

wa-archaeology.com

DESK BASED ASSESSMENTS
ARCHAEOLOGICAL EVALUATION
ARCHAEOLOGICAL EXCAVATION
GEOPHYSICAL SURVEY
TOPOGRAPHICAL AND LANDSCAPE SURVEY
HISTORIC BUILDING RECORDING
EIA AND HERITAGE CONSULTANCY



BLOOR HOMES NORTH WEST

ROBIN HILL FARM WEST

STANDISH

WIGAN

GREATER MANCHESTER

Archaeological Building Survey Report

DATE ISSUED: March 2016
JOB NUMBER: CP11682
OASIS REFERENCE: wardella2-246226
PLANNING APPLICATION REF: A/14/79165

BLOOR HOMES NORTH WEST

ROBIN HILL FARM WEST, STANDISH, WIGAN, GREATER MANCHESTER

Archaeological Building Recording

March 2016

PREPARED BY:

Cat Peters Researcher

EDITED BY:

Martin Railton Project Manager

APPROVED BY:

Richard Newman Post-excavation Manager

This report has been prepared by Wardell Armstrong Archaeology with all reasonable skill, care and diligence, within the terms of the Contract with the Client. The report is confidential to the Client and Wardell Armstrong Archaeology accepts no responsibility of whatever nature to third parties to whom this report may be made known.

No part of this document may be reproduced without the prior written approval of Wardell Armstrong Archaeology.



Wardell Armstrong is the trading name of Wardell Armstrong LLP, Registered in England No. OC307138.

Registered office: Sir Henry Doulton House, Forge Lane, Etruria, Stoke-on-Trent, ST1 5BD, United Kingdom

UK Offices: Stoke-on-Trent, Birmingham, Cardiff, Carlisle, Edinburgh, Greater Manchester, London, Newcastle upon Tyne, Penryn, Sheffield, Truro, West Bromwich. International Offices: Almaty, Moscow

ENERGY AND CLIMATE CHANGE
ENVIRONMENT AND SUSTAINABILITY
INFRASTRUCTURE AND UTILITIES
LAND AND PROPERTY
MINING AND MINERAL PROCESSING
MINERAL ESTATES AND QUARRYING
WASTE RESOURCE MANAGEMENT

SUMMARY

Wardell Armstrong Archaeology (WAA) was commissioned by Bloor Homes North West, to undertake a programme of archaeological building recording at Robin Hill Farm West, Standish, Wigan, Greater Manchester. The work was required as a condition of planning consent relating to the redevelopment of the area for housing. The building recording covered a cottage and two agricultural buildings, and was undertaken prior to demolition.

The documentary research found that historically this was Finch's Farm, named after the family that farmed the land during the late 19th and into the 20th century but previously had possibly been recorded as Eye's House. It is likely that a farmstead, or perhaps only a barn, was established at the Robin Farm West site, judging from a datestone of 1677, and certainly it was a freehold by 1725, and presumably habited at that time. The Walmsley's then the Withington's owned it in the 18th and 19th century, before the Finch's took over sometime between 1864 and 1882. Although the Historic Environment Record records the presence of a pipe shop in the vicinity, this does not appear to have been at Robin Hill farm West, but was to the north, at Robin farm House.

The surviving buildings on the site are likely to date to the 19th century, though there is evidence of the reuse of earlier stonework, seen at the base of the farmhouse (Building 1), and perhaps by the former triangular air vent noted from the brickwork in the pigsty forming part of the barn (Building 2). Any earlier buildings are likely to have been in ruin by 1818. The farmhouse and barn (built by 1830 based on cartographic evidence), and also features noted during the building survey, including the presence of a circular pitch hole, introduced around 1825, suggest a 19th century construction date. There were major alterations made to the barn, and to the farmhouse, in a different brick bond, and these are likely to have occurred by 1842, suggesting swift prosperity at the farm. Building 3 was a shippon, or cow shed, and was constructed between 1894 and 1908, a fairly late example of this kind of building. The farm seems to have originated as a small dairy farm, with pigs playing a small role. This role increased after the succession of the Ball family to Robin Hill Farm West around 1956, with extra outbuildings provided for them. The buildings continued to be altered to fit changes in use over the decades.

Access to the interior of the buildings was not possible at the time of the survey. However, a more detailed discussion of the use of the buildings, particularly the barn, would be attainable once access is possible to the interiors.

CONTENTS

1	INTRODUCTION AND SITE LOCATION	6
2	METHODOLOGY	8
3	HISTORICAL BACKGROUND	11
4	ARCHAEOLOGICAL BUILDING RECORDING	19
5	CONCLUSION	27
6	BIBLIOGRAPHY	29
	APPENDIX 1: PLATES SHOWING RESULTS OF BUILDING SURVEY	31
	APPENDIX 2: DIGITAL PHOTOGRAPHIC REGISTER	39
	APPENDIX 3: CONTACT PRINTS FORMING PHOTOGRAPHIC SURVEY	46
	APPENDIX 4: FIGURES	50

FIGURES

Figure 1: Site Location

Figure 2: Detailed Site Location

Figure 3: Extract from the Standish Manorial Plan, 1763

Figure 4: Extract from Greenwood's Plan of Lancashire, 1818

Figure 5: Extract from Hennes's Plan of Lancashire, 1830

Figure 6: Extract from the Standish-with-Langtree Tithe Apportionment Map 1842

Figure 7: First Edition Ordnance Survey Map, 1849, 6" to 1 mile scale

Figure 8: First Edition Ordnance Survey Map, 1894, 25" to 1 mile scale

Figure 9: Second Edition Ordnance Survey Map, 1908, 25" to 1 mile scale

Figure 10: Third Edition Ordnance Survey Map, 1928, 25" to 1 mile scale

Figure 11: Ordnance Survey Map, 1959 edition, 25" to 1 mile scale

Figure 12: Ordnance Survey Map, 1967 edition, 25" to 1 mile scale

Figure 13: Plan of Building 1: The Farmhouse

Figure 14: Plan of Building 2: Southern Outbuilding

Figure 15: Plan and Cross Sections of Building 3: Northern Outbuilding

PLATES

Plate 1: The Finch Family at Robin Hill Farm, early 1900s (after Webb 1999, 41)	14
Plate 2: The Finch Family at Robin Hill Farm, c. 1914 (after Webb 1999, 119)	14
Plate 3: South-East Facing Elevation of Building 1	Appendix 1
Plate 4: South-West Facing Elevation of Building 1	Appendix 1
Plate 5: North-West Facing Elevation of Building 1	Appendix 1
Plate 6: North-East Facing Elevation of Building 1	Appendix 1
Plate 7: North-East Facing Elevation of Building 2	Appendix 1
Plate 8: South-East Facing Elevation of Building 2	Appendix 1
Plate 9: South-East Facing Elevation of south-west extension to Building 2	Appendix 1
Plate 10: Detail of arched openings in south-west facing extension to Building 2	Appendix 1
Plate 11: South-West Facing Elevation of Building 2, from the South	Appendix 1
Plate 12: South-West Facing Elevation of Building 2, from the North	Appendix 1

1 INTRODUCTION AND SITE LOCATION

1.1 Project Circumstances and Planning Background

- 1.1.1 Wardell Armstrong Archaeology was commissioned by Bloor Homes North West, to undertake a programme of archaeological works at land to the south of Pepper Lane, Standish, Wigan, to include a building recording, geophysical survey and field evaluation. This report deals with the results of the building recording of the structures associated with Robin Hill Farm West, Standish (centred on Ordnance Survey grid reference SD 55074 10958), in advance of their demolition, and the development of the surrounding land for housing (Planning Application Ref: A/14/79165).
- 1.1.2 The grant of planning permission by Wigan Metropolitan Borough Council (condition 20), stated that, *“no development shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority”* (A/14/79165 condition 20). This is in line with government advice as set out in Section 12 of the National Planning Policy Framework (NPPF 2012).
- 1.1.3 Consultation with Andrew Myers, Senior Planning Archaeologist at the Greater Manchester Archaeological Advisory Service (GMAAS) resulted in the requirement for the programme of archaeological work to comprise a preliminary archaeological building recording of Robin Hill Farm West and associated buildings, a geophysical survey of the development area and an archaeological trial trench evaluation targeting any results of the geophysical survey (A/14/79165/Major consultation response dated 28th April 2014).
- 1.1.4 The buildings scheduled for demolition include three buildings associated with Robin Hill Farm West, an occupied dwelling, a large agricultural building to the south-west of it and a smaller agricultural building to the north-west, only shown on mapping after 1894. Robin Hill Farm West is known to have 17th century origins (MGM HER 5567) and the presence of a pipe shop in the vicinity (MGM HER 4068) is also deemed to be of interest. Consequently, the buildings were considered to be heritage assets worthy of preservation by record, prior to demolition.

1.2 Location

- 1.2.1 Standish is situated approximately 6km to the north of Wigan in the Metropolitan Borough of Wigan, Greater Manchester on the A49 road west of the M6 motorway (Figure 1).
- 1.2.2 Robin Hill Farm west is situated to the north-west of Standish and east of Shevington Moor, north of Almond Brook Road and south of Pepper Lane at a height of approximately 100m aOD (Figure 2).
- 1.2.3 At the time of the archaeological building survey, there were three buildings associated with Robin Hill Farm West; an occupied dwelling, a large agricultural building to the south-west of (southern outbuilding) and a smaller agricultural building to the north-west (northern outbuilding). These were clustered together to the west of Robin Hill Lane. All were subjected to a Level 3 Building Survey (English Heritage 2006).

2 METHODOLOGY

2.1 Standards and Guidance

2.1.1 A Level 3 Historic Building Survey, as outlined by Historic England is an analytical record of a building or buildings, which includes an account of the evidence on which the analysis has been based and a drawn and photographic record of the structures as surviving, to include both exteriors and interiors. The record will present conclusions regarding the buildings' development and use, and utilise readily available documentary and cartographic sources to support this (English Heritage 2006, 14). The survey was also undertaken following the appropriate standards and guidance issued by the Chartered Institute for Archaeologists (CIfA 2014).

2.2 Level 3 Building Survey

2.2.1 At the time of the building survey only the exteriors of the buildings were accessible, due to the farm still being occupied. The interiors of the buildings will be included once Robin Hill farm West has been vacated.

2.2.2 The archaeological building recording includes the compilation of a digital and black and white 35mm print film record of the structures. This photographic record will include:

- General view or views of the exteriors and interiors of the buildings prior to demolition;
- The overall appearance of principle internal spaces
- Detailed coverage of the buildings' external appearances
- Any external or internal detail, structural, functional or decorative, which is relevant to the design of the buildings, and to their development and use
- The relationship of the buildings to their setting, to other buildings, or to a significant viewpoint.

2.2.3 The written record comprises:

- The building's precise location, as a National Grid reference and in address form
- The location of the project archive
- An historical background to set the site into its historical context, with information derived as a result of an assessment of documentary and cartographic sources

- A description of the form of the buildings, and an account of their origins, development and use to include any information on lost detail and alterations in the surviving structures

2.2.4 The drawn record will comprise:

- Scaled floor plans of the buildings showing the layout of the interiors, and the locations of any significant historic features
- Elevation drawings, where appropriate, to record significant structural or architectural detail

2.2.5 The purpose of the archaeological building recording is to produce a full photographic and written record of the existing structures prior to demolition.

2.3 Reporting and Project Archive

- 2.3.1 A copy of the report will be submitted to the client for submission to Wigan Metropolitan Borough Council.
- 2.3.2 A digital copy of the report will be deposited with the Greater Manchester Historic Environment Record at the Greater Manchester Archaeological Advisory Service (GMAAS).
- 2.3.3 An archive will be prepared in accordance with the recommendations in *'Archaeological Archives: A Guide to Best Practice in Creation, Compilation, Transfer and Curation'* (Brown 2011). The project archive will be deposited with Wigan Archives and Local Studies, Leigh Town Hall.
- 2.3.4 Wardell Armstrong Archaeology supports the Online Access to Index of Archaeological Investigations (OASIS) project (<http://www.oasis.ac.uk>). The aim of the OASIS project is to provide an online index to archaeological grey literature that has been produced as a result of developer-funded fieldwork. Details of this project have been included on the OASIS database under the identifier **wardella2-246226**.

3 HISTORICAL BACKGROUND

3.1 Introduction

3.1.1 This historical background has been compiled from information derived from historical mapping consulted at Lancashire Record Office (LRO) and Wigan Archives Service (WAS), as well as readily-available documentary sources such as local histories, in addition to the results of the archaeological desk-based assessment undertaken of the wider development site (Morse 2014).

3.2 Robin Hill Farm West

3.2.1 The earliest cartographic document of the area encountered during the research was a Standish Manorial map of 1763, entitled *'Map of the Manor and Lordships of Standish and Langtree in the County of Lancaster belonging to Mrs Towneley of Standish'* (WAS Cf. 5338). This shows in detail the surrounding areas, and includes the names of fields. Unfortunately, Robin Farm West is not detailed, as it did not belong to Mrs Towneley as part of the Standish Estate at that time (Figure 3). The extent of the Robin Farm West land is dashed, and two possible trackways are shown running north-east to south-west, the second branching off this and heading south-south-west. No individual fields or buildings are included. A symbol at the centre of the plot relates to an accompanying *'Explanation of the Map'*, which indicates that the land was *'Edward Walmsley's'*. There is a list of lands occupied by a *'John Walmsley'* in the Survey of the Estate of Ralph Standish in 1725 (WAS D/D St. E/2), and though the fields are named, the fields known to relate to Robin Hill Farm West on later maps are not named, so it cannot be ascertained whether this was the same land. *"In 1755 there were seven fields on Edward Walmsley's freehold"* and he paid *"a chief of 3s. to E.T. Standish in 1778"* (Porteus 1927, 205).

3.2.2 Porteus states that the farm was once called *"Eyes House"* (*ibid*), though there is no reference given for the basis of this. The Archdeaconry of Chester Probate Records include a reference to a *'Robert Eyes of Standish'* who was a husbandman in 1663 (LRO WCW/InfraC1334A/41). It is possible that this person was related to the farm in some way. A further possible origin of this is a citation within The Greater Manchester Historic Environment Record, which lists the farm as being constructed by *"Rev. Illiss"*, but no further reference of this could be found (GMHER 4634.1.0).

