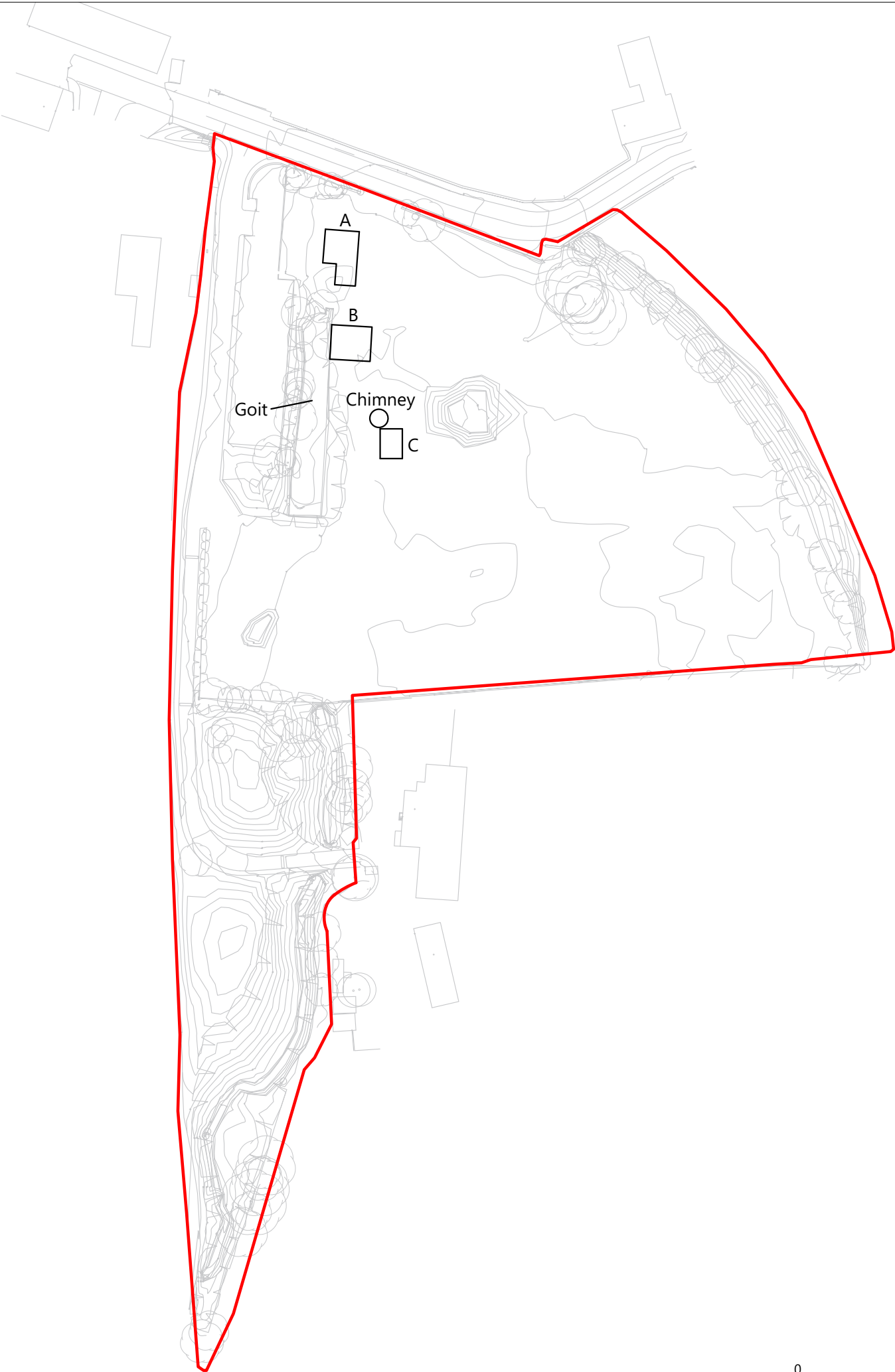
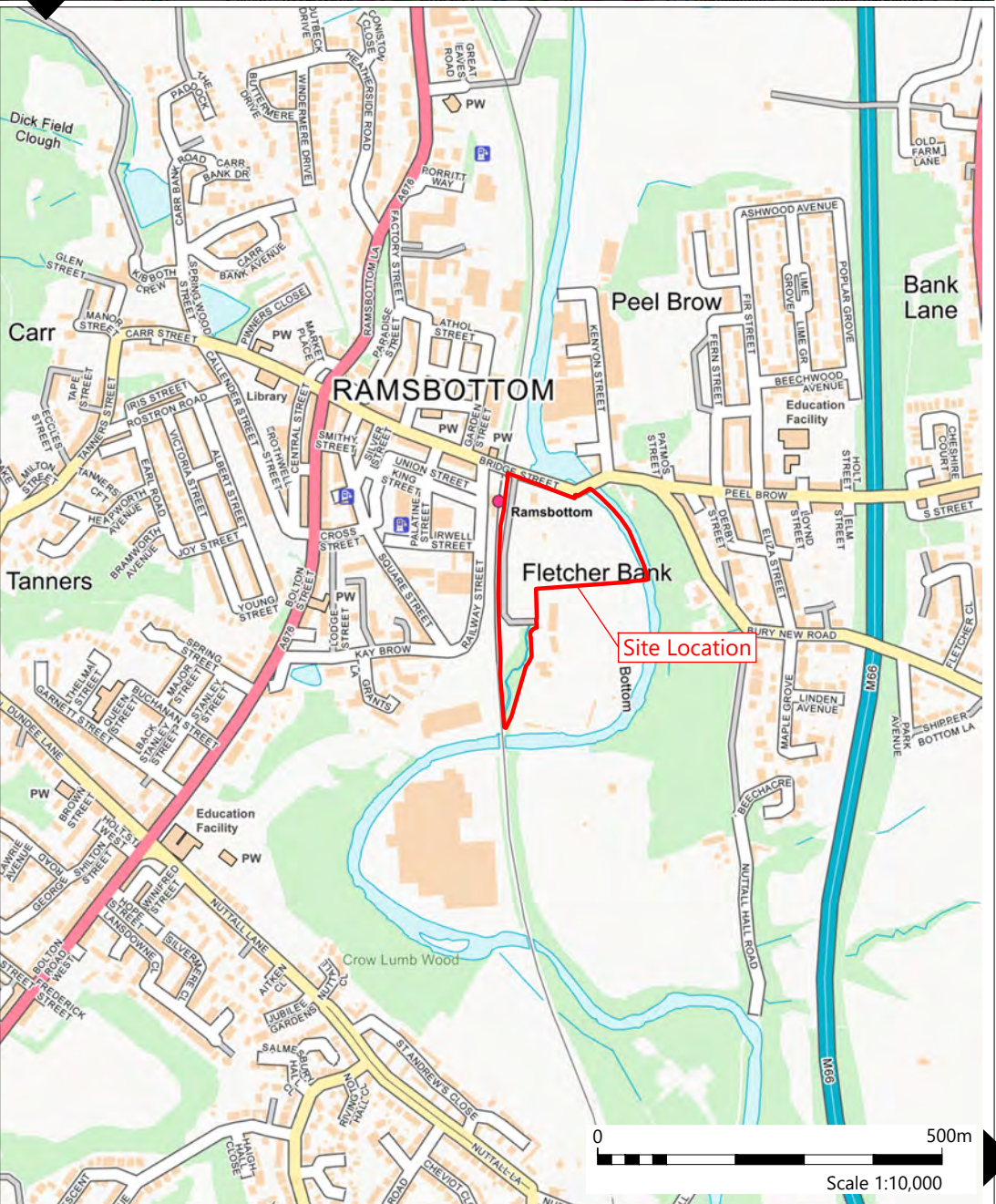
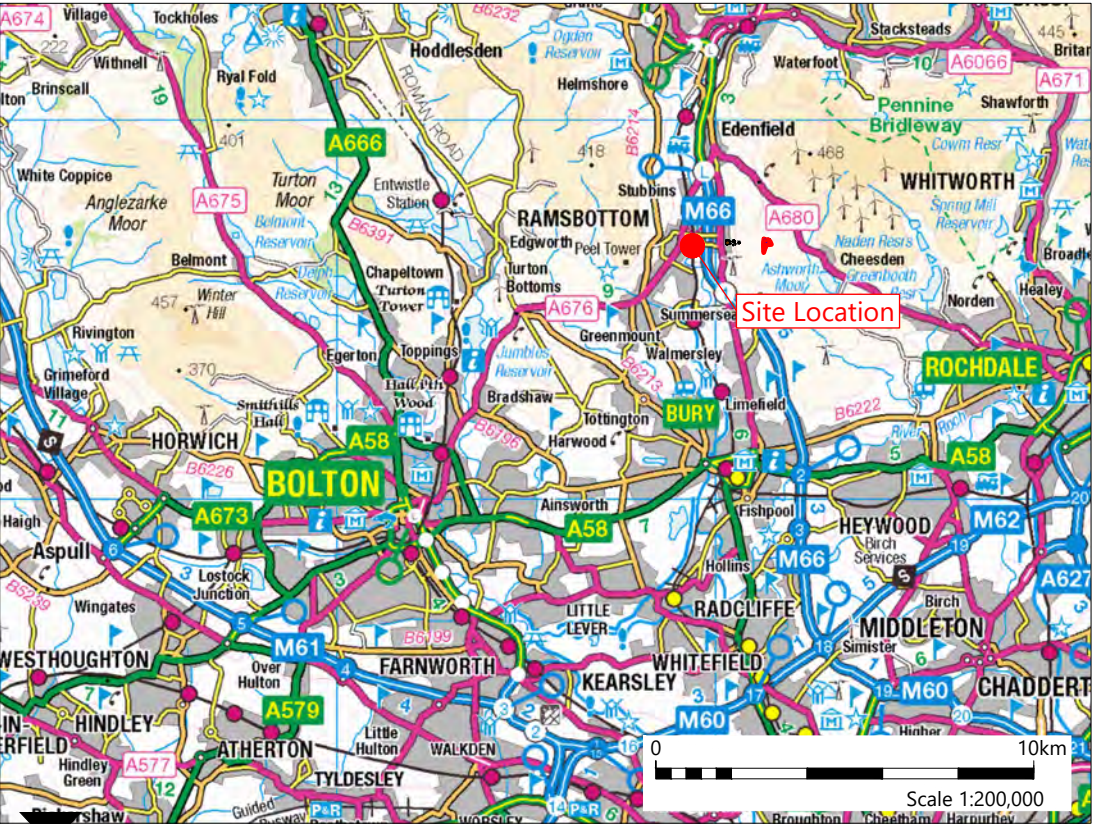


