

- 6.9.2 Group 225 includes 9 of the brick foundations. These were all constructed from red wire-cut bricks and typically measured 1m long by 1m wide, surviving to a height of two courses (0.15m). Two of these were allocated individual numbers during the course of the excavation due to the use of a herringbone bonding pattern, [230]/[226], but were otherwise constructed from the same materials.
- 6.9.3 The 1830s engine house lay beyond the extent of the excavation.

6.10 Stair Tower (Small Mill)

- 6.10.1 Adjoining the south-western side of the small mill was a sub-circular stair tower. This was constructed against the south-western face of wall [209]. Through overlying the site survey with historic mapping it is clear the excavated remains correspond closely to a circular structure shown on the 60-inch to 1-mile Town Plan, surveyed 1848 and published 1851. Both Bancks and Co.'s (1831) and Adshead's (1851) maps indicate a diagonal wall line in its place. It is unclear whether this reflects a relatively late build date or discrepancy attributable to different mapping conventions or less-accurate surveys.
- 6.10.2 The stair tower comprised a penannular external wall [216] built from red handmade brick bonded with sandy lime-based mortar. This had a projected diameter of 2.95m (9ft 8in) and was typically 0.37m wide. A break in the wall [216] was overlain by a stone threshold [219], measuring 0.82m long, 0.53m wide with a height of 0.40. Placed slightly off-centre from the ellipse of the outer wall [216] was 1.80m-diameter circular foundation [223] constructed from red handmade bricks with a sandy lime mortar. The width of the staircase would have been around 0.71-74m.

6.11 Engine and Boiler House Extension

- 6.11.1 The mid-19th century mapping indicates further extensions to the main mill, labelled as an 'engine' and 'boiler' on the 60-inch to 1-mile OS Town Plan of 1850.
- 6.11.2 The walls of the extended engine house Group [2054] were found to the south of wall [255] and survived as a rectilinear wall constructed from handmade brick, measuring 7.72m north-west/south-east and was 5.28m north-east/south-west (Plate 25). The engine house [2054] was not excavated to its

full depth due to the ingress of water, however it was clear that the majority if not all of the stone mounting blocks had been repurposed within a later stair tower [2052] located to the north-east (Phase 4).



Plate 25: The walls of the extended engine house [2054] facing east, 1m and 1m scale

- 6.11.3 The original boiler house as indicated on Bancks and Co.'s 1831 plan was extended by the mid-19th century. The extension of the structures likely coincided with the replacement of the original steam-raising plant. A report from 1852 indicates that the original boilers, likely wagon boilers, were replaced with 'three cylindrical boilers ... of Galloway and Co.', which were far more efficient.
- 6.11.4 The surviving arrangement within the boiler house indicates that the latest boiler beds were constructed within the boiler houses original footprint, likely replacing the earlier structures. From the fragmentary foundations and surfaces [2078]/[2081]/[2082]/[2083]/[2084]/[2084]/[2086]/[2088] it was possible to extrapolate the position of two of the boilers (Plate 26). The third boiler may have been situated to the