3.2.3 The Tithe Award Plan for Standish-with-Langtree of 1842 clearly shows the plot numbers for the immediate environs of the present Robin Hill Farm West as 319, 320,

321 and 322 (Figure 6). The accompanying award (LRO IR20/18/244) lists these as owned by Alice Withington and occupied by Elizabeth Culshaw, along with other associated plots 318, 323, 324, 325, 331, 332, 333 and 374, summarised below:

<i>Owner</i>	<i>Occupier</i>	<i>Plot No.</i>	<i>Description</i>	<i>Usage</i>	<i>Size</i>
Withington, Alice	Elizabeth Culshaw	318	Field	Arable	1.3.4
Withington, Alice	Elizabeth Culshaw	319	Orchard		1.3.29
Withington, Alice	Elizabeth Culshaw	320	Dwelling House & Yard		1.3.5
Withington, Alice	Elizabeth Culshaw	321	Outhouse and Croft	Pasture	1.3.33
Withington, Alice	Elizabeth Culshaw	322	Lane	Pasture	1.3.21
Withington, Alice	Elizabeth Culshaw	323	Field	Pasture	1.3.3
Withington, Alice	Elizabeth Culshaw	324	Orchard		1.3.25
Withington, Alice	Elizabeth Culshaw	325	Field	Pasture	2.3.28
Withington, Alice	Elizabeth Culshaw	331	Field	Pasture	3.3.14
Withington, Alice	Elizabeth Culshaw	332	Field	Meadow	3.3.24
Withington, Alice	Elizabeth Culshaw	333	Field	Pasture	3.2.28
Withington, Alice	Elizabeth Culshaw	374	Field	Pasture	5.1.36

3.2.4 The Terrier of the Standish Estate of 1864 (WAS D/D St. E/7), though it does not come with an accompanying plan, on page 32 it lists the same plot numbers and the same tenant, 'Elizabeth Culshaw', appearing almost identically as in the tithe award, as shown in the table below:

Plot No.	Name of Tenants	Description of Premised	Statute Area
318	Elizabeth Culshaw	Field	1.3.4
319	Elizabeth Culshaw	Orchard	1.3.29
320	Elizabeth Culshaw	Dwelling House and Yard	1.3.5
321	Elizabeth Culshaw	Outhouse and Croft	1.3.33
322	Elizabeth Culshaw	Lane	1.3.21
323	Elizabeth Culshaw	Field	1.3.3
324	Elizabeth Culshaw	Orchard	1.3.25
325	Elizabeth Culshaw	Field	2.3.28
331	Elizabeth Culshaw	Field	3.3.14
332	Elizabeth Culshaw	Field	3.3.24
333	Elizabeth Culshaw	Field	3.2.28
374	Elizabeth Culshaw	Field	5.1.36

3.2.5 This suggests that the farm came back into the Standish estate at some time between 1842 and 1864. Interestingly, at the top of the list of field names and numbers alongside Culshaw, Elizabeth, is written '*Hithingtons*', '*Shithingtons*', or perhaps more likely, '*Withingtons* Farm', relating to the former owner, Alice Withington, or her predecessor, Hugh.

3.2.6 In 1882 and 1887, Alice Finch is listed at Robin Hill, under farmers in Standish (Slater's Directory 1882, 621; Slater's Directory 1887, 633). Kelly's Directory of 1923 lists Henry Finch as a farmer at Robin Hill (cited in Smith 2003, 217). There are pictures of the Finch family farming the land and grouped outside the farmhouse in the early 20th

century (Plates 1 and 2), the farmhouse showing very similar brick style as that observed during the building survey (*confer* 4.2).



Plate 1: The Finch Family at Robin Hill Farm, early 1900s (after Webb 1999, 41)



Plate 2: The Finch Family at Robin Hill Farm, c. 1914 (after Webb 1999, 119)

- 3.2.7 Discussions with the occupier of the present Robin Farm West, indicated that the farm been in the Ball family's hands for the last 60 years or so, and that local people still referred to it as Finch's Farm. Robert (Bob) Ball was "*well known for breeding British Saddlebacks.... and he won many awards at agricultural shows*" (Parkin 2013, 11).
- 3.2.8 The Greater Manchester Historic Environment Record entry for 'The Pipe Shop' (GMHER 3289.1.0) refers to a "*Mrs Ball from the farm [who] explained that she had found many clay pipes around the farm and the area of the demolished Pipe Shop*"

(GMHER 3289.1.0). The Greater Manchester HER locates the former pipe shop at Robin Farm West, as does the desk-based assessment undertaken of the site (Morse 2013), but Mr Lythgoe's reminiscence of the "*Pipe Shop at the end of the lane to the east of the House*" (GMHER 3289.1.0) could equally refer to the north end of Robin Hill Lane. A key source for the pipe shop being based at Robin Hill Farm West seems to be Porteus' 1927 book, but this too is poorly expressed and inconclusive. The confusion appears to stem from the fact that several farms were based at Robin Hill at the same time. Robin Hill Farm East is the least problematic, and is the farm on the east side of Robin Hill Lane, held by a John Shaw in 1726 by "*Read*" in the early 19th century (Porteus 1927, 204) and by Thomas Reed by 1842 (LRO IR20/18/244).

3.2.9 The other two farms at Robin Hill referenced by Porteus are "*Robin Hill House in Pepper Lane*" (Porteus 1927, 204) which is likely to be the farm to the north of the present farm, accessed from Pepper Lane, rather than Robin Hill Lane, held by the Aspinalls in the 18th century (Porteus 1927, 204), and "*Eyes House, now Finch's Farm, in Robin Hill Lane*" (Porteus 1927, 205). The present Robin Hill Farm West was always accessed from Robin Hill Lane, rather than directly from Pepper Lane, and locals to this day still refer to it as Finch's Farm, so the latter farm must be the present Robin Farm West. The added confusion comes from Porteus reference to "*The Pipe Shop in front of the last-mentioned farm*" (Porteus 1927, 204), which was a separate holding. The last mentioned farm in his text is "*Robin Hill House in Pepper Lane*" (*ibid*) which must be the farm to the north. This is further corroborated by the reference to fieldnames as 'Holland Hey' and 'Robin Hill', which, on the Standish Manorial Plan of 1763 (Figure 3), are located to the north-west of the present Robin Hill Farm West. Further evidence to suggest that the pipe shop was associated with the farm to the north comes from Porteus' reference to it being "*long in ruins but is now (1923) being rebuilt*" (Porteus 1927, 204), combined with the appearance on the 1959 Ordnance Survey Map of a building marked 'Pipe Shop' to the west of the farmhouse associated with the farm to the north. The Chisnall's held the Pipe Shop in the 18th century (Porteus 1927, 234), and by 1842, both the former Pipe Shop and Robin Hill House were held by John Werrell (LRO IR20/18/244), though neither are named.

3.2.10 Dating the Robin Farm West from the documentary resource has proved difficult and elusive. The Greater Manchester Historic Environment Record for Robin Hill Farm West (GMHER 4634.1.0) dates it to the 17th century, but this may be based on the presence of a datestone of 1677 on the present barn, with the letters T.W. above and

A.W. below. It is known that the farm was held by Edward Walmsley in 1793, so these could have been relations, though it could be that the datestone is from elsewhere as it is unlikely that the present barn dates to this period (*confer* 4.3). “*Older redundant buildings are often ransacked for materials which can be reused in new buildings*” (Conway and Roenisch 1994, 95).

- 3.2.11 No buildings are shown at this location on Greenwood’s plan of 1818 (Figure 4), with Hennet’s plan of 1830 the earliest encountered by this research to show buildings in the vicinity (Figure 5), though it could be that there was an earlier farm that had fallen into disrepair, as certainly the land was farmed and held by Edward Walmsley in 1793, and presumably there was a farmstead by then. The farm may have been rebuilt between 1818 and 1830, or it was missed off Greenwood’s plan. Hennet’s plan of 1830 labels the area ‘Robin Hill’ (Figure 5). The two buildings shown on Hennet’s plan could be the same two buildings shown on the Tithe Award plan of 1842 (Figure 6), though the positions would be inaccurate. Robin Hill House, to the north, and Robin Hill East, to the east are more similar on Hennet’s plan and the Tithe Award plan. The fact that these three farms were fairly closely spaced, all farming Robin Hill, may suggest that they are the survivors of a larger hamlet or village, or that they were all associated with one large farm which later subdivided (Peters 2003, 5).
- 3.2.12 The Tithe Award plan is the earliest to clearly show Robin Hill Farm West, and depicts two buildings forming the farmstead by this date, in the same locations at the present farmhouse (Building 1) to the east, and barn (Building 2) (Figures 6 and 2). Both are smaller than at present, but the accompanying award lists ‘320’ Building 1, as ‘Dwelling House & Yard’, and ‘321’, Building 2 and the land to the immediate north-west, as ‘Outhouse and Croft’. The use of the term croft may indicate a medieval origin for the plots. The parallel nature of the buildings, and presence of only two buildings, indicate a small farm (Peters 2003, 7). Both buildings are fairly irregular shapes by 1842, perhaps indicative of various alterations and extensions. The track shown heading south-westwards from the farmstead could be that shown on the Standish Manorial Plan of 1793 (Figure 3). Robin Hill Lane to the east of the farm, is shown extending southwards, and a pond is shown in a field to the north-west of the buildings.
- 3.2.13 The First Edition Ordnance Survey Map, 6inch scale, of 1849 (Figure 7) shows a very similar layout to the Tithe Award plan of 1842 (Figure 6), although the land to the

immediate north-east of Building 1, and the square field to the south of Building 2 both appear to be orchards by this date, though both are described as such in the Tithe Award text and in the Terrier of 1864 (*confer* 3.2.3 and 3.2.4), indicating that no changes had occurred in the years between the publication of these maps.

- 3.2.14 The First Edition Ordnance Survey Map, 25inch scale, of 1894 (Figure 8) appears to show the loss of these orchards at some time after 1864, and the demolition of the north-westernmost part of Building 1, which is depicted as an L-shaped building on the later plan. An extension seems to have been added to the north-western corner of Building 2 between 1849 and 1894, and a small rectangular structure is shown to the south-east of Building 1. Also by this date, the mineworks have been established to the south-east, east of Robin Hill Lane, represented by depressions, buildings and annotations including 'Shaft' and 'Robin Hill Pumping Station' (Figure 8). Otherwise the immediate area remains relatively unchanged.
- 3.2.15 By the publication of the Second Edition Ordnance Survey Map of 1908 (Figure 9), the square orchard formerly depicted to the south of Building 2 has disappeared and the north-west extension to Building 2 has been removed. In addition, a rectangular building is shown to the north-west of Building 2, in the exact position of the present cow shed (Building 3). The surrounding area has not changed between 1894 and 1908 (Figures 8 and 9).
- 3.2.16 Between 1908 and the publication of the Third Edition Ordnance Survey Map of 1928 (Figure 10), few changes have occurred in the vicinity of Robin Hill Farm West. However, a dashed rectangular structure linking Buildings 2 and 3 is depicted on the later map, perhaps suggesting an open temporary lean-to link building, and a dashed rectangular structure is also shown to the south of Building 2. In addition, to the west of the dashed structure linking Buildings 2 and 3, an enclosure is depicted at the western extent of the field. The small rectangular structure first shown on First Edition Ordnance Map 25inch edition of 1894 to the south-east of Building 1 (Figure 8) no longer survived by 1928.
- 3.2.17 By 1959 and the publication of the Ordnance Survey map of that year (Figure 11), various further changes had occurred. In the wider area, Robin Hill Pumping Station complex first shown to the south-east of Robin Hill Farm West on the 1894 map (Figure 8) is now marked as '*Ruin*'. Changes at Robin Hill Farm West itself include the extension of the farmstead complex enclosure westwards into part of a former field,

an extension to the south-west facing elevation of Building 1 at the northern part and the construction of a rectangular structure to the south of Buildings 1 and 2 with a dashed section on the south-east side. A squared enclosure has also been created at the eastern extent of the field to the west of Robin Hill Lane to the east of the buildings.

- 3.2.18 Between 1959 (Figure 11) and 1967 (Figure 12) the dashed structure formerly depicted linking Buildings 2 and 3 is no longer shown, the western extension to Building 2 shown on all former mapping no longer survives and the area to the north of the farmstead has been subdivided into two, with new boundaries.
- 3.2.19 Changes occurring post 1967 (compare Figures 12 and 2) include: the removal of the western boundary formerly subdividing the land to the north of the farmstead first shown on the 1967 map; the demolition of the dashed structure to the south of Building 2, first shown on the 1928 map (Figure 10); the creation of a larger western extension, along the south-west facing elevation; a central porch extension on the south-western facing façade of Building 1; extensions on the west side of the south-west facing elevation and western part of the north-west facing elevation of Building 2.

4 ARCHAEOLOGICAL BUILDING RECORDING

4.1 Introduction

4.1.1 The farmstead was visited on Tuesday 8th March 2016 in order to undertake the building recording and photographic survey. Unfortunately, there was some confusion as to the access permissions, and access to the interiors of the buildings was not possible on this date. However, the exteriors of the buildings were subjected to archaeological study, the results of which are detailed below. Plates referenced in this section of the text are included in Appendix 1.

4.2 Building 1: The Farmhouse

4.2.1 Building 1 was the easternmost of the three buildings targeted by the survey. At the time of the survey it was the farmhouse (Figure 13). It was a two storey brick-built building, with sandstone foundations up to 0.7m in height, of brown brick in English Garden Wall Bond one and four. The same brown brick in English Garden Wall bond is depicted on the Finch farm building behind the Finch family c.1914 (Plate 2), further indicating that this farm was once Finch Farm. The entrance was on the south-east facing façade (*confer* Plate 3), and was through a modern (post 1967; *confer* 3.2.18) porch extension. Five windows were provided on this south-east facing elevation, one on the ground floor and one on the first floor either side of the door, and a central one above the door. The windows were UPVC replacements. The south-western window at first floor level was not directly above the ground floor window. Metal brackets had been attached to the corners of the house, with supporting horizontal bars straddling the elevations, half way up, suggesting a supportive role. This surrounded the whole building, except the porch and western extensions first shown on the 1967 map (*confer* 3.2.18). There was evidence of alterations or repair at the far eastern extent of the south-east facing elevation, revealed by red brick amongst the brown brick and the presence of cement or render instead of sandstone at the wall base by the downpipe.

4.2.2 The south-west facing elevation of Building 1 (Plate 4) consisted of the main two storey part at the front (south) and a one storey rear extension at the north-western corner of the building, with a further one storey extension to the west, a conservatory style, known to post-date 1967 and built in modern stretcher bond of red brick (*confer* 3.2.18). The rear extension seems to have existed by at least 1842 (Figure 6), though is a different build to the two storey part, the brick being red and laid in English Garden

Wall bond one and three. The south-west facing elevation of Building 1 demonstrates a number of further alterations from the original design: the base appears to be of cement render rather than sandstone as seen on the south-west facing elevation; the brown bricks at the centre base of the wall appear uneven and not in a pattern, perhaps suggesting an earlier entrance, unlike the rest, with the area above up to and including the chimney, replaced by red bricks in English Garden Wall Bond one and four to tie in. Alterations also seem to have occurred at roofline level, the north-western side patched up with different brick, and the south-eastern side rendered with cement. The area of wall surrounding the conservatory extension has also been rendered. Only one window appears in this elevation, towards the north-western side of the elevation, at first storey level. It too, had been replaced with UPVC.

4.2.3 The north-west facing elevation of Building 1 (Plate 5) shows an extended roof line for the northernmost two thirds of the elevation. This extended area is also of brown brick in English Garden Wall Bond one and four, suggesting that it was part of the original design. The base of the wall is sandstone, the same as the south-east facing elevation. Two windows of differing sizes and heights exist in the oldest part of the building, and additional mortar and irregular brickwork to the south-west of the south-western window indicate an alteration or repair. The one-storey extension has a chimney at its northern extent, and a window on its north-east facing elevation. The metal brackets and brace bar continue around the one-storey extension, indicating that it was not part of the original build, but a later addition. It is not depicted on the photograph of the Finch Family c. 1914 (Plate 2).

4.2.4 The north-east facing elevation of Building 1 (Plate 6) indicates a change in the roof level on the north-west edge, which may indicate that the wider extended part of the house at the western end was not part of the original design for the building. This part of the roof is at a higher level than the south-east facing roof, a feature not noted on the south-west gable of the building. The chimney on this gable may also have been altered, as it was not flush with the main wall, being stepped out slightly, and there were some red brick insertions in the wall slightly lower down. Timber trusses of the south-east facing roof were observed protruding from the roofline, and the whole area where the roof met the top of the wall on this side appears to have been rendered, perhaps evidence of later repairs. Towards the centre of the elevation, there was an area of red brick infill two bricks width and up to eight high, suggesting an alteration. A window was noted towards the northern half of the elevation at first

floor level, similar to that noted from the opposite gable end of the house. The same sandstone base of the wall, and metal bracket and bracing was observed spanning the breadth of the building.

