



Booth Green Farm, Pedley Hill, Adlington, Cheshire.

October 2017
V 1.0





aeon archaeology

Booth Green Farm, Pedley Hill, Adlington, Cheshire.

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Report no. 0142 v1.0

Historic Building Record - Level 2

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1.0 INTRODUCTION

Aeon Archaeology was commissioned by AE Planning Consultants to produce a level 2 historic building record at Booth Green Farm, Pedley Hill, Adlington, Cheshire SK10 4LB (centred on **NGR SJ 92578 81140**) in advance of conversion.

The archaeological recording was completed as part of a planning condition (Planning Reference: **17/3118M**). Planning permission has been secured by the client for the conversion of a stone barn to a single dwelling, demolition of dilapidated agricultural buildings and the construction of a replacement agricultural building with landscaping. The following archaeological condition has been assigned to the permission:

Condition 4

No development shall take place within the area indicated until the applicant, or their agents or successors in title, 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. The work shall be carried out strictly in accordance with the approved scheme.

Reason

In line with the guidance set out in Paragraph 141, Section 12 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework (2012), published by the Department for Communities and Local Government and Managing Significance in Decision Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning: 2 (Historic England 2015).

The Cheshire Archaeology Planning Advisory Service has not prepared a mitigation brief for this project, but has requested that a level 2 historic building survey be taken of the building prior to alteration.

This design and all subsequent mitigation will conform to the guidelines specified in English Heritage ‘*Understanding Historic Buildings: a guide to good recording practice*’ (2016) & Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (Chartered Institute for Archaeologists, 2014).