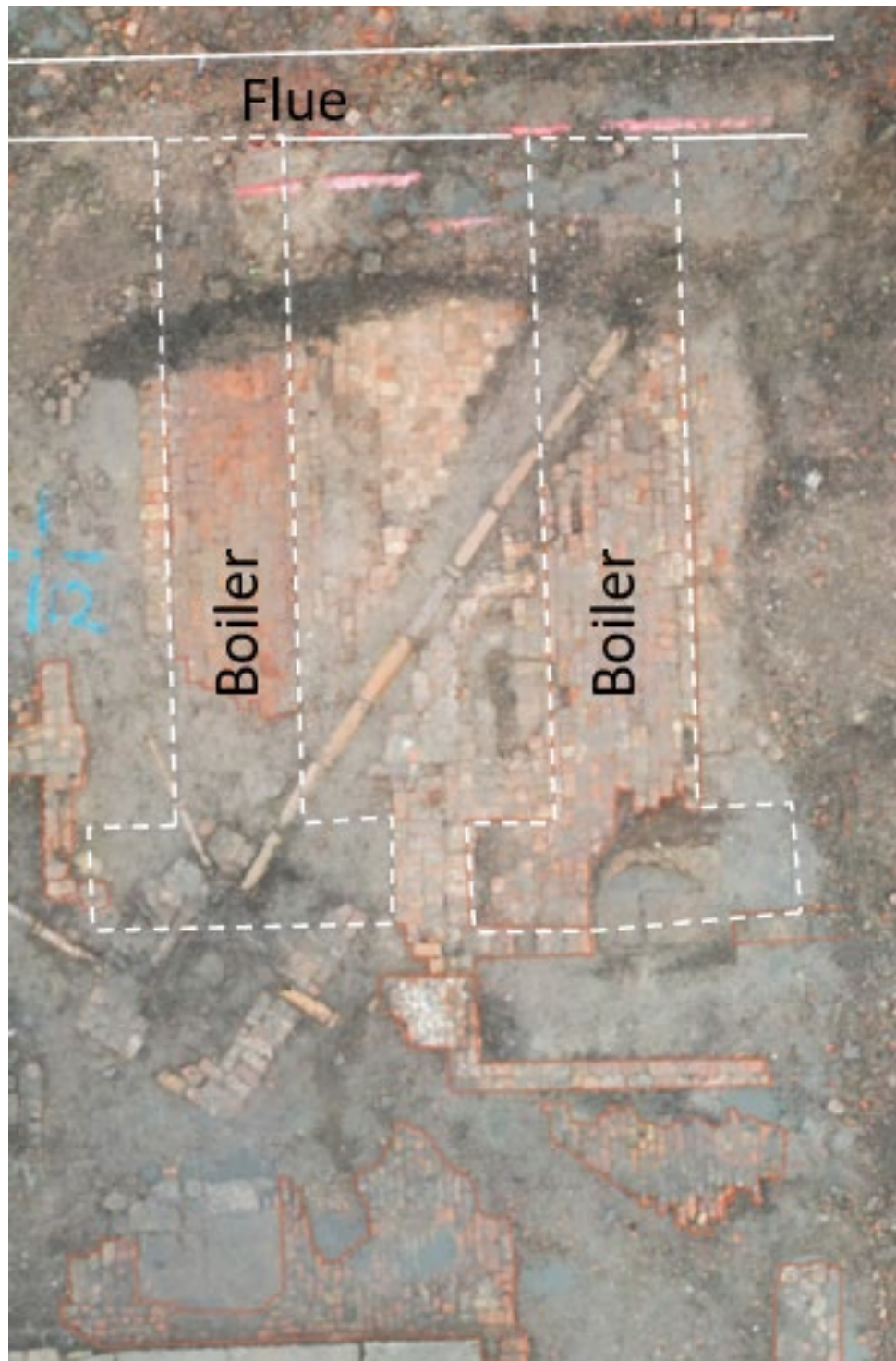


Plate 26: Extrapolated arrangement of part of the mid-19th-century boiler house superimposed onto an orthographic drawing of the boiler house

6.11.5 A rectilinear wall [2088] appeared to delineate one side of the firing end of the boiler bed. The south-western boiler bed comprised two rows of bricks [2084] forming the sides of a 0.95m-wide bottom flue and a heat-affected surface

[2086]. The flue surface [2086] survived to a maximum length of 2.80m (Plate 27).



Plate 27: Boiler bed [2086]/[2084] facing south-east, 1m and 1m scale

6.11.6 To the north-east lay an additional brick foundation [2082] constituting the north-easternmost boiler bed (Plate 28). This survived to 5.25m long, 3.60m wide and was at least one brick thick. More of the structure survived overall, enough to extrapolate the boiler bed's T-shaped plan. Sunken flagstones at the south-western end of the boiler setting likely denote the position of the boiler's blow-off valve. A brick column base [2081] and abutting L-shaped wall demarcate the firing floor. Floor surfaces [2070]/[2076]/[2089] to the south-west probably served as the floors of a coal store, although this part of the building is indicated as 'Boiler' on the 60-inch to 1-mile Town Plan, and could have been the location of the third boiler referenced in 1852. The surface [2070] was constructed from handmade bricks and occasional firebrick, extending over an area of 5.02m by 1.50m.



Plate 28: Boiler bed [2082] truncated by drain [2085] facing sout-heast, 1m and 1m scale



Plate 29: Surface [2070], facing southwest, 1m and 1m scale

6.11.7 To the south-east of [2082] at the limit of excavation and abutting the coping stones of the presumed canal arm wall [2077] was surface a [2066] constructed from red handmade brick and occasional firebrick (brick dimensions: 225mm [l] x 112mm [w]) (Plate 30). The surface [2066] measured 8.84m long and 7.27m wide and was one brick thick. The surface [2066] lay within the footprint of a 4.45m-wide building shown on the 60-inch to 1-mile Town Plan of 1851. A break in the pattern of the brick floor corresponds to a dividing or end wall of the building, as depicted on the historic mapping. The building may have functioned as a store or warehouse.



Plate 30: Brick floor surface [2066] facing northwest, 1m and 1m scale

6.12 Phase 3: Mid to late 19th-century alterations (1845-1890)

- 6.12.1 Very few, if any of the structural arrangement within the mill could confidently be attributed to this period.
- 6.12.2 **Wall 217:** this wall was constructed between the small mill and western range of buildings and corresponds to a wall line first shown on the OS 1:2500 map surveyed 1888-9 and illustrated in greater detail on the subsequent 1:500

Town Plan of 1891. This structure lay to the north of the former stairwell and almost certainly suggests this feature had become redundant or was demolished around this time.



Plate 31: South-western wall of the cellar showing the inserted cellar lights [242] and openings (2 x 1m scales)

- 6.12.3 **Wall 241:** three cellar lights, Group [242], and a possible cut-out for a bearing box in the mill cellar's south-western wall [241] were seen as evidence for modifications made to the cellar made during this period (Plate 31).
- 6.12.4 The cellar lights [242] were first depicted on the 1:500 OS Town Plan of 1891 and clearly correspond to three c.1.50m-wide openings within the cellar's south-western wall [241]. The openings were splayed and had sloping sills. The finish of the bricks and pointing were noticeably different from the fabric of the mill wall [241].
- 6.12.5 A rectangular opening was made within the face of wall [241] (Plate 32). The opening was clearly a later addition to the wall and its situation immediately beneath the central cellar light suggests this post-dated the insertion of the cellar lights. Two holes were made in the wall either side of the large opening by the removal of half-bricks. Two corresponding sockets were identified in the

opposing wall [253] face. The position of the large cut-out and smaller sockets aligns reasonably well with the south-eastern row of columns on the mill floor and supposed position of the line shaft, as extrapolated from the engine mounting block [2097] at the north-eastern end of the mill. It is therefore possible that the cut-out within the wall [241] housed a bearing box associated with power transmission at this end of the mill.

