



INDEX DATA	RPS INFORMATION
Scheme Title M66 Lower Lime Farm Lime Lane Oldham	Details Archaeological Watching Brief
Road Number	Date March 1998
University of Manchester Contractor Archaeological Unit	
County Lancashire	
OS Reference SD90	
Single sided <input checked="" type="checkbox"/> Double sided	
A3 0 Colour 0	

80538/R/S12

Copy No. 2.

# Lower Lime Farm, Lime Lane, Oldham

## An Archaeological Watching Brief

QUALITY SERVICES	
BRISTOL REPORT CONTROL	
DATE REC'D	June 1998
LOGGED IN BY	AS
REFERRED TO	Antonia Elyas
FILE REF.	

University of Manchester Archaeological Unit  
University of Manchester  
Oxford Road  
Manchester  
M13 9PL

Tel 0161 275 2314  
Fax 0161 275 2315

UMAU March 1998



THE UNIVERSITY  
of MANCHESTER

## Contents

---

<i>Summary</i>	2
<i>1. Location and Brief Historical Background</i>	3
<i>2. Architectural Description</i>	4
<i>3. Aims</i>	5
<i>4. Dismantling the Timber-Framed Structure</i>	6
<i>5. Conclusions</i>	7
<i>6. Sources</i>	8
<i>Figure 3 : Roof Components</i>	9
<i>Figure 4 : Upright Section</i>	10
<i>Appendix : Archaeological Evaluation</i>	11

---

## *Summary*

---

In November 1991 the Greater Manchester Archaeological Unit was commissioned by L G Mouchel & Partners, Consulting Engineers, to carry out a survey of the farmhouse at Lower Lime Farm, Oldham, as part of an evaluation of the site ahead of the proposed construction of the M66 Manchester Outer Ring Road to Middleton Section. The farmhouse (SD 9113 0161) is situated on Lime Lane off Cutler Hill Road (Fig. 1).

During the course of this work a timber-framed structure was identified within the farm complex and included in the survey report.

The survey report recommended that a watching brief was required during the demolition of the farmhouse and its associated out buildings, and specifically during the demolition of the second structure mentioned above, since the timbers are to be saved and conveyed to Oldham MBC for storage or for reuse.

### **Acknowledgements**

The project manager for the duration was Graham Eyre-Morgan. The watching brief was undertaken by Peter Peers and Stuart Holden. The report was written by Peter Peers with drawings by Stuart Holden.

## 1. Location and Brief Historical Background

- 1.1 Lower Lime Farm, now within the boundaries of Oldham MBC, was previously in the township of Audenshaw and the parish of Ashton-under-Lyne. The district of Lime was in the 14<sup>th</sup> century a manorial park; Sir John Assheton of Ashton, gained a licence to 'impale Lyme park in Ashton' in 1337 [Bowman 1960, 17].
- 1.2 An assessment of the parish taken in 1618 lists eight people who occupied property in Lime: James Whitworth, Edmund Whitehead, Richard Whitaker, James Wilde, Robert Taylor, Robert Slater James France and Ralph Wilde. Whether or not any of these men lived at Lower Lime Farm has not been established.
- 1.3 Mr Wyke, the most recent owner of the farm, claimed that the deeds to the property dated to the 16<sup>th</sup> century. However, the timber-framed structures do not appear to be of that period.
- 1.4 The earliest map found of the area which shows Lower Lime Farm is a Plan of Manchester, Ashton-under-Lyne and Oldham Canal dated 1793. This map shows a second building immediately to the west which is named 'Henry Booths'. That this building is the second timber-framed structure recorded within the survey seems almost certain.