- 4.2.5 An external timber cornice was provided at the base of the roof on the main north-west and south-east facing elevations. The roof itself was grey slate and gabled, had plain ridge tiles, and chimneys at both the north-eastern and south-western extents, the north-eastern one of which was stepped, and the south-western one of which has been altered, as it was double the width and had two parts of differing heights, is in red brick and shows alterations on the south-west facing elevation.

4.3 Building 2: The Barn

- 4.3.1 Building 2 was the south-westernmost of the three buildings subjected to archaeological recording, and was the largest of the three (Figure 14). The main roof of Building 2 was gabled and of grey slate with plain ridge tiles. The north-east facing elevation facing Building 1, the farmhouse, showed evidence of numerous alterations and amendments (Plate 7). The lower main section of the elevation was completed in English garden wall bond one and four, in brown brick similar to that used for Building 1. There was a change in brick, with vertical mortared edge, at the centre and base of the elevation, perhaps indicative of a former doorway. A further alteration was visible to the south-east on this elevation, perhaps suggesting a larger entranceway at this location. A central circular feature, a pitch hole, used to pitch hay or corn into the barn from a cart outside (Peters 2003, 14). They could also be used to allow light and air into the barn. They tended to have wooden shutters, and were usually off square, although “*after about 1825 circular ones began to appear*” (Peters 2003, 14).
- 4.3.2 Above this was a date plaque, labelled ‘*R.W 1677 T.W.*’, and above this, and slightly off-centre was an air vent, of a similar style to that observed in the north-east and south-west elevations of Building 3 (*confer* 4.4.2 and 4.4.3; Plate 7). Interestingly, the south-eastern, north-western and top part of the elevation were constructed in red brick in English Garden Wall bond one and four, suggesting a later widening and heightening of the barn from its original size. A single door, with a stone lintel was noted towards the north-western extent of this part of the façade. Set back from this was a single storey small brick extension completed in English Garden wall one and

three bond, in red-brick, and this may have been completed at the same time as the heightening and widening of the main barn building.

- 4.3.3 The south-east facing elevation also showed numerous alterations. It included two projections on the south-east and south-western extremes. All sections were completed in brick in English garden wall bond one and three. The main large door into the barn was located centrally, in the recessed section of the elevation (Plate 8). The brick above this was more modern in appearance, suggesting a repair or alteration, and there was a steel lintel for the barn door instead of the stone lintels provided for other windows and doors throughout the Robin Farm West complex. There was also the odd stone segment inserted next to the door openings on this elevation. One door and one two pane window was provided in the south-eastern protruding part of this elevation. The south-western protrusion included a door at a higher level and a triangular feature on the south-east facing elevation (Plate 9). The triangular feature is an air vent, though it has since been blocked, and the triangular form began to appear from the mid-18th century (Peters 2003, 15).
- 4.3.4 The appearance of a door at a higher level could not be explained by the study of the exterior, and more detail will arise from an interior study. This would also help to explain the use and development of the building. It is likely, however, that this extension, which includes arch openings on the south-east facing elevation (Plates 7 and 9), and cobbled enclosed area in front (Plate 9), was once used as a pigsty. The cobbles would have been easy to wash down and there was a drain at the south western corner (Plate 9). Pigs were found on most farms, and were particularly associated with dairying, as they were fed on the whey (Peters 2003, 72). The area at the front would have allowed the animals to take shelter at will, with the box, or interior area, large enough for one or two fattening pigs, or a sow with a litter (Peters 2003, 73). The building itself was low, reflecting the height of the pigs, and *“sometimes a hen loft put above, helping to keep both pigs and hens warm”* (Peters 2003, 73). Often pigsties were attached to other buildings, as is the case here. The fact that there is a door at a higher level above this, might suggest there was a hen loft above, though the door is rather large for a hen coop. There is a vent above it too. The south-west facing elevation of the pigsty, although obscured by a more modern breezeblock

construction lean-to building (Plate 7), included an arched low doorway, which may have been a hen run (Plate 11).

- 4.3.5 Very little of the south-west facing elevation of Building 2 was visible, as modern breeze block and corrugated iron lean-to buildings had been constructed against it. There was a vent towards the top of the elevation, in the same more modern brick observed in the north-east facing elevation (*confer* 4.3.2). More information may be possible once interior surveying can be arranged. A similar breeze block, corrugated iron and timber construction formed an extension in the form of a lean-to building at the north-west corner of Building 2 (Plate 12).

4.4 Building 3: The Shippon

- 4.4.1 Building 3 was the north-westernmost of the three buildings analysed as part of the archaeological recording programme. Building 3 was a one storey rectangular red brick built building completed in English Garden Wall Bond one and three, with grey slate gabled roof with plain ridge tiles.
- 4.4.2 The south-west facing elevation included a four pane window, with stone lintel and sill, at the centre of the elevation, which, evidenced by the irregular brick bond to the south-west of it, may have been a later insertion. A central circular vent hole was also observed towards the top of this elevation. A two pane central window had also been included within the north-west facing elevation, the stone sill of which was protruding.
- 4.4.3 The north-east facing elevation was almost identical to the south-west facing elevation, with a central four pane window with a central circular vent hole at the top of the elevation. The south-east facing elevation of Building 3 included three doorways with stone inserts in the brickwork beside them.
- 4.4.4 Although a full analysis of the interior was not possible, the north-eastern and south-western doors were open, though the building was full of equipment. It was possible to note that there was a king post roof, and that the walls were rendered and painted up to a height of 1.3m. Interior features such as fences and low breezeblock walls indicated that the former use of Building 3 must have been as a cow house, or shippon, judging by the style of the building (Peters 2003). It is likely from what was visible, that that there was a central feeding passage, accessed through the central door, and the cows facing it, into the building (Figure 15). This type of cow house was used commonly in some areas in the 18th century, but *“it went out of favour in the nineteenth, however, except in Cheshire and Lancashire where it continued to be built*

up to about 1900" (Peters 2003, 69). This must have been a fairly late example, then, dating to between 1894 and 1908 (Figures 9 and 10). A full inspection of the interior would provide further useful information on how the cattle were housed.

4.5 Additional Observations

4.5.1 To the south of Building 2, the remains of a series of concrete circular supports were observed regularly spaced to form a rectangle. This is likely to relate to a dashed structure depicted at this location on the Third Edition Ordnance Survey Map of 1928 (Figure 10; *confer* 3.2.15).

4.5.2 To the south of Buildings 1 and 2, a single storey rectangular breezeblock structure was observed, which was open on the south-eastern side. It is likely that this was once used as some kind of shelter for animals, although a thorough analysis of this structure was not possible due to debris and overgrowth obscuring the south-eastern side. This is likely to be the same building illustrated at this location on the 1959 Ordnance Survey map (Figure 11; *confer* 3.2.16).

4.5.3 Presumably these structures too, will be demolished as part of the redevelopment proposals.

4.6 Summary of Possible Chronological Development

4.6.1 The table below is an attempt to summarise the key known dates and possible changes relating to the development of Robin Farm West:

<i>Date</i>	<i>Development</i>	<i>Evidence</i>
1677	A possible barn was established by a 'TW' and an 'AW', perhaps as part of a farmstead established here	Existing datestone on Building 2
1725	Apparently a freehold, the tenants of which rented land called the Duck Leach from the Standish Estate	Porteus 1927, 205
1755	Edward Walmsley's freehold comprised seven fields	Porteus 1927, 205
1763	Land held by Edward Walmsley	Standish Manorial map (WAS Cf. 5338; Figure 3)
1778	"Edward Walmsley paid a chief of 3s. to E.T. Standish"	Porteus 1927, 205
c. 1790	Hugh Withington was owner	Porteus 1927, 205

<i>Date</i>	<i>Development</i>	<i>Evidence</i>
1818	No buildings shown on plan- earlier 1677 building in disrepair?	Greenwood's plan (Figure 4)
1830	Two buildings in approximate location of present Robin Hill Farm West on plan- south-eastern could be present Building 1	Hennet's plan (Figure 5)
1842	Buildings 1 and 2 in existence, owned by Alice Withington (relation of Hugh Withington?) and tenanted by Elizabeth Culshaw If Building 1 is south-eastern on Hennet's plan, the north-western extension still surviving post-dates 1830 but predates 1842	Tithe Award and Plan (LRO IR30/18/244; Figure 6)
1849	No change shown since Tithe Award Plan	First Edition OS 6inch
1864	Farm described identically, as Tithe Award of 1842, though no accompanying plan. Possibly entitled Withington's Farm	Terrier of the Standish Estate (WAS D/D St. E/7)
1882	Alice Finch listed as farmer at Robin Hill	Slaters Directory, p.621
1887	Alice Finch listed as farmer at Robin Hill	Slaters Directory, p.633
1849-1894	Demolition of north-west extension of Building 1 Extension at north-west corner of Building 2 Small rectangular structure constructed to south of Building 1	First Edition OS 25inch (Figure 8)
Early 1900s	Finch family pictured farming the land at Robin Hill	Webb 1999, 41 (Plate 1)
1894-1908	Extension to Building 2 removed Building 3 constructed	Second Edition OS 25inch (Figure 10)
c. 1914	Finch family photographed outside farmhouse	Webb 1999, 119 (Plate 2)
Post 1914	Metal bracing attached to Building 1 (?) – not shown on Finch family photograph of c. 1914	Webb 1999, 119 (Plate 2)
1923	Henry Finch listed as farmer at Robin Hill	Smith 2003, 217

<i>Date</i>	<i>Development</i>	<i>Evidence</i>
1908-1928	Open-sided structure constructed linking Buildings 2 and 3 Open-sided rectangular structure built to south of Building 2	Third Edition OS 25inch (Figure 10)
c. 1956	Ball family occupy Robin Hill Farm West	Present owner pers. comm.
1928-1959	Extension on south-west elevation of Building 1 constructed Construction of rectangular structure to south of Buildings 1 and 2	1959 OS 25inch (Figure 11)
1959-1967	Open-sided structure to south of Building 2 removed Western extension to Building 2 removed	1967 OS 25inch (Figure 12)
1967-2016	Demolition of open-sided structure to south of Building 2 Construction of larger extension on south-west facing elevation of Building 1 Central porch extension to south-east facing elevation of Building 1 Extension/ lean-to buildings erected to south-west facing elevation of Building 2 Construction of extension/ lean-to buildings to north-west facing elevation of Building 2	Modern OS map (Figure 2)

5 CONCLUSION

- 5.1.1 At the time of the archaeological building survey, there were three buildings associated with Robin Hill Farm West, an occupied dwelling (Building 1) a large agricultural building to the south-west (Building 2) and a smaller agricultural building to the north-west (Building 3). These were clustered together to the west of Robin Hill Lane. All were subjected to a Level 3 Building Survey (English Heritage 2006).
- 5.1.2 The documentary research found that historically this was Finch's Farm, named after the family that farmed the land during the late 19th and into the 20th century but previously had possibly been recorded as Eye's House. It doesn't appear to ever have had a pipe shop associated with it; this was to the north, at Robin Farm House. It is likely that a farmstead, or perhaps only a barn, was established at the Robin Farm West site, judging from a datestone of 1677, and certainly it was a freehold by 1725, and presumably habited at that time. The Walmsley's then the Withington's owned it in the 18th and 19th century, before the Finch's took over sometime between 1864 and 1882.
- 5.1.3 The surviving buildings on the site are likely to date to the 19th century, though there is evidence of the reuse of earlier stonework, seen at the base of Building 1, the farmhouse, and perhaps by the former triangular air vent noted from the brickwork in the pigsty forming part of Building 2, the barn. Any earlier buildings are likely to have been in ruin by 1818, with Buildings 1 and 2, the farmhouse and barn, built by 1830, based on cartographic evidence, and also features noted during the building survey, including the presence of a circular pitch hole, introduced around 1825. There were major alterations made to the barn, and to the farmhouse, in a different brick bond, and these are likely to have occurred by 1842, suggesting a swift prosperity at the farm. Building 3 was a shippon, or cow shed, and was constructed between 1894 and 1908, a fairly late example of this kind of building. The farm seems to have originated as a small dairy farm, with pigs playing a small role, a role which increased after the succession of the Ball family to Robin Hill Farm West around 1956, with extra outbuildings provided for them. The buildings continued to be altered to fit changes in use over the decades.
- 5.1.4 A more detailed discussion of the use of the buildings, particularly Building 2, the barn, would be attainable once access is possible to the interiors. This recording will provide an opportunity to record an example of the changing agricultural nature of Greater

Manchester, and contribute to the North West Regional Framework in terms of post-medieval agricultural heritage.

6 BIBLIOGRAPHY

6.1 Primary Sources

Yates' Plan of Lancashire, 1756 (LRO)

Standish Manorial map, 1763 (WAS Cf. 5338)

Greenwood's Plan of Lancashire, 1818 (LRO)

Hennet's Plan of Lancashire, 1830 (LRO)

Tithe Award Plan for Standish-with-Langtree, 1842 (LRO IR30/18/244)

Ordnance Survey, 1849, *First Edition 6" to 1 mile scale, Sheet 85*

Ordnance Survey Map, 1894, *Second Edition, 25" to 1 mile scale*

Ordnance Survey Map, 1908, *Third Edition, 25" to 1 mile scale*

Ordnance Survey Map, 1928, *Fourth Edition, 25" to 1 mile scale*

Ordnance Survey Map, 1959, *25" to 1 mile scale*

Ordnance Survey Map, 1967, *25" to 1 mile scale*

6.2 Secondary Sources

Brown D 2011, *Archaeological Archives: A Guide to Best Practice in Creation, Compilation, Transfer and Curation*

CIfA, 2014, *Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*, Reading: Chartered Institute for Archaeologists

Conway, H. and Roenisch, R. 1994, *Understanding Architecture*, Routledge: London

English Heritage, 2006, *Understanding Historic Buildings: A Guide to Good Recording Practice*, English Heritage: Swindon

Morse, R. 2014, 'Archaeological Desk-Based Assessment: Land off Pepper Lane, Standish, Wigan' *unpublished grey literature report by CgMs Consulting*

Parkin, M. 2013, 'Obituary', in *The Ark: The Rare Breeds Survival Trust Magazine*, Winter 2013, RBST

Peters, J.E.C. 2003, *Discovering Traditional Farm Buildings*, Shire Publications: Buckinghamshire

Porteus, T.C. 1927, *A History of the Parish of Standish, Manchester*, J. Starr and Sons Ltd: Wigan

