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ARCHAEOLOGICAL EVALUATION
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GEOPHYSICAL SURVEY
TOPOGRAPHIC AND LANDSCAPE SURVEY
HISTORIC BUILDING RECORDING
ENVIRONMENTAL SERVICES



**LAND NORTH OF
FOX DENTON LANE,
CHADDERTON, OLDHAM,
GREATER MANCHESTER**

ARCHAEOLOGICAL SURVEY REPORT

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BROADWAY GREEN LLP
LAND NORTH OF FOXDENTON LANE,
CHADDERTON, OLDHAM,
GREATER MANCHESTER

ARCHAEOLOGICAL SURVEY REPORT

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SUMMARY

Wardell Armstrong Archaeology was commissioned by Broadway Green LLP to undertake an archaeological survey of land and buildings north of Foxdenton Lane, Chadderton, Oldham, Greater Manchester (centred on NGR SD 8972 0507).

The archaeological survey comprised an historic building survey of Ferney Field Farm prior to demolition and a geophysical survey of land to the south-west of the site in order to identify any potential earlier archaeological features.

An assessment of historical mapping prior to the building survey has revealed that there has been a linear building at the site of Ferney Field Farm since at least the mid-19th century. This linear range continued to occupy the site into the early 20th century, after which further buildings were constructed on the site presumably relating to agriculture use. Historic photographs dating from the late 1970s/80s have shown that the house and adjoining farm buildings were the subject of redevelopment at this point, and included the demolition of the agricultural structures at the north end of the range, and the reconstruction of part of the house.

The historic building survey has revealed that the house at Ferney Field Farm is of two-storeys, one room deep and there is evidence within the fabric relating to the redevelopment of the structures. The earliest phase of the extant buildings is the southern end of the two-storey range, where the brickwork of English Garden Wall bond is quite different to the stretcher bond of the modern reconstructions to the north. This earliest phase, and evidence from the historical photographs, appears to indicate that the house at Ferney Field Farm was originally two-storeys high, one room deep and two rooms wide, with the roof space being utilised at first floor level. No historic architectural features were present within the building; therefore it is difficult to assess a date of construction. The form of the property however, with its associated agricultural structures to the north end, is characteristic of a laithe house, a form of dwelling which was generally constructed in Yorkshire and Lancashire between the late 18th century and the mid-19th century.

The majority of the anomalies detected during the geophysical survey can be attributed to the agricultural use of the site, including ridge and furrow cultivation of possible medieval or post-medieval date, a former field boundary, and land drains. The field boundary is depicted on the First Edition Ordnance survey map of 1848, but was removed in the 20th century. A visible bank was noted in this location at the time of the survey, which is almost certainly associated with the former field boundary.

An area of made ground has also been detected on the northern edge of the survey area, which appears to confirm the presence of landfill as recorded by the Environment Agency. However, it is also possible that this relates to track material from the former railway, which previously ran to the north of the survey area.

Overall the results of the historic building survey and geophysical survey suggest that the land north of Foxdenton Lane, has not been intensively utilized in the past other than for agriculture, with the establishment of Ferney Field Farm probably in the late 18th or 19th century. No definite evidence has been revealed for earlier occupation in this part of the site.

1 INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 Between the 18th March and 11th April 2014 Wardell Armstrong Archaeology undertook archaeological surveys of land north of Foxdenton Lane in Chadderton, Oldham, Greater Manchester (NGR SD 8972 0507), prior to a proposed residential development at the site (Figures 1 & 2). The archaeological work was undertaken in accordance with a Wardell Armstrong Archaeology project design (Railton 2014), which was submitted to Norman Redhead, Heritage Management Director (Archaeology) at Greater Manchester Archaeological Advisory Service (GMAAS) for approval, prior to the start of the fieldwork. This is in line with government advice as set out in Section 12 of the National Planning Policy Framework (NPPF 2012).
- 1.1.2 An Archaeology and Cultural Heritage Assessment undertaken by Wardell Armstrong LLP has identified the proposed development area to be archaeological sensitive, containing the potential for a diverse range of buried and above ground remains which would be affected by development (Wardell Armstrong 2013). This work has identified 11 cultural heritage sites within the proposed development area (Figure 3), including Ferney Field Farm (WA1) on the north side of the site, possible remains associated with Bank Mill (WA2) on the east side of the site, building foundations associated with Foxdenton Hall (WA3 & WA5) in the southwest portion of the site, the remains of Matthew Fold (WA4) in the southeast, the location of in-filled sand pits at the centre and south of the site (WA6 & WA7), a possible feature associated with the field Smithy Lane Meadow (WA8), possible mining remains (WA9), a possible modern earthwork (WA10) and a wide earthwork ditch (WA11) on the south side of the site.
- 1.1.3 The purpose of the present investigation was to determine the nature, extent, date and significance of the archaeological features within the initial development area on the north side of Foxdenton Lane, through a programme of documentary research, historic building survey and geophysical survey. This information will be used to help inform the locations of archaeological trenches in the subsequent trial trench evaluation of the site. This may be followed by a further stage of archaeological mitigation and/or recording work at the site if significant archaeological remains are revealed by this work, in agreement with the client and GMAAS.
- 1.1.4 This report outlines the results of the historic building recording project and geophysical survey undertaken, and includes an interpretation of the survey results, in light of the archaeological and historical background of the site, with recommendations for further work where necessary.

2 METHODOLOGY

2.1 INTRODUCTION

- 2.1.1 The proposed development area comprises approximately 49ha of agricultural land to the west of Chadderton, in Oldham, Greater Manchester (centred on Ordnance Survey grid reference SD 8972 0507; Figure 1). The first phase of development at the site (Phases R1, R2, C1, L2 and the Link road; Figure 2) affects approximately 27ha of land on the north side of Foxdenton Lane. The only recorded significant heritage assets to be impacted by this first phase are the site of Ferney Field Farm (WA1) and part of an area of former sand pits (WA 6) on the north side of the site (Figure 3).
- 2.1.2 The archaeological survey work for the first phase of development included a historic building survey of Ferney Field Farm in order to create a permanent record of the historic buildings present prior to demolition. The building recording took the form of a photographic and metric survey of the surviving structures, accompanied by photographic recording of all other historic buildings present. The survey corresponded to an English Heritage Level 3 survey (English Heritage 2006).
- 2.1.3 A geophysical survey was also undertaken to identify any potential earlier archaeological features to the southwest of the farm. The geophysical survey was undertaken over an area of higher ground where there was the potential for early settlement (Figure 3). The objective of the geophysical survey was to determine the presence/absence, nature and extent of any potential archaeological features within the study area, and any areas of potential disturbance of the archaeological resource caused by modern intrusions. The geophysical survey and reporting covered approximately 1ha of land and was conducted in accordance with English Heritage guidelines (English Heritage 2008), the standard and guidance of the Institute for Archaeologists (IfA 2011), and the Institute for Archaeologists' Code of Conduct.
- 2.1.4 Previous geotechnical investigations at the site have revealed substantial areas of made ground on the north side of the site, associated with former sand pits and landfill recorded by the Environment Agency, which amounts to approximately 12ha of land in total. This land will therefore be excluded from the archaeological investigations.

2.2 HISTORIC BUILDING SURVEY

- 2.2.1 The purpose of the historic building survey was to determine the original form of the buildings at Ferney Field Farm, and to identify the main phases of development, forms of construction and use. The building recording corresponded to English Heritage Level 3 recording, as outlined in *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage 2006), and comprised a building survey supported by desk-based research.
- 2.2.2 Documentary research was undertaken at Oldham Local Studies and Archives in order to achieve an understanding of the nature of the existing resource regarding the geographical, topographical, archaeological and historical context

of the Ferney Field Farm site. This involved the collation and assessment of cartographic information relevant to the site to identify historic land use, and early buildings, including details of the site's development

- 2.2.3 The desk-based study provided the archaeological and historical context of the building recording. This work was undertaken in accordance with the Institute for Archaeologists *Standard and Guidance for Historic Environment Desk-Based Assessment* (IfA 2012).
- 2.2.4 Following this research, the building recording was undertaken to produce a detailed record of the existing buildings at the site, prior to demolition. This survey included the recording of structural and architectural details, and any archaeological evidence for the buildings' origins and development.
- 2.2.5 The building survey comprised an internal and external observation of the buildings, and the production of a written and photographic record. Photographs were taken using digital photography. Shots were taken of all external elevations, and internal rooms, to show structural or architectural detail, features of historic interest and to show the buildings in their wider context. The photographic survey is supplemented with a written description of the buildings present. A selection of digital photographs is included in the report as appropriate. Scaled floor plans of the buildings are included showing the locations of significant historic features.

2.3 GEOPHYSICAL SURVEY

- 2.3.1 **Field Methods:** The geophysical study area measured c.1ha located within a single field to the south of Ferney Field Farm (Figure 3). A 30m grid was established, and tied-in to known Ordnance Survey points using a Trimble 3605DR Geodimeter total station with datalogger.
- 2.3.2 Geomagnetic measurements were determined using a Bartington Grad601-2 dual gradiometer system, with twin sensors set 1m apart. It was expected that significant archaeological features at a depth of up to 1.5m would be detected using this arrangement. The survey was undertaken using a zig-zag traverse scheme, with data being logged in 30m grid units. A sample interval of 0.25m was used, with a traverse interval of 1m, providing 3600 sample measurements per grid unit, with measurements being recorded at the centre of each grid cell. The data were downloaded on site into a laptop computer for processing and storage.
- 2.3.3 **Data Processing:** geophysical survey data were processed using ArchaeoSurveyor II software, which was used to produce 'grey-scale' images of the raw data. Positive magnetic anomalies are displayed as dark grey, and negative magnetic anomalies are displayed as light grey. A palette bar shows the relationship between the grey shades and geomagnetic values in nT in the geophysical survey figures.
- 2.3.4 Raw data were processed in order to further define and highlight the archaeological features detected. The following basic data processing functions were used:
- Clip:* to clip data to specified maximum and minimum values, in order to limit large noise spikes in the geophysical data.

Destagger: to reduce the effect of staggered gradiometer data, sometimes caused by difficult working conditions, topography, or operator error.

2.3.5 **Interpretation**: three types of geophysical anomaly were detected in the gradiometer data:

positive magnetic: regions of anomalously high or positive magnetic data, which may be associated with the presence of high magnetic susceptibility soil-filled features, such as pits or ditches.

negative magnetic: regions of anomalously low or negative magnetic data, which may be associated with features of low magnetic susceptibility, such as stone-built features, geological features, land-drains or sub-surface voids.

dipolar magnetic: regions of paired positive and negative magnetic anomalies, which typically reflect ferrous or fired materials, including fired/ferrous debris in the topsoil, modern services, metallic structures, or fired structures, such as kilns or hearths.

2.3.6 **Presentation**: the grey-scale images were combined with site survey data and Ordnance Survey data to produce the geophysical survey figures. A colour-coded geophysical interpretation diagram is provided, showing the locations and extent of positive, negative and dipolar geomagnetic anomalies.

2.3.7 An archaeological interpretation diagram is also provided, which is based on the interpretation of the geophysical survey results, in light of the archaeological and historical background of the site.

2.3.8 A trace plot of the unprocessed geophysical data is included in Appendix 1.

2.4 ARCHIVE

2.4.1 The site archive has been prepared in line with the *Archaeological Archives: A Guide to Best Practice in Creation, Compilation, Transfer and Curation* (Brown 2011). The data archive for the geophysical survey has been created in accordance with the recommendations of the Archaeology Data Service (ADS 2013). This archive is currently held at the company offices at Carlisle, Cumbria. A hard copy of the final report and copies of the digital photographs relating to the historic building survey will be deposited with Oldham Local Studies and Archives.