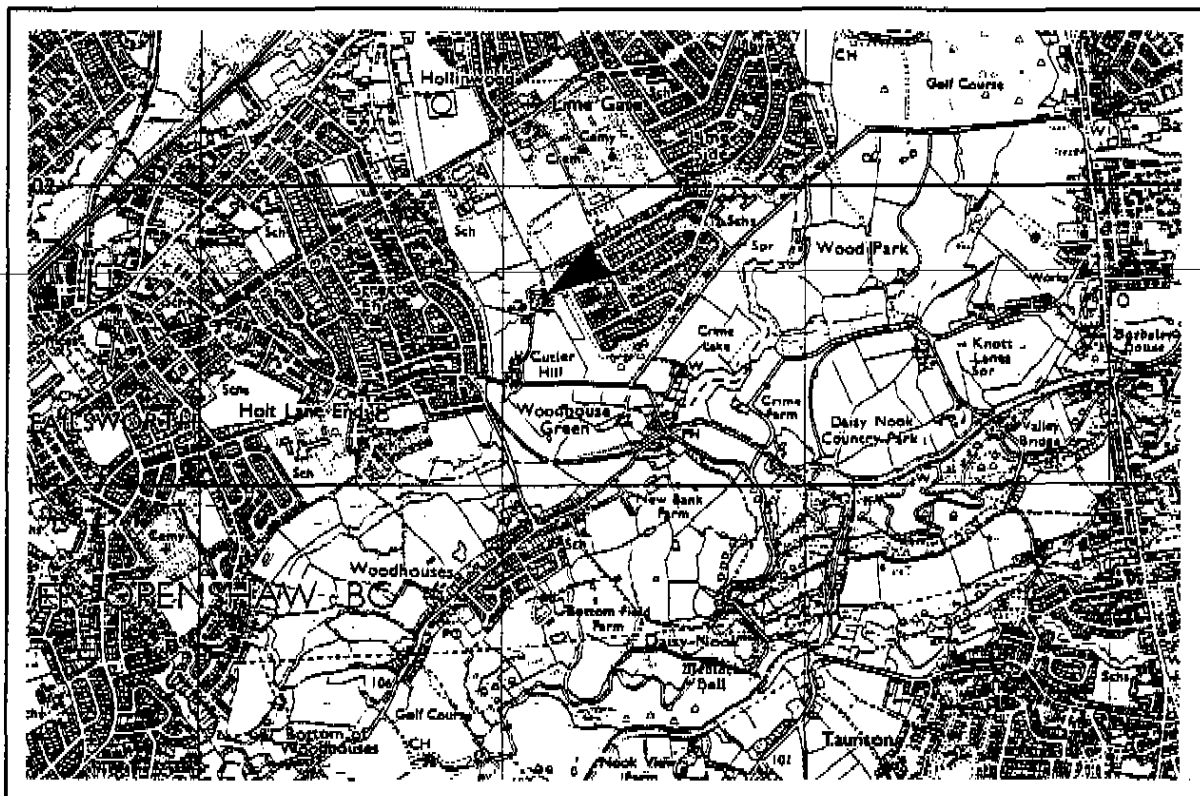


Fig. 1 Site Location Plan

## *2. Architectural Description*

---

- 2.1 The second timber-framed structure at Lower Lime Farm is contained within a later group of farm buildings. It is a two storey building of which only a single bay remains. Most of the surviving timbers are in the upper floor and consist of a timber box-frame south elevation and a single roof truss with principle rafters and tie-beam. The west elevation is constructed of stone, while the remaining elevations are brick-built.

### *3. Aims*

---

- 3.1 The watching brief was commissioned to observe the demolition of the second timber-framed structure, and to ensure that the timbers were removed with minimal damage.
- 3.2 Once the timbers had been removed from situ they were stored and where possible protected from the elements until removal from site
- 3.3 The watching brief also made provision for an inspection of the building, post removal of the timbers to locate any archaeological features which may have been hidden prior to the removal of the timbers.