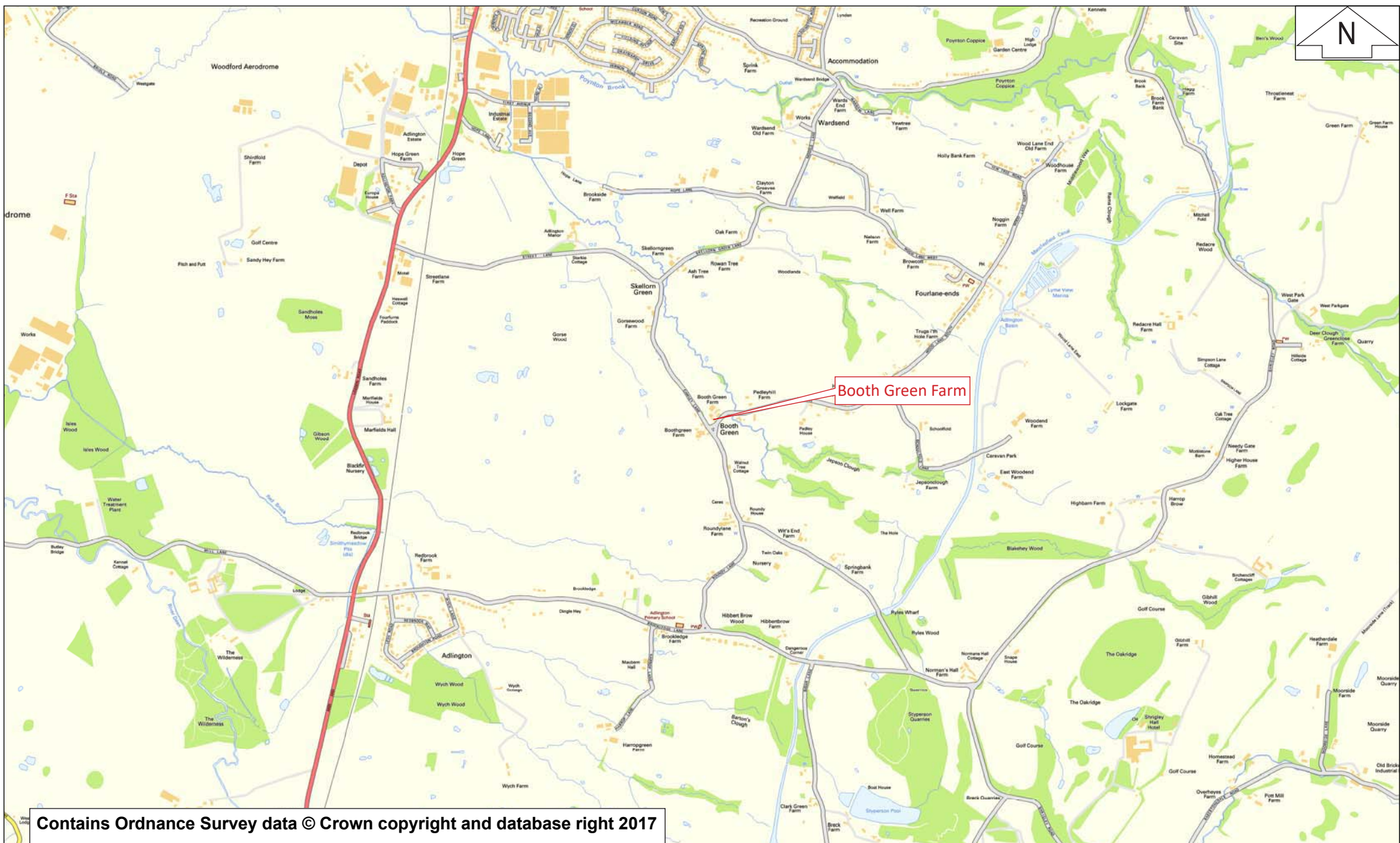
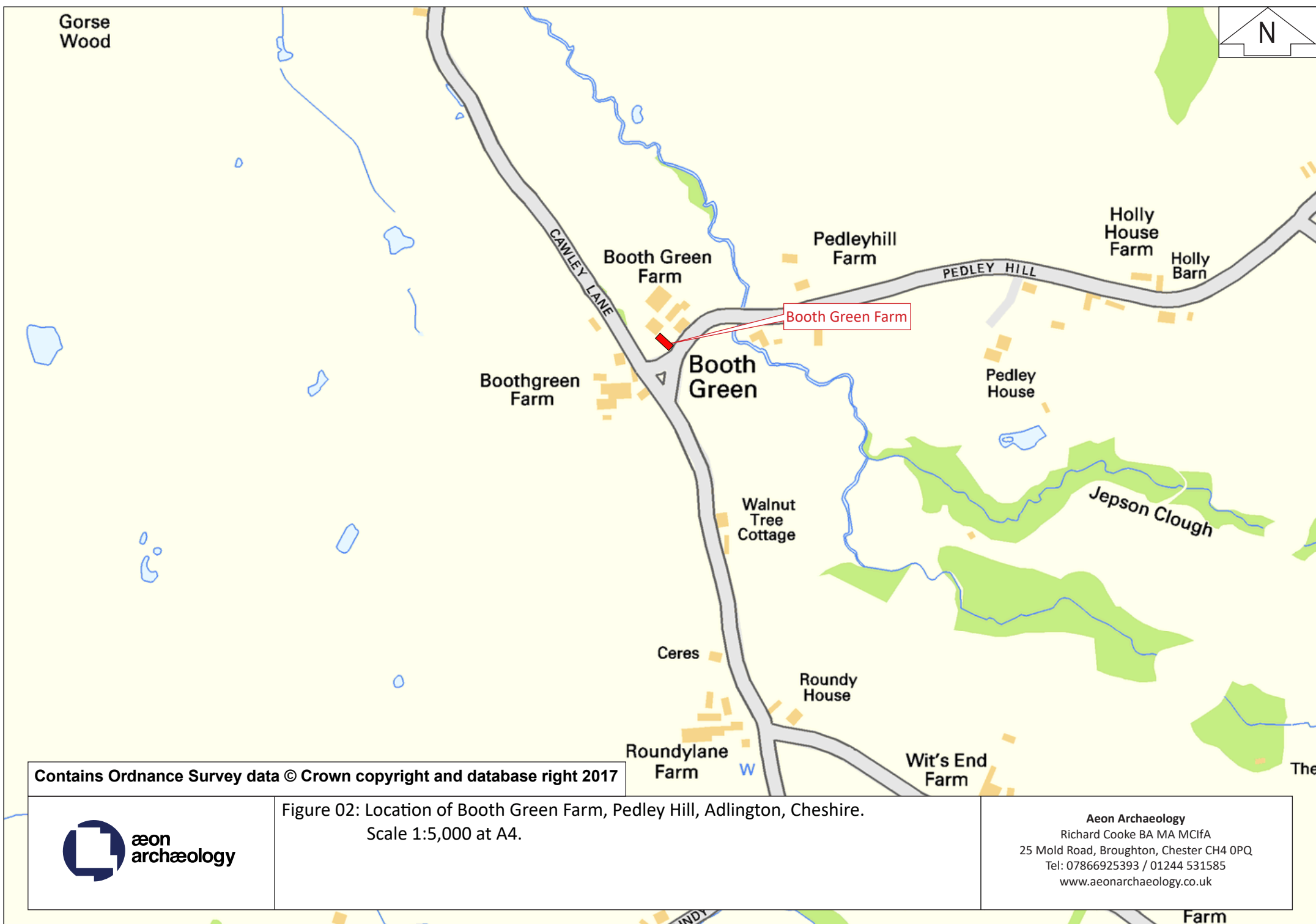