2.4.2 One copy of the final report (a printed copy and a PDF version) will be deposited with Greater Manchester Historic Environment Record, where viewing will be made available on request. The project is also registered with the Online Access to the Index of archaeological investigationS (OASIS), where a digital copy of the report will be made available. The OASIS reference for this project is **wardella2-177394**.

3 BACKGROUND

3.1 LOCATION AND GEOLOGICAL CONTEXT

- 3.1.1 The proposed development area comprises 49ha of land in total. The majority of the land within the site boundary is located north of Foxdenton Lane and comprises pasture under the ownership of Ferney Field Farm and Foxdenton Farm (Figure 3). The remainder of the site, located south of Foxdenton Lane, is under the ownership of Foxdenton Hall Farm and comprises pasture and scrub. Under the first phase of development at the site, approximately 27ha of land to the north of Foxdenton Lane is earmarked for development (Phases R1, R2, C1 and L2) including a link road (Figure 2 & 3).
- 3.1.2 The land north of Foxdenton Lane is crossed by Wince Brook (a tributary of the River Irk) and a smaller watercourse both of which are aligned, northeast to southwest, and flow to the southwest. Each is located within a localised valley, the sides of which are steep; particularly so in respect of the Wince Brook, which follows a meandering course through a flat bottomed valley. Elsewhere within the site boundary the topography predominantly comprises gently undulating or flat land; some exceptions this are in areas that have been subject to historic landfill or sand extraction where artificial landforms have been created (Wardell Armstrong 2013).
- 3.1.3 The solid geology of the area comprises Pennine Lower Coal Measures Formation, consisting of mudstone, siltstone and sandstone. This sedimentary bedrock was formed approximately 309 to 314 million years ago in the Carboniferous Period (BGS 2001). Superficial geology comprises Glaciofluvial deposits of sand and gravel. The majority of the land within the site boundary is located north of Foxdenton Lane and comprises pasture under the ownership of Ferney Field Farm and Foxdenton farm. The remainder of the site, located south of Foxdenton Lane, is under the ownership of Foxdenton Hall Farm and comprises pasture and scrub.
- 3.1.4 Historic Landscape Characterisation (HLC) identifies the land within the site boundary as having undergone piecemeal enclosure in the 19th century. Since this time it is recorded that several former farms previously located within the site boundary have since been 'lost'. In addition a spur of land crossing the site is recorded as being a disused branch of the Lancashire and Yorkshire Railway. This is recorded as becoming inactive after 1955.
- 3.1.5 Historic landfill recorded by the Environment Agency is present over parts of the site, along with several historic in-filled sand pits and a refuse/spoil heap, which is recorded extending within the site boundary on the 1922 Ordnance Survey map. Ground investigations to determine the thickness of the made ground were undertaken by Wardell Armstrong LLP between December 2012 and March 2013. These concluded that made ground covered 25-30% of the site, the thickness of the made ground ranging between 1m and 9.8m (Wardell Armstrong 2013).

3.2 HISTORICAL CONTEXT

3.2.1 The earliest cartographic source to show buildings at the site of Ferney Field Farm, and to provide information on land ownership and use, was the Chadderton Tithe Map and its accompanying scheduled dating to *c.*1847. The map clearly shows the farm (not labelled), as being an isolated property of linear form orientated north-west to south-east, and accessed by a track heading in from the north (Figure 5). At this date, the property is recorded as 'Fearney Fields', an 18 acre farmstead owned by Robert Radcliffe Esq., and occupied by James Johnson. The following table lists the plot numbers shown on the Tithe Map that were associated with the farm:

Plot Number	Description	State of Cultivation	Acreage (acre, rood and perch)
622	Site of buildings and garden		
623	Fearney Field	Arable	5a 1r 18p
624	Fearney Meadow	Meadow	3a 2r 0p
625	Old ?Daws	Meadow	2a 3r 9p
626	Milking Field	Pasture	4a 2r 16p
627	? Hill	Pasture	1a 3r 34p

3.2.2 Information derived from the Tithe Map and schedule indicates that Ferney Field Farm was a small farmstead, which was surrounded by its associated land. Its economy, certainly at the time of the compilation of data for the schedule, was seemingly based on dairying rather than arable, with its one arable field possibly supplying the farmstead's own needs.

3.2.3 The First Edition Ordnance Survey map of 1893 continues to show 'Ferney Field Farm' as being linear in form, although on this map there is some evidence for division of use with the farmhouse possibly forming the southern end of the range, and the northern end consisting of three possible agricultural structures. Small buildings are shown to the south-east, possibly representing pig sties or privies, and an enclosed area to the south may represent a garden. By this date, a track is shown leading to the property from the south, with the earlier track shown heading in from the north (Figure 6).

3.2.4 By 1909, the buildings at 'Ferney Field Farm' remain the same in form, although two small additional buildings have been constructed to the north-east side of the range and a 'W' denoting a well is shown to the east of the linear range (Figure 7).

3.2.5 Slight alterations appear to have been made by 1922, when a small structure has been added to the north-east side of the main range, and the well is now marked with a 'P' denoting a pump (Figure 8).

3.2.6 The Ordnance Survey map of 1932 shows that further buildings had been added by that date, to the north-east side of the linear range, possibly agricultural in character (Figure 9).

- 3.2.7 By 1969, further buildings had been added to the site, presumably agricultural in character, whilst the original linear range appears to remain relatively unchanged (Figure 10).
- 3.2.8 Photographs taken by the Blakeman family when they acquired Ferney Field Farm in the late 1970s/1980s have provided interesting information on the form the property took prior to a substantial amount of reconstruction and redevelopment; these are reproduced below as Plates 1 to 6. Plate 7 is an undated aerial view of Ferney Field Farm, possibly taken in the 1980s. These images are of interest as they show the areas of the present house and adjoining buildings which were affected by this phase of reconstruction and redevelopment. They indicate that the former agricultural building attached to the north-west end of the house has been demolished and a new structure constructed on its footprint. There has also seemingly been some reconstruction of the northern end of the house, and changes have been undertaken in the positioning of the door in the south-west elevation.



Plate 1: North-east elevation of house and attached farm buildings



Plate 2: Interior of farm buildings, south-west elevation



Plate 3: South-west elevation with farm buildings at north end still extant



Plate 4: South-west elevation showing farm buildings at north end still extant



Plate 5: South-west elevation showing farm buildings at north end partly demolished



Plate 6: South-west elevation showing reconstructed section of house and partly demolished farm buildings



Plate 7: Undated (possibly 1980s) aerial view of Ferney Field Farm as seen from the south

4 THE HISTORIC BUILDING SURVEY

4.1 INTRODUCTION

4.1.1 The historic building survey was undertaken on the 10th April 2014. At the time of survey, the former farmhouse was still in occupation and as a consequence it was not possible to thoroughly assess the interior of the property.

4.2 FERNEY FIELD FARM - EXTERIOR

4.2.1 Ferney Field Farm is a two-storey structure orientated north-west to south-east, located at the end of a track accessed from Foxdenton Lane to the south. Agricultural and light industrial buildings are located to the north-east side of the house (Plate 8 and Figure 4). The house occupies the southern end of the linear range, whilst the northern end presently functions as a garage/workshop. The roof is laid in Welsh slate with ceramic ridge tiles, and only one brick-built chimney survives at the south end of the range, although the historical photographs show that there were formerly two stacks, one to each end of the house (see Plate 1).

4.2.2 The main elevation of the property faces to the south-west and has been painted white, unlike some of the elevations which are not related to domestic accommodation (Plate 9). At the southern end of this elevation there are two phases of single-storey additions; that closest to the house appears to have formed part of the redevelopment of the property in the late 1970s/1980s, and now serves as the kitchen, whilst the southern addition is relatively modern and serves as a dining area (Plates 10 and 11 and Figure 11). There are clear vertical construction breaks between the two-storey section of the house and the earlier addition (which is visible on Plates 5 and 7), and between the two single-storey sections, both of which are constructed in stretcher bond. A salvaged post box has been inserted into the corner of the later addition by the present occupant (Plate 12).

4.2.3 The two-storey section to the north of the single-storey additions appears to be the surviving fabric of the earliest part of the present house. This section, which extends for approximately 5m, is constructed of handmade brick laid in English Garden Wall bond consisting of five courses of stretchers (the long edge of the brick) to one course of headers (the short end of the brick). This form of brickwork is common throughout the north of England, and it was cheaper to construct buildings using this bonding than the more decorative, and more expensive, English bond which consisted of alternate courses of stretchers to headers (Brunskill 1990, 87-88).

4.2.4 Within this section of wall there are two windows, one at ground level and the other directly above at first floor level (Plate 14). The upper window is set level with the eaves, possibly indicating that internally the roof space has been utilised. There was no evidence for earlier fenestration, and therefore it is possible that the original openings are still being utilised. There is a blocked doorway with stone lintel to the north side of these windows; this appears to have been blocked since at least the 1980s as it is not visible as an access point on any of the historical photographs shown above.

4.2.5 Just to the right of the central two windows in the south-west elevation there is a break visible in the brickwork, at which point the brick bonding to the north changes to stretcher bond, and indicates that this part of the house has been rebuilt (see Plate

- 6). Within this rebuilt section there are four windows, two at ground level and two at first floor level, also set just below the eaves. There is a blocked doorway with decorative lintel between these windows at ground level, with an inscribed plaque above which was inserted by the present owners (Plates 15 and 16).
- 4.2.6 The northern end of the south-west elevation comprises a large garage/workshop which was constructed on the site of the earlier farm buildings (see Plates 5 to 7). This section is also constructed of machine-manufactured brick laid in stretcher bond (Plates 17 and 18). There is a large opening and a smaller standard-sized doorway in this elevation.
- 4.2.7 The north-west elevation of this linear range of buildings is gabled and, unlike the south-west range, has not been painted white leaving the stretcher bond brickwork clearly visible (Plates 19 and 20). This elevation has a round window with decorative stone surround, which derived from Foxdenton Hall Farm (*pers.comm.* Mr Blakeman) (Plate 21).
- 4.2.8 The north-east elevation of the house and its adjoining garage/workshop is largely obscured by 20th century additions (Plate 22). Despite the presence of these additions, however, it was possible to note the three construction phases of the house and garage/workshop in this elevation, with the vertical construction break and change of slate sizes indicating the building of the garage as a separate phase to the house (Plate 23).
- 4.2.9 The only area of the earliest phase of the house which could be observed in the north-east elevation is partly covered in render, however where it has fallen away, the English Garden Wall bond could be clearly noted (Plates 24 and 25). The two ground floor windows in this location are modern insertions, however the first floor window (which now lights the bathroom) may be in its original position, situated just below the eaves; it was certainly in this location on the photograph taken in the late 1970s/80s (see Plate 1). The remainder of the elevation is obscured by modern additions constructed in machine-manufactured brick and concrete blocks (Plates 26 and 27).
- 4.2.10 The south-east elevation of the house is also largely obscured by the single-storey additions, with only the gable of the roof visible (Plate 28). The only feature of note in this elevation is the centrally-placed chimney stack, built partly of handmade brick and machine-manufactured brick, which indicates the location of internal fireplaces (Plate 29).

4.3 FERNEY FIELD FARM - INTERIOR

- 4.3.1 As already noted, the property was still in occupation at the time of survey, therefore it was not possible to observe any features which may be obscured by furniture, or which are potentially hidden by wall coverings. The main entrance into the property is now through the single-storey additions against the south-east elevation, although historically it may have been through the blocked doorway in the south-west elevation, shown on Plate 14. It is possible that there was another external doorway in the south-east gable, the opening which now provides access from the kitchen to the living room (Figure 11), although this could not be confirmed from the historical photographs.
- 4.3.2 The ground floor plan of the house at Ferney Field Farm now consists of the kitchen and dining area located in the single-storey modern additions to the south-east end of

the range. From the kitchen, access to the living room is in the south-east elevation of the two-storey section, with another doorway in the north-east wall which leads into another modern addition (Figure 11).