Photograph No : 93 Digital Ref: HOMI_HBR_0033 Direction: N
Description: Ledge in internal chimney



Photograph No : 94 Digital Ref: HOMI_HBR_0036 Direction: NE
Description: Reinforced concrete above southern opening in Chimney with west elevation of Building C in back-ground

FIGURES



Key:

Site Boundary

Building / Chimney

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Title: Site Location Plan		
Project: Former Mondi Site, Holcombe Mill, Bridge Street, Ramsbottom		
Client: Eccleston Homes		
Scale at A3: Varies		
Drawn by: SB	Checked: SW	Date: 09/10/2024
Report No: 4556		Fig. No: 1

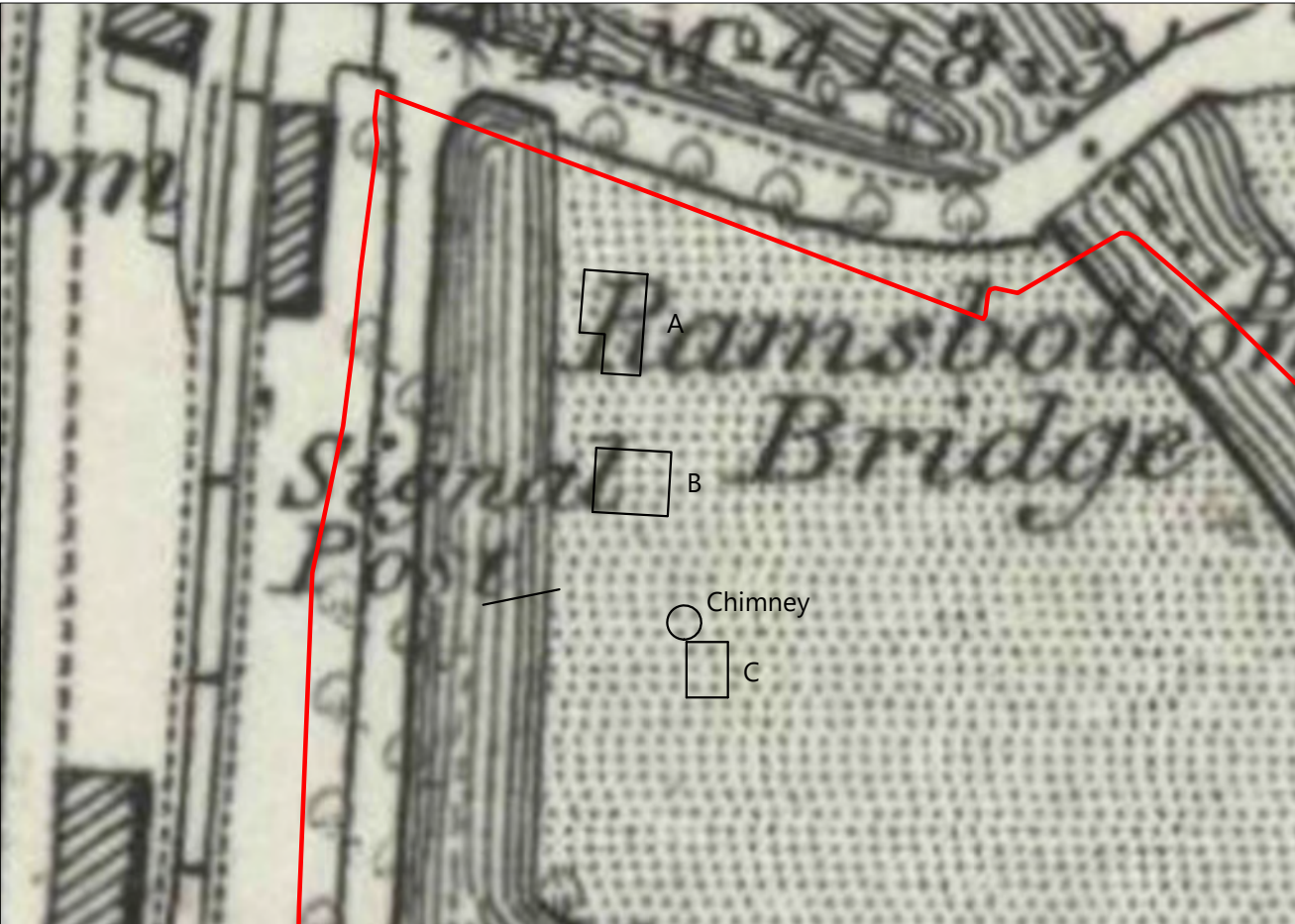


Fig. 2.1: Extract from the OS Map of Lancashire Sheet LXXIX, Published 1850



Fig. 2.2: Extract from the OS Map of Ramsbottom - Lancashire LXXIX.12.15, Published 1892



Fig. 2.3: Extract from the OS Map of Lancashire LXXIX.12, Published 1910

Key:

- Site Boundary
- Building/Chimney

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Title:
Historic Maps

Project:
Former Mondi Site,
Holcombe Mill, Bridge Street,
Ramsbottom

Client:
Eccleston Homes

Scale at A3:
1:1200

Drawn by: SB	Checked: SW	Date: 09/10/2024
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Report No: 4556	Fig. No: 2.1 - 2.3
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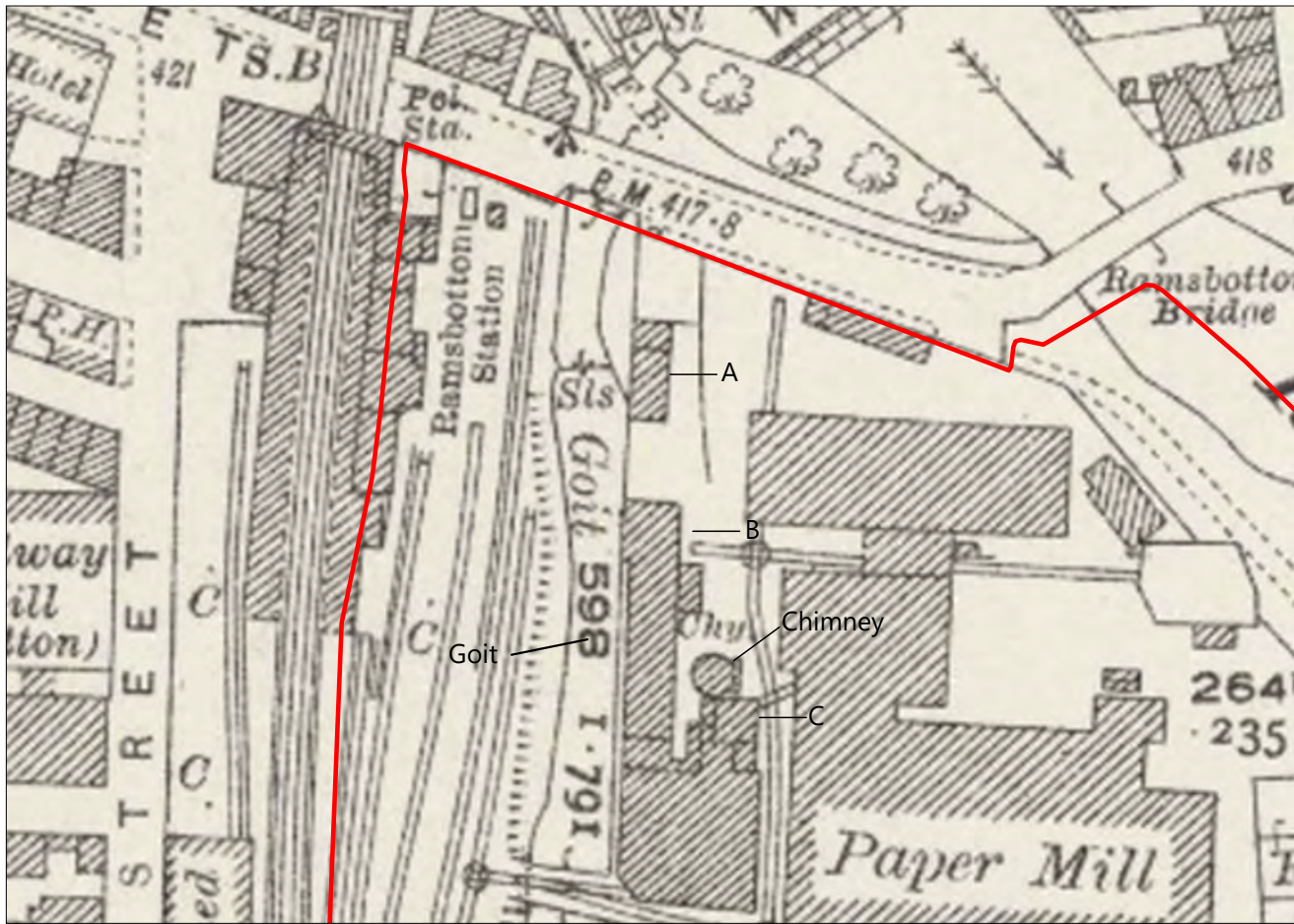