- 6.12.6 A 'disused' hoist (likely installed during the final operation of the mill) was indicated on Goad's Insurance map of 1928 (updated 1938) and occupied a roughly central position along the external wall [241] and lay to the north-west of the cut-out. The two features may have been associated with one another.
- 6.12.7 **Demolition activity:** prior to 1888, the extensions to the boiler and engine house, attached to the principal mill were significantly reduced in size. A thin layer of demolition rubble encountered across the north-eastern part of the site can likely be attributed to this event.



Plate 32: Cut-outs within wall [241] scales: 1m, 0.50m



Plate 33: Converted mill floor showing access corridors and rooms. Note the reused stone column bases possibly taken from the demolished weaving shed and repurposed as the pad stones for the raised gangway / balcony (north to top)



Plate 34: Close-up of the partitioned mill floor and arrangement of rooms and fireplaces (north to top)

6.13 Phase 4: Late 19th-century conversion (1891-1893)

6.13.1 Between 1891 and 1893, Beaver's Mill (Jersey Street Mill) was converted to tenements. This initially saw the demolition of the weaving shed and engine house in the south-eastern part of the site, and boiler house adjoining the principal mill. Internally, the remaining core of the early-19th century buildings were subdivided into individual dwellings and furnished with new amenities (Plates 33 and 34). The process of conversion was well documented at the time and provides a detailed record of the mill buildings.



Plate 35: Walls [256] right and [257] left, forming a narrow corridor along the south-eastern side of the principal mill, looking north-east. 2 x 1m scales



Plate 36: Rooms 5 and 6 facing northwest, 1m and 1m scale



Plate 37: Single concrete surface [2037] truncated by modern service, facing northwest, 1m and 1m scale

6.14 Internal modifications to the principal mill

- 6.14.1 During the excavation only vestiges of original flooring were encountered. Sandstone flags, presumably from the original mill been retained as footings to spread the load of the new partition walls between the dwellings; it was unclear if all were *in-situ* or whether they had been re-laid. Most of the original surfaces had been lifted and were replaced with concrete (Plate 37).
- 6.14.2 New internal walls were constructed within the footprint of the principal mill at ground level, creating two long corridors along the north-western and south-eastern sides of the building; single-skin partitions divided the remainder of the mill floor into living- and bedrooms. The walls comprised handmade and wire-cut brick bonded with grey ash mortar.
- 6.14.3 Two 0.23m-wide north-east / south-west walls [261]/[2007]/2039/[2045] and [257]/279/[295]/[297]/[2006]/[2028] were built running parallel with the external walls of the mill and formed the inner walls of corridors.



Plate 38: Fireplace [2096] and engine bed [2097] facing south, 1m and 1m scale

- 6.14.4 A series of single-skin partition walls were built between the walls of the corridor to form the party walls between the dwellings. Some of the dwellings

comprised two rooms, whilst others contained a recess behind the fireplace for a bed. The surviving arrangement of rooms closely matched the layout shown on an as-built plan of dwellings from 1895 (Gould 1895, Block Plan No. 3). The rooms typically measured 5.17m x 2.43m; the smaller rooms 3.30m x 2.76m and 'recess for bed' 2.03m x 2.73m.

- 6.14.5 The living quarters were fitted with cooking ranges and bedrooms with a fire grate, each set at a 45-degree angle to the dwellings' walls. The angled hearths served two functions, firstly allowing more heat to enter and dissipate into the rooms and secondly to create recessed space within the single-roomed dwellings, which could house a bed. A total of sixteen of the supposed 34 hearths were exposed archaeologically. The hearths were 1.52-1.64m wide and contained a rectangular firebox (0.54m x 0.36m). At the north-eastern end of the building, within the former engine house, one of the fireplaces was constructed directly above one of the engine mounting blocks [2097] (Plate 38). Some of the hearths incorporated flagstones from the former mill floor or were built closely against the mill's structural ironwork.
- 6.14.6 Internally, the integral iron framework of the mill appears to have been retained. The later internal walls and fireplaces were constructed above and up to the column bases, which were presumably on-show within the rooms.
- 6.14.7 New concrete floors, laid above a layer of cinders, were poured up to the internal walls. It should be noted this was done sparingly. This new floor surface was seen to overlay a pipe conduit, which ran along the north-western corridor of the building, presumably carrying piped water to the ground-floor dwellings.
- 6.14.8 **Balconies:** Along the south-eastern side of the mill were a series of eight reused column bases (Plates 39-40). The south-western blocks of stone were placed at regular intervals of 2.15m and were evidently intended to form pads for the ironwork of the balconies / gangways, which gave access to the tenements at each floor level. A similar arrangement was recorded along the south-western side of the small mill (see below).