- 4.3.3 The living room (Room 1), situated at the south end of the two-storey range, is one room deep, which from the photographs taken in the second half of the 20th century, appears to have been the historical depth. The only features of note observed in the living room was the exposed beams, which had been formerly boxed-in prior to the redevelopment of the property, and the fireplace in the south-east wall, which although modern, is situated in the location of an earlier example (Plate 30). There was no evidence in the south-west wall for the blocked doorway which is visible externally, as the internal walls are plastered and covered in wallpaper. The height of the room varied due to undulations in the ceiling, measuring between 2.10m and 2.22m.
- 4.3.4 To the north of the living room, there is another living space (Room 2) which is set at a lower level to the room to the south, giving a height from floor to ceiling of 2.19m. This room forms part of the modern rebuild shown on Plate 6, but it appears to have been constructed in the location of an earlier domestic space (see Plate 3 for example). There was no evidence for former openings visible from within the interior of this room, or any historical features of note, although the location of a former fireplace in the north-west wall was identified by Mrs Blakeman (Figure 11); this would correspond with the chimney stack visible on the historical photographs. It would appear, however, that rather than being central to the elevation, the fireplaces were offset to the south-west side, suggesting that there may have been a doorway central to the wall which may have provided access historically to the agricultural structures to the north. This room contains the modern wooden staircase to the first floor, possibly in a similar position to the historical example, although this could not be confirmed at the time of survey.
- 4.3.5 The room immediately to the north (Room 3), which is presently in use as a games room and office, is within a modern rebuild and there were no features of historical interest present within this space. There was no evidence internally for the former doorway that existed in the south-west wall (see Plate 6 and Figure 11).
- 4.3.6 The space at the north-west end of the range is also part of a modern rebuild, but on the site of the earlier agricultural buildings. This garage/workshop has been constructed using concrete blockwork, but faced externally with brick (Plate 31). In the south-east wall there are two circular windows which light Bedroom 1 on the first floor, which have decorative surrounds to replicate the surround in the north-west gable that was salvaged from Foxdenton Hall Farm (see Plate 21).
- 4.3.7 The whole of the first floor of the house was accessed by the wooden staircase in Room 2. The first floor has been subdivided by stud walls to create a master bedroom at the north end (Bedroom 1), three smaller bedrooms (Bedroom 3 extends into the modern addition shown on Plate 26), and a bathroom (Plate 32) (Figure 12). Despite modern wall insertions, it is possible to suggest that originally there were two rooms at first floor level, both utilising the roof space as has already been suggested by the position of the windows. The only feature of note at first floor level was the exposed purlins which were cut from large pieces of irregular timber and roundwood rather than being machine-sawn; where more recent purlins have been inserted the point of connection was clearly visible (Plates 33 to 35).

4.4 FERNEY FIELD FARM – FARM BUILDINGS

- 4.4.1 The assessment of historical mapping has shown that the earliest buildings clearly shown to have existed on the site was the house and its adjoining farm buildings (see Figures 6 to 11), however throughout the 20th century further separate agricultural structures were constructed to the north-east side of the house (Plate 36), and these have been photographed and will be briefly referred to here. None of the extant farm buildings appeared to contain any earlier fabric than late 19th/20th century date, with all of the structures having been constructed of machine-manufactured brick with profile sheet roofs.
- 4.4.2 The largest of the farm buildings was a brick shed with the brick laid in English Garden Wall bond (five stretchers to one header course) located parallel to the house range, and with its main large doorways in the south-west elevation facing the dwelling (Plates 37 and 38). The floor of this building is laid in concrete, and the roof structure consists of timber king-post roof trusses supported by the brick wall of the south-east elevation, and steelwork (Plates 39 and 40). It is possible this shed was constructed to house machinery and tractors in the early 20th century, whilst the existing agricultural buildings adjoining the house continued to serve as a cowhouse, possible stabling and barn, but this is a tentative suggestion based on the typical requirements of a small farmstead.
- 4.4.3 The remainder of the buildings are single-storey in height and are present along the north-east elevation of the house range, and at the north and south ends of the large agricultural shed (Plates 22 and 36 to 38).



Plate 8: View looking north-west showing the house at Ferney Field Farm, with agricultural buildings to its north-east side



Plate 9: South-west elevation of the house at Ferney Field Farm



Plate 10: Single-storey extensions at the south-east end of the house, south-west elevation



Plate 11: Single-storey extensions at south-east end of house



Plate 12: Detail of salvaged post box built into the south-east extension



Plate 13: South-west elevation as seen from its southern end



Plate 14: South-west elevation showing earlier brickwork and blocked doorway, with reconstructed section of house to the left of the ranging pole



Plate 15: Central section of the south-west elevation showing the rebuilt section of the house and a former doorway



Plate 16: Blocked doorway and modern inscribed stone, south-west elevation (Scale = 2m)



Plate 17: North-west gable and south-west elevation of the house and attached garage/workshop



Plate 18: North end of the south-west elevation showing the modern garage/workshop



Plate 19: North-west elevation (Scale = 2m)



Plate 20: North-east elevation as seen from the north showing farm buildings and associated structures to the north side



Plate 21: Detail of window in north-west elevation



Plate 22: North-east elevation of house and garage/workshop showing modern additions



Plate 23: North-east elevation showing change in construction in roof covering and in brickwork



Plate 24: Earliest phase of the house covered in render, north-east elevation



Plate 25: Detail of exposed brickwork of earliest phase of house, north-east elevation



Plate 26: South end of the north-east elevation showing modern additions



Plate 27: Modern additions at the south end of the north-east and south-east elevations



Plate 28: Modern additions against the south-east elevation of the house



Plate 29: Detail of chimney stack, south-east elevation



Plate 30: Fireplace and beams, living room



Plate 31: View looking south-east within the interior of the garage/workshop showing the modern circular windows of a first floor bedroom



Plate 32: Detail of bathroom showing use of roof space



Plate 33: Detail of purlin in Bedroom 2



Plate 34: Detail of joint between original purlin and later insertion, showing fixing bolt heads



Plate 35: Detail of purlin in Bedroom 4



Plate 36: View looking south showing the farm buildings (left of photograph) in relation to the house range



Plate 37: South-west elevation of large agricultural shed



Plate 38: View looking north showing south-west elevation of large agricultural shed



Plate 39: View looking south showing interior wall of agricultural shed



Plate 40: View looking north showing the interior of the agricultural shed

5 THE GEOPHYSICAL SURVEY

5.1 INTRODUCTION

- 5.1.1 Geomagnetic survey was undertaken over an area measuring approximately 1ha to the south of Ferney Field Farm (Figure 3). This survey covered a field of pasture, immediately to the north of Foxdenton lane, and west of a track running north to the farm. This area was bounded by field boundaries comprising post and wire fences. These fences produced strong dipolar magnetic anomalies around the periphery of the survey areas.
- 5.1.2 Small discrete dipolar magnetic anomalies were detected across the whole of the study area. These are almost certainly caused by fired/ferrous litter in the topsoil, which is typical for modern agricultural land. These anomalies are indicated on the geophysical interpretation drawings, but not referred to again in the subsequent interpretations.

5.2 GEOPHYSICAL SURVEY

- 5.2.1 Strong magnetic interference was detected along the northern edge of the survey area, which is believed to be due to the presence of made-ground to the north of the field. Strong dipolar magnetic anomalies were also detected along the south-west edge of the survey area, due to the presence of a gravel track.
- 5.2.2 A strong dipolar magnetic anomaly was also detected along the south-east side of the survey area, aligned north-east to south-west, parallel with the farm track. This is interpreted as a possible service pipe of water pipe.
- 5.2.3 A very strong positive linear magnetic anomaly was detected crossing the north-east corner of the survey area, aligned north-west to south-east, which is believed to be a former field boundary. A field boundary is depicted in this location on the First Edition Ordnance survey map of 1848, with the same alignment.
- 5.2.4 Several other strong positive linear magnetic anomalies were detected aligned north-east to south-west, and north-west to south-east, which are interpreted as possible land drains. Two of these were parallel with the field boundary described above and may possibly be associated ditches.
- 5.2.5 A series of weak parallel linear magnetic anomalies were also detected crossing the majority of the survey area, aligned north-east to south-west. These were spaced on average between 5m and 7m apart, and are interpreted as the furrows of possible medieval or post-medieval ridge and furrow cultivation.

5.5 DISCUSSION

- 5.5.1 The majority of the anomalies detected during the geophysical survey can be attributed to the agricultural use of the site, including ridge and furrow cultivation of possible medieval or post-medieval date, a former field boundary, and land drains. The field boundary is depicted on the First Edition Ordnance survey map of 1848, but was removed in the 20th century. A visible bank was noted in this location at the time of the survey, which is almost certainly associated with the former field boundary.
- 5.5.2 An area of made ground has also been detected on the northern edge of the survey area, which appears to confirm the presence of landfill as recorded by the

Environment Agency. However, it is also possible that this relates to track material from the former railway, which previously ran to the north of the survey area.

6 CONCLUSIONS

- 6.1 A programme of archaeological work in the form of an historic building survey of Ferney Field Farm and geophysical surveys of land to the south-west of the farm has been undertaken in advance of the proposed development of land north of Foxdenton Lane.
- 6.2 An assessment of historical mapping prior to the building survey has revealed that there have been buildings at the site of Ferney Field Farm since at least the mid-19th century, when there was a linear range of structures relating to a small tenanted farmstead of 18 acres. This linear range continued to occupy the site into the early 20th century, after which further buildings were constructed on the site presumably relating to agriculture use. Historic photographs dating from the late 1970s/80s have shown that the house and adjoining farm buildings were the subject of redevelopment at this point, and included the demolition of the agricultural structures at the north end of the range, and the reconstruction of part of the house.
- 6.3 The historic building survey has revealed that the house at Ferney Field Farm is of two-storeys, one room deep, and there is evidence within the fabric relating to the redevelopment of the structures. The earliest phase of the extant buildings is the southern end of the two-storey range, where the brickwork of English Garden Wall bond is quite different to the stretcher bond of the modern reconstructions to the north. This earliest phase, and evidence from the historical photographs, appears to indicate that the house at Ferney Field Farm was originally two-storeys high, one room deep and two rooms wide, with the roof space being utilised at first floor level.
- 6.4 No historic architectural features were present within the building, therefore it is difficult to assess a date of construction. The form of the property, with its associated agricultural structures to the north end, is characteristic of a *laithe* house, where the dwelling and farm buildings were erected simultaneously under the same roof and usually to a simple rectangular plan. There was no evidence for a cross-passage between the house and the farm buildings, which would be typical of a longhouse. According to Brunskill, the agricultural part of a *laithe* house always included a barn, and the term '*laithe*' is a Yorkshire dialect word meaning 'a barn' (Brunskill 2000, 98); at Ferney Field Farm, one of the historic photographs shows a large doorway in the south-west elevation which would be characteristic of a small threshing barn (see Plate 4)
- 6.5 The floor plan of the dwelling part of a typical one room deep *laithe* house would consist of a kitchen living room and scullery on the ground floor and one or two bedrooms at first floor level; this plan would certainly fit with the evidence noted at Ferney Field Farm. The agriculture section of a *laithe* house would typically contain the barn and cow house, with possibly a small stable (Brunskill 2000, 98-99). Due to the reconstruction of the north end of the buildings at Ferney Field Farm, it is not possible to note what function they formerly served, however the historic photographs do appear to hint at a barn having existed.
- 6.6 The dating of the house at Ferney Field Farm is problematic due to lack of documentary sources and architectural detailing. In general, *laithe* houses appear to have been constructed in response to the enclosure of common and waste land which made small parcels of land available for those who could combine farming and domestic activity. Brunskill places the main date range of construction between the

late 18th and the mid 19th century (Brunskill 2000, 101), and this could conceivably fit with Ferney Field Farm.