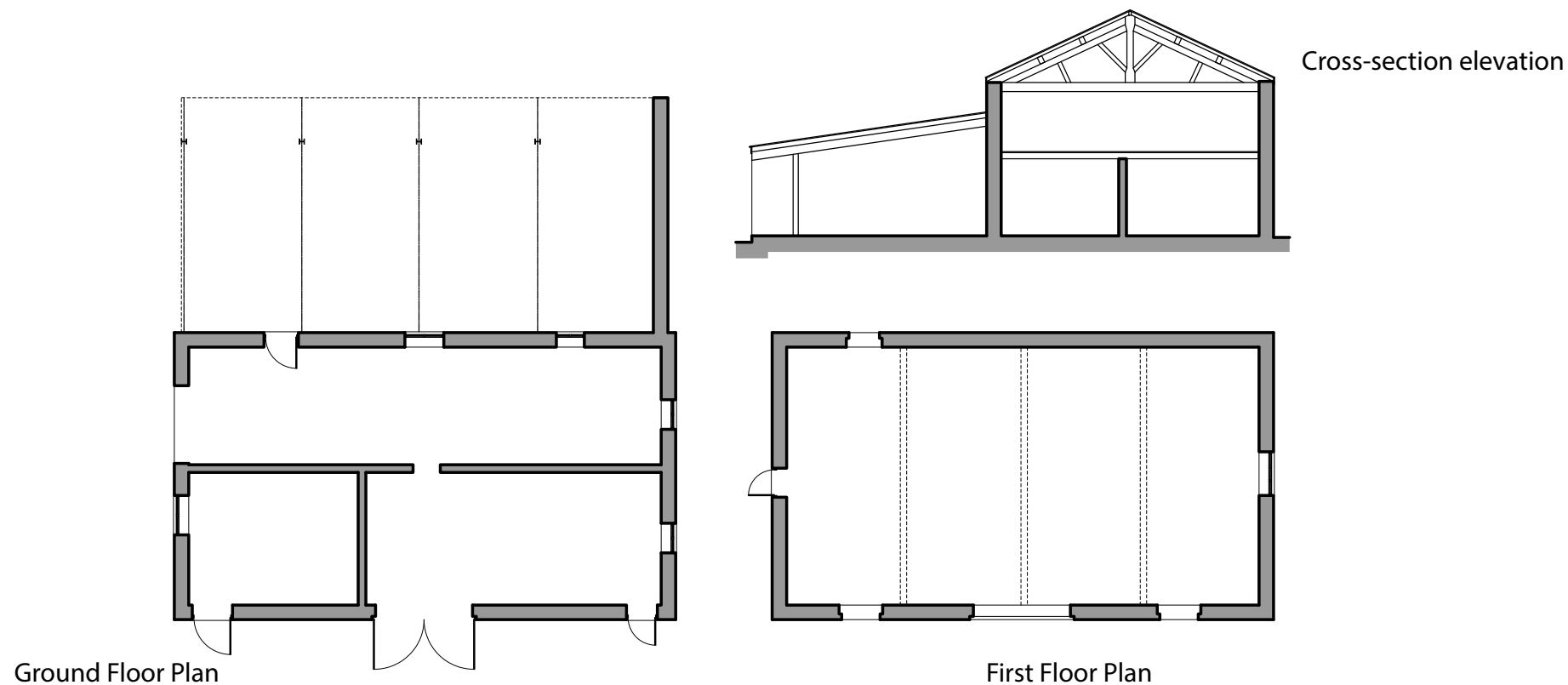