#### 4. Dismantling the Timber-Framed Structure

- 4.1 The most sensitive part of the watching brief occurred during the 10<sup>th</sup> & 11<sup>th</sup> March 1998. The timbers were lifted and removed by a mechanical excavator using nylon ropes and webbed slings, in order to minimise the chance of inflicting damage.
- 4.2 The timbers which were to be removed had previously been numbered and marked using Dymo-tape. The numbers ran in sequence from 101 to 127. This numbering sequence was recorded on to the drawings on the survey report of 1991.
- 4.3 On arrival on site on the 10<sup>th</sup> March 1998, the roof of the structure had already been removed and stored to one side. A complete single roofing truss had been removed in one piece with no apparent visible damage. The carpenter's marks referred to in the survey report are clearly visible.
- 4.4 The watching brief continued during the demolition of a brick wall, adjacent to and below the south elevation. On its removal further sections of the timber-framework were revealed which had not previously been visible to the survey team in 1991. These additional timbers were contemporary with those found in 1991 and formed a box-frame made with pegged mortice and tenon joints. A sketch of these additional timbers was made prior to removal and incorporated into the drawing of the 1991 survey report (Fig. 3). They were numbered in sequence and marked up from 128 to 140 giving a total number of 40 individual timbers for the structure. These timbers and the remainder of the timber-framed structure were removed with the minimum of damage.
- 4.5 Photographs were taken throughout the removal exercise in black and white and in colour slides. Unfortunately the colour slide film was damaged and therefore only black and white shows are available. Photographs of the mortice and tenon joints were also taken.
- 4.6 The timbers were to be removed off site and transported to Oldham MBC by the demolition contractor.
- 4.7 The removal of all the timbers did not reveal any further archaeological features associated with the timber-framed structure. However once the site has been cleared of all the building rubble, evaluation trenching may reveal floor surfacing associated with the timber-framework or possibly earlier features.