- 6.7 The geophysical surveys, undertaken to the south-west of Ferney Field Farm, detected anomalies that can be attributed to the agricultural use of the site, including ridge and furrow cultivation of possible medieval or post-medieval date, a former field boundary, and land drains. The field boundary is depicted on the First Edition Ordnance survey map of 1848, but was removed in the 20th century. A visible bank was noted in this location at the time of the survey, which is almost certainly associated with the former field boundary.
- 6.8 An area of made ground has also been detected on the northern edge of the survey area, which appears to confirm the presence of landfill as recorded by the Environment Agency. However, it is also possible that this relates to track material from the former railway, which previously ran to the north of the survey area.
- 6.9 Overall the results of the historic building survey and geophysical survey suggest that the land north of Foxdenton Lane, has not been intensively utilized in the past other than for agriculture, with the establishment of Ferney Field Farm probably in the late 18th or 19th century. No definite evidence has been revealed for earlier occupation in this part of the site.

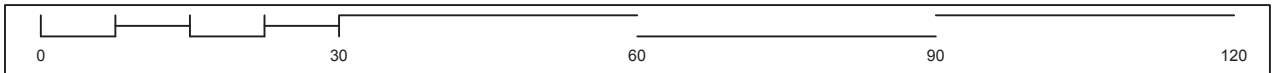
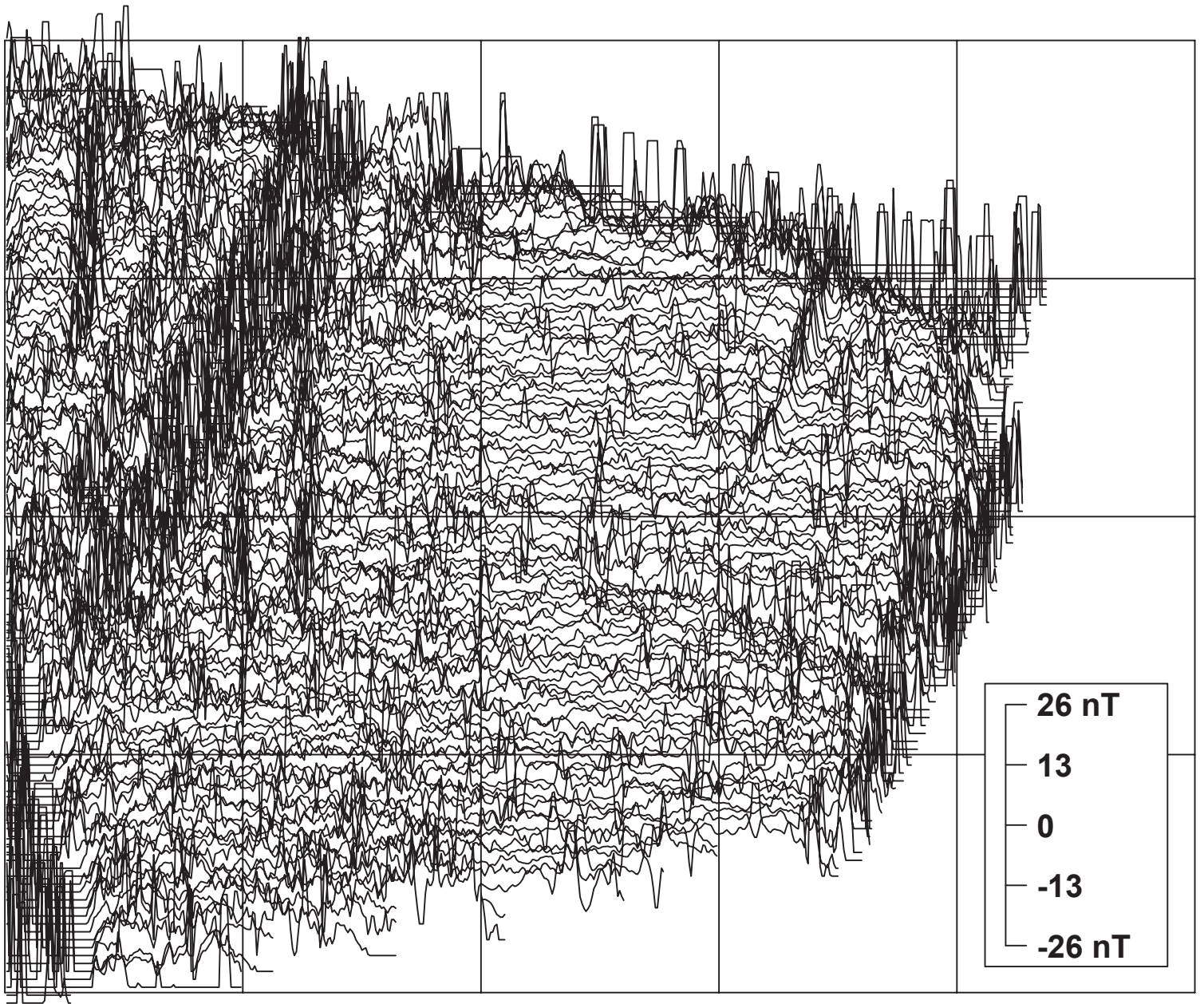
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Maps

- Plan of the Township of Chadderton in the Parish of Prestwich cum Oldham c.1847*
- First Edition Ordnance Survey Map 1893, 25" to 1 mile scale, Lancashire Sheet XCVII.5*
- Second Edition Ordnance Survey Map 1909, 25" to 1 mile scale, Lancashire Sheet XCVII.5*
- Ordnance Survey Map 1922, 25" to 1 mile scale, Lancashire Sheet XCVII.5*
- Ordnance Survey Map 1932, 25" to 1 mile scale, Lancashire Sheet XCVII.5*
- Ordnance Survey Map 1969, 1:2500 scale, Plan SD8805 and 8905*

APPENDIX 1: RAW DATA



APPENDIX 2: FIGURES






 <p>Wardell Armstrong Archaeology 2014</p>	<p>PROJECT: Land north of Foxdenton Lane, Chadderton, Greater Manchester</p> <p>SCALE: 1:25,000 at A4</p> <p>REPORT No: CP10877</p> <p>CLIENT: Broadway Green LLP</p> <p>DRAWN BY: AB</p> <p>DATE: April 2014</p> <p>FIGURE: 1</p>	<p>KEY:</p>  <p>Site boundary</p>	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100019512</p>
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Figure 1: Site location.

PROJECT:
Land north of Foxdenton Lane,
Chadderton, Greater Manchester




CLIENT:
Broadway Green LLP

SCALE: 1:7,500 at A4

DRAWN BY: MDR

DATE: April 2014

KEY:

-  Site boundary
-  Outline of proposed development area
-  Link road



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REPORT No:

CP10877

FIGURE:

2

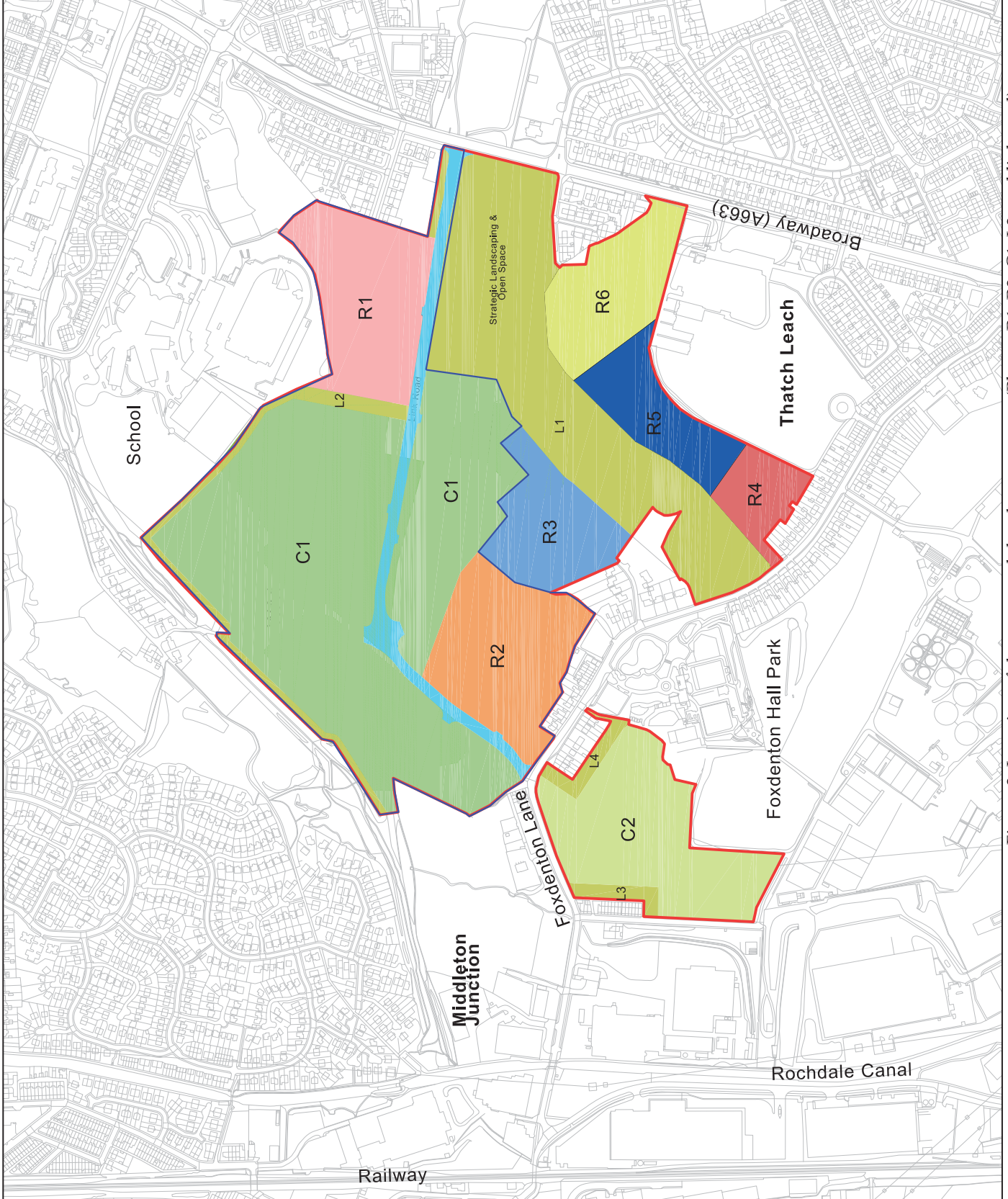


Figure 2: Location of the proposed development area (Phases R1, R2, C1, L2, and link road)