Fig. 2.4: Extract from the OS Map of Lancashire LXXIX.12, Published 1929

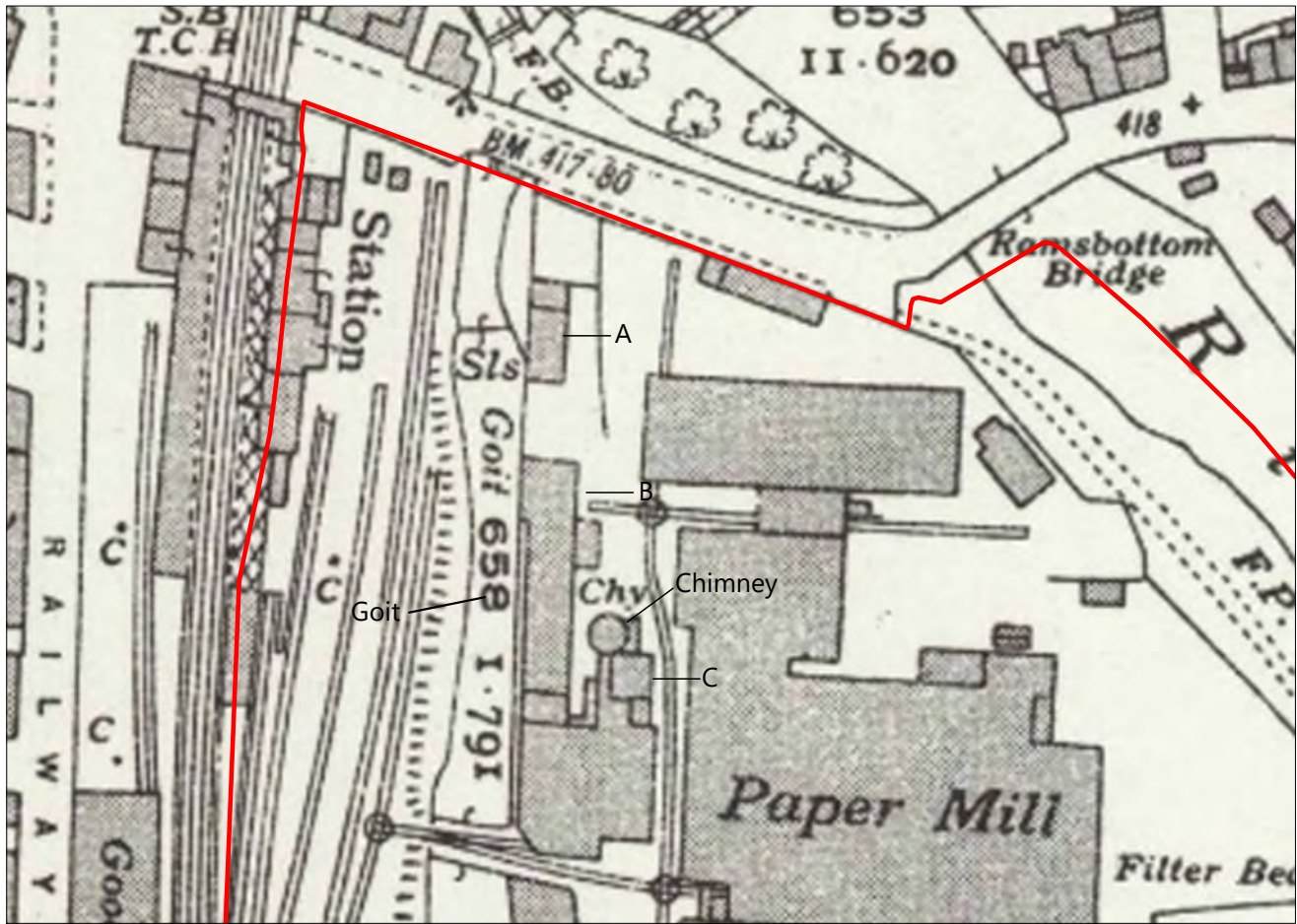


Fig. 2.5: Extract from the OS Map of Lancashire LXXIX.12, Published 1939

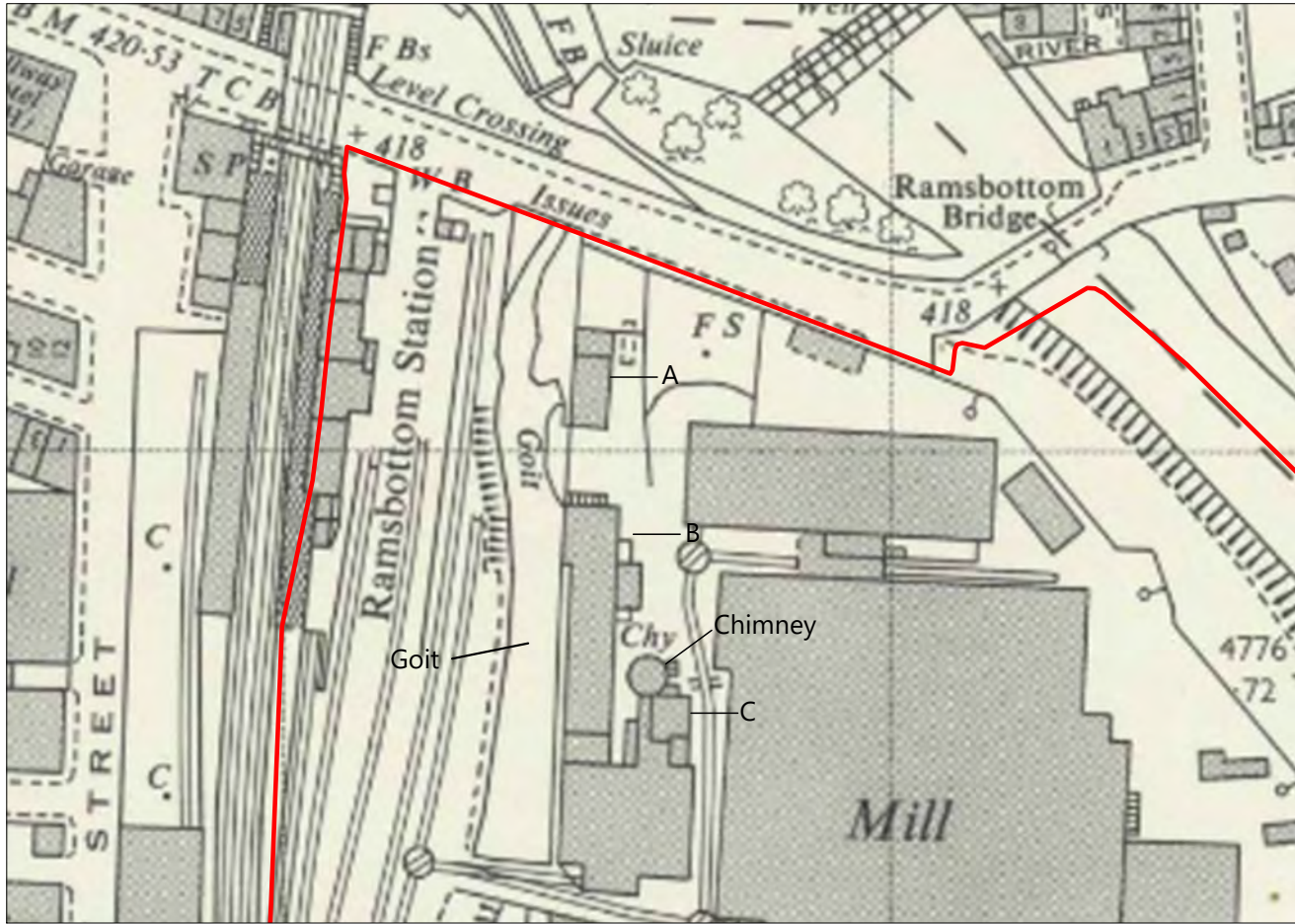


Fig. 2.6: Extract from the OS Map SD7816-SD7916 - AA, Published 1964

Key:

Site Boundary

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Title: Historic Maps		
Project: Former Mondi Site, Holcombe Mill, Bridge Street, Ramsbottom		
Client: Eccleston Homes		
Scale at A3: 1:1200		
Drawn by: SB	Checked: SW	Date: 09/10/2024
Report No: 4556		Fig. No: 2.4 - 2.6