Smith, M.D. 2003, *About Standish*, Wyre Publishing: Adlington

APPENDIX 1: PLATES SHOWING RESULTS OF BUILDING SURVEY



Plate 3: South-west facing elevation of Building 1



Plate 4: South-west facing elevation of Building 1



Plate 5: North-west facing elevation of Building 1



Plate 6: North-east facing elevation of Building 1

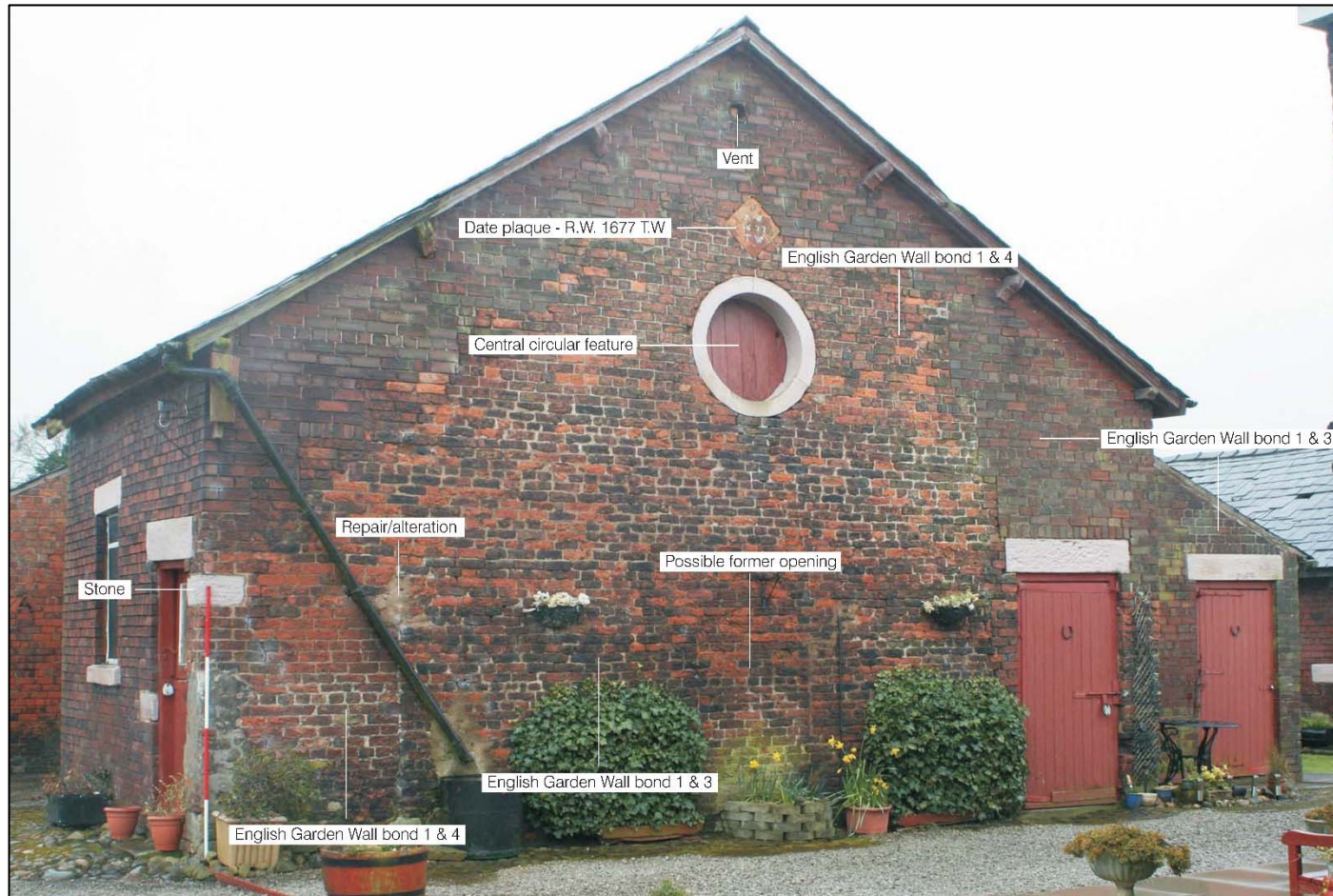


Plate 7: North-east facing elevation of Building 2



Plate 8: South-east facing elevation of Building 2

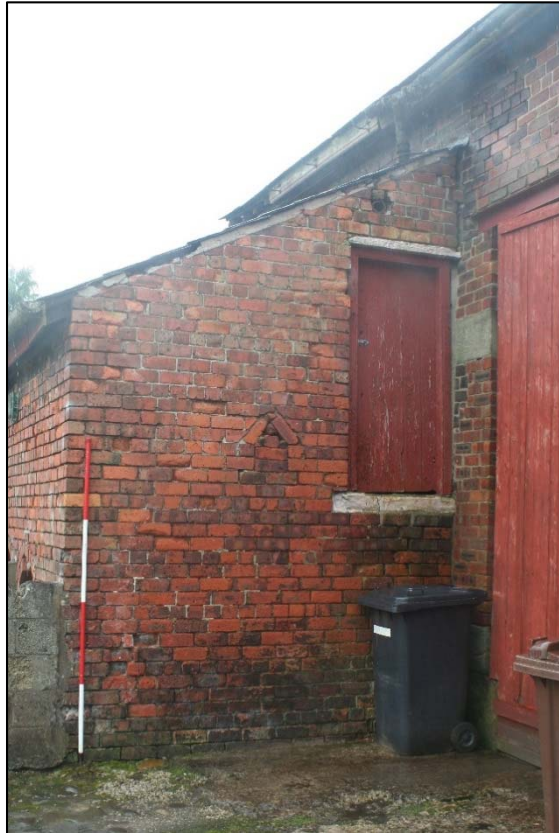


Plate 9: South-east facing elevation of south-west extension to Building 2



Plate 10: Detail of arched openings in south-west facing extension to Building 2



Plate 11: South-west facing elevation of Building 2, from the south



Plate 12: South-west facing elevation of Building 2, from the north

APPENDIX 2: DIGITAL PHOTOGRAPHIC REGISTER

SITE: CP11682		SITE NAME: Robin Hill Farm West, Standish: Archaeological Building Recording Project		
File No.	Taken by	Date	Direction facing	Description
001	CP	08/03/16	NW	South-east facing elevation of farmhouse (Building 1)
002	CP	08/03/16	NW	South-east facing elevation of farmhouse (Building 1)
003	CP	08/03/16	N	South-east facing elevation of farmhouse (Building 1)
004	CP	08/03/16	N	South-east facing elevation of farmhouse (Building 1)
005	CP	08/03/16	NW	Eastern extent of south-east facing elevation of farmhouse (Building 1)
006	CP	08/03/16	NW	Eastern extent of south-east facing elevation of farmhouse (Building 1)
007	CP	08/03/16	N	Western extent of south-east facing elevation of farmhouse (Building 1)
008	CP	08/03/16	N	Western extent of south-east facing elevation of farmhouse (Building 1)
009	CP	08/03/16	N/ Up	Chimney at eastern extent of farmhouse (Building 1)
010	CP	08/03/16	N/ Up	Chimney at eastern extent of farmhouse (Building 1)
011	CP	08/03/16	N/ Up	Chimney at eastern extent of farmhouse (Building 1)
012	CP	08/03/16	N	South-west facing elevation of farmhouse (Building 1)
013	CP	08/03/16	N	South-west facing elevation of farmhouse (Building 1)
014	CP	08/03/16	N	Detail of metal brackets at southern corner of farmhouse (Building 1)
015	CP	08/03/16	ESE	South-west facing elevation of farmhouse (Building 1)
016	CP	08/03/16	ESE	South-west facing elevation of farmhouse (Building 1)
017	CP	08/03/16	SE	North-west-facing elevation of farmhouse (Building 1)
018	CP	08/03/16	SE	North-west-facing elevation of farmhouse (Building 1)
019	CP	08/03/16	SE	Eastern extent of north-west-facing elevation of farmhouse (Building 1)

SITE: CP11682		SITE NAME: Robin Hill Farm West, Standish: Archaeological Building Recording Project		
File No.	Taken by	Date	Direction facing	Description
020	CP	08/03/16	SE	Eastern extent of north-west-facing elevation of farmhouse (Building 1)
021	CP	08/03/16	SW	North-east facing elevation of farmhouse (Building 1)
022	CP	08/03/16	SW	North-east facing elevation of farmhouse (Building 1)
023	CP	08/03/16	SW	North-east facing elevation of farmhouse (Building 1)
024	CP	08/03/16	SW	North-east facing elevation of farmhouse (Building 1)
025	CP	08/03/16	SW	North-east facing elevation of Barn (Building 2)
026	CP	08/03/16	SW	North-east facing elevation of Barn (Building 2)
027	CP	08/03/16	S	North-east facing elevation of Barn (Building 2)
028	CP	08/03/16	S	North-east facing elevation of Barn (Building 2)
029	CP	08/03/16	SW	Door in north-east facing elevation of Barn (Building 2)
030	CP	08/03/16	SW	Door in north-east facing elevation of Barn (Building 2)
031	CP	08/03/16	SW	Door in north-east facing elevation of Barn (Building 2)
032	CP	08/03/16	SW	Door in north-east facing elevation of Barn (Building 2)
033	CP	08/03/16	SW	Door in north-east facing elevation of Barn (Building 2)
034	CP	08/03/16	SW	Centre of north-east facing elevation of Barn (Building 2)
035	CP	08/03/16	SW	Centre of north-east facing elevation of Barn (Building 2)
036	CP	08/03/16	SW	Central roofline of north-east facing elevation of Barn (Building 2)
037	CP	08/03/16	SW	Central roofline of north-east facing elevation of Barn (Building 2)
038	CP	08/03/16	SW	Southern extent of north-east facing elevation of Barn (Building 2)
039	CP	08/03/16	SW	Southern extent of north-east facing elevation of Barn (Building 2)
040	CP	08/03/16	NW	South-east facing elevation of Barn (Building 2)
041	CP	08/03/16	NW	South-east facing elevation of Barn (Building 2)
042	CP	08/03/16	NW	Eastern extent of south-east facing elevation of Barn (Building 2)

SITE: CP11682		SITE NAME: Robin Hill Farm West, Standish: Archaeological Building Recording Project		
File No.	Taken by	Date	Direction facing	Description
043	CP	08/03/16	NW	Eastern extent of south-east facing elevation of Barn (Building 2)
044	CP	08/03/16	NW	Eastern extent of south-east facing elevation of Barn (Building 2)
045	CP	08/03/16	NW	Eastern extent of south-east facing elevation of Barn (Building 2)
046	CP	08/03/16	NW	Eastern extent of south-east facing elevation of Barn (Building 2)
047	CP	08/03/16	NW	Eastern extent of south-east facing elevation of Barn (Building 2)
048	CP	08/03/16	NW	Eastern extent of south-east facing elevation of Barn (Building 2)
049	CP	08/03/16	NW	Window towards eastern extent of south-east facing elevation of Barn (Building 2)
050	CP	08/03/16	NW	Central part of south-east facing elevation of Barn (Building 2)
051	CP	08/03/16	NW	Central part of south-east facing elevation of Barn (Building 2)
052	CP	08/03/16	SW	North-east elevation of south-western extension on south-east elevation of Barn (Building 2)
053	CP	08/03/16	SW	North-east facing elevation of south-western extension on south-east elevation of Barn (Building 2)
054	CP	08/03/16	SW	North-east facing elevation of south-western extension on south-east elevation of Barn (Building 2)
055	CP	08/03/16	SW	North-east facing elevation of south-western extension on south-east elevation of Barn (Building 2)
056	CP	08/03/16	NW	Western extent of south-east facing elevation of Barn (Building 2) showing south-western extension
057	CP	08/03/16	NW	Western extent of south-east facing elevation of Barn (Building 2) showing south-western extension
058	CP	08/03/16	NW	Detail of eastern arch in south-western extension of south-east facing elevation of Barn (Building 2)
059	CP	08/03/16	NW	Detail of eastern arch in south-western extension of south-east facing elevation of Barn (Building 2)

SITE: CP11682		SITE NAME: Robin Hill Farm West, Standish: Archaeological Building Recording Project		
File No.	Taken by	Date	Direction facing	Description
060	CP	08/03/16	NW	Details of arches in south-western extension of south-east facing elevation of Barn (Building 2)
061	CP	08/03/16	NW	Details of arches in south-western extension of south-east facing elevation of Barn (Building 2)
062	CP	08/03/16	NW	Detail of western extent of brick part of south-east facing elevation of Barn (Building 2) with brick surface in foreground
063	CP	08/03/16	WNW	Drain beside brick surface to south of Barn (Building 2)
064	CP	08/03/16	NE	Modern lean-to extension on south-west facing elevation of Barn (Building 2)
065	CP	08/03/16	NE	Modern lean-to extension on south-west facing elevation of Barn (Building 2)
066	CP	08/03/16	N	Modern lean-to extensions on south-west facing elevation of Barn (Building 2)
067	CP	08/03/16	N	Modern lean-to extensions on south-west facing elevation of Barn (Building 2)
068	CP	08/03/16	NE	View of south-west facing elevation of Barn (Building 2) from within northern modern lean-to extension
069	CP	08/03/16	NE	View of south-west facing elevation of Barn (Building 2) from within northern modern lean-to extension
070	CP	08/03/16	NE	View of south-west facing elevation of Barn (Building 2) from within northern modern lean-to extension
071	CP	08/03/16	NE	View of south-west facing elevation of Barn (Building 2) from within northern modern lean-to extension
072	CP	08/03/16	NE	View of south-west facing elevation of Barn (Building 2) from within northern modern lean-to extension
073	CP	08/03/16	NE	View of south-west facing elevation of Barn (Building 2) from within northern modern lean-to extension
074	CP	08/03/16	SE	South-west facing elevation of Barn (Building 2) with modern lean-to extensions

SITE: CP11682		SITE NAME: Robin Hill Farm West, Standish: Archaeological Building Recording Project		
File No.	Taken by	Date	Direction facing	Description
075	CP	08/03/16	SE	South-west facing elevation of Barn (Building 2) with modern lean-to extensions
076	CP	08/03/16	NE	Northern extent of south-west facing elevation of Barn (Building 2) with modern lean-to extensions
077	CP	08/03/16	NE	North-west corner of Barn (Building 2) with modern lean-to extensions and Shippon to north-west (Building 3)
078	CP	08/03/16	SE	North-west corner of Barn (Building 2) with modern lean-to extensions
079	CP	08/03/16	SE	North-west corner of Barn (Building 2) with modern lean-to extensions
080	CP	08/03/16	SSW	North-east corner of Barn (Building 2)
081	CP	08/03/16	SSW	North-east corner of Barn (Building 2)
082	CP	08/03/16	SW	North-east corner of Barn (Building 2)
083	CP	08/03/16	N	South-east facing elevation of Shippon (Building 3)
084	CP	08/03/16	N	South-east facing elevation of Shippon (Building 3)
085	CP	08/03/16	NE	South-west facing elevation of Shippon (Building 3)
086	CP	08/03/16	NE	South-west facing elevation of Shippon (Building 3)
087	CP	08/03/16	SE	North-west facing elevation of Shippon (Building 3)
088	CP	08/03/16	SE	North-west facing elevation of Shippon (Building 3)
089	CP	08/03/16	SW	North-east facing elevation of Shippon (Building 3)
090	CP	08/03/16	SW	North-east facing elevation of Shippon (Building 3)
091	CP	08/03/16	W	South-east facing elevation of Shippon (Building 3)
092	CP	08/03/16	W	South-east facing elevation of Shippon (Building 3)
093	CP	08/03/16	W	South-east facing elevation of Shippon (Building 3)
094	CP	08/03/16	W	South-east facing elevation of Shippon (Building 3)

SITE: CP11682		SITE NAME: Robin Hill Farm West, Standish: Archaeological Building Recording Project		
File No.	Taken by	Date	Direction facing	Description
095	CP	08/03/16	NW	Eastern doorway in south-east facing elevation of Shippon (Building 3)
096	CP	08/03/16	NW	Central doorway in south-east facing elevation of Shippon (Building 3)
097	CP	08/03/16	NW	Central doorway in south-east facing elevation of Shippon (Building 3)
098	CP	08/03/16	NW	Western doorway in south-east facing elevation of Shippon (Building 3)
099	CP	08/03/16	NW	Western doorway in south-east facing elevation of Shippon (Building 3)
100	CP	08/03/16	NW	Brick surface and drain to south of Barn (Building 2)
101	CP	08/03/16	NW	Brick surface and drain to south of Barn (Building 2)
102	CP	08/03/16	SW	Cobbled surface to south of Barn (Building 2)
103	CP	08/03/16	SW	Cobbled surface to south of Barn (Building 2)
104	CP	08/03/16	NW	Brick surface and drain to south of Barn (Building 2)
105	CP	08/03/16	NW	Brick surface and drain to south of Barn (Building 2)
106	CP	08/03/16	SE	Remains of bases for possible further Shippon
107	CP	08/03/16	SE	Remains of bases for possible further Shippon
108	CP	08/03/16	ESE	Breezeblock structure to south-east of main complex
109	CP	08/03/16	ESE	Breezeblock structure to south-east of main complex
110	CP	08/03/16	N	Breezeblock structure to south-east of main complex
111	CP	08/03/16	N	Breezeblock structure to south-east of main complex
112	CP	08/03/16	NW	Breezeblock structure to south-east of main complex
113	CP	08/03/16	NW	Breezeblock structure to south-east of main complex
114	CP	08/03/16	NW	Breezeblock structure to south-east of main complex
115	CP	08/03/16	NW	Breezeblock structure to south-east of main complex