Plate 39: Stone settings [275] facing south, 1m and 1m scale



Plate 40: [275] facing east, 1m and 1m scale

6.15 Cellar

- 6.15.1 Three elements of the cellar at the south-western end of the principal mill were attributed to the mill's conversion.
- 6.15.2 A staircase was constructed in the mill's south-western corner, close to the junction of walls [241] and [250]. This was survived by a single-skin brick wall, comprising wire-cut bricks bonded with a grey ashy mortar. The wall was 1.75m long and 0.11m wide. It was built above the floor [248], against the face of wall [241] and up to wall [250]. The structure likely represents part of an internal staircase shown on the plan of the Jersey St Dwellings and indicated as 'stone stairs' on Goad's map of 1928.
- 6.15.3 A rectilinear brick structure [246] overlay the cellar floor surface [248] against opposing wall [241] was buttress [246] constructed from red handmade bricks bonded with grey ashy mortar. It measured 1.74m long, 0.74 wide with a height of 1.42m; its internal dimensions were 0.69 x 0.50m. This structure occupies the same position as an ash pit labelled with 'ashes' on the 1895 plan of the dwellings. Another potential ash pit [247] had been constructed against the wall [241] to the north-west but had been subject to machine-damage and was recorded only in plan.
- 6.15.4 Two iron or steel I-bars set into the wall to the north-west of the structure [246] may have been related to the 'disused' hoist shown on Goad's insurance plan (1928).
- 6.15.5 The small arched opening in the north-western wall of the cellar was blocked during this phase. The blocking [244] utilised a grey ash mortar, bearing a close resemblance to that used in the tenement walls and staircase.
- 6.15.6 On the opposite side of the cellared room to the ash pits, occupying a central position alongside the cellar's north-eastern wall [253], was a cast-iron boiler (Plate 41). The boiler [249] stood above the cellar floor [248] offset slightly from wall [253]. The boiler [249] was an upright boiler; it had elongated trapezoidal shape with an octagonal base and rectangular openings at the top and bottom (Plate 41). It measured a maximum of 0.85m wide at its base, narrowing to 0.44m at its top and stood to a maximum height of 1.36m.



Plate 41: Boiler [249], 1m scale and 0.50m scale

6.16 Small mill

- 6.16.1 An internal concrete floor [212] within the small mill was attributed to its conversion in Phase 4. This was recorded over an area of 11.13m x 5.77m.
- 6.16.2 Similarly to the principal mill an external balcony was added to the mill building. This was constructed against the mill's south-western wall [209]. Three reused stone column bases, presumably obtained from the demolished weaving shed were utilised as padstones for the balcony ironwork.



Plate 42: [2052], facing west, 1m and 1m scale

6.17 External Stair Tower and Water Closets

- 6.17.1 A rectangular stair tower [2052] providing access to the dwellings' balconies was constructed atop the early- to mid-19th-century boiler house. This measured 4.52 x 4.11m (Plate 42). The foundations of the tower consisted of large stone blocks, some of which were evidently reused from one of the mill's engine settings. Several of the blocks had perforations in their upper surfaces consistent with those found in engine mounting blocks, used for holding-down bolts.
- 6.17.2 A stone foundation [2072] on the tower's north-eastern side, corresponds to the wall of a block containing water closets, labelled 'WC' on the 1895 plan of the dwellings. This wall [2072] was built over the denuded wall of the boiler house [2073].
- 6.17.3 A surface [2075] bordered with a curvilinear stone curb likely formed the first level of the staircase (Plate 43). This measured 3.68m long by 0.59m wide and 0.74m high. The foundations stood to a height of 0.85m above the earlier floor

surfaces [2070]/[2089]. This was constructed from repurposed blocks of cut stone masonry.



Plate 43: [2075] facing west, 1m and 1m scale

6.18 Drains and External Yard.

- 6.18.1 To the northeast of the principal mill's external wall [2090], there were a series of drains and manholes [2057]/[2085]/[2053] truncating the earlier mill remains within the early boiler house and extended engine house [2082], [2084].
- 6.18.2 Post-dating the extended engine house [2054] was a drain [2053] constructed from two walls of red handmade brick surmounted by sandstone flags (Plate 44). The drain [2053] measured 3.27m long, 0.75m wide with an excavated height of 0.40m.
- 6.18.3 Another connected drain [2057] was orientated north / south. This contained a ceramic pipe [2058] and measured 23.10m long and 0.90m wide. This truncated engine house [2054] and house brick and stone capped drain [2054].
- 6.18.4 Sealing all earlier deposits and drains was surface [2056], a cobbled external yard surface 15m long by 10m wide.