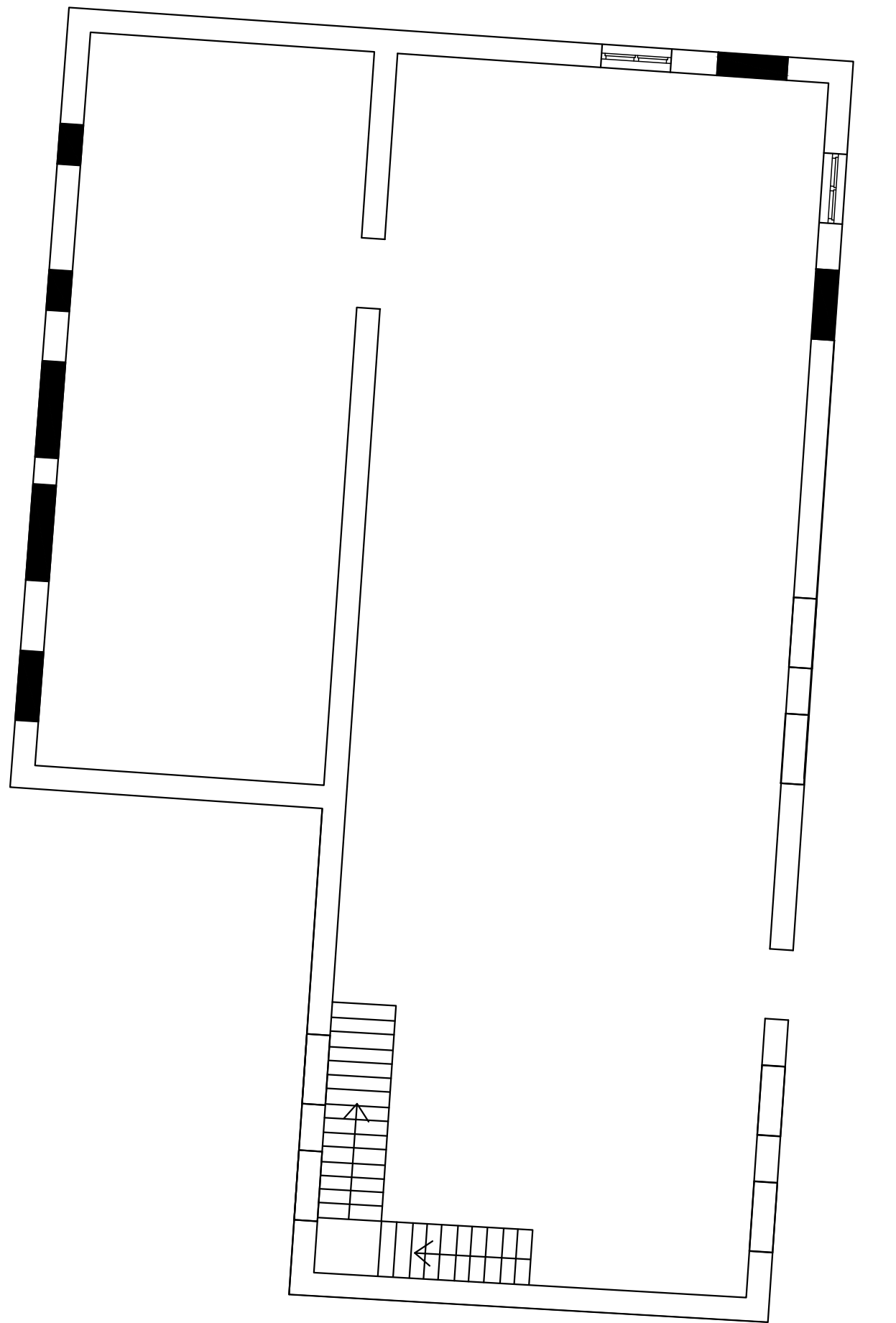


Fig. 3.1: Building A - Ground Floor Plan

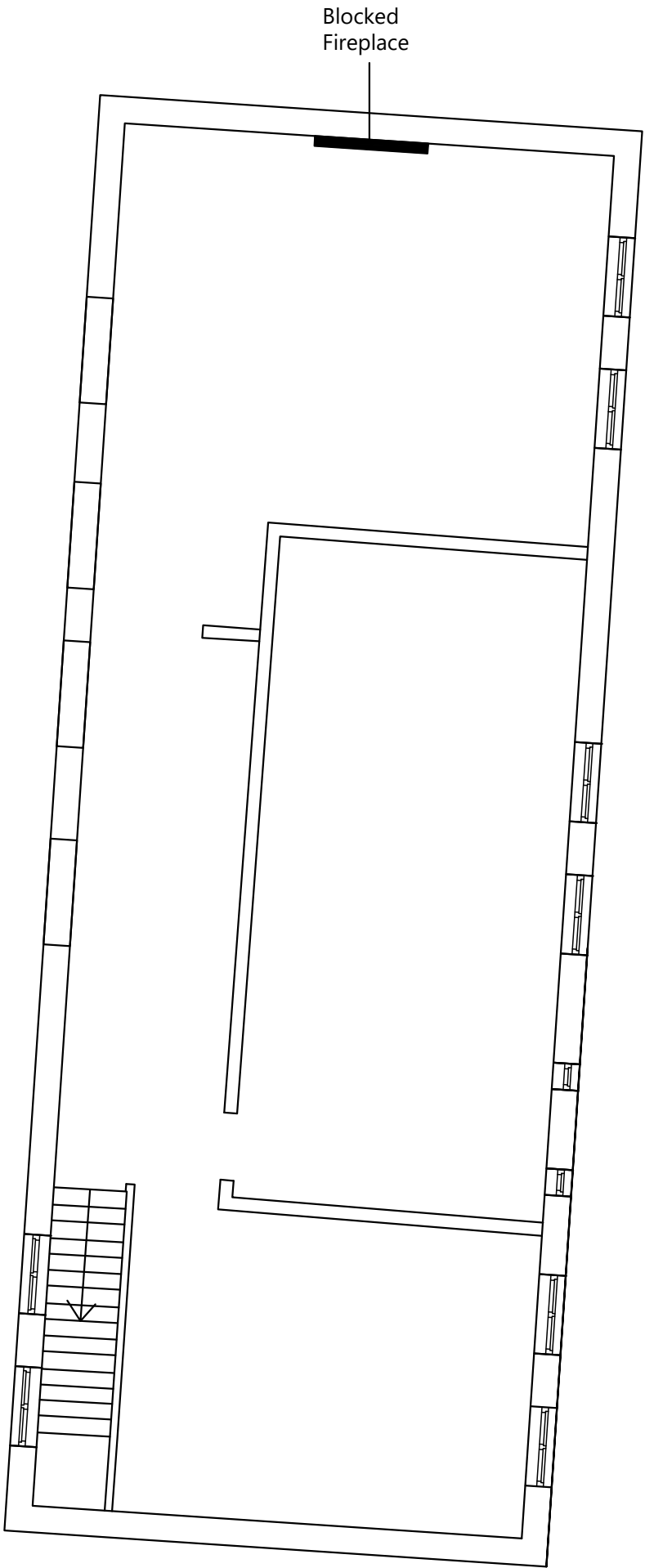


Fig. 3.2: Building A - First Floor Plan



Key:
Blocked



Title:
Building A - Plans

Project:
Former Mondi Site,
Holcombe Mill, Bridge Street,
Ramsbottom

Client:
Eccleston Homes

Scale at A3:
1:70

Drawn by: SB	Checked: SW	Date: 09/10/2024
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Report No: 4556	Fig. No: 3.1 - 3.2
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Fig. 3.3: Building A - East Elevation

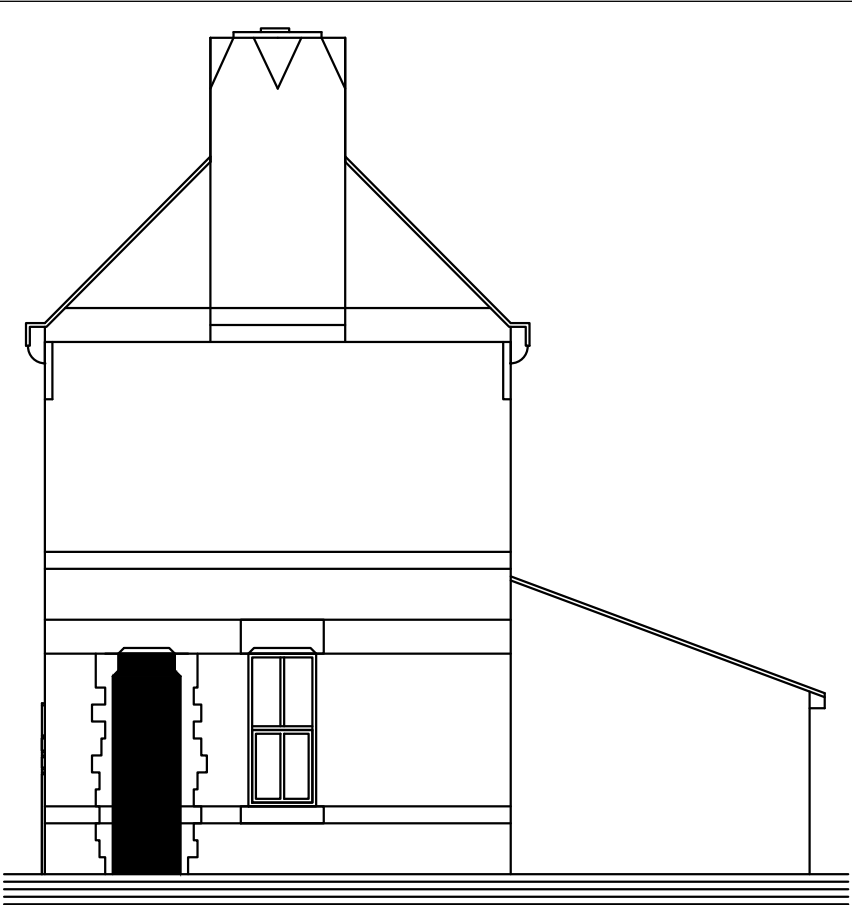


Fig. 3.4: Building A - North Elevation



Fig. 3.5: Building A - West Elevation

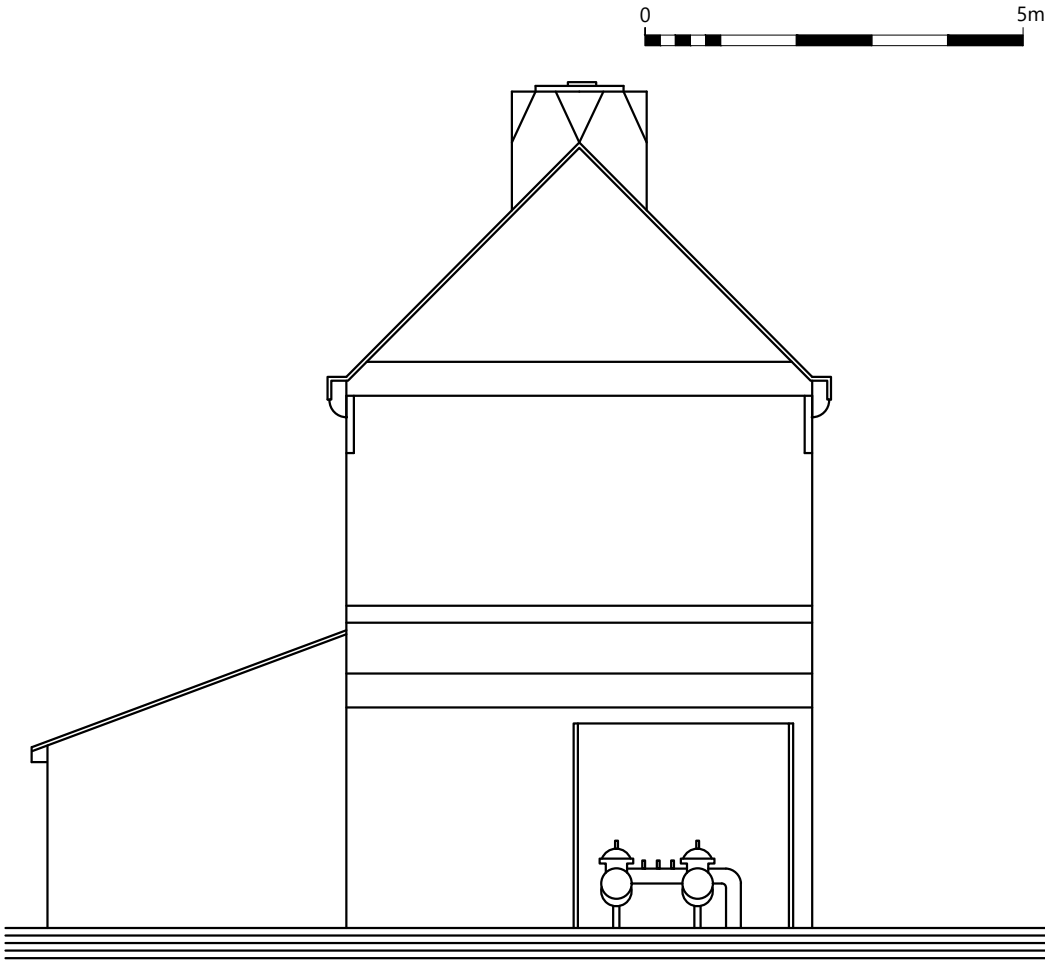


Fig. 3.6: Building A - South Elevation

Key:

Blocked



Title: Building A - Elevations		
Project: Former Mondi Site, Holcombe Mill, Bridge Street, Ramsbottom		
Client: Eccleston Homes		
Scale at A3: 1:100		
Drawn by: SB	Checked: SW	Date: 09/10/2024
Report No: 4556		Fig. No: 3.3 - 3.6

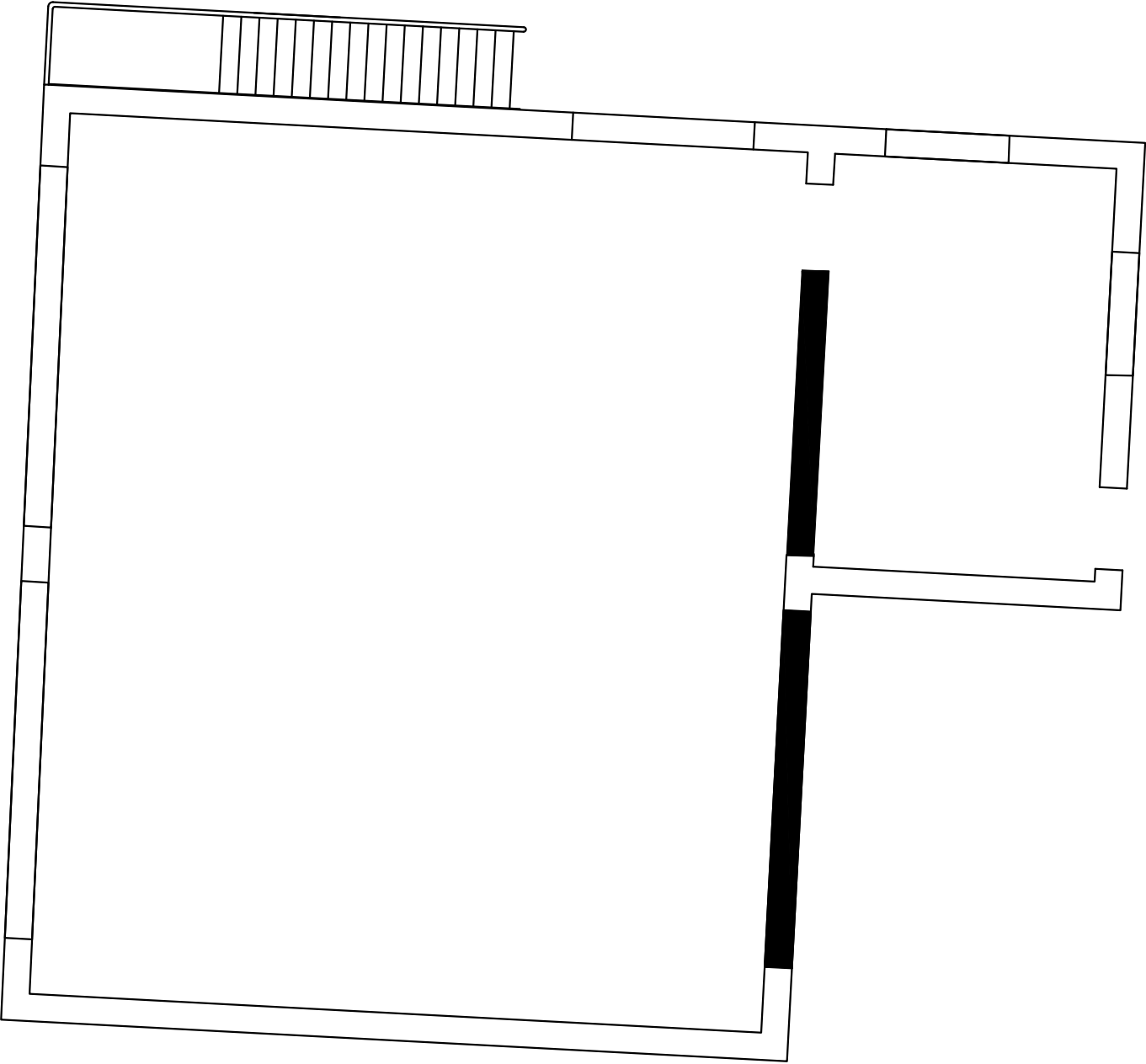


Fig. 4.1: Building B - Ground Floor Plan

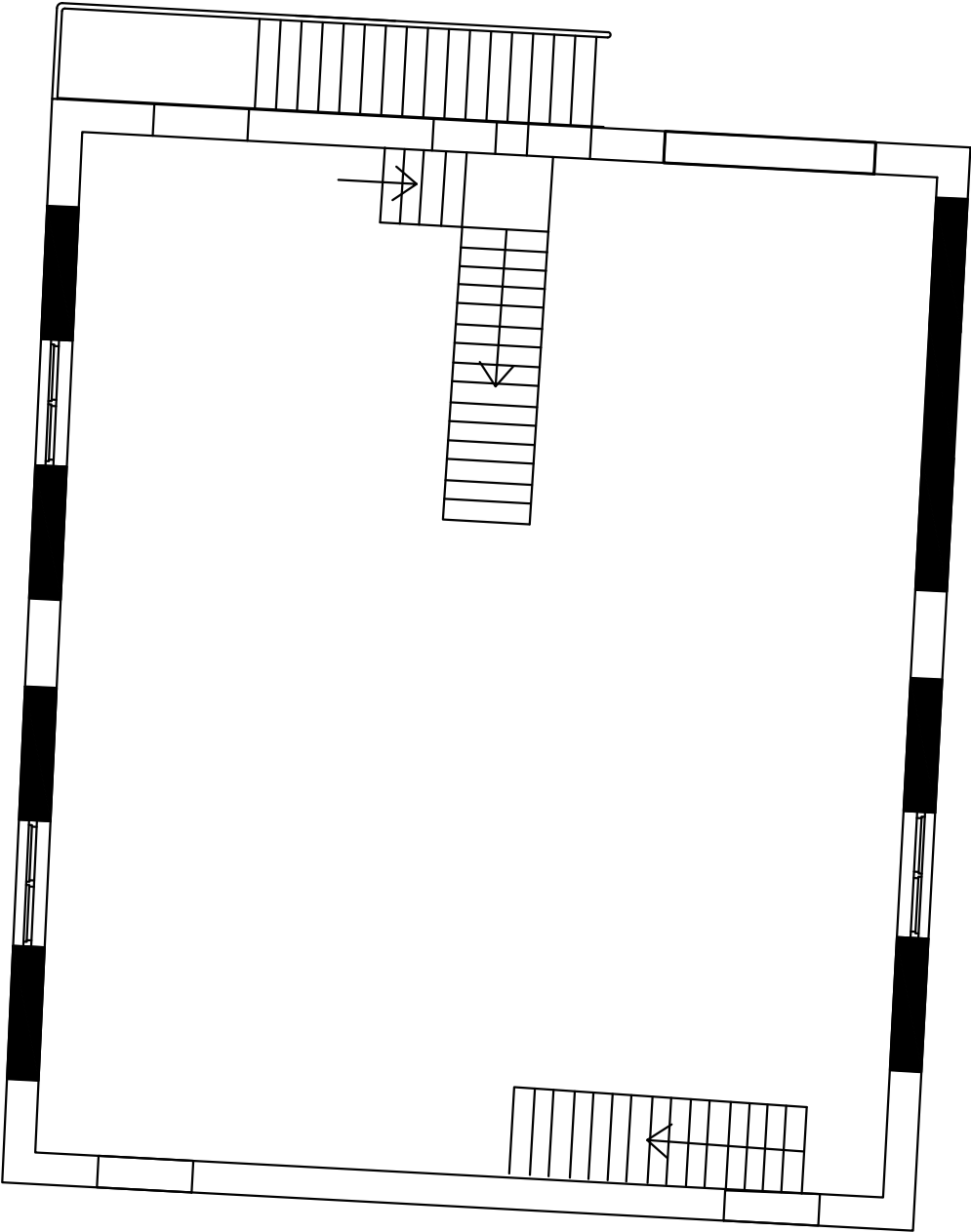


Fig. 4.2: Building B - First Floor Plan



Key: Blocked



Title: Building B - Plans		
Project: Former Mondi Site, Holcombe Mill, Bridge Street, Ramsbottom		
Client: Eccleston Homes		
Scale at A3: 1:70		
Drawn by: SB	Checked: SW	Date: 09/10/2024
Report No: 4556		Fig. No: 4.1 - 4.2