SITE: CP11682		SITE NAME: Robin Hill Farm West, Standish: Archaeological Building Recording Project		
File No.	Taken by	Date	Direction facing	Description
116	CP	08/03/16	SE	Interior of Barn building – room 5 south-eastern wall
117	CP	08/03/16	SE	Interior of Barn building – room 5 south-eastern wall
118	CP	08/03/16	SW	Interior of Barn building – room 5 south-western wall
119	CP	08/03/16	SW	Interior of Barn building – room 5 south-western wall
120	CP	08/03/16	SW	Interior of Barn building – room 5 floor
121	CP	08/03/16	SW	Interior of Barn building – room 5 floor
122	CP	08/03/16	SW	Interior of Barn building – room 5 floor
123	CP	08/03/16	W	Interior of Shippon (Building 3)- eastern extent- roof strut
124	CP	08/03/16	W	Interior of Shippon (Building 3)- eastern extent- roof strut
125	CP	08/03/16	W	Interior of Shippon (Building 3)- eastern extent
126	CP	08/03/16	W	Interior of Shippon (Building 3)- eastern extent
127	CP	08/03/16	NW	Interior of Shippon (Building 3)- roof
128	CP	08/03/16	NW	Interior of Shippon (Building 3)- roof
129	CP	08/03/16	NW	Interior of Shippon (Building 3)- western extent
130	CP	08/03/16	NW	Interior of Shippon (Building 3)- western extent- roof strut
131	CP	08/03/16	NW	Interior of Shippon (Building 3)- western extent
132	CP	08/03/16	NW	Interior of Shippon (Building 3)- western extent

APPENDIX 3: CONTACT PRINTS FORMING PHOTOGRAPHIC SURVEY





036



037



038



039



040



041



042



043



044



045



046



047



048



049



050



051



052



053



054



055



056



057



058



059



060



061



062



063



064



065



066



067



068



069



070





106



107



108



109



110



111



112



113



114



115



116



117



118



119



120



121



122



123



124



125



126



127



128



129



130

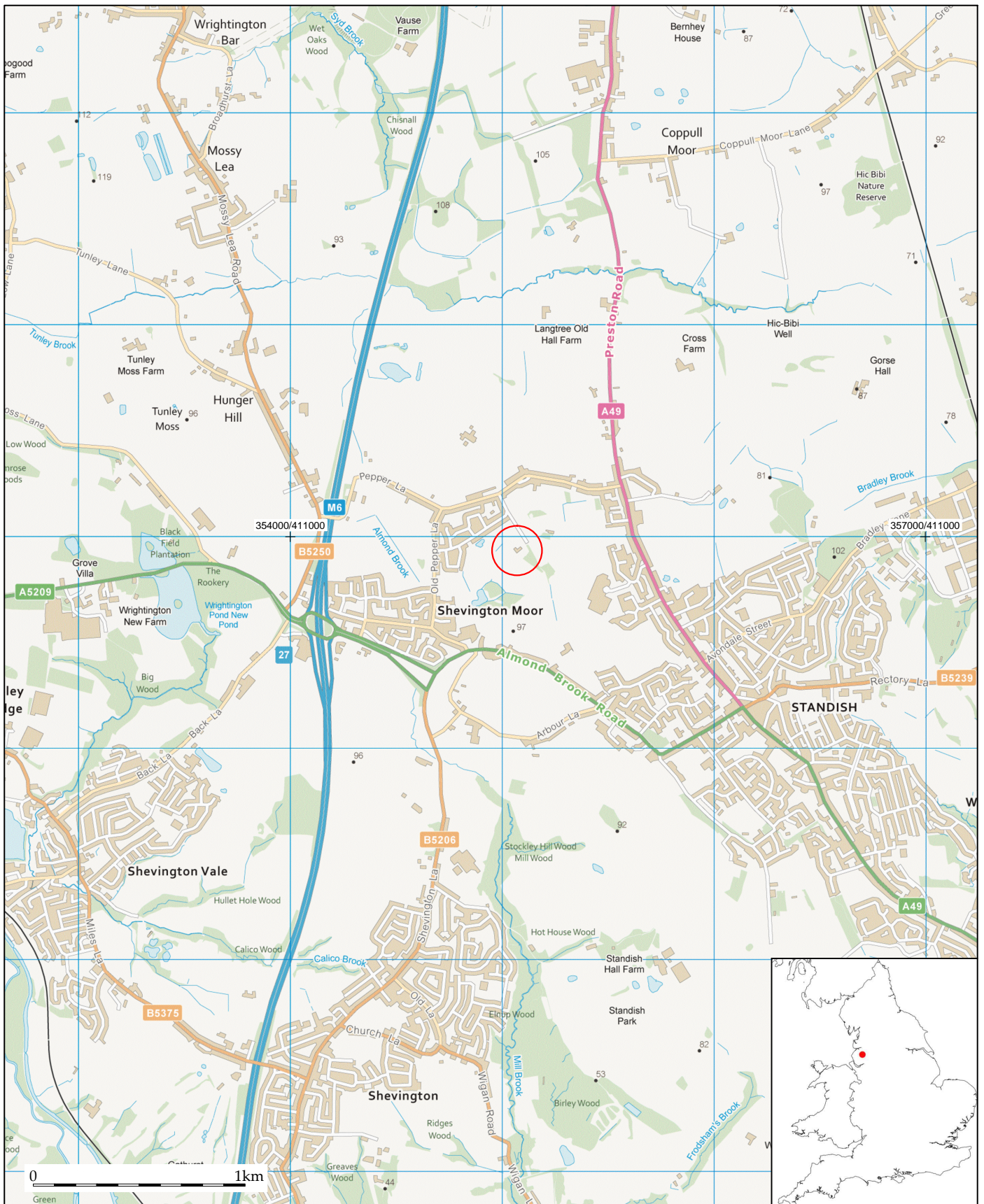


131



132

APPENDIX 4: FIGURES






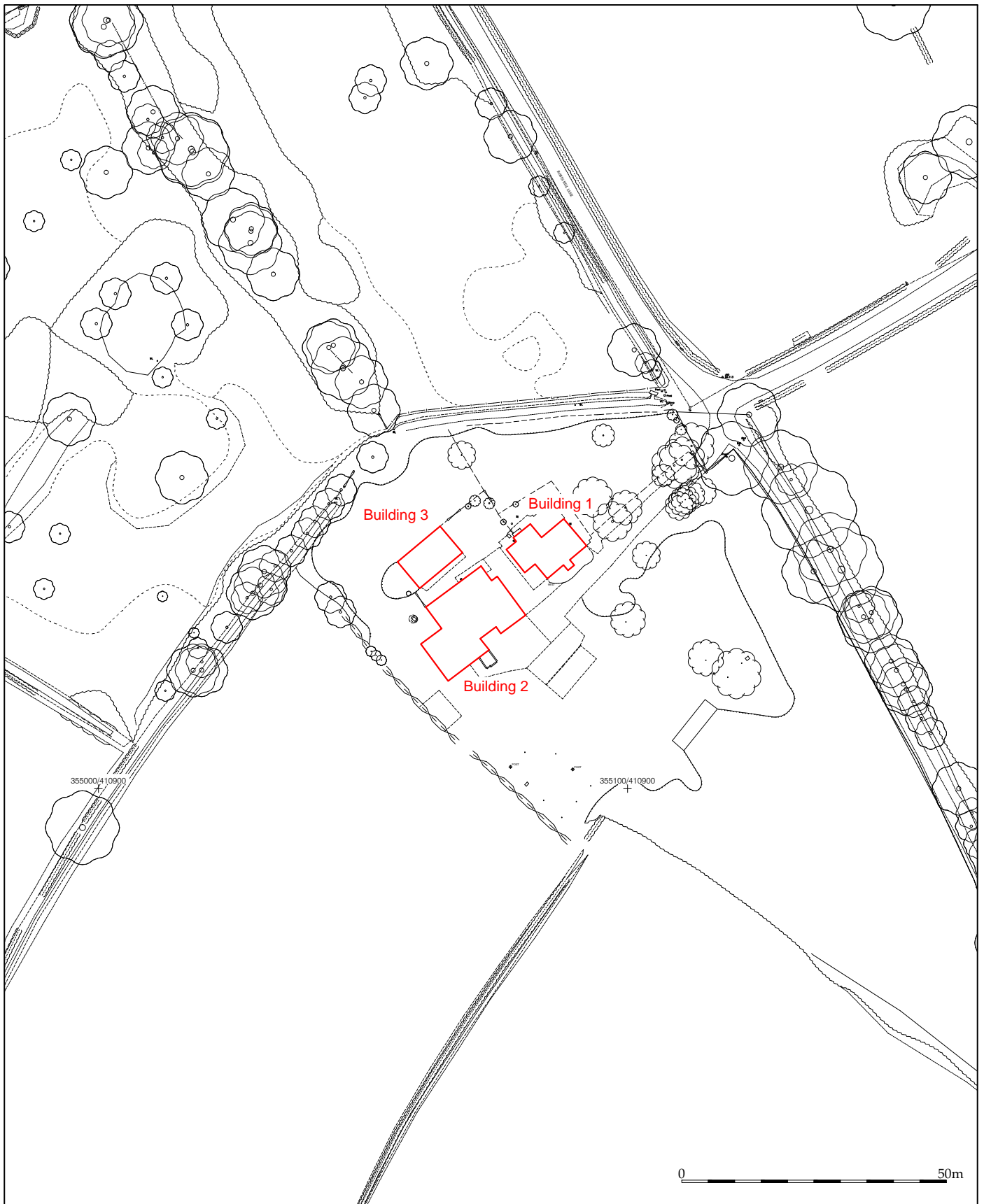
 <p>Wardell Armstrong Archaeology 2016</p>	<p>PROJECT: Robin Hill Farm West, Standish, Wigan, Greater Manchester</p> <p>SCALE: 1:25,000 at A4</p> <p>REPORT No: CP11682</p> <p>CLIENT: Bloor Homes North West</p> <p>DRAWN BY: AB</p> <p>DATE: March 2016</p> <p>FIGURE: 1</p>	<p>KEY:</p>  Site location	 <p>Reproduced 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>
---	---	--	---

Figure 1: Site location.






 <p>Wardell Armstrong Archaeology 2016</p>	<p>PROJECT: Robin Hill Farm West, Standish, Wigan, Greater Manchester</p> <p>SCALE: 1:1,000 at A4</p> <p>REPORT No: CP11682</p> <p>CLIENT: Bloor Homes North West</p> <p>DRAWN BY: AB</p> <p>DATE: March 2016</p> <p>FIGURE: 2</p>	<p>KEY:</p> <p> Surveyed buildings</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>
---	--	--	---

Figure 2: Detailed site location.

PROJECT:

Robin Hill Farm West, Standish, Wigan, Greater Manchester

CLIENT:

Bloor Homes North West

SCALE: Not to scale

DRAWN BY: AB

DATE: March 2016

KEY:

 Site location



REPORT No:

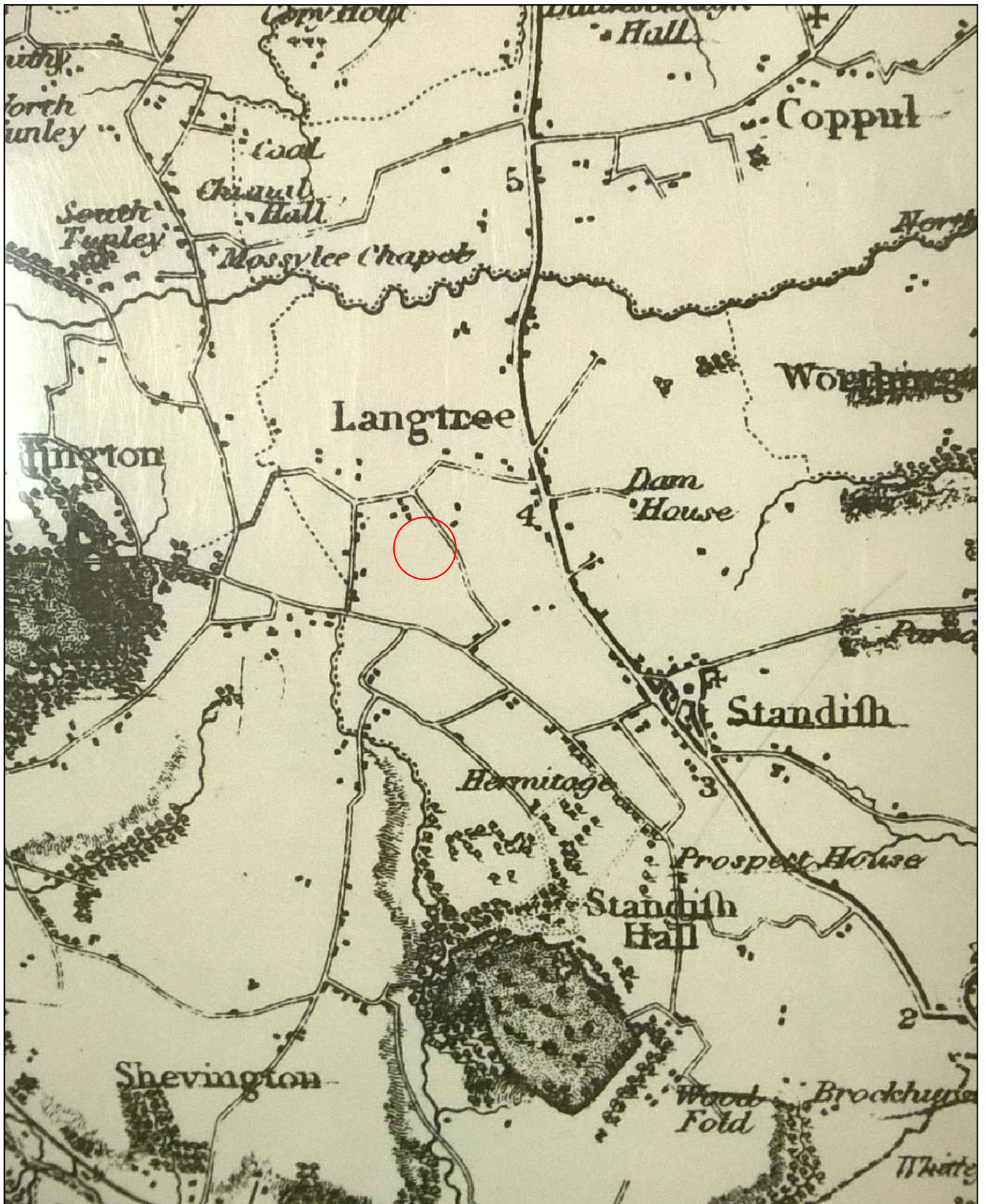
CP11682

FIGURE:

3



Figure 3: Standish Manorial Plan, 1763.