Plate 44: [2053] facing northeast, 1m and 1m scale

6.19 Phase 5: Modern

- 6.19.1 A modern brick wall [201] represents the foundations of an engineering works first indicated on the 1:2500 National Grid map of 1968-9. This wall had a concrete base and was overlain by a large intermittent wall constructed from modern machine-made bricks bonded with a black mortar. The construction of the wall, which was trench-built had resulted in the] truncation of earlier deposits and structures.
- 6.19.2 More recently, during service diversions carried out in 2023, a portion of the mill floor and later tenements had been truncated. The trench for the diverted services [2049] was a large L-shaped cut measuring 35m long with a width of 1m and single fill (2048) a mixed fill of rubble, hardcore. Archaeological monitoring during the diversion works was completed by Salford Archaeology in 2023 (Stitt and Addis 2023); during this work several of the internal mill walls associated with its conversion and two parallel external walls of the early mill's Jersey St façade were recorded.

7 DISCUSSION

7.1 Overview

- 7.1.1 The investigation and subsequent analysis of the project archive have demonstrated at least five main phases of historic development spanning the early 19th to mid-20th century.

7.2 Phase 1: Early-19th Century (Figure 4)

- 7.2.1 The chronology of Hugh Beaver's mill is well-documented and has been outlined in several desk-based assessments of the site (Arrowsmith 2005; Poundall 2023). The archaeological investigation has further enhanced the knowledge of the mill's internal layout and construction and helped refine elements of the phasing.
- 7.2.2 In relation to the construction of the early mill several documentary sources allude to the fireproof construction of the mill. In 1826 it was commented that the survival of the mill building during the power loom riots owed to its fireproof construction, which meant only the contents not the whole buildings were damaged during a conflagration (Yorkshire Gazette 6 May 1826). A later source relating to the conversion of the mill in the 1890s described the floors and ceilings within the mill being of vaulted brick. The type of iron-framing within the mill may also have been designed according to other fireproof mills previously constructed in Salford and Manchester. It might also be the case that unusual, cupped column bases and hemispherical feet / collars recorded in the principal mill, also seen within the earlier Salford Twist Mill – an early fireproof mill in Salford – were favoured for their ability to withhold the extreme variations in temperature presented mill fires.
- 7.2.3 The excavation also provided an opportunity to examine part of the internal engine foundations within the principal mill, which were thought to have been aligned with the south-eastern row of columns across the mill floor – likely the position of the principal horizontal line shaft. These mounting blocks almost certainly represent the foundations of the 60hp crank engine, installed in the summer of 1824 (Boulton and Watt's Archives: MS 3147/5/489).

7.3 Phase 2: Mid-19th Century (Figures 5 and 6)

- 7.3.1 By the mid-19th century, the mill had expanded to include an additional weaving shed, improved steam raising plant and new functional architectural features such as the stair tower adjoining the small mill.
- 7.3.2 The surviving arrangement of boilers at the north-eastern end of the mill likely represents the improved Galloway boilers installed prior to 1852, which are referred to on a report concerning smoke nuisance. Prior to this, it is likely that wagon boilers generated the steam required to power the engines.

7.4 Phase 3: Mid to late 19th Century (Figure 9)

- 7.4.1 Fewer elements of the mill were easily relatable to this period of the mill's use, which saw fewer structural additions. In fact, during this period the extensions to the engine and boiler house were demolished.

7.5 Phase 4: Late 19th Century (Figures 7, 8 and 10)

- 7.5.1 Arguably the most significant findings from the investigation were the remains of the ground floor Jersey Street Dwellings, which constitute the earliest known physical evidence for the conversion of a textile mill to residential accommodation not only within Manchester. The unique opportunity to uncover the foundations, floors and hearths has allowed for the archaeological and historical (documentary and cartographic) evidence to be looked at side-by-side.
- 7.5.2 The excavation has confirmed the sizes of the rooms, their layout and use of materials (such as concrete for floors). It was also observed that building materials from demolished or redundant features within the textile mill were put to good use in the foundations of the balconies and square stair towers.
- 7.5.3 Some indication of the services and amenities provided to the residents was demonstrated by the presence of steel piping (probably providing piped water) and an intact upright cast iron boiler, which almost certainly represents the 'large boiler for the purpose of supplying hot water' (Gould 1895, 276). Other features such as the ash pits help corroborate the historic plans and indicate the conversion plans are accurate and reliable.

7.6 Phase 5: Late 19th to 20th Century (Figures 10 and 11)

- 7.6.1 This final period of the site's use is less well represented archaeologically. From an historical perspective it is important to note that the tenements stood until the 1930s or '40s. From an archaeological perspective it is crucial to note that the single-storeyed engineering building with a concrete raft foundation had caused minimal damage to the underlying mill.

8 CONCLUSIONS

8.1 Key Results

- 8.1.1 In summary, the earliest deposits on site represented the Devensian till. No layers of subsoil or relict soil which might pertain to pre-industrial activity were recorded.
- 8.1.2 The earliest events shaping the site and its development include the construction of the Rochdale Canal and its Prussia Street Arm. This invariably paved the way for the site's subsequent development in the mid-1820s. The complex continued to expand into the mid-19th century when it reached its maximum extent.
- 8.1.3 The excavation has proved worthwhile in confirming the location of key elements of the 19th century mill, such as the engine and boiler houses. The cellar at the south-western end of the principal mill may have been used for the purpose of conditioning cloth or yarn.
- 8.1.4 By the end of the 19th century the mill had been transformed into tenements. This represents one of the strategies aimed at improving living standards across the city. Repurposing a redundant mill building provided ample opportunities to address many of the concerns otherwise rife in the historic housing stock in Ancoats and Manchester as a whole. The mill floor was divided into well-sized rooms with attention paid to ventilation and the ability to use balconies for airing / drying clothes. Amenities such as piped hot and cold water were installed and above-adequate levels of sanitation in the form of sink settings, WCs, laundry and bathing facilities constitute an early attempt at integrated facilities annexed to a tenement block.