Figure 01: Location of Booth Green Farm, Pedley Hill, Adlington, Cheshire.
Scale 1:20,000 at A4.



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2.0 REQUIREMENTS

2.1 Building Record

The requirements were for an archaeological building record of the farm building at Booth Green Farm to be conducted prior to the alteration and refurbishment work, however should observations or desk-based research suggest the potential for significant features to be encountered during the renovation and site clearance/ground work, the archaeological contractor should make arrangements to undertake any appropriate supplementary recording work during the development. The Cheshire Archaeology Planning Advisory Service has requested that the building record be roughly commensurate with the English Heritage '*Understanding Historic Buildings: a guide to good recording practice*' (2006) **Level 2**.

Both the exterior and the interior was viewed, described and photographed. The record presented conclusions regarding the building's development and use, but did not discuss in detail the evidence on which these conclusions are based.

The detailed photographic record consisted of English Heritage '*Understanding Historic Buildings: a guide to good recording practice*' (2016) elements:

- written account: 1-3, 6
- drawings: sometimes 1, or more of 2-7
- photographs: 1,2,4

3.0 METHOD STATEMENT

3.1 Level 2 Record

3.1.1 Written Account

The written account included:

- The building's precise location as a National Grid Reference and address form;
- A note of any statutory designation and non-statutory designation;
- The date of the record, name(s) of the recorder(s) and archive location;
- A summary of the building's form, function, date, and sequence of development.

3.1.2 Photographs

The photographic record included:

- A general view or views of the building;
- The building's external appearance. Typically a series of oblique views will show all external elevations of the building and give an impression of its size and shape;
- The overall appearance of the principal rooms and circulation areas.

A Digital SLR (Canon 550D) set to maximum resolution was used throughout.

3.1.3 Drawings

The drawn record included:

- A site plan showing the location and orientation of photographs. This will label all room spaces and indicate any architectural features of note.

3.2 Processing data, illustration, report and archiving

Following completion of the record as outlined above, this report was produced (job number A0132.1) which incorporates the following:

- A copy of the design brief and agreed specification
- A site location plan
- A plan illustrating the location and direction of photographs
- Basic background and relevant historical, descriptive or analytical detail
- A full bibliography of sources consulted
- Illustrations, including plans and photographs, will be incorporated within the report.

4.0 ARCHAEOLOGICAL AND HISTORICAL RECORD

The stone barn proposed for conversion is depicted on the Prestbury Tithe Map of c.1850 which records Booths Greens Farm as being comprised of a house, buildings and yard owned by Charles Richard Banastre Legh and occupied by Samuel Hunt. Both the Farmhouse and stone barn appear to be depicted on two early maps of Cheshire, namely Greenwood (1819) and Bryant (1831) suggesting that the farm was in existence from at least the early 19th century. The outbuildings proposed for demolition do not appear on Ordnance Survey mapping until the mid to late 20th century (OS Plan Cheshire, 1971, 1:2500).

The period 1750-1880 has been recognised as the most important period of farm building development in England (Historic Farmsteads: Preliminary Character Statement – North West region, English Heritage 2006, p. 6); the Council for British Archaeology's 'An Archaeological Research Framework for North West England: Volume 2, Research Agenda and Strategy' (Brennand 2007) has indicated that farm buildings are “an important historical research resource” (p. 140), that “there is an urgent need for all local authorities to ensure that farm buildings undergoing adaptation are at least considered for recording” so that “a regional database of farm buildings can be derived and variations across the region examined.” (ibid.)

5.0 BUILDING DESCRIPTION

5.1 External description of Booth Green Farm barn (plates 1-8)

The barn is sited on Booth Green Farm which is located within the hamlet of Booth Green, which is situated southeast of the town of Poynton and northeast of the village of Adlington, East Cheshire (centred on **NGR SJ 92578 81140**) and will be referred to as the barn throughout this section of the report. The building is a two-storey rectangular structure orientated northwest to southeast; along which axis it measures 10.75m by 6.0m approximately northwest to southeast. It has a dual-pitch roof comprising of slate roof tiles hooked over modern wooden battens and walls comprising of a mix of rubble and red brick bonded by mortar.

North-western elevation

The north-western exterior is constructed from stone rubble bonded by mortar. The bottom hand left end of the gable is dominated by a double doorway which permits access to the *backstore/byre 2*. This can be closed off via a metal sliding door seated on metal runners. To the immediate right of this doorway (on ground level) is a six pane wooden framed window with wooden glazing bars. Above this window on the first floor is a centralised wooden doorway which permits access to the first floor loft area. Abutting onto the left hand side of this elevation is a modern steel constructed lean to with a corrugated plastic roof.