Fig. 4.3: Building A - East Elevation

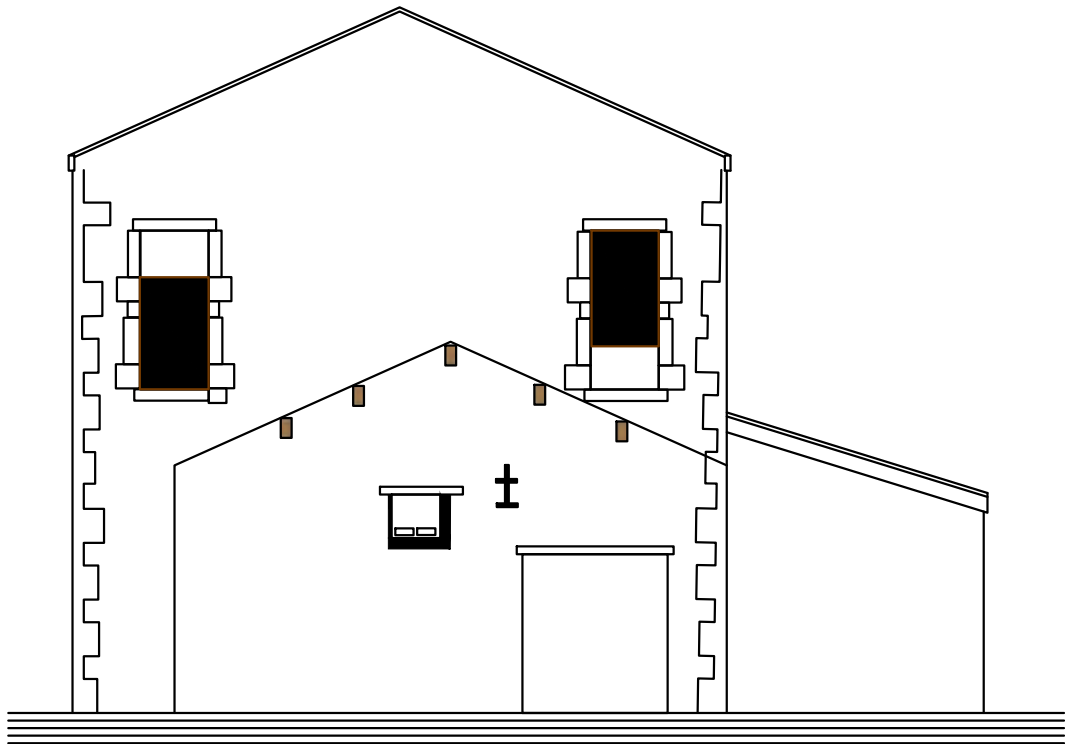


Fig. 4.4: Building B - South Elevation

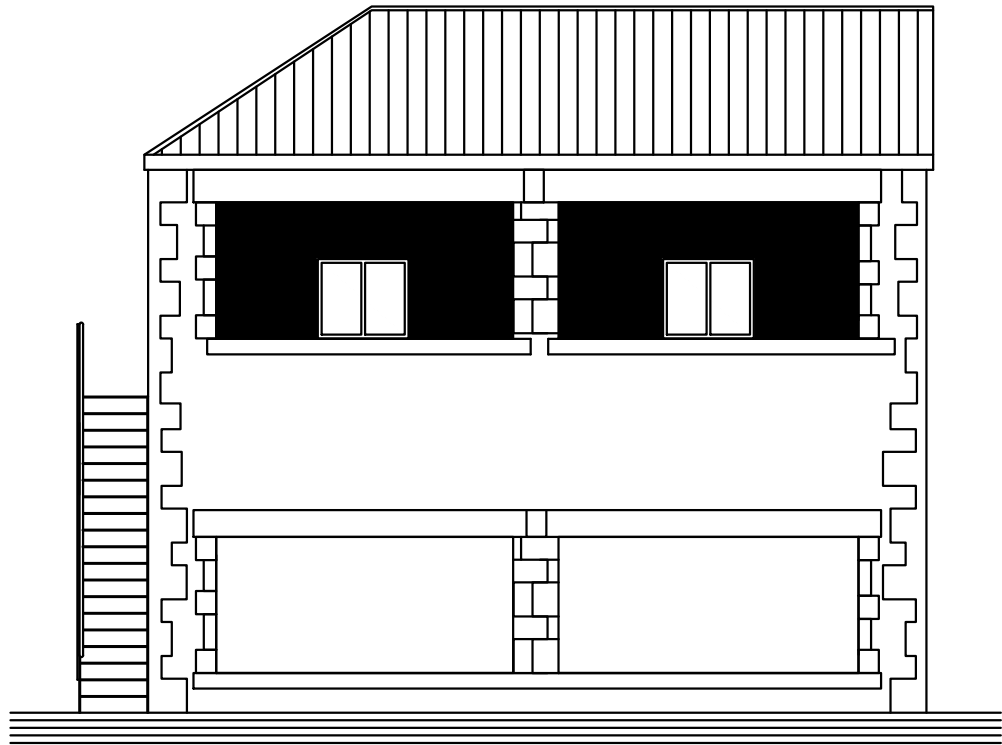


Fig. 4.5: Building B - West Elevation

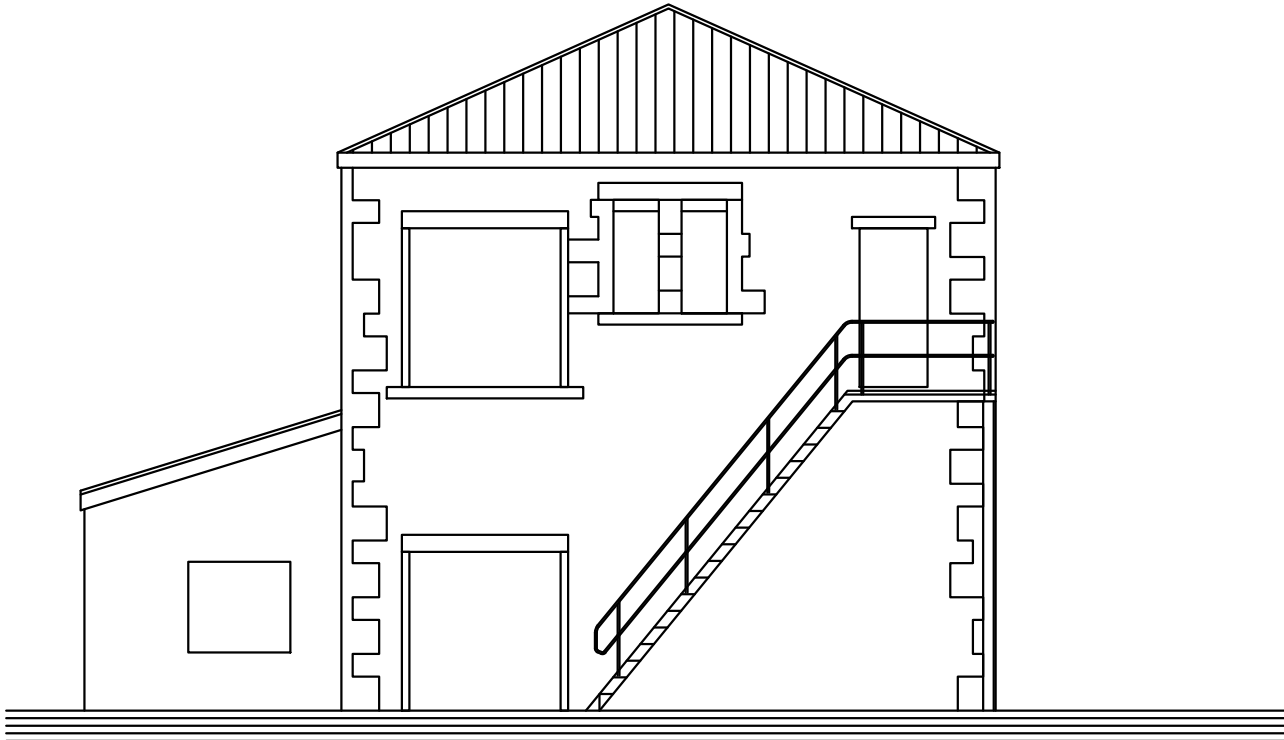


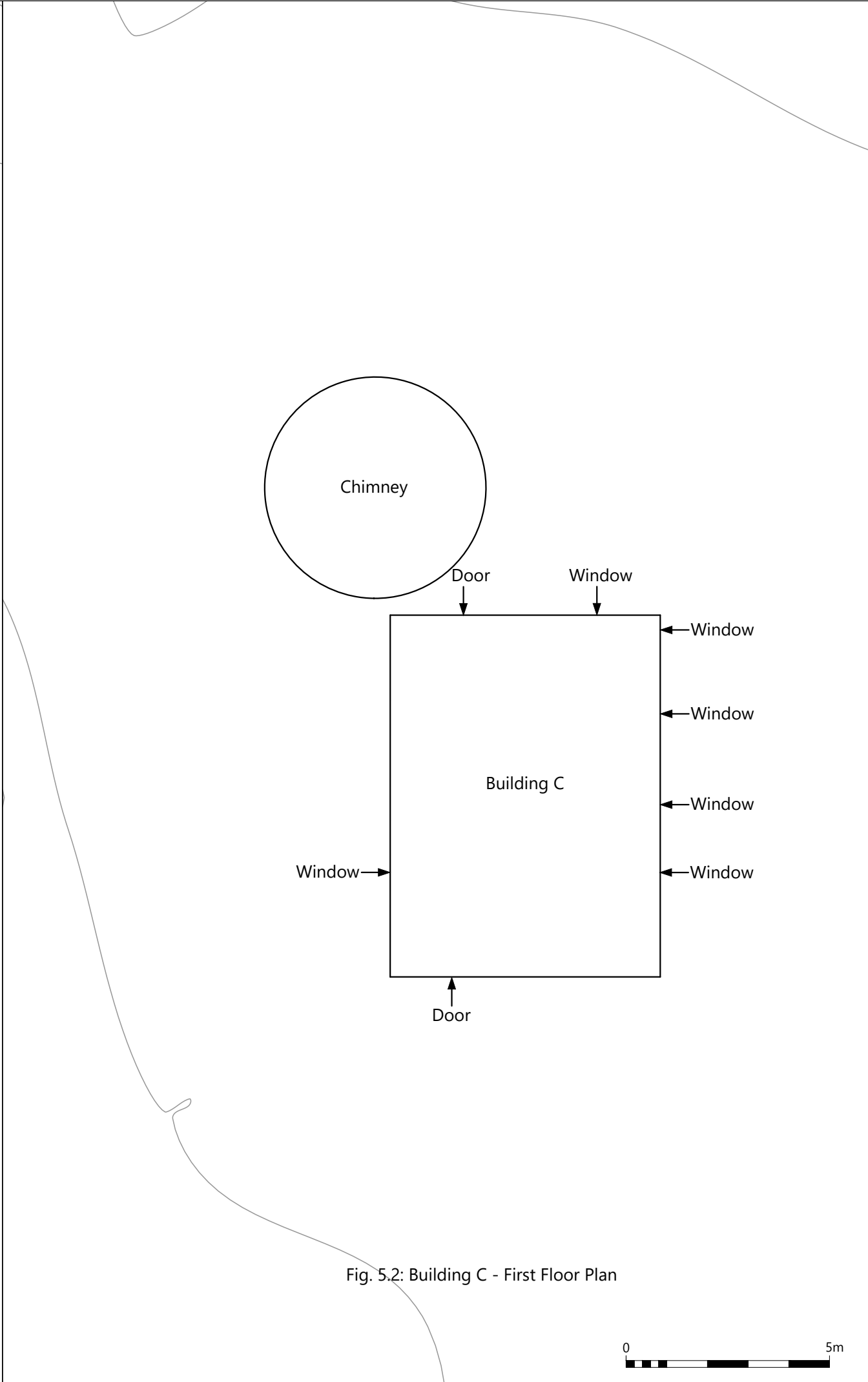
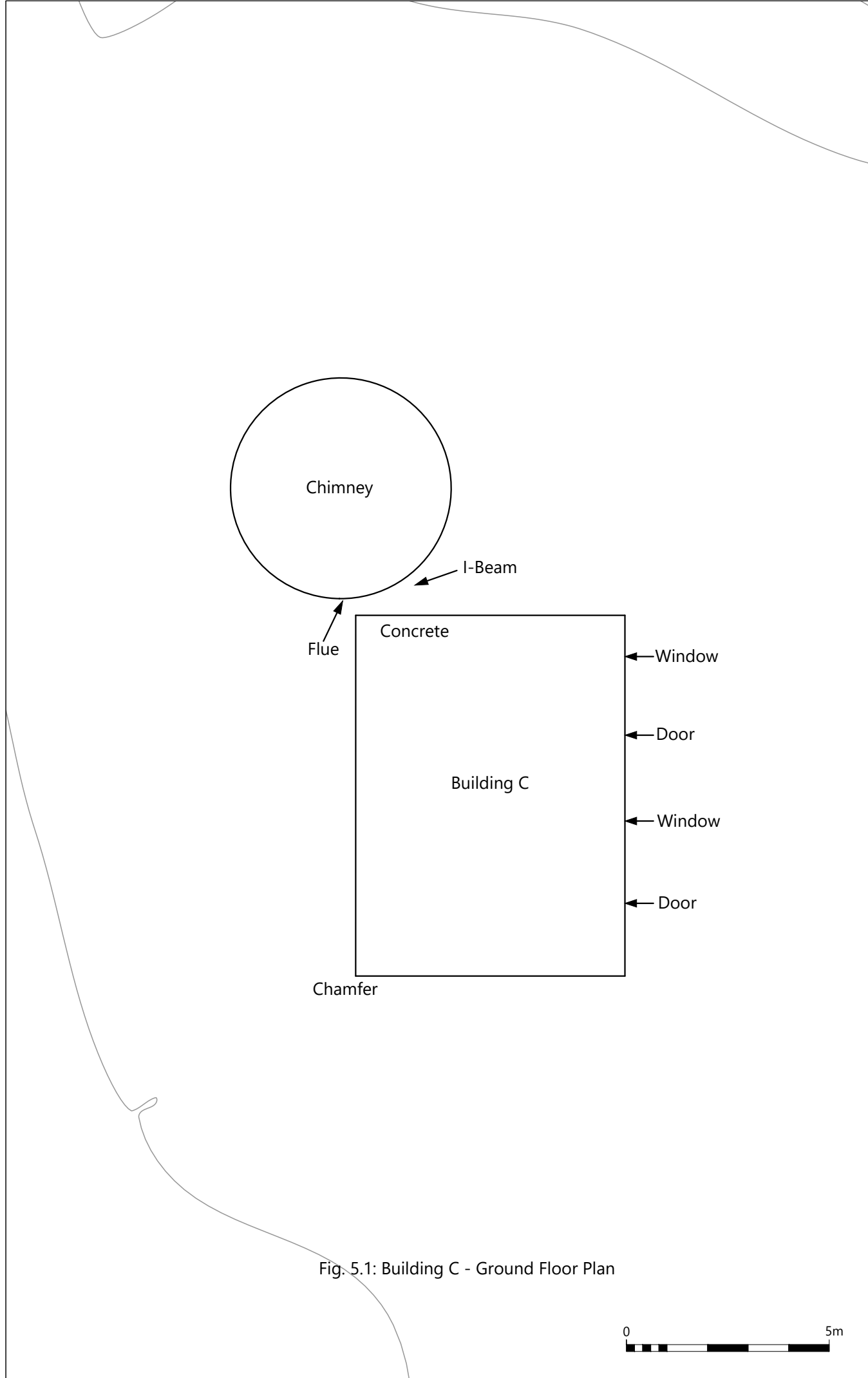
Fig. 4.6: Building B - North Elevation



- Key:**
- Blocked
 - Mortice



Title: Building B - Elevations		
Project: Former Mondi Site, Holcombe Mill, Bridge Street, Ramsbottom		
Client: Eccleston Homes		
Scale at A3: 1:100		
Drawn by: SB	Checked: SW	Date: 09/10/2024
Report No: 4556		Fig. No: 4.3 - 4.6



Key:



Title:
Building C & Chimney - Plans

Project:
Former Mondi Site,
Holcombe Mill, Bridge Street,
Ramsbottom

Client:
Eccleston Homes

Scale at A3:
1:120

Drawn by: SB	Checked: SW	Date: 09/10/2024
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Report No: 4556	Fig. No: 5.1 - 5.2
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