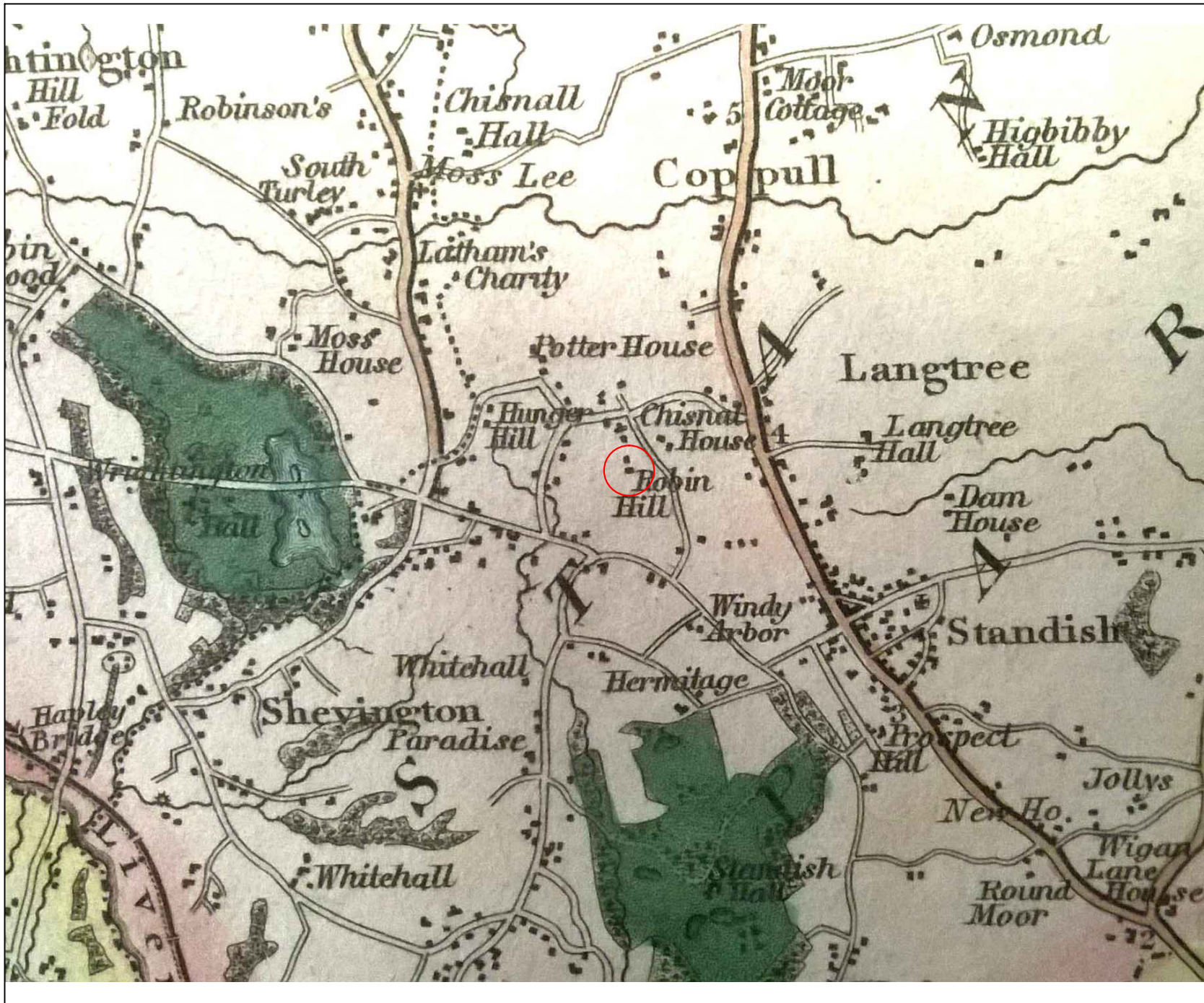
 <p>Wardell Armstrong Archaeology 2016</p>	<p>PROJECT: Robin Hill Farm West, Standish, Wigan, Greater Manchester</p> <p>SCALE: Not to scale</p> <p>REPORT No: CP11682</p> <p>CLIENT: Bloor Homes North West</p> <p>DRAWN BY: AB</p> <p>DATE: March 2016</p> <p>FIGURE: 4</p>	<p>KEY:</p> <p> Site location</p>	
---	---	---	---

Figure 4: Extract from Greenwood's Plan of Lancashire, 1818.



PROJECT:
Robin Hill Farm West, Standish,
Wigan, Greater Manchester

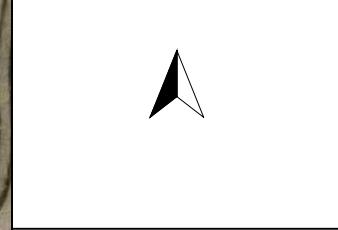
CLIENT:
Bloor Homes North West

SCALE: Not to scale

DRAWN BY: AB

DATE: March 2016

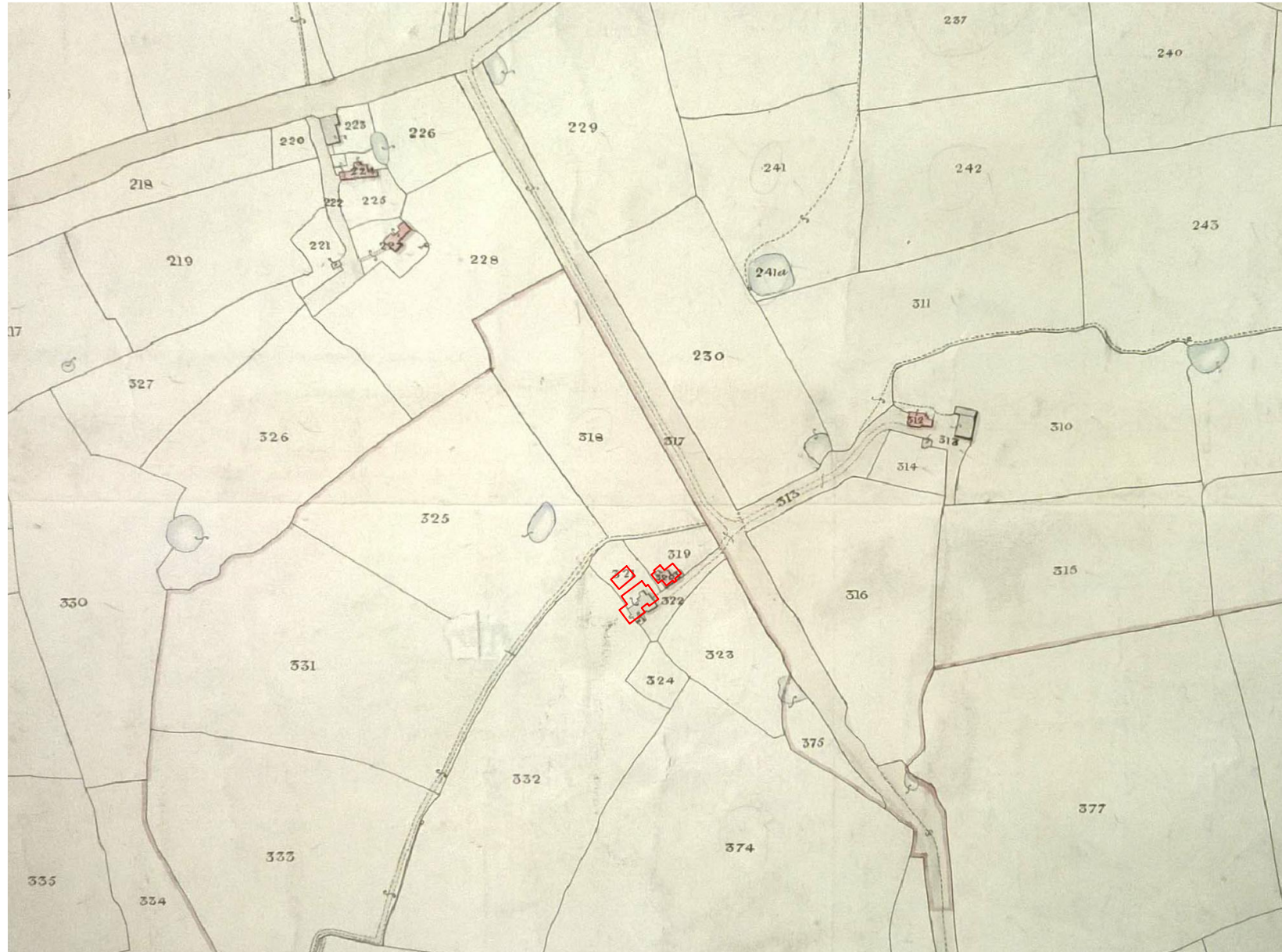
KEY:
 Site location



REPORT No:
CP11682

FIGURE:
5

Figure 5: Extract from Hennet's Plan of Lancashire, 1830.



PROJECT:

Robin Hill Farm West, Standish,
Wigan, Greater Manchester

CLIENT:


Bloor Homes North West

SCALE: 1:3,000 at A4

DRAWN BY: AB

DATE: March 2016

KEY:

 Surveyed buildings



REPORT No:

CP11682

FIGURE:

6

Figure 6: Extract from the Standish-with-Langtree Tithe Apportionment Map, 1842.



PROJECT:

Robin Hill Farm West, Standish,
Wigan, Greater Manchester

CLIENT:


Bloor Homes North West

SCALE: 1:3,000 at A4

DRAWN BY: AB

DATE: March 2016

KEY:

 Surveyed buildings



REPORT No:

CP11682

FIGURE:

7

Figure 7: First Edition Ordnance Survey Map, 1849 (6 inches to 1 mile scale).

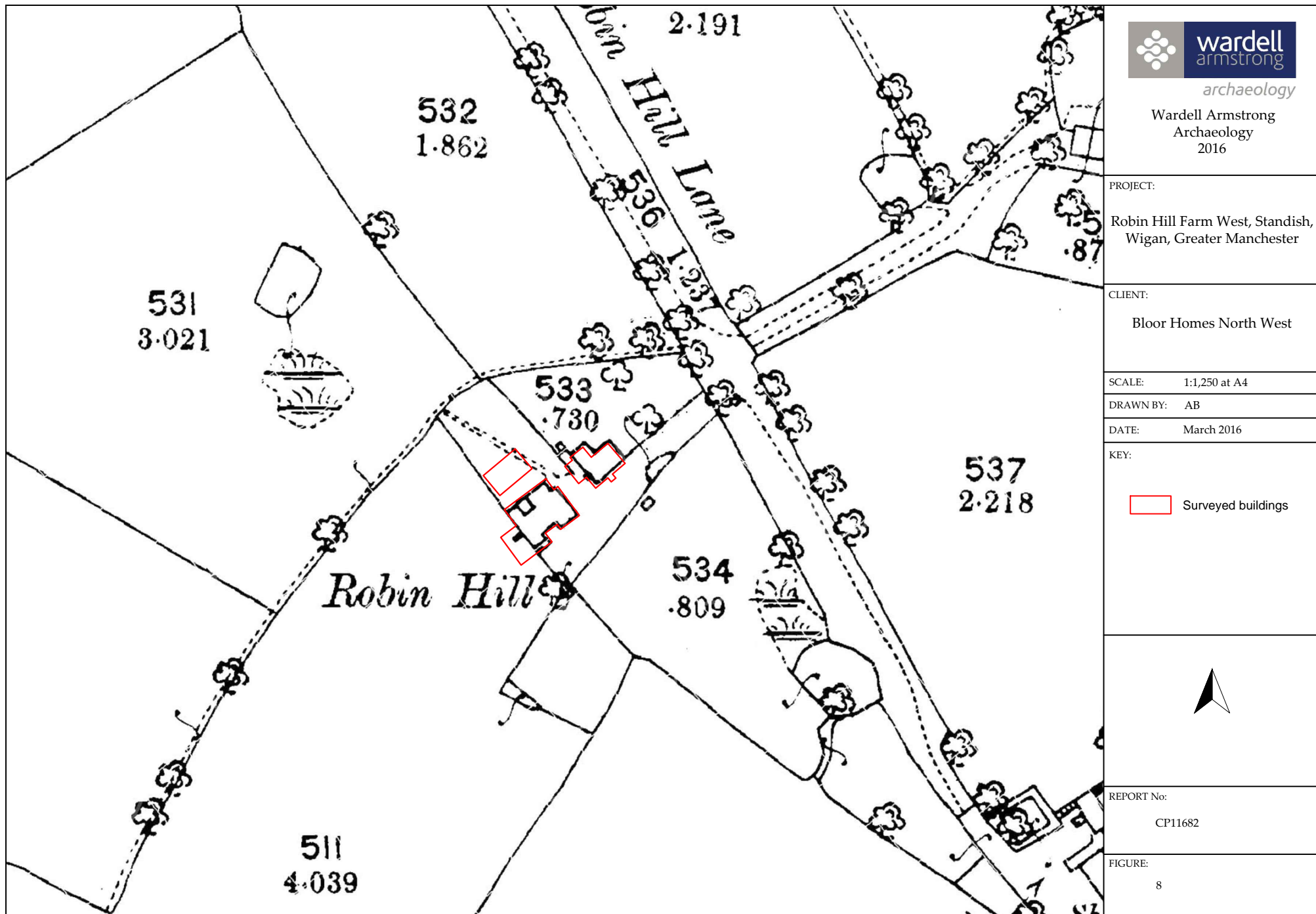


Figure 8: First Edition Ordnance Survey Map, 1894 (25 inches to 1 mile scale).

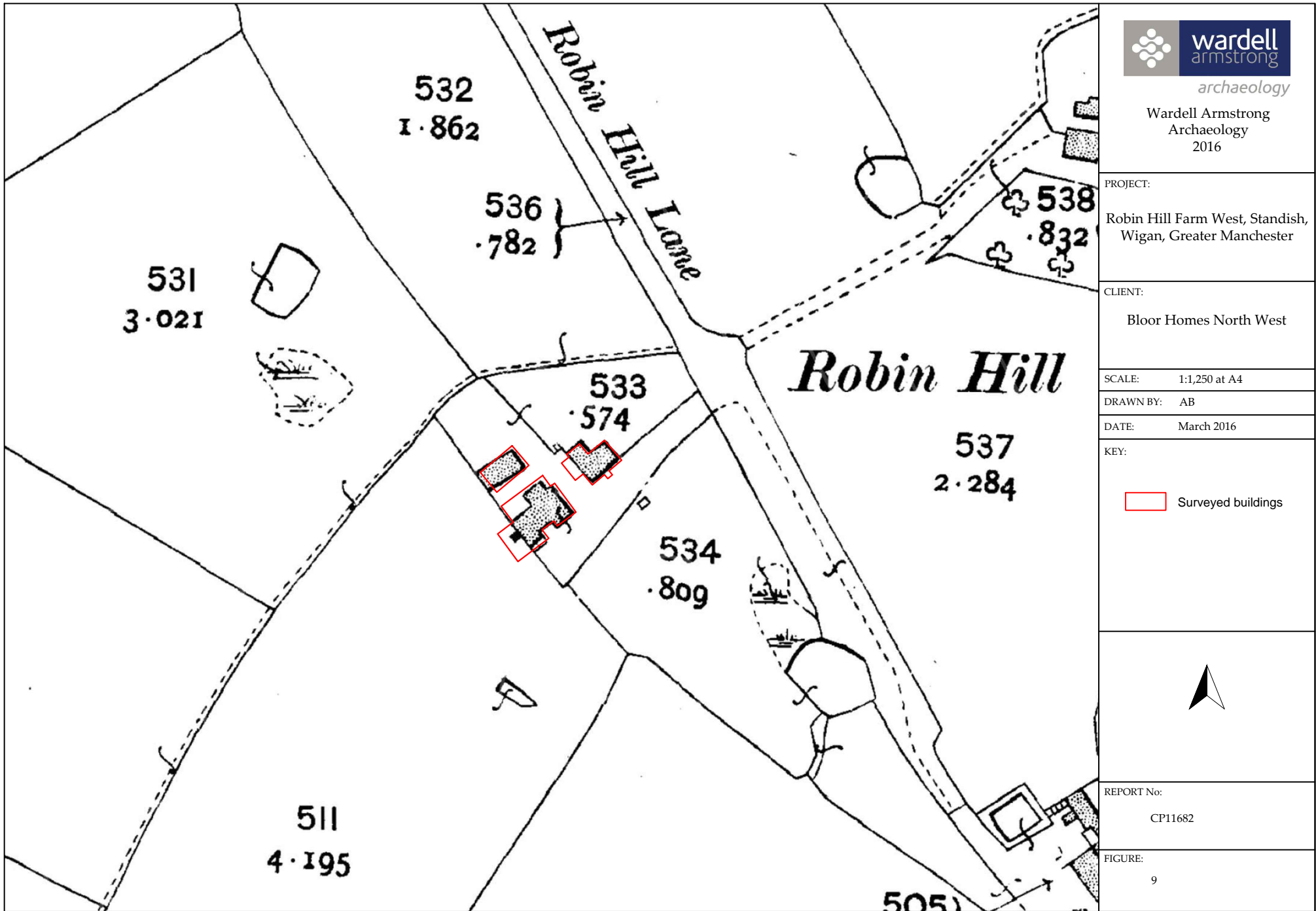


Figure 9: Second Edition Ordnance Survey Map, 1908 (25 inches to 1 mile scale).