North-eastern elevation

The north-eastern elevation is constructed from a mixture of stone rubble and red brick bonded by mortar. The elevation is dominated by stone rubble as the main building material with red brick being restricted to around the windows. The lower half of this elevation has been rendered. The elevation has also been obscured by a modern steel build lean-to and the lower half of the elevation was further obscured by stored timbers and building materials.

Visible at the right hand side on ground level are two eight pane metal framed rectangular windows and a single doorway; further towards the left-hand end is an eight pane metal framed square window and towards the centre is another eight pane square window. Towards the right of this there is a blocked doorway with an unattached wooden door painted white, with timber lintel and wooden frame also painted white. Above on the first floor towards the right hand side is a single square window with a timber frame; the window has been blocked off with chicken wire.

South-western elevation

The south-western elevation is constructed from stone rubble bonded by mortar with dressed stone quoins at either end. There is evidence of numerous brick repairs, particularly around the doorways. On the lower right hand portion of the elevation there appears to be a substantial repair with stone rubble bonded by mortar; the area may once have been a projecting extension from this elevation as roof purlins are still visible in this area of the wall.

Centralised within the elevation and spanning both storeys is a large wooden double, barn door painted blue. This door is bordered in bricks with a basket brick arch supporting the wall above; the arch has a dressed keystone and two dressed stone springers with dressed stone abutments. Flanking the barn door on the first floor are two small stylised lancet windows; constructed from brick with sandstone sills. On the ground floor at the left and right hand limits of the building are two single doorways with stone lintels and wooden doors.

South-eastern elevation

The south-eastern elevation is constructed from stone rubble bonded by mortar with dressed stone quoins at either end. The elevation displays three wooden framed windows on the ground floor and one on the first floor. The first floor window is rectangular with three panes and is only partially glazed and the ground floor windows are square with timber frames and have been boarded up. On the lower left hand side is a red Elizabeth II postbox set into the rubble stonework. Projecting from the right hand side is a modern extension in stone rubble bonded by mortar; this appears to be a single wall which masks the steel build lean-to behind.

5.2 Internal description of Booth Green Farm barn (plates 9 - 18)

Ground floor

1. Backstore/Byre

This is a rectangular room orientated northwest to southeast. The ceiling is composed of 24 sawn timber beams which support the floor above; these beams run northeast to southwest and are set directly upon the walls. The north-western, south-western and north-eastern elevations are of stone rubble bonded by mortar and painted white. The south-eastern elevation is composed of modern breeze block bonded by mortar and also painted white.

The north-western elevation is dominated by a large double doorway to the left of centre. This doorway has a reinforced steel lintel apart from this the elevation is otherwise featureless. The north-eastern elevation has a single doorway at its left end with a timber frame and door painted white. To the immediate left of this there is a timber set horizontally within the wall about halfway up from floor level. Centrally within this elevation there is a large opening which presumably used to be a doorway but has since been turned into a window; with a limestone sill set at knee height and a small recess beneath. The right-hand portion of the elevation has a rectangular recess halfway above floor level with a horizontal timber lintel set above. Immediately to the right of this is a window with a timber frame and horizontal iron bars. Apart from these the elevation is featureless.

The south-eastern elevation has a single window set centrally within the uppermost portion of the wall. This has been boarded up with plywood. Apart from this the elevation is featureless. The south-western elevation appears to have its upper left portion comprised of timber construction. It is difficult to ascertain whether this is structural or superficial boarding on this elevation (*see 3.Barn*). Centrally within the elevation is a single wooden panel doorway with wooden frame, although a metal sheet has been nailed to the door and frame on this elevation; this doorway leads into Barn (3.). To either side of this doorway both left and right are three equally spaced square windows, making six in total. All of the windows have wooden frames, lintels and sills and largely remain open but are loosely boarded up, except the window to the immediate right of the doorway which is completely blocked up with breeze block.

The floor is of cast concrete and towards the southeast portion of the room the floor was dominated by ropes and agricultural machinery making detailed photography difficult.