8.2 Significance

- 8.2.1 The archaeological fieldwork demonstrated the survival of significant buried remains dating to the 19th century. This prompted the full-scale investigation of the south-western half of the development site, which included a large portion of the mill. The significance of the site lies not only in the survival of early fabric of the textile mill but also previously undocumented physical remains of the

mill's conversion – the earliest example of a residential conversion of this building type in Manchester, if not Britain as a whole.

8.2.2 Key Initiatives

8.2.3 Several key initiatives in the current North-West Archaeological Research Framework have been addressed during the archaeological investigation (NWERRF 2021), particularly those relating to textile manufacturing and working class living conditions:

- **Ind55:** What is the evidence for the development of power production?
- **Ind22:** How can we take forward our understanding of the impact of industrialisation on the working class and their living conditions?

8.3 Dissemination

8.3.1 The project archive comprises site drawings, context sheets, matrix, digital scans and surveys and photographs. A copy of this report will be deposited with the Greater Manchester Historic Environment Record held by the Greater Manchester Archaeological Advisory Service. All drawn records will be transferred to a digital format then a copy will be deposited with the Archaeological Data Service (ADS).

8.3.2 It is recommended that the results of the excavation be presented in an article within an appropriate academic journal such as *Industrial Archaeology Review*. A body of original letters and drawings relating to the commissioning and installation of engines and boilers from Boulton and Watt have been identified within the Birmingham Archives. Consultation of this archival material will prove useful in refining the phasing of the mill's power systems and their alteration through the 19th century.

8.3.3 Salford Archaeology will register the report with OASIS (On-line Access to Index of Archaeological Investigations) within 6 months of production.

9 ARCHIVE

- 9.1.1 The results of the archaeological investigation will form the basis of a full archive to professional standards and in line with current ClfA guidelines updated 2020. The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the ClfA in that organisation's code of conduct. As part of the archiving process, the on-line OASIS (On-line Access to Index of Archaeological Investigations) form will be completed.
- 9.1.2 The site archive will be so organised as to be compatible with the other archaeological archives produced in Greater Manchester. All drawn records will be transferred to and stored in digital format and deposited with the ADS (Archaeological Data Service). The integrity of the site archive will be maintained upon completion of the archaeological works with the archive ultimately being offered for deposition with the Manchester Museum of Science and Industry (subject to their approval).

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APPENDIX 1: CONTEXT INDEX

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
200	D+C	Deposit	Modern Concrete Layer	Over Site	Over site	0.32-0.41	5
201	C	Masonry	Modern L-shaped engineering redbrick wall (Avg brick size: 23cm x 11cm x 7cm), laid in an English Garden Wall bond with a black mortar	49.3	0.95	0.89	1
202	D+C	Layer	Firm, black clinker/brown silty-clay demolition material with frequent industrial waste, redbrick, metal pipe, glass shards and other general demolition debris inclusions throughout	Over Site	Over Site	0.94	5
203	C	Masonry	North-east to south-west aligned fairface sandstone block wall footing (Avg block size: 25cm x 50-66cm x 14cm) laid in an ashlar bond with a sandy-lime mortar	1.66	0.25	0.14	1
204	C	Masonry	North-west to south-east aligned, wire-cut redbrick wall/doorway (Avg brick size: 23cm x 11cm x 7cm) laid in an English Garden Wall bond with a light yellowish-grey sandy-lime mortar with occasional lime/chalk inclusions, excluding the doorway which was laid on bed in an irregular bond forming a surface.	25.5	0.51-0.84	0.56	1

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
205	C	Masonry	North-west to south-east aligned, roughface rectangular sandstone block wall footing (Avg block size: 24-60cm x 13-37cm x 9-18cm) with no observed coursing pattern or bonding material	3.07	0.5	0.18	1
206	C	Masonry	North-west to south-east aligned, fairface sandstone block wall foundation (Avg block size: 46cm x 56cm x 26cm), laid in an ashlar bond with a sandy-lime mortar	2.8	0.46	0.26	1
207	C	Deposit	Squared concrete base	0.84	0.64	0.31	?
208	C	Masonry	Fairface, sandstone flag surface/stanchion base (Avg flag size: 20-48cm x 32-57cm x 12cm), bonded with a pink-grey sandy-lime mortar with rare lime and charcoal inclusions	1.1	0.88	0.12	
209	C	Masonry	North-west to south-east handmade redbrick wall (Avg brick size: 23cm x 11cm x 9cm), laid in an English garden Wall bond with a sandy-lime mortar	11.58	0.62	0.56	1
210	C	Masonry	Mixed wire-cut rectangular and triangular/trapezoidal redbrick surface (Avg brick size: 23cm x 11cm x 7cm), laid in an irregular bond with a sandy-lime mortar	0.98	0.78	N/A	1