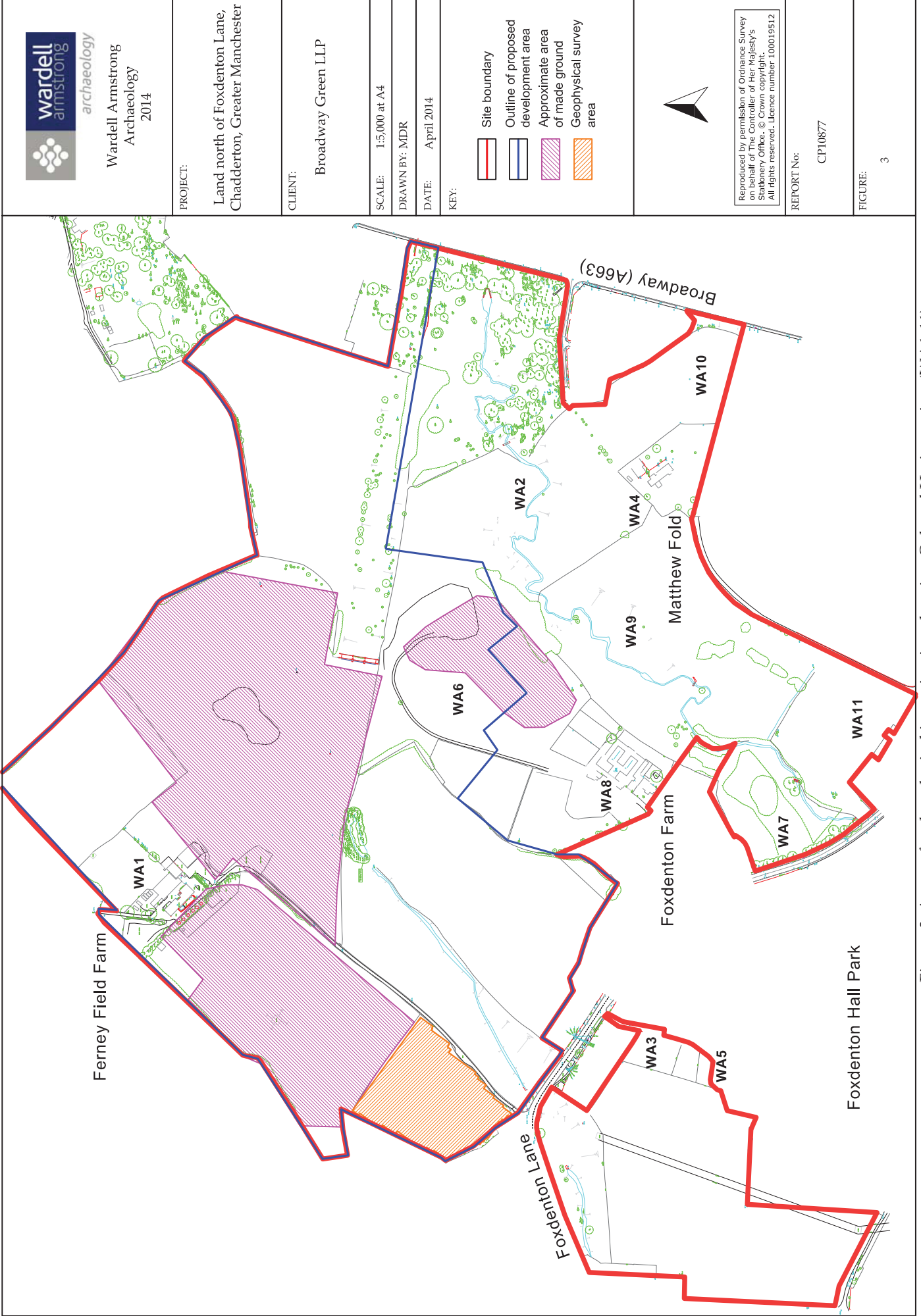


Figure 3: Areas of archaeological investigation showing Cultural Heritage sites (WA1-11)



Wardell Armstrong
Archaeology
2014

PROJECT:
Land north of Foxdenton Lane,
Chadderton, Greater Manchester

CLIENT:
Broadway Green LLP

SCALE: 1:500 at A4

DRAWN BY: AB

DATE: April 2014

KEY:

 Surveyed building
(detailed in Figure 11)



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REPORT No:
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FIGURE:
4

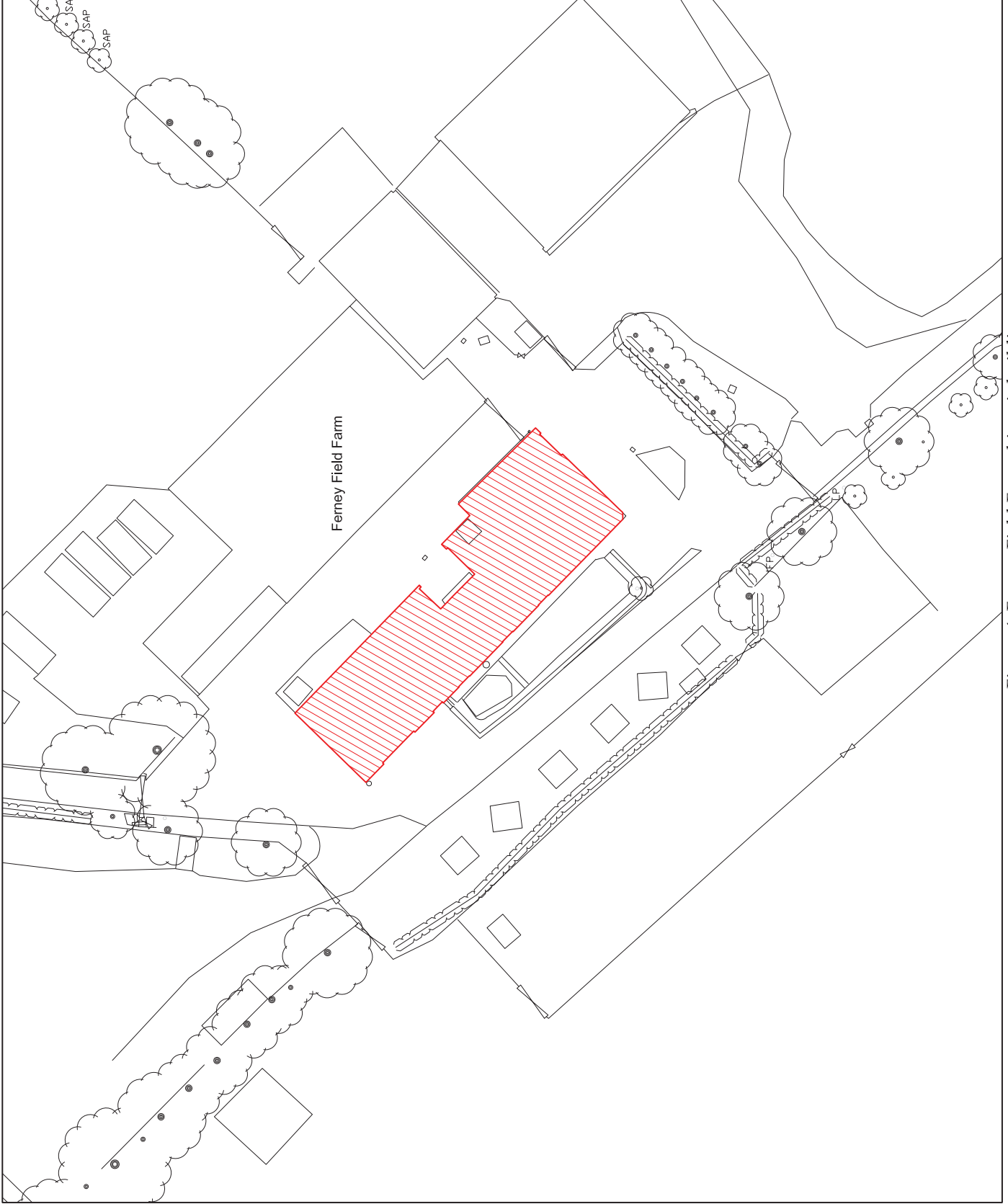


Figure 4: Ferney Field Farm; historic building survey.



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2014

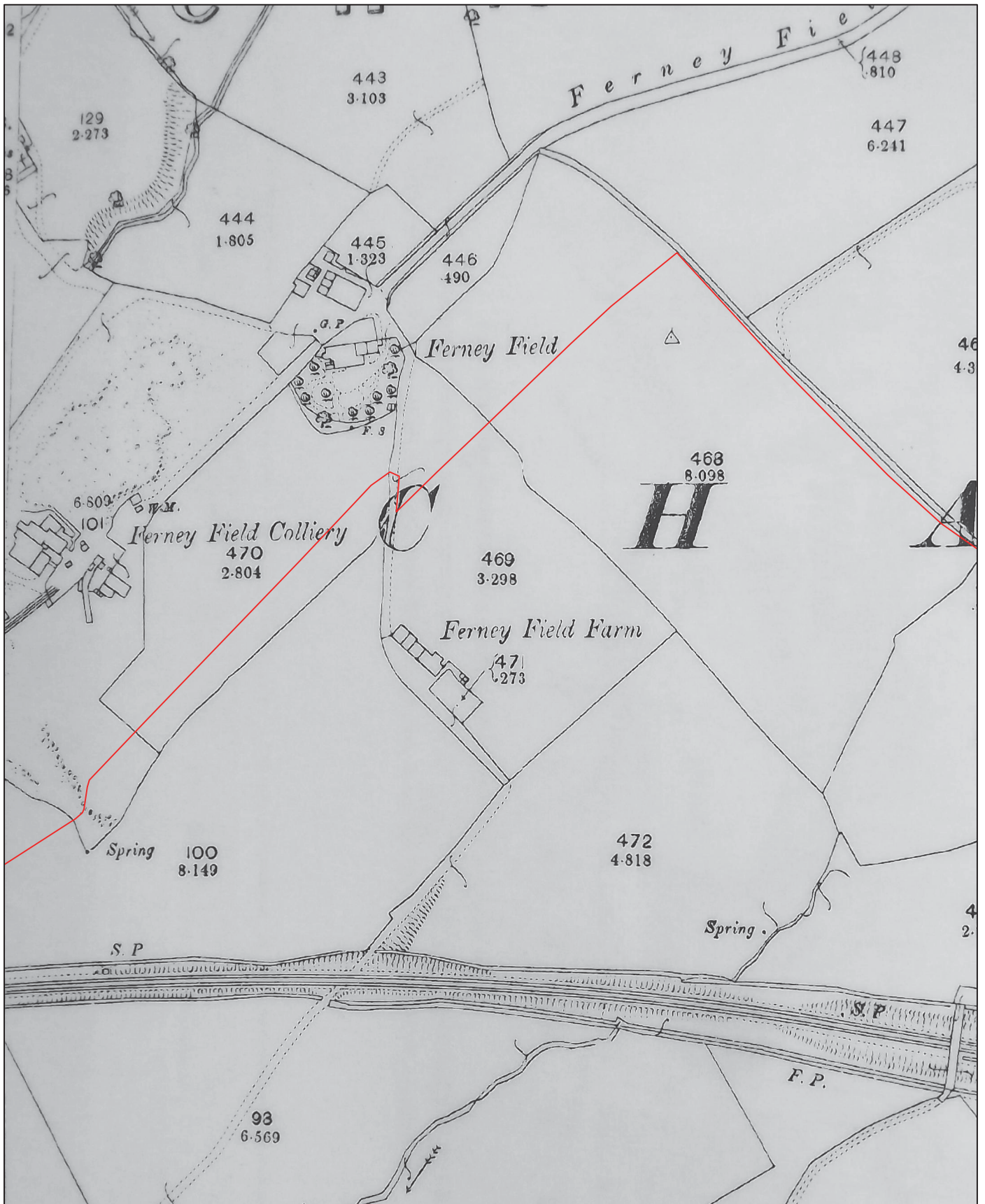
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Chadderton, Greater Manchester
SCALE: c.1:2,500 at A4
REPORT No: CP10877
CLIENT: Broadway Green LLP
DRAWN BY: AB
DATE: April 2014
FIGURE: 5

KEY:

 Site boundary



Figure 5: Extract from Chadderton Tithe Map, c.1847.