2. Sidestore/Byre

A rectangular room orientated northwest to southeast. The ceiling comprises of 13 sawn timber beams orientated southwest to northeast supporting the floor above. There is a single large supporting beam running northwest to southeast along the length of the room. The north-eastern, south-eastern and south-western elevations are comprised of a mixture of stone

and red brick bonded by mortar. The north-western elevation is constructed from modern breeze blocks bonded by mortar, all the elevations are painted white.

The north-western elevation has a single window to the right of centre which is timber-framed with six glazed panels. Apart from this the elevation is featureless. The north-eastern elevation has a substantial horizontal timber which runs across the length of the wall about 0.50m below the ceiling. The wall has two equally spaced windows with timber frames, a third is blocked up at the right hand end. At one point they appear to have had timber sliding shutters but these are now absent – although the timber runner below the windows remains. The large timber running across the elevation acts as a lintel for both windows.

The south-eastern elevation has a doorway at the left end which has now been blocked up with modern breezeblock bonded by mortar. The lower right hand portion of the wall appears to have been blocked up by red brick bonded by mortar. There is also a fairly substantial wooden lintel situated above this blocked up area. The rest of the wall appears to have been constructed from stone rubble bonded by mortar.

The south-western elevation has a single timber framed doorway at the right end, with a significant hand cut timber lintel above. Within the left and central portions of the wall there are four separate timbers set into the wall at various heights, these could have been part of a framing for livestock pens or they may represent earlier phases of building. At the base of the wall towards the left and centre are two stone troughs with two compartments, this measures 1.37m long by 0.38m wide. Above these floor troughs are different wall mounted troughs; cast iron and pipe fed. The floor is of cast concrete.

3. Barn

A rectangular room orientated northwest to southeast. The ceiling comprises of 13 sawn timber beams running northeast to southwest supporting the floor above. In the northern portion of the ceiling there is an opening hatch permitting access to the first floor. Immediately to the south of this is another similarly sized hatch which has a hatch cover.

The north-western elevation is of red brick bonded by mortar painted white. Towards the right end of the elevation a doorway with a wooden frame and lintel are also painted white, this doorway has been blocked with modern breeze-block bonded by mortar. Set against this elevation is a timber stairwell permitting access to the first floor via the open hatch.

The north-eastern elevation is constructed of stone rubble bonded by mortar. In the upper right hand corner the wall appears to be constructed from heavy oak timbers towards which are apparently sat directly upon the rubble wall. At the left end is a wooden panel door with wooden lintel and frame, this door is painted maroon red and the frame and lintel are white. On the central and right hand portions of the wall, approximately halfway up from ground level are three equally spaced square windows. These windows have purpose-built sliding shutters of horizontal timber runners situated above and below, the window shutters and runners are painted maroon red.

The south-eastern elevation is constructed from breeze-block bonded by mortar and painted white. There is a centralised window in the upper portion of the wall, this is blocked up by plywood. Apart from this window the wall is featureless.

The south-western elevation is constructed from a mixture of materials; the main wall is constructed from stone rubble bonded by mortar however in the central portion of the wall there appears to have been a significant repair or the blocking up of a large doorway. This is evidenced by two horizontal timber lintels infilled with a mixture of red brick and stone rubble bonded by mortar and partially rendered. The uppermost of these timber lintels measures 3.15m long by 0.27m wide. The lower most of these timber lintels is offset to the right slightly and measures 2.70m long by 0.13m wide. In between these timbers the

stonework differs from the other elevations as it is much narrower and appears to have been used as packing. At the left-hand end is a narrow timber lintel below which there is a single doorway with wooden frame and door painted black. This doorway permits access to the exterior. The right-hand portion of the wall is dominated by a large double doorway with steel lintel and frame and the two doors swinging outward in order to permit access to the exterior. The doors are painted blue. The floor is comprised of stone flags of various sizes. Towards the southeast and there is evidence of cast concrete and extremely large flagstones. The room is currently being used for storage of furniture and timber making detailed photography difficult.

First Floor

4. Loft

A large rectangular room orientated northwest to southeast. The ceiling comprises of modern building materials. Three king post timber trusses run northeast to southwest across the room. These trusses are directly supported by the south-western and north-eastern elevations. On the south-western elevation the trusses appear to have been recessed and seated up on packing stones. The north-western and south-eastern elevations are constructed from modern breeze-block bonded by mortar. The north-eastern and the south-western elevations are constructed from a mixture of stone rubble and red brick bonded by mortar.