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
211	C	Masonry	North-east to south-west aligned, wire-cut redbrick wall (Avg brick size: 23cm x 12cm x 8cm), laid in an English garden Wall bond with a cemented sandy-lime mortar	1.82	0.23	0.49	1
212	C	Deposit	Concrete floor surface	11.2	2.8	0.05	
213	C	Masonry	North-west to south-east aligned wire-cut redbrick (occasional bullnose bricks in wall's thicker sections) wall (Avg brick size: 23cm x 11cm x 7cm), laid in a stretcher bond with a light yellowish-white sandy-lime mortar	10.55	0.62	At least 0.36	1b
214	D+C	Deposit	Compacted, Mid-yellowish-orange silty-clay made ground deposit with frequent small redbrick and stone fragment inclusions throughout	Over Site	Over Site	-	-
215	C	Masonry	North-east to south-west aligned redbrick wall (Avg brick size: 23cm x 12cm x 8cm), laid in a stretcher bond with a sandy-lime mortar	2.8	0.49	0.52	?
216	C	Masonry	Curvi-linear handmade redbrick (Avg brick size: 23cm x 11cm x 7cm), laid in mixed header and stretcher bond with a sandy-lime mortar	1.45	1.8	0.07	2a

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
217	C	Masonry	North-east to south-west aligned redbrick wall (Avg brick size: 23cm x 12cm x 8cm), laid in a stretcher bond with a sandy-lime mortar	1.9	0.47	0.53	3
218	C	Masonry	Fairface sandstone flag and redbrick floor surface (Avg brick size; 23cm x 12cm x 9cm, Avg flag size: 54cm x 53cm x 8cm), bonded with a sandy-lime mortar	1.11	0.53	0.08	?
219	C	Deposit	Large concrete base with singular roughly-hewn flagstone cap	0.82	0.53	0.4	2
220	C	Cut	North-east to south-west/ north-west to south-east aligned L-shaped construction cut of wall [221], with vertical sides observed in profile	5.49	0.59	-	?
221	C	Masonry	North-east to south-west/ north-west to south-east aligned, L-shaped, machine-made frogged redbrick wall (Avg brick size: 23cm x 11cm x 7cm), laid in a header bond on its NE-SW aligned section and a stretcher bond on its NW-SE aligned section. The wall was bonded with a light-yellowish-white sandy-lime mortar.	4.9	0.23	0.26	?
222	C	Deposit	Loose, mid-yellowish-brown sandy-silt backfill material with frequent small to large, broken brick, small to medium fragments of stone, mortar and burnt material/ash inclusions throughout	5.36	0.8	At least 0.16	?

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
223	C	Masonry	Circular, handmade redbrick staircase central foundation (Avg brick size: 22cm x 11cm x 7.3cm), laid in a stretcher bond around the exterior and an irregular header bond in the interior. The base was bonded with a compacted, mid-greyish-brown sandy-lime mortar.	1.8	1.8	At least 0.07	2
224	C	Masonry	Squared, wire-cut redbrick drain with stone flag cap (Avg brick size: 23cm x 11cm x 7cm; Avg flag size: 38cm x 27cm x 5cm). The bricks were laid in a mixed stretcher and header bond with a compacted, light-greyish-yellow lime mortar.	0.72	0.65	At least 0.8	?
225	D	Masonry	11 x wire-cut redbrick stanchion bases (Avg brick size: 23cm x 11cm x 7cm). The bricks in the stanchion bases were comprised of a mix of regular rectangular redbrick and triangular/trapezoidal redbrick. The bricks in the stanchion bases were predominantly laid in an irregular stretcher/header bond formed of triangular/trapezoidal redbrick, particularly to the north-west of the area. The bases were bonded with a sandy-lime mortar.	Each Base: 1	Each Base: 1	At least 0.14	2

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
226	D	Masonry	Wire-cut redbrick stanchion base (Avg brick size: 23cm x 11cm x 7cm), laid in a herringbone bond with a sandy lime mortar.	1.1	1	At least 0.07	2
227	D	Cut	North-east to south-west aligned, linear construction cut of wall [229] with sharp sides in profile	1.31	0.09	-	?
228	D	Deposit	Loose, dark-blackish-brown clayey-loam fill of cut [227] with rare, small redbrick fragment and charcoal inclusions throughout	1.31	0.09	-	?
229	D	Masonry	North-east to south-west aligned wire-cut redbrick wall with roughly-hewn sandstone flag capping (Avg brick size: 24cm x 11cm x 8cm; Max. flag size: 65cm x 5cm x unobserved width as only seen in section), laid in a stretcher bond with a light-yellowish-brown, sandy-clay mortar	At least 1.5	N/A (only seen in section)	-	?
230	D	Masonry	Wire-cut redbrick stanchion base (Avg brick size: 23cm x 11cm x 7cm), laid in a herringbone bond with a sandy-lime mortar.	At least 0.67 (Partially beyond limit of excavation)	1.07	At least 0.07	2a
231	C	Deposit	Fairly-compacted, dark-greyish-brown, sandy-silt demolition material with frequent redbrick fragment and sub-angular stone inclusions throughout	11.2	2.8	0.72	?