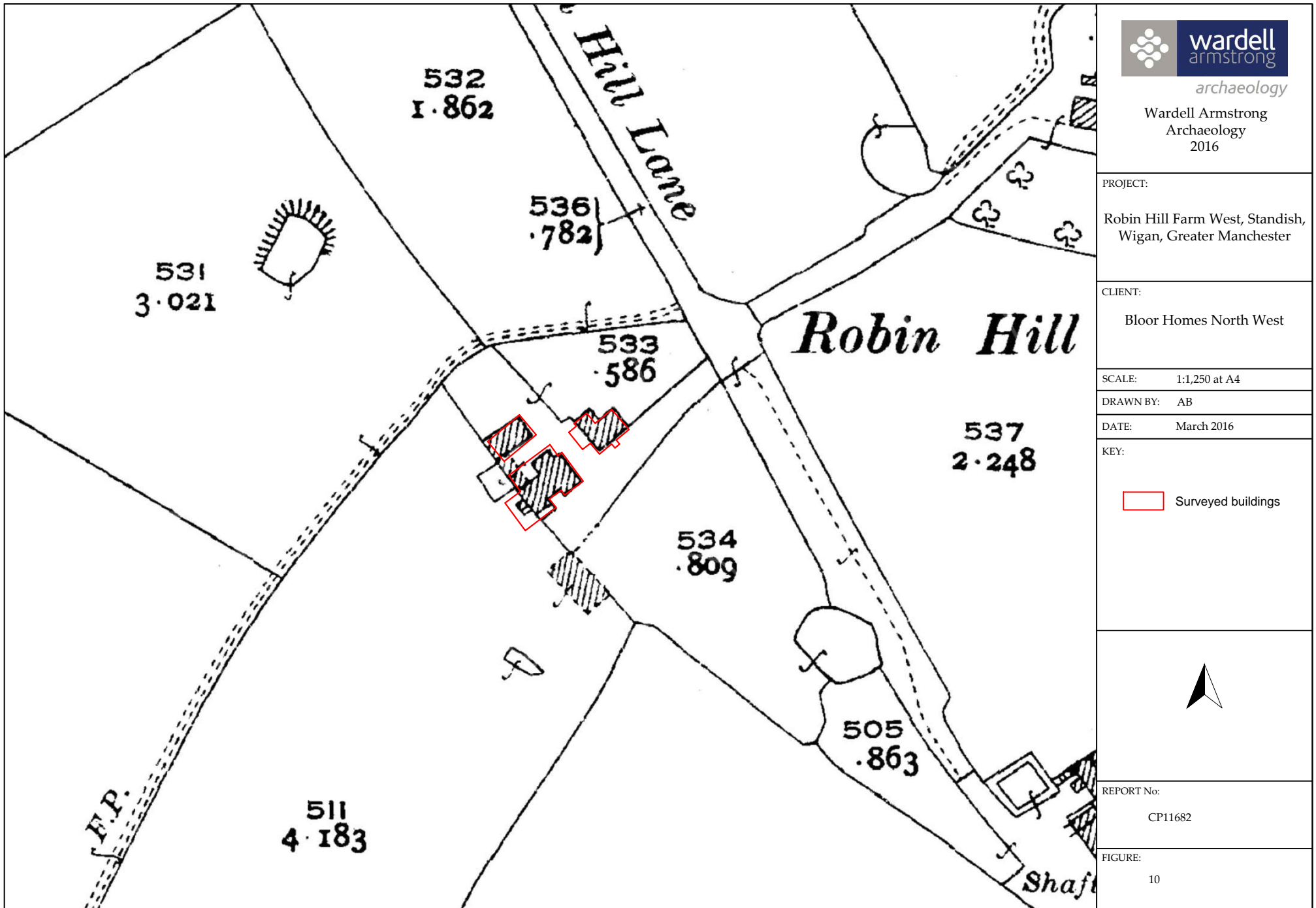


Figure 10: Third Edition Ordnance Survey Map, 1928 (25 inches to 1 mile scale).

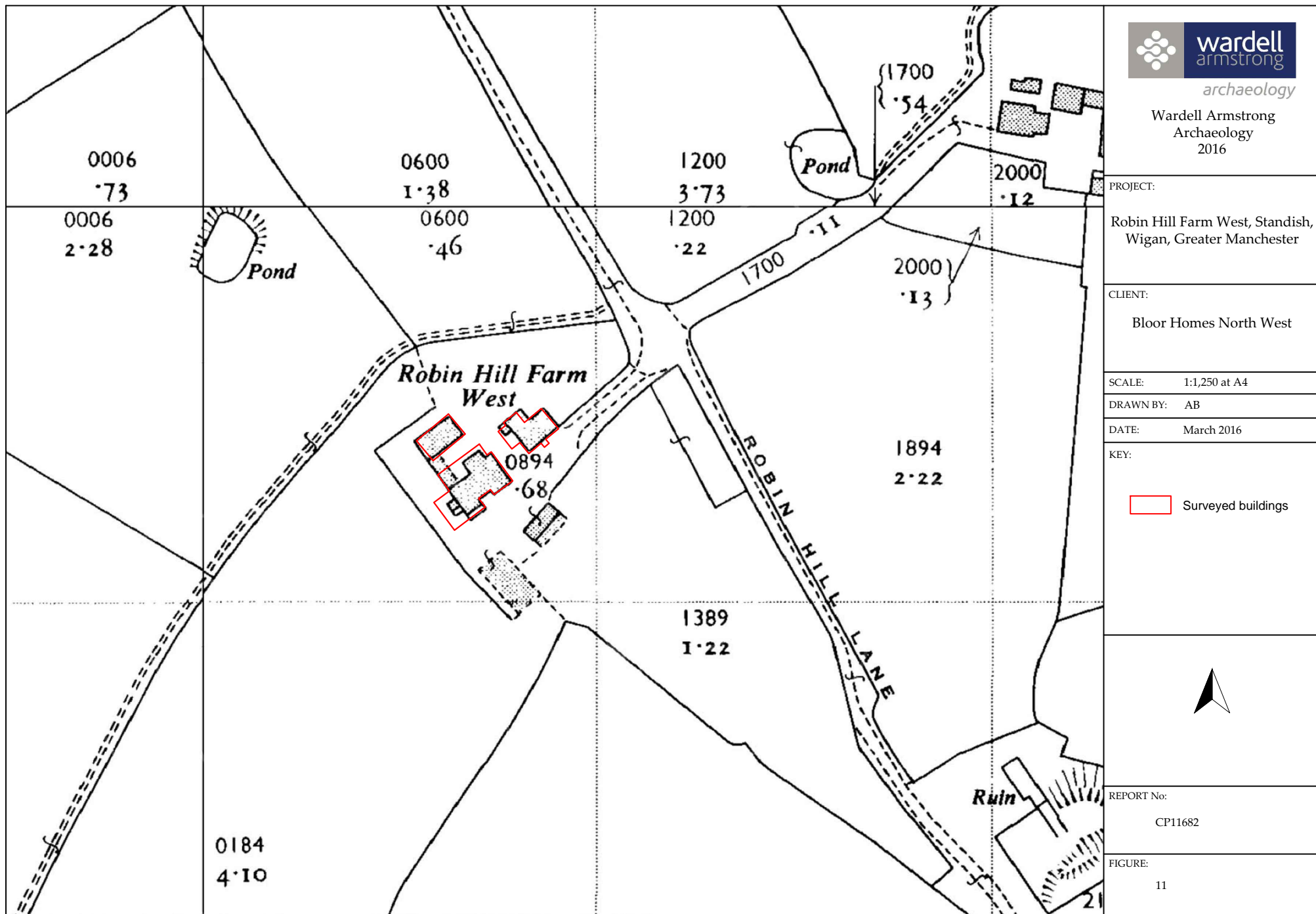


Figure 11: Ordnance Survey Map, 1959 (25 inches to 1 mile scale).

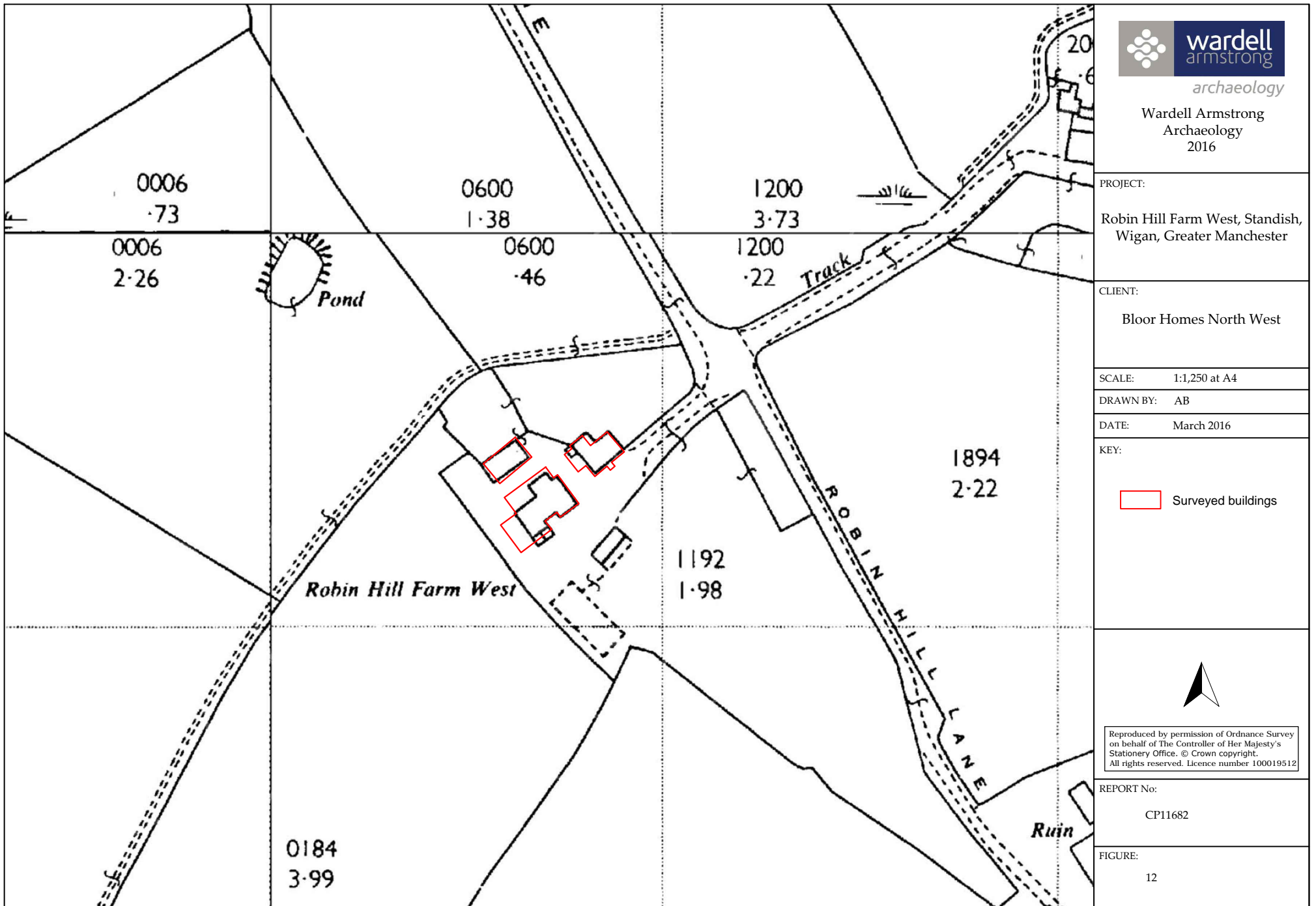


Figure 12: Ordnance Survey Map, 1967 (25 inches to 1 mile scale).



Wardell Armstrong
Archaeology
2016

PROJECT:

Robin Hill Farm West, Standish,
Wigan, Greater Manchester

CLIENT:

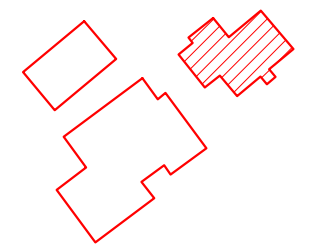
Bloor Homes North West

SCALE: 1:75 at A3

DRAWN BY: AB

DATE: March 2016

KEY:



REPORT No:

CP11682

FIGURE:

13

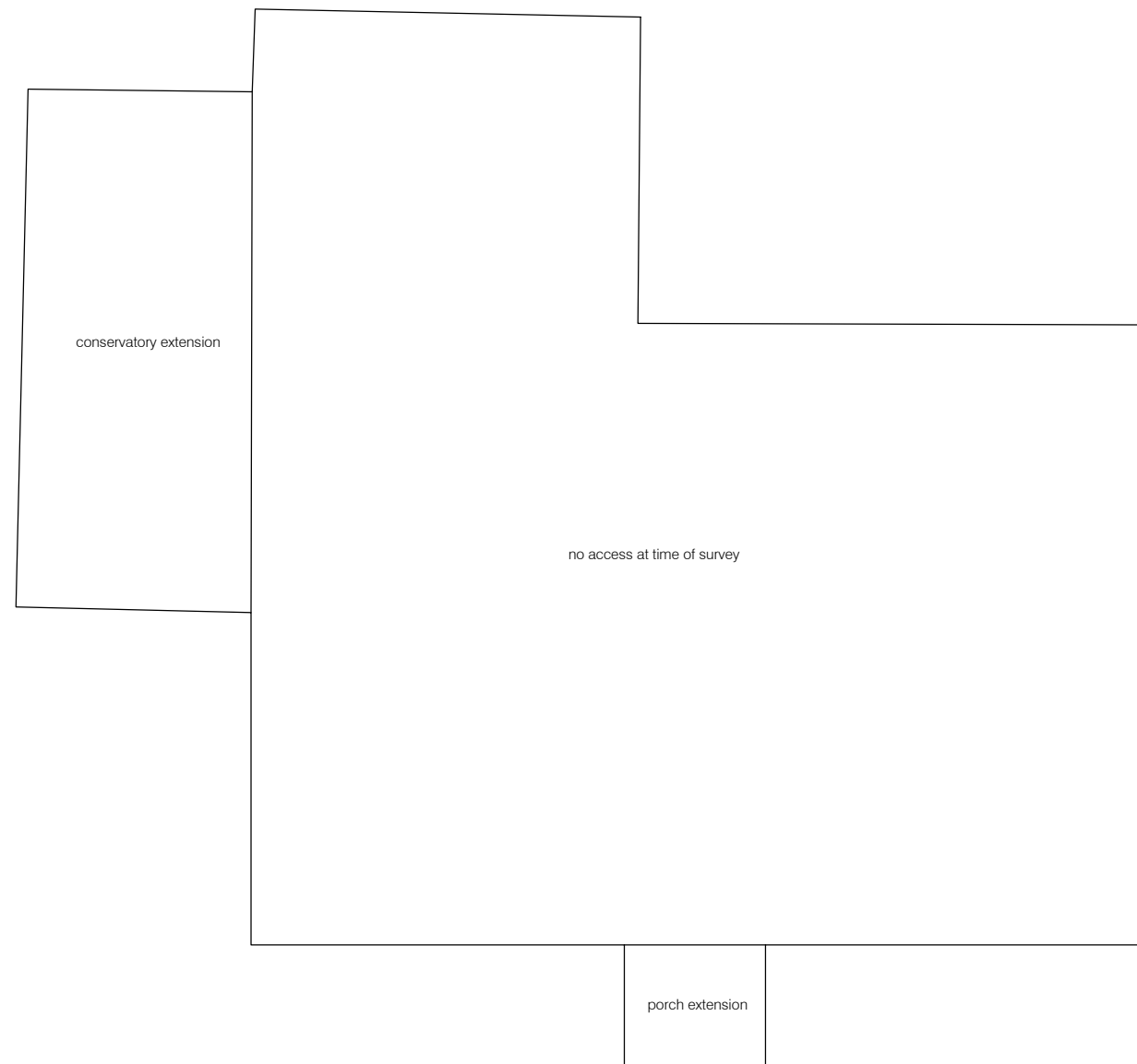


Figure 13: Plan of Building 1 - the farmhouse.