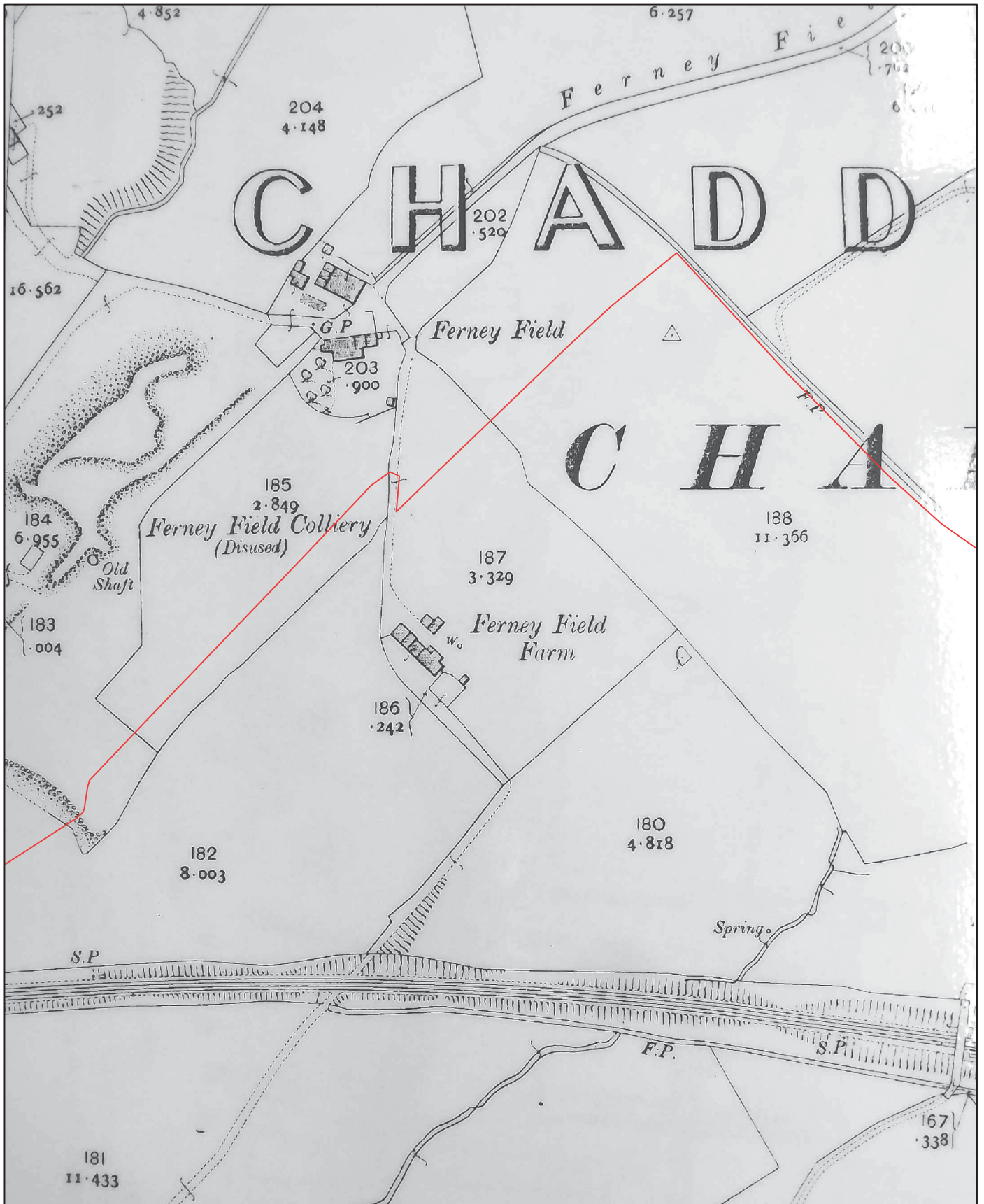
 <p>Wardell Armstrong Archaeology 2014</p>	<p>PROJECT: Land north of Foxdenton Lane, Chadderton, Greater Manchester</p> <p>SCALE: 1:2,500 at A4</p> <p>REPORT No: CP10877</p> <p>CLIENT: Broadway Green LLP</p> <p>DRAWN BY: AB</p> <p>DATE: April 2014</p> <p>FIGURE: 6</p>	<p>KEY:</p> <p> Site boundary</p>	
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Figure 6: First Edition Ordnance Survey Map, 1893 (25" to 1 mile scale).






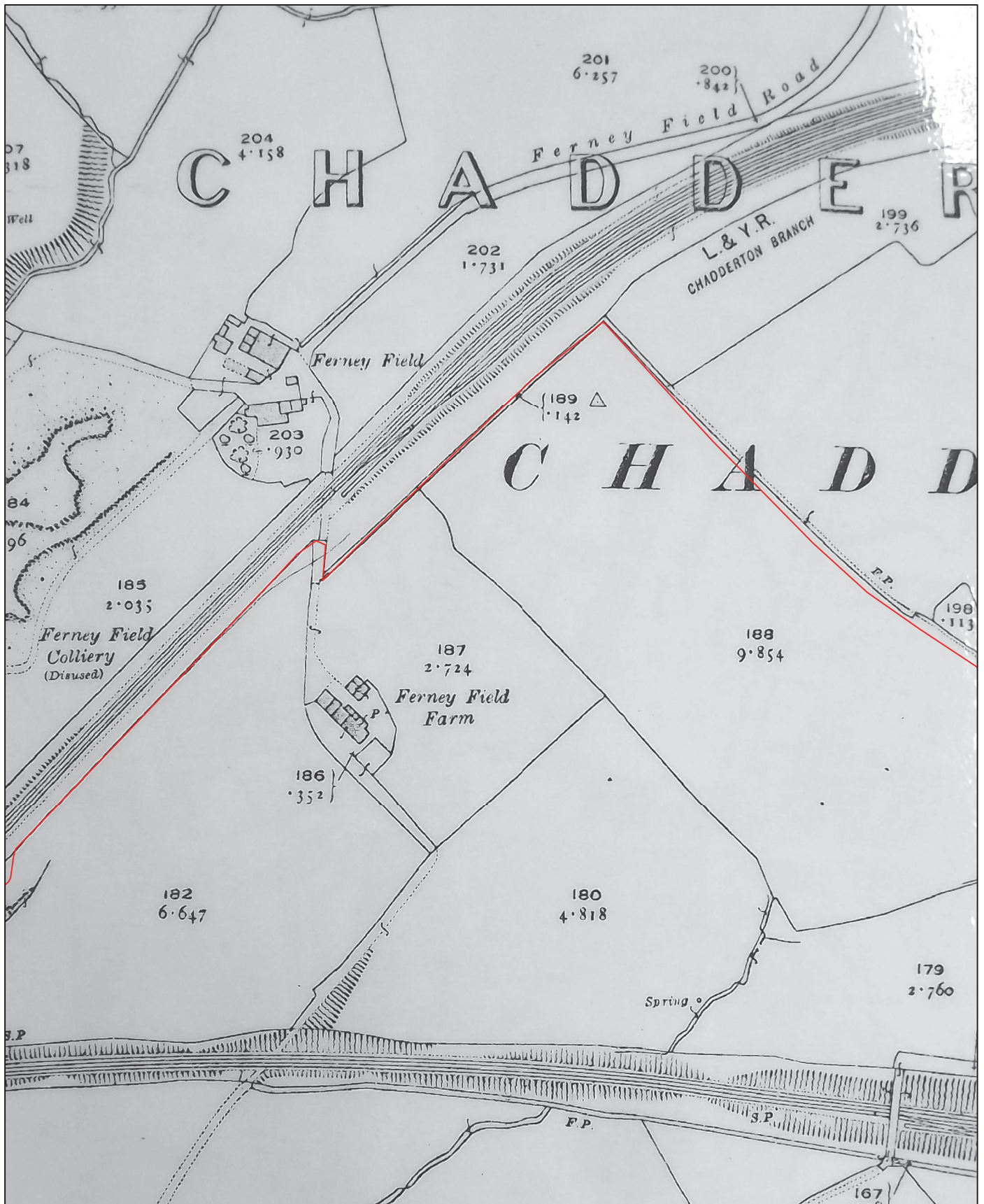
 <p>Wardell Armstrong Archaeology 2014</p>	<p>PROJECT: Land north of Foxderton Lane, Chadderton, Greater Manchester</p> <p>SCALE: 1:2,500 at A4</p> <p>REPORT No: CP10877</p> <p>CLIENT: Broadway Green LLP</p> <p>DRAWN BY: AB</p> <p>DATE: April 2014</p> <p>FIGURE: 7</p>	<p>KEY:</p> <p> Site boundary</p>	
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Figure 7: Second Edition Ordnance Survey Map, 1909 (25" to 1 mile scale).






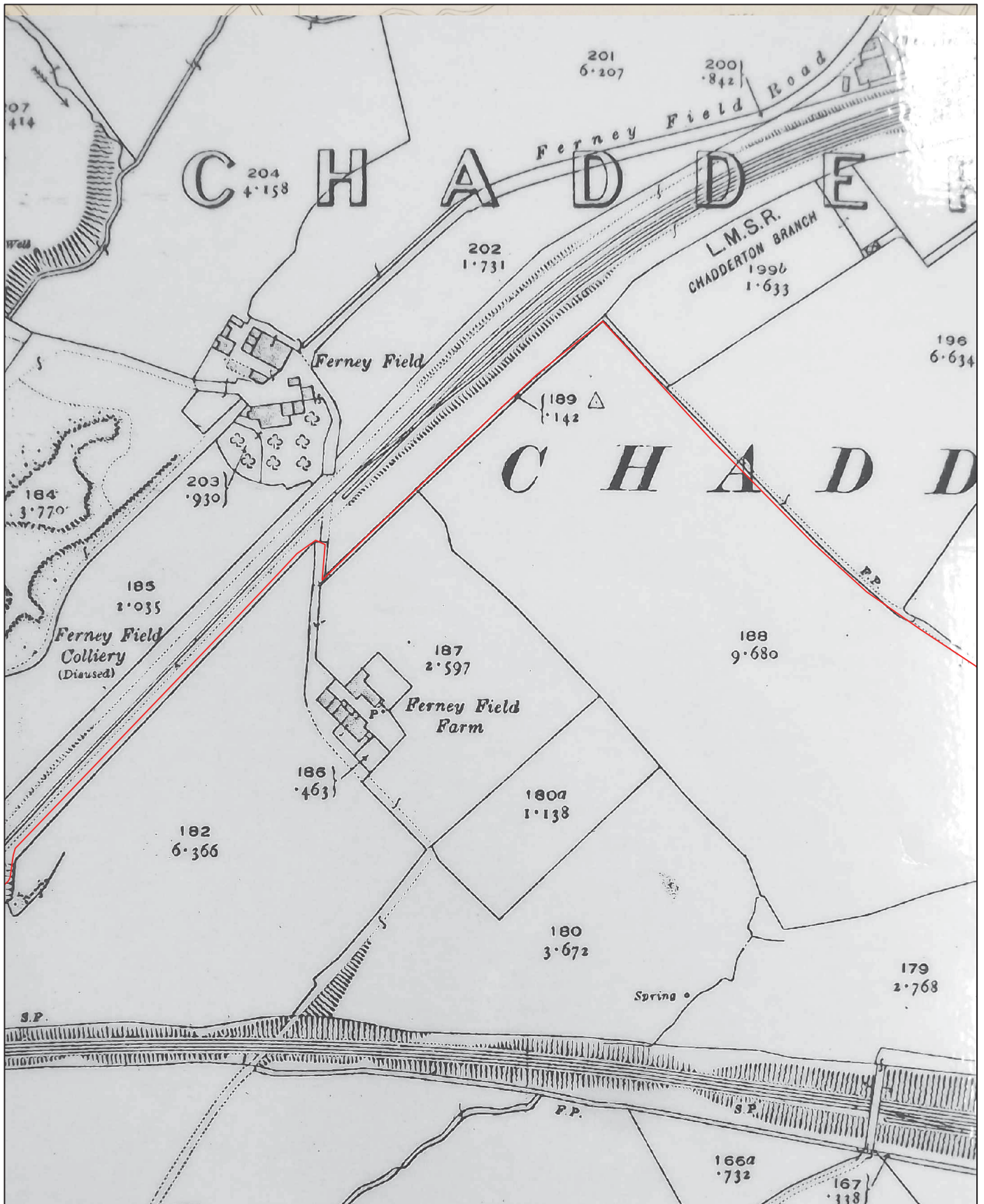
 <p>Wardell Armstrong Archaeology 2014</p>	<p>PROJECT: Land north of Foxdenton Lane, Chadderton, Greater Manchester</p> <p>SCALE: 1:2,500 at A4</p> <p>REPORT No: CP10877</p> <p>CLIENT: Broadway Green LLP</p> <p>DRAWN BY: AB</p> <p>DATE: April 2014</p> <p>FIGURE: 8</p>	<p>KEY:</p> <p> Site boundary</p>	
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Figure 8: Ordnance Survey Map, 1922 (25" to 1 mile scale).