The north-western elevation has a centralised single doorway with a wooden lintel and a wooden board and panel door permitting access to the exterior. Apart from this the elevation is featureless. The north-eastern elevation has a single window towards the left end. Surrounding the window there appears to be the remnants of lime and horsehair render but this has severely deteriorated. Within the central portion of the elevation are two horizontal timbers presumably located to receive fittings. Emanating from the timbers on the right hand side are a series of large structural cracks. A course of header bricks caps the wall in-between the trusses. Towards the right end another small horizontal timber is visible.

The south-eastern elevation is constructed from modern breeze-blocks bonded by mortar. Centralised within the elevation halfway up from the floor level is a small window timber framed and partially glazed. Apart from that the elevation is featureless. Within the south-western elevation in the centre; is the uppermost part of an original large double doorway – the floor bisects this doorway suggesting that it is a later addition. This doorway has a basketed archway constructed from red brick bonded by mortar. Once more emanating from the archway are several structural cracks. A significant wooden lintel appears to have been placed above the archway at a later date. Flanking the archway to the left and right are two identical gothic windows; these are small and have brick-lined arches and wide sandstone sills (0.55m in width). Above these windows are hand-cut wooden lintels.

The floor is comprised of wooden floorboards running northwest to southeast. A centralised stairway is located in the middle of the floor permitting access to the ground level. The north-eastern portion of the room has been given over to storage.



Plate 01: Southwestern elevation - from Southwest - Scale 1m



Plate 02: Southwestern and Southeastern elevations (Oblique) - from South - Scale 1m



Plate 03: Southeastern elevation - from Southeast - Scale 1m



Plate 04: Southeastern and Northeastern elevations (Oblique) - from East - Scale 1m



Plate 05: Northeastern elevation - from northeast - Scale 1m



Plate 06: Northeastern elevation (Oblique) - from North - Scale 1m



Plate 07: Northwestern elevation - from Northwest - Scale 1m



Plate 08: Northwestern and Southwestern elevations (Oblique) - from West - Scale 1m



Plate 09: 1. Backstore/Byre - from Northwest - Scale 1m



Plate 10: 1. Backstore/Byre - altered window and recess - from South - Scale 1m



Plate 11: 2. Sidestore/Byre - northeastern elevation- from West - Scale 1m



Plate 12: 2. Sidestore/Byre - southwestern elevation- from southwest - Scale 1m



Plate 13: 3. Barn - northwestern elevation- from southeast - Scale 1m



Plate 14: 3. Barn - Southwestern elevation (Showing timbers) - from East - Scale 1m