## 5. Conclusions

---

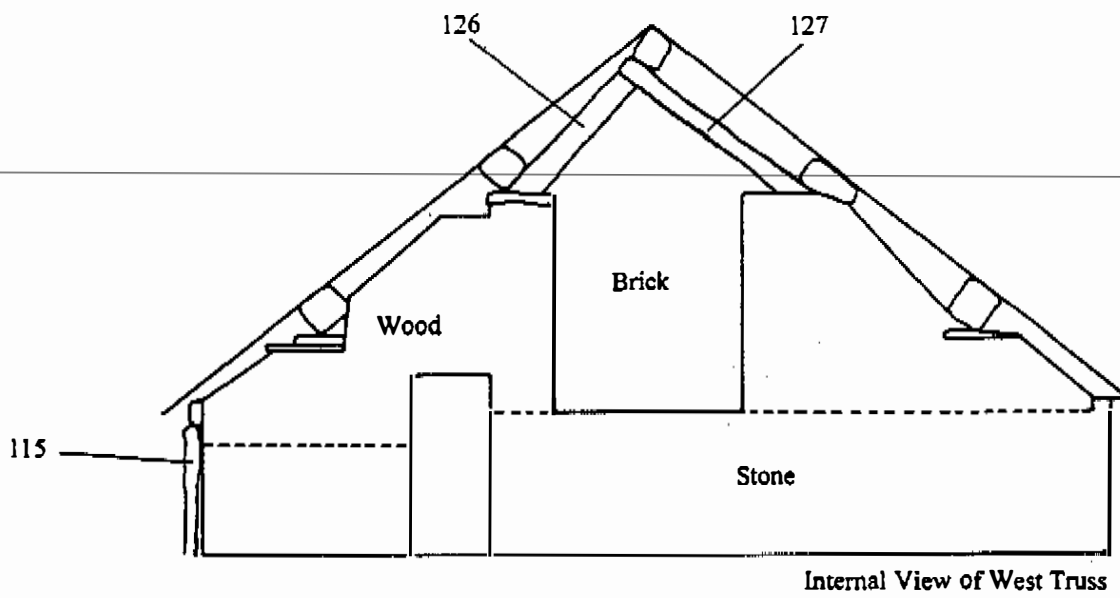
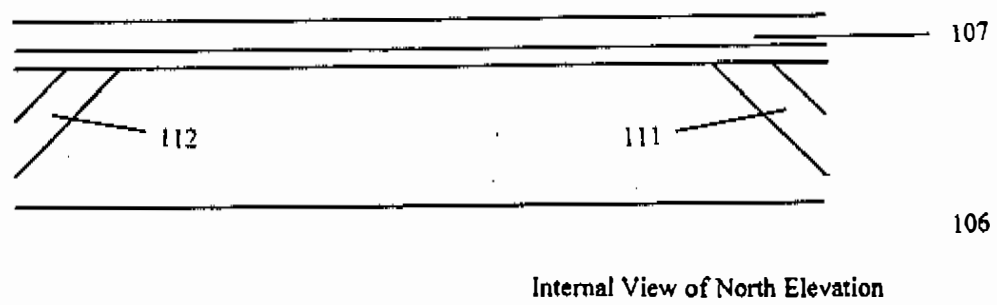
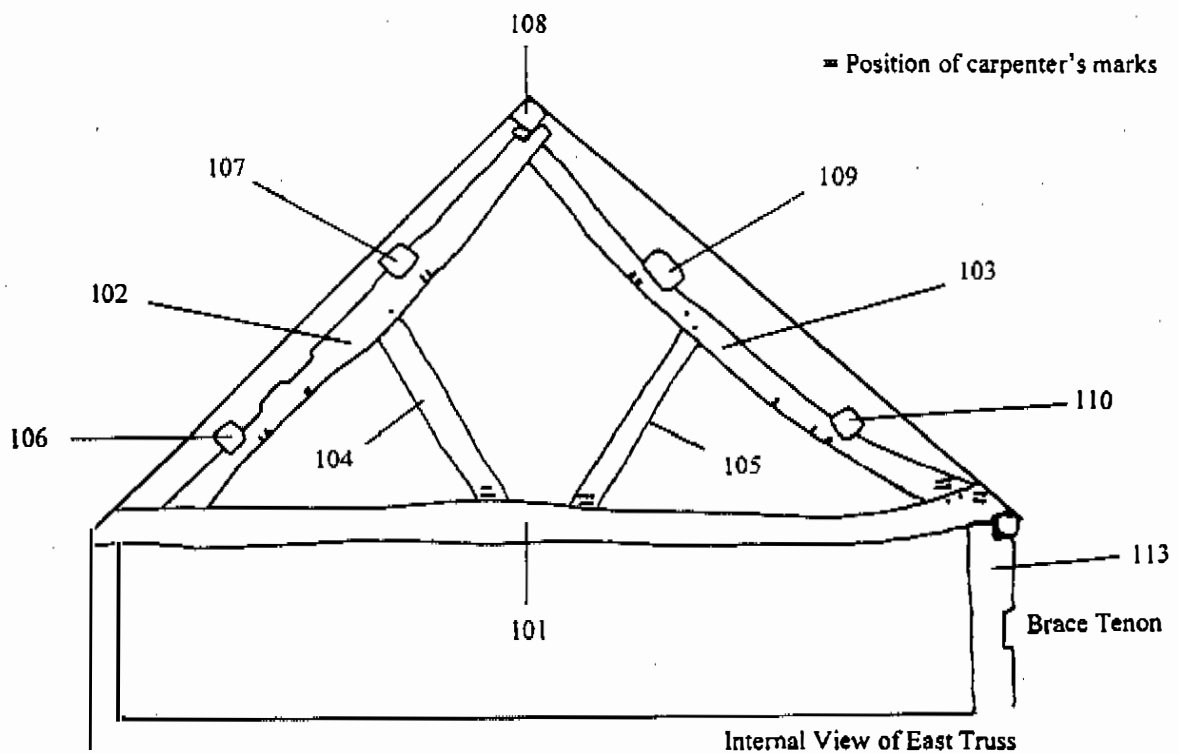
- 5.1 The second timber-framed structure appears to be of a similar construction to the farmhouse and therefore a construction date of c1700 has been ascribed. However, the surviving elements of the original building are of sufficient number to allow an analysis of the building's function. That the second timber-framed structure was the original farmhouse at Lower Lime Farm is a possibility which can only be substantiated by evaluation trenching. It is therefore recommended that evaluation trenching takes place.

## *6. Sources*

---

- 6.1 The Greater Manchester Archaeological Unit Survey Report on Lower Lime farm, Oldham November 1991.

*Fig.2 Lower Lime Farm Structure No.2 Roof Components*



**Fig.3 Lower Lime Farm Structure No.2 Upright Section**