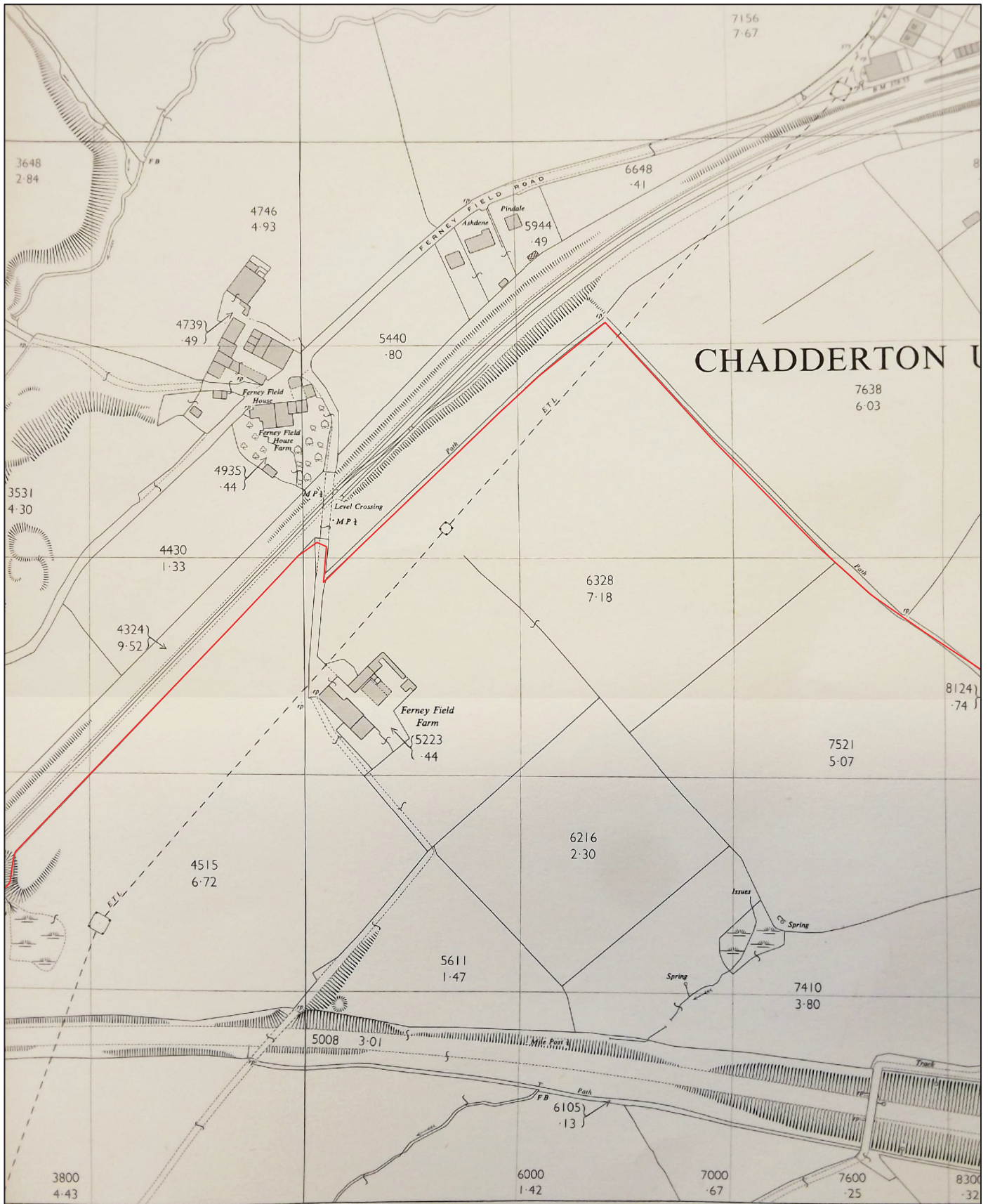
 <p>Wardell Armstrong Archaeology 2014</p>	<p>PROJECT: Land north of Foxdenton Lane, Chadderton, Greater Manchester</p> <p>SCALE: 1:2,500 at A4</p> <p>REPORT No: CP10877</p> <p>CLIENT: Broadway Green LLP</p> <p>DRAWN BY: AB</p> <p>DATE: April 2014</p> <p>FIGURE: 9</p>	<p>KEY:</p> <p> Site boundary</p>	
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Figure 9: Ordnance Survey Map, 1932 (25" to 1 mile scale).






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Figure 10: Ordnance Survey Map, 1969 (1:2,500 scale).

PROJECT:

Land north of Foxdenton Lane,
Chadderton, Greater Manchester

CLIENT:

Broadway Green LLP

SCALE: 1:125 at A3

DRAWN BY: AB

DATE: April 2014

KEY:

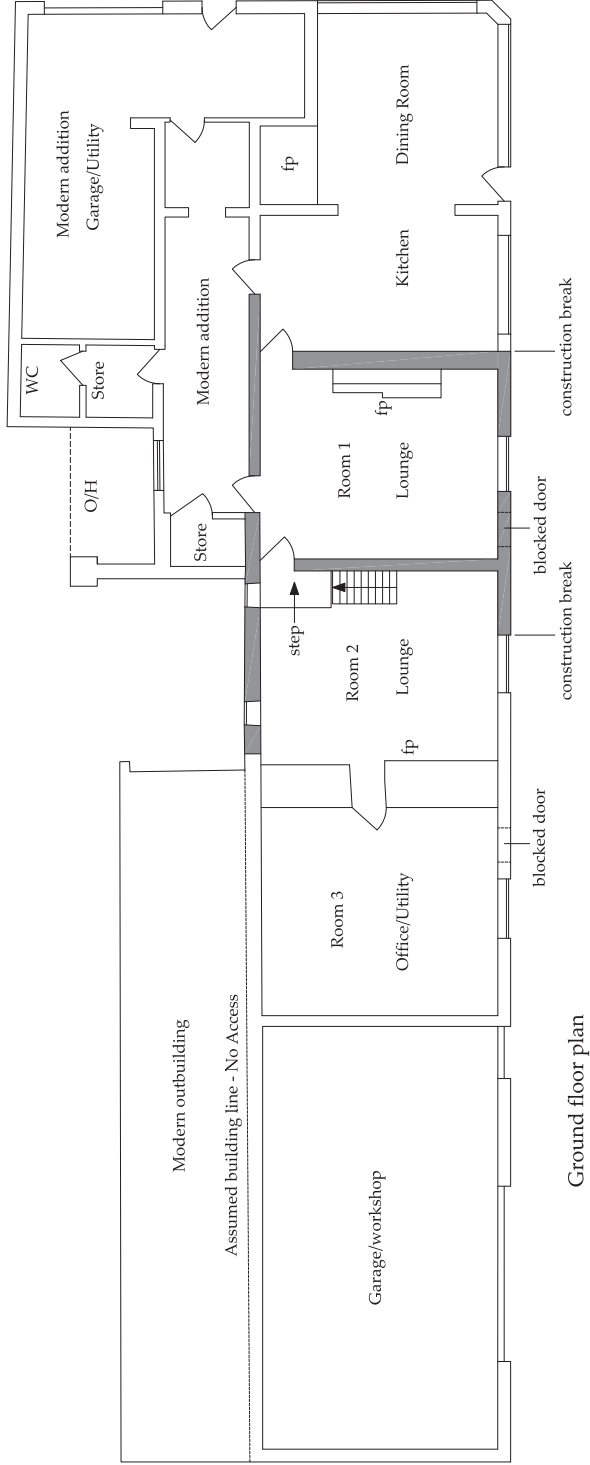


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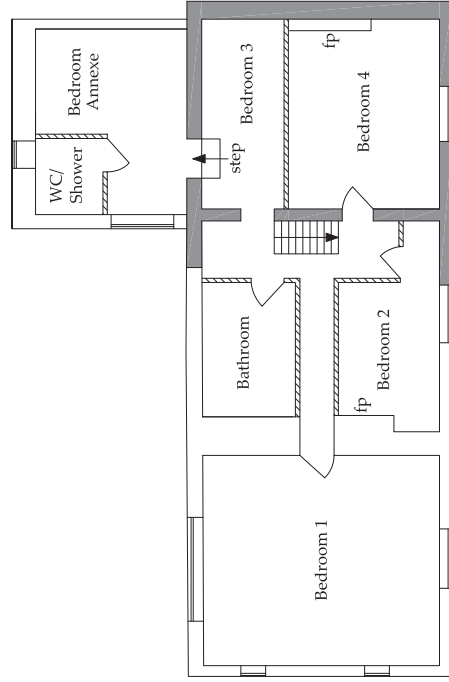
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FIGURE:

11

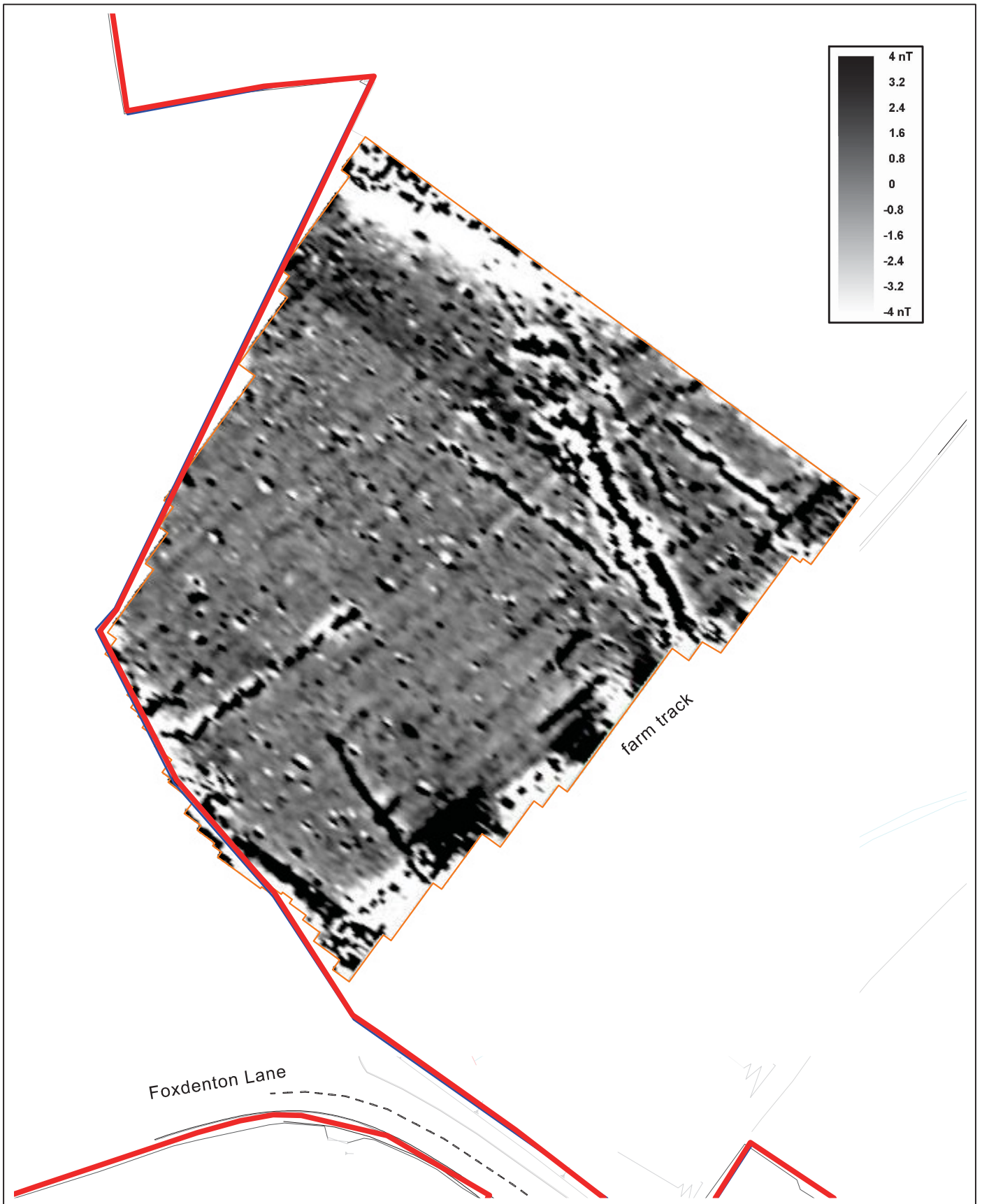


Ground floor plan



First floor plan

Figure 11: Ground floor and first floor plans of the house and garage/workshop.







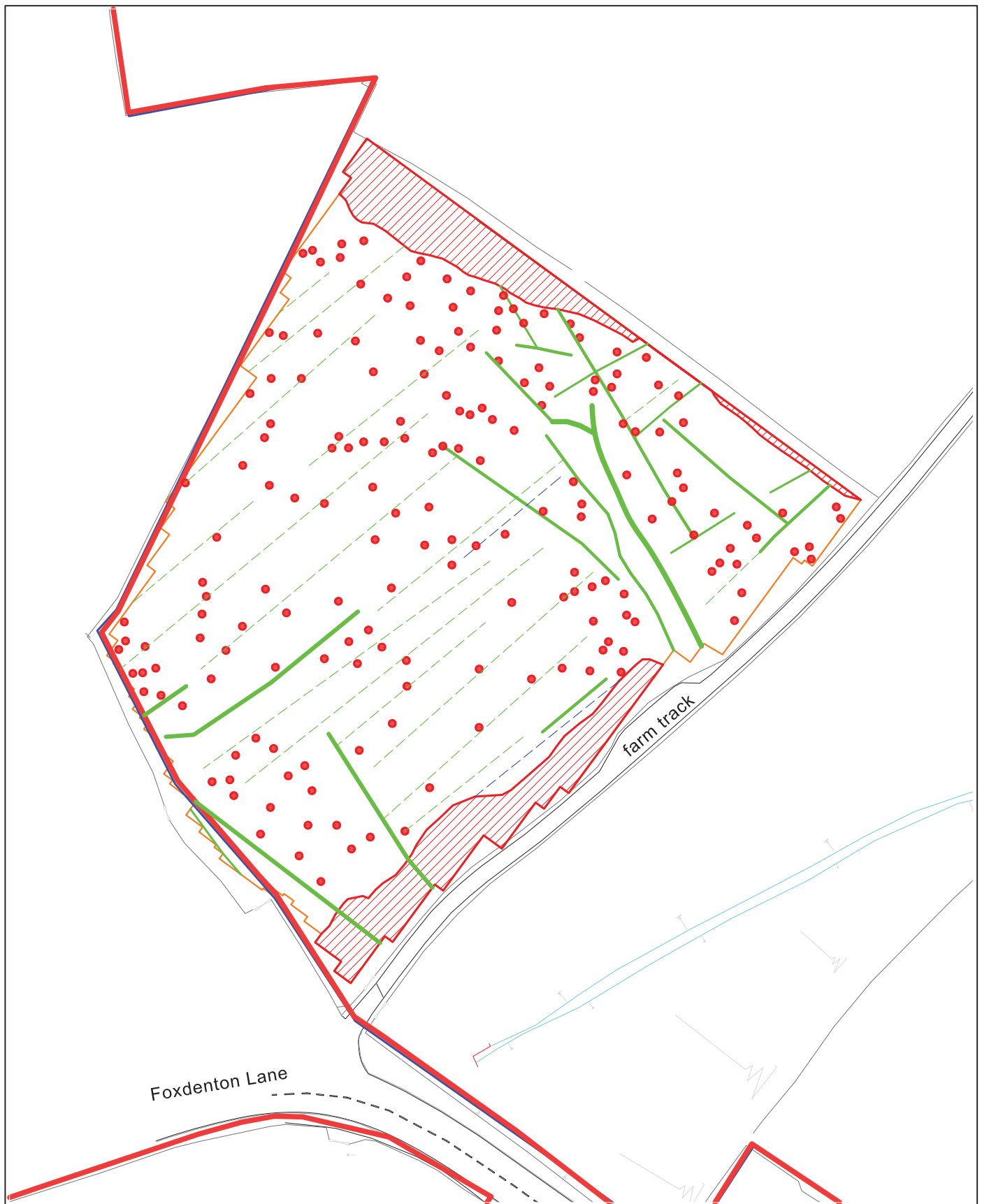

 <p>Wardell Armstrong Archaeology 2014</p>	<p>PROJECT: Land north of Foxdenton Lane, Chadderton, Greater Manchester</p> <p>SCALE: 1:1,000 at A4</p> <p>REPORT No: CP10877</p> <p>CLIENT: Broadway Green LLP</p> <p>DRAWN BY: MDR</p> <p>DATE: April 2014</p> <p>FIGURE: 12</p>	<p>KEY:</p> <p> Outline of proposed development</p> <p> Outline of geophysical survey area</p>	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100019512</p>
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Figure 12: Geophysical survey.

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PROJECT: Land north of Foxdenton Lane,
Chadderton, Greater Manchester

SCALE: 1:1,000 at A4

REPORT No: CP10877






CLIENT: Broadway Green LLP


DRAWN BY: MDR

DATE: April 2014

FIGURE: 13

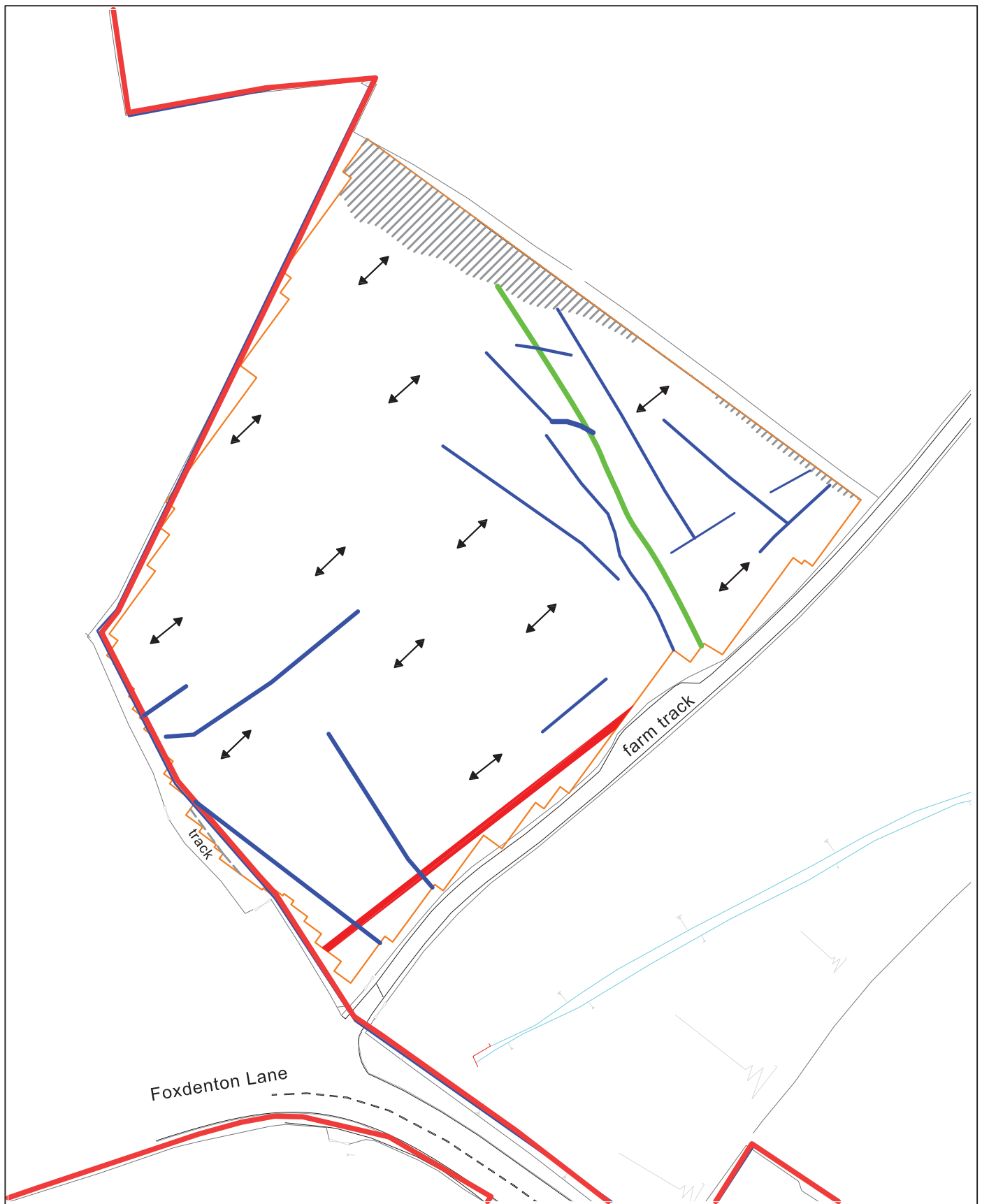
KEY:

-  Outline of proposed development
-  Outline of geophysical survey area
-  Positive magnetic anomaly
-  Negative magnetic anomaly
-  Dipolar magnetic anomaly



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Figure 13: Geophysical interpretation.



Wardell Armstrong
Archaeology
2014

PROJECT: Land north of Foxdenton Lane,
Chadderton, Greater Manchester
SCALE: 1:1,000 at A4
REPORT No: CP10877
CLIENT: Broadway Green LLP
DRAWN BY: MDR
DATE: April 2014
FIGURE: 14

KEY:	
	Outline of proposed development
	Outline of geophysical survey area
	Former field boundary
	Direction of ploughing
	Possible land drain
	Made ground
	Service pipe



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Figure 14: Archaeological interpretation.

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