PROJECT:

Robin Hill Farm West, Standish,
Wigan, Greater Manchester

CLIENT:



Bloor Homes North West

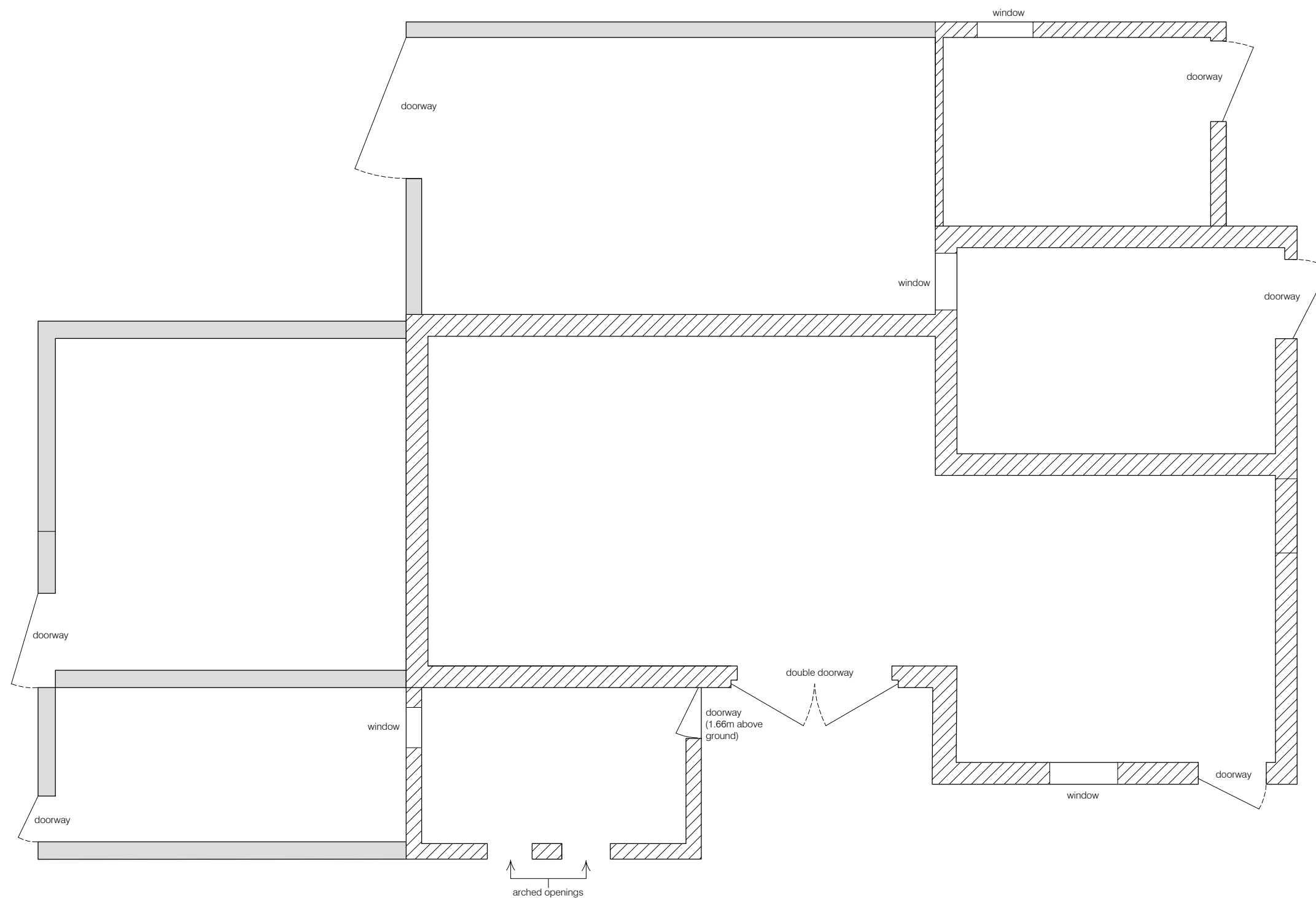
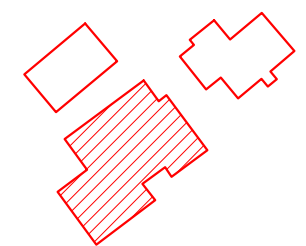
SCALE: 1:75 at A3

DRAWN BY: AB

DATE: March 2016

KEY:

-  Brick walls
-  Breeze block walls



REPORT No:

CP11682

FIGURE:

14

Figure 14: Plan of Building 2 - southern outbuilding.

PROJECT:

Robin Hill Farm West, Standish,
Wigan, Greater Manchester

CLIENT:

Bloor Homes North West

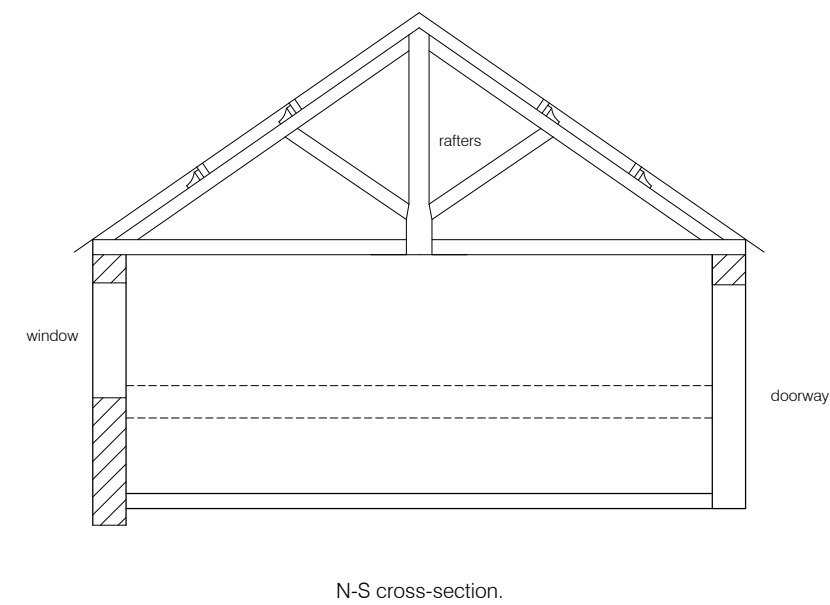
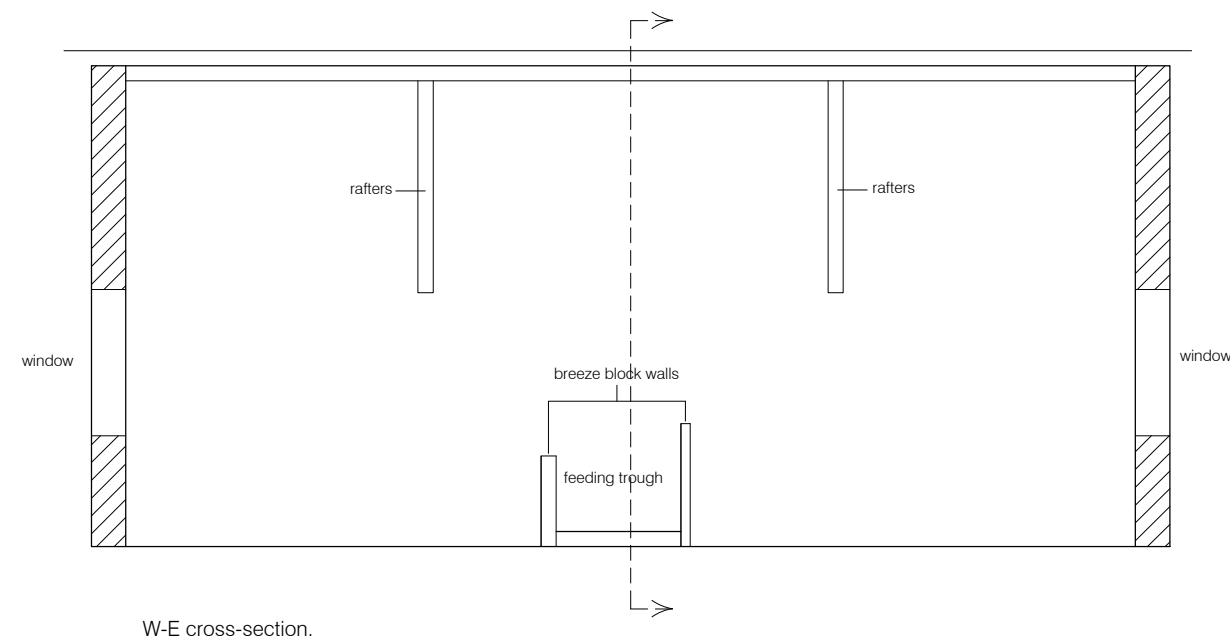
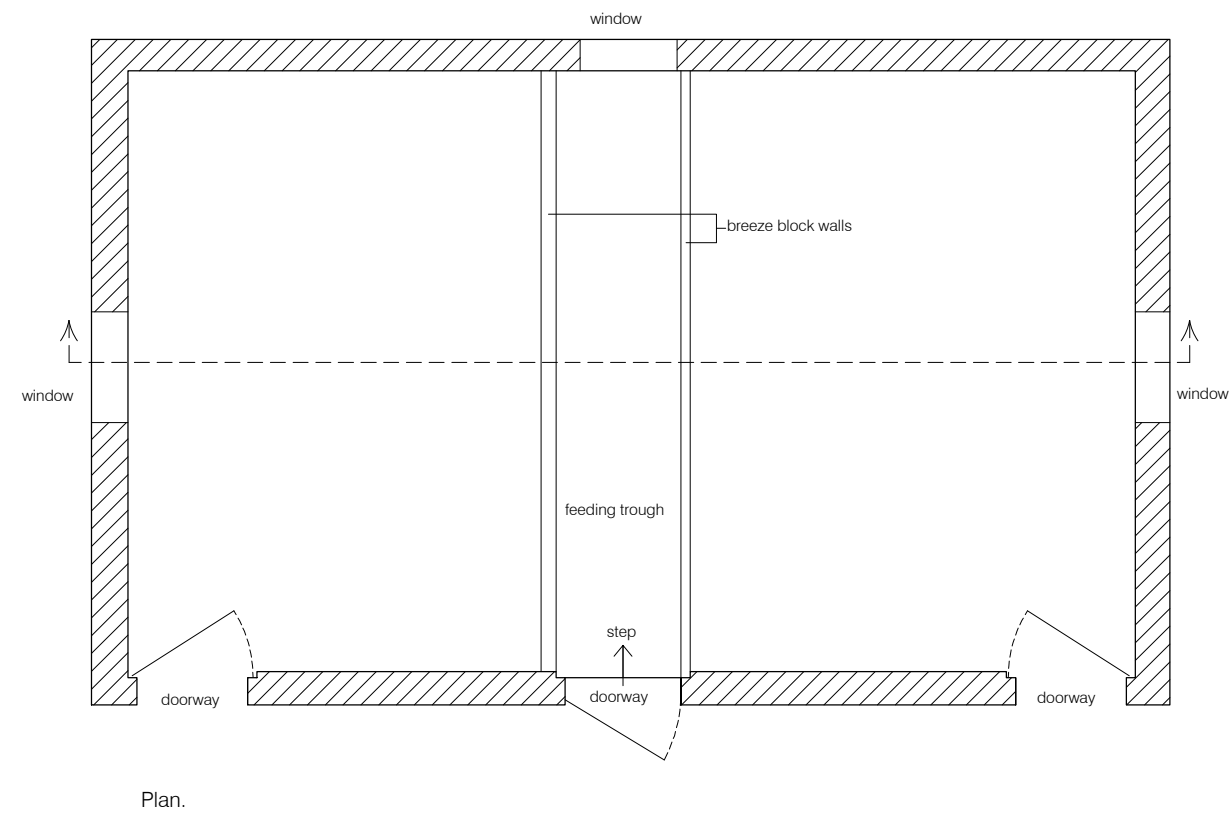
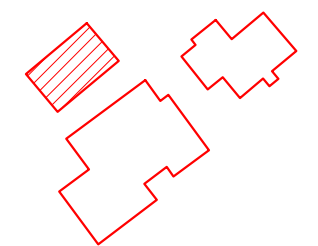
SCALE: 1:75 at A3

DRAWN BY: AB

DATE: March 2016

KEY:

 Brick walls



REPORT No:

CP11682

FIGURE:

15

Figure 15: Plan and cross-sections of Building 3 - northern outbuilding.

wardell-armstrong.com

STOKE-ON-TRENT
Sir Henry Doulton House
Forge Lane
Etruria
Stoke-on-Trent
ST1 5BD
Tel: +44 (0)845 111 7777

CARDIFF
22 Windsor Place
Cardiff
CF10 3BY
Tel: +44 (0)29 2072 9191

EDINBURGH
Suite 2/3, Great Michael House
14 Links Place
Edinburgh
EH6 7EZ
Tel: +44 (0)131 555 3311

GREATER MANCHESTER
2 The Avenue
Leigh
Greater Manchester
WN7 1ES
Tel: +44 (0)1942 260101

LONDON
Sutherland House
5-6 Argyll Street
London
W1F 7TE
Tel: +44 (0)20 7287 2872

NEWCASTLE UPON TYNE
City Quadrant
11 Waterloo Square
Newcastle upon Tyne
NE1 4DP
Tel: +44 (0)191 232 0943

SHEFFIELD
Unit 5
Newton Business Centre
Newton Chambers Road
Thornccliffe Park
Chapelton
Sheffield
S35 2PH
Tel: +44 (0)114 245 6244

TRURO
Wheal Jane
Baldhu
Truro
Cornwall
TR3 6EH
Tel: +44 (0)1872 560738

WEST BROMWICH
Thynne Court
Thynne Street
West Bromwich
West Midlands
B70 6PH
Tel: +44 (0)121 580 0909

International offices:

ALMATY
Office 515
43 Dostyk Avenue
Almaty
Kazakhstan
050010
Tel: +77 273341310

MOSCOW
OFFICES 211, 213, 215
Suite 1
House 1
Yeniseyskaya Street
Moscow
Russia
129344
Tel: +7 495 223 24 63
Tel: +7 495 223 24 62

your earth our world