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
232	C	Masonry	Large, roughly-hewn, york stone flagged floor surface with no bonding material observed	1.67	1.22	0.05	?
233	C	Masonry	Handmade redbrick floor surface (Avg brick size: 24cm x 11cm x 7cm), laid in on bed with a compacted, light-greyish-white lime mortar	2.05	0.58	At least 0.07	?
234	C	Masonry	Redbrick floor surface (Avg brick size: 24cm x 11cm x 7cm), laid in an irregular bond with a compacted lime mortar	0.84	0.47	At least 0.07	?
235	C	Masonry	North-west to south-east aligned redbrick wall repair of wall [204] (Avg brick size: 24cm x 11cm x 7cm), laid in an English Garden Wall bond with a compacted, orangeish-yellow lime mortar	0.85	0.47	0.29	?
236	C	Masonry	North-west to south-east/ north-east to south-west aligned, L-shaped redbrick wall (Avg brick size: 23cm x 11cm x 8cm), laid in an irregular coursing pattern with a lime mortar. The north-west to south-east section had a recorded length of 14.2m, the north-east to south-west section had a recorded length of 1.3m	15.5	0.56	Max. 0.41	?
237	B	Masonry	Fairface, sandstone flagged floor surface (Avg flag size: 28cm x 28cm x unobserved depth),	0.73	0.63	Only observed in plan	?

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
			laid in an ashlar bond with no observed bonding material				
238	C	Masonry	Machine-made modern redbrick stanchion (Avg brick size: 24cm x 12cm x 9cm), laid in an irregular bond with a cement mortar	1.4	1.4	0.54	?
239	B	Masonry	North-east to south-west/north-west to south-east aligned, L-shaped, redbrick wall (Avg brick size: 24cm x 12cm x 8cm), laid in a probable English Garden Wall bond with a cemented lime mortar	2.87	0.21	0.17	?
240	B	Masonry	North-west to south-east aligned, redbrick wall (Avg brick size: 24cm x 12cm x 8cm), laid in a possible English Garden Wall bond with a cemented lime mortar				?
241	B	Masonry	North-west to south-east aligned, handmade redbrick cellar wall (Avg brick size: 24cm x 11cm x 7cm), laid in a stretcher bond with a compacted, light-yellowish-grey lime mortar	15.2	0.57	1.4	1
242	B	Masonry	North-west to south-east aligned, handmade redbrick wall (Avg brick size: 24cm x 12cm x 8cm), laid in a header bond with a sandy-lime mortar	1.57	0.45	1.4	?

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
243	B	Masonry	North-east to south-west aligned, handmade redbrick cellar wall (Avg brick size: 24cm x 11cm x 7cm), laid in a stretcher bond with a light-yellowish-grey lime mortar	5.65	0.4	1.89	1
244	B	Masonry	North-east to south-west aligned, re-used, handmade redbrick bricked-up archway (Avg brick size: 24cm x 12cm x 7cm), laid in a random, uncoursed pattern with a cemented, sandy mortar	0.37	0.4	0.43	1
245	B	Masonry	North-east to south-west aligned, handmade redbrick wall repair (Avg brick size: 23cm x 12cm x 8cm), laid in a stretcher bond with a sandy-lime mortar	0.6	0.48	1.85	3
246	B	Masonry	North-east to south-west aligned, handmade redbrick buttress (Avg brick size: 23cm x 11cm x 7cm), laid in a stretcher bond with a fairly-compacted, mid-greyish-brown mortar. The buttress had bullnose redbrick at its corners and iron rods protruding from its top.	0.74	1.15	1.42	3
247	B	Masonry	Squared sandstone block in floor surface [248]	0.37	0.73	1.77	
248	B	Masonry	Handmade redbrick floor surface (Avg brick size: 24cm x 11cm x 7cm), laid on bed with a friable, dark-greyish-brown silty-sand mortar	10.87	4.51	Only seen in plan	1

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
249	B	Boiler	Large, almost cylindrical/cone-shaped, metal boiler with rectangular openings at its top and base	At least 0.44	0.49-0.85	1.36	3
250	B	Masonry	North-west to south-east/north-east to south-west aligned, L-shaped wire-cut redbrick wall (Avg brick size: 24cm x 11cm x 7cm), laid in a stretcher bond with a cemented, light-yellowish-grey lime mortar	5.29	0.77	1.9	1
251	B	Masonry	North-east to south-west aligned, redbrick wall repair or bricked-up fireplace (Avg brick size: 24cm x 11cm x 7cm), laid in an English Garden Wall bond with a compacted, light-yellowish-grey lime mortar	1.52	0.18	1.9	?
252	B	Masonry	Handmade redbrick and singular fairface, sandstone flag floor surface of possible staircase (Avg brick size: 23cm x 11cm x 9cm; Flag size: 91cm x 61cm x 9cm), laid on bed with sandy-lime mortar	3.08	1	0.14	1
253	B	Masonry	North-west to south-east aligned, handmade redbrick wall (Avg brick size: 24cm x 12cm x 8cm), laid in an English Garden Wall bond with a sandy-lime mortar	15.2	0.63	1.77	1
254	B	Masonry	North-east to south-west aligned, modern machine-made redbrick wall (Avg brick size:	28.6	0.34	0.5	?