Plate 15: 4. Loft - Northwestern elevation - from Southeast - Scale 1m



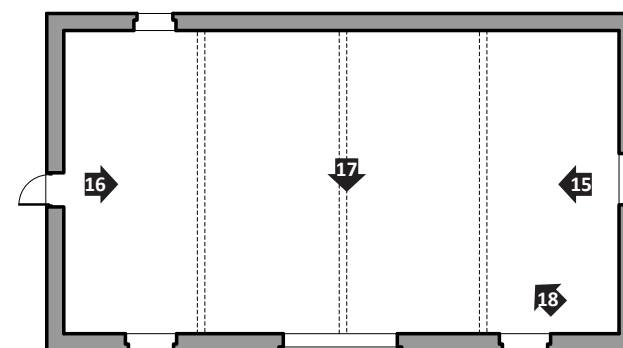
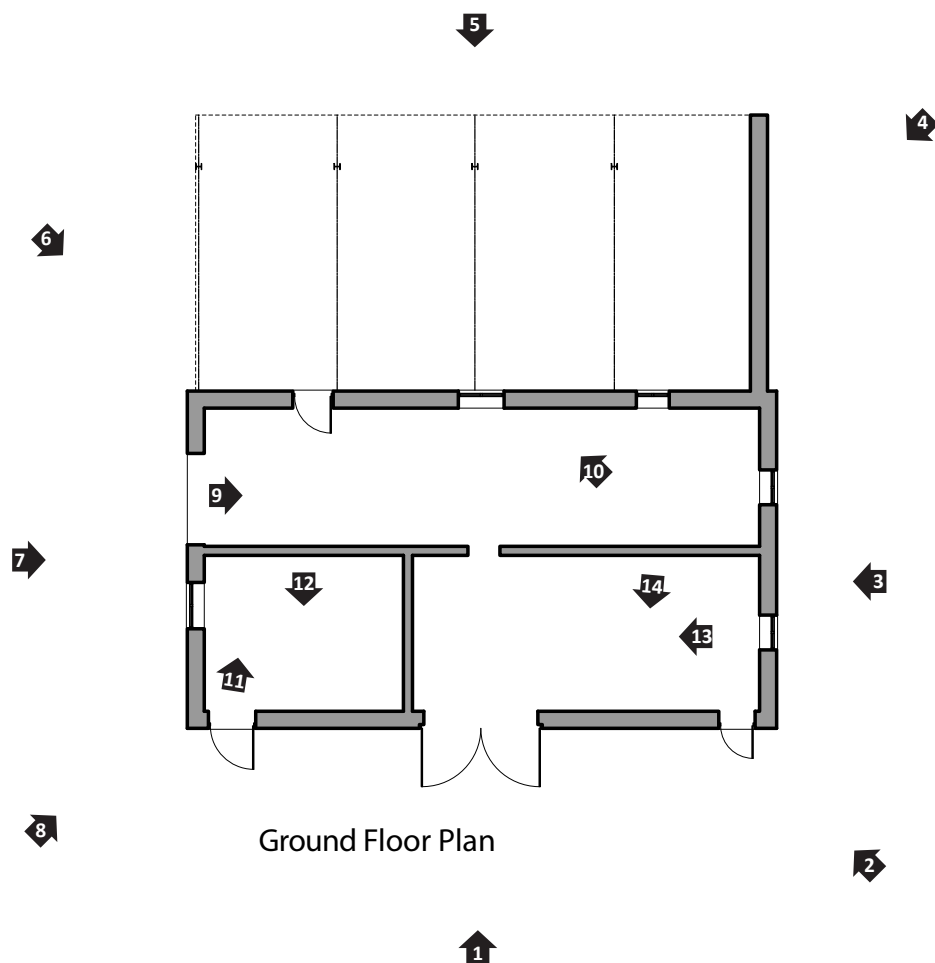
Plate 16: 4. Loft - Southeastern elevation - from Northwest - Scale 1m



Plate 17: 4. Loft - Southwestern elevation - Basket Arch (Barn door) - from Northeast - Scale 1m



Plate 18: 4. Loft - King post roof truss "A-frame" - from South - Scale 1m



6.0 CONCLUSION

The Council for British Archaeology's '*An Archaeological Research Framework for North West England: Volume 2, Research Agenda and Strategy*' (Brennand 2007) has specified that farm buildings are "an important historical research resource" (p. 140), and that "there is an urgent need for all local authorities to ensure that farm buildings undergoing adaptation are at least considered for recording" so that "a regional database of farm buildings can be derived and variations across the region examined." (ibid.). The level 2 Historic Building Record has been undertaken in response to and further investigation of, this regional research framework.

The building is a long narrow barn with a loft that appears to have been added at a later date on the upper floor. The ground floor has been bisected along its axis northwest to southeast partitioning the floor plan roughly in half. To the north of the ground floor there is a small store room/byre (2.) which may have originally had access to the main (3.) barn via a low wide doorway in the dividing wall.

There appears to have been an extensive amount of work that has taken place on the south-western elevation; an earlier extension once projected from the right hand side of the elevation, as evidenced by roof purlins that remain in situ forming the outline of a low double pitch roof. Another phase of repair or repointing work appears to have taken place close to the lower left hand side of the elevation near the doorway. The primary feature of the building is the double height doorway with brick basket archway that opens onto the upper and lower floors; this doorway appears to have been split at some point in the past so as that it opens bilaterally. The doorway may have been designed in this manner in order to accommodate large carts or trailers; with the upper floor acting as hayloft storage while the lower floor could have been used to house carts and animals.

The historic building record can be seen as having fulfilled the spirit and intent of the archaeological condition and as such it is recommended that the condition now be discharged.

7.0 SOURCES

OS Maps

OS 1:10 000 Series sheet SJ 98 SE

Historic Environment Record online gateway

English Heritage: Understanding Historic Buildings: a guide to good recording practice

(2016) Chartered Institute for Archaeologists, 2014: Standard and Guidance for the
Archaeological Investigation and Recording of Standing Buildings or Structures

British Geological Survey website. www.bgs.ac.uk

