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# Grimsditch Farm (Barn), Damson Lane, Mobberley, Cheshire WA16 7HY.

October 2018  
V 1.0



aeon archaeology



Level 2 Historic Building Record  
Project Code: A0185.1  
Report no. 0183

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## **October 2018 V 1.0**

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Level 2 Historic Building Record

Aeon Archaeology  
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Project Code: A0185.1

Date: 05/10/2018

Client: JMC Building and Civil Contractors Ltd  
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# Figures

**Figure 01:** Location of The Roneth, Whitcott Keysett, Clun. Scale 1:20,000 at A4.

**Figure 02:** Location of The Roneth, Whitcott Keysett, Clun. Scale 1:5,000 at A4.

**Figure 03:** Location of photographs at Grimsditch Farm, Mobberley, East Cheshire (ground floor) Scale 1:150 at A4.

**Figure 04:** Location of photographs at Grimsditch Farm, Mobberley, East Cheshire (first floor). Scale 1:150 at A4.

**Figure 05:** Location of the barn at Grimsditch Farm on the first edition 25" County Series Ordnance Survey map of 1877.

**Figure 06:** Location of the barn at Grimsditch Farm on the second edition 25" County Series Ordnance Survey map of 1898.

**Figure 07:** Location of the barn at Grimsditch Farm on the third edition 25" County Series Ordnance Survey map of 1909.

**Figure 08:** Historic phases of construction at Grimsditch Farm, Mobberley. Scale 1:150 at A4.

# Plates

**Plate 01:** Grimsditch Farm - Barn northwest and southwest external elevations, from the west. Scale 1.0m.

**Plate 02:** Grimsditch Farm - Barn southwest external elevation, from the west. Scale 1.0m.

**Plate 03:** Grimsditch Farm - Barn southwest external elevation, from the south. Scale 1.0m.

**Plate 04:** Grimsditch Farm - Barn southwest external elevation (southeast end), from the southwest. Scale 1.0m.

**Plate 05:** Grimsditch Farm - Barn southwest external elevation and Hay Barn southwest and southeast elevations, from the south.

**Plate 06:** Grimsditch Farm - Hay Barn southeast external elevation, from the southeast. Scale 1.0m.

**Plate 07:** Grimsditch Farm - Hay Barn southeast and northeast external elevations, from the east. Scale 1.0m.

**Plate 08:** Grimsditch Farm - Hay Barn northeast external elevation, from the northeast. Scale 1.0m.

**Plate 09:** Grimsditch Farm - Northwest Extension northeast external elevation, from the north. Scale 1.0m.

**Plate 10:** Grimsditch Farm - Northwest Extension northeast and northwest external elevations, from the north. Scale 1.0m.

**Plate 11:** Grimsditch Farm - Northwest Extension northwest external elevation, from the northwest. Scale 1.0m.

**Plate 12:** Grimsditch Farm - Northeast Extension southeast external elevation, from the southeast. Scale 1.0m.

**Plate 13:** Grimsditch Farm - Northeast Extension southeast and northeast external elevations, from the east. Scale 1.0m.

**Plate 14:** Grimsditch Farm - Northeast Extension northeast external elevation, from the north. Scale 1.0m.

**Plate 15:** Grimsditch Farm - Southwest Extension northwest external elevation, from the northwest. Scale 1.0m.

**Plate 16:** Grimsditch Farm - Southwest Extension southwest external elevation, from the southwest. Scale 1.0m.

**Plate 17:** Grimsditch Farm - Southwest Extension southeast external elevation, from the southeast.

**Plate 18:** Grimsditch Farm - Kennel Extension northwest external elevation, from the northwest.

**Plate 19:** Grimsditch Farm - Kennel Extension northwest and southwest external elevations, from the west. Scale 1.0m.

**Plate 20:** Grimsditch Farm - Kennel Extension southwest external elevation, from the southwest. Scale 1.0m.

**Plate 21:** Grimsditch Farm - Barn interior, from the southeast. Scale 1.0m.

**Plate 22:** Grimsditch Farm - Barn interior, from the northwest. Scale 1.0m.

**Plate 23:** Grimsditch Farm - Barn interior (first floor), from the northwest. Scale 1.0m.

**Plate 24:** Grimsditch Farm - Barn interior (first floor), from the southeast. Scale 1.0m.

**Plate 25:** Grimsditch Farm - Barn interior (first floor) showing Queen Post truss, from the northwest. Scale 1.0m.

**Plate 26:** Grimsditch Farm - Hay Barn interior, from the west.

**Plate 27:** Grimsditch Farm - Northwest Extension Workshop interior, from the southwest. Scale 1.0m.

**Plate 28:** Grimsditch Farm - Northwest Extension Workshop interior, from the northeast. Scale 1.0m.

**Plate 29:** Grimsditch Farm - Northwest Extension Store interior, from the northeast. Scale 1.0m.

**Plate 30:** Grimsditch Farm - Northeast Extension Stable interior showing Dualpitch truss, from the southeast. Scale 1.0m.

**Plate 31:** Grimsditch Farm - Northeast Extension Stable interior, from the northwest. Scale 1.0m.

**Plate 32:** Grimsditch Farm - Southwest Extension Store interior, from the southwest. Scale 1.0m.

**Plate 33:** Grimsditch Farm - Kennel Extension interior, from the northwest. Scale 1.0m.

## **Contents**

1.0 INTRODUCTION.....	1
2.0 REQUIREMENTS .....	2
2.1 Building Record.....	2
3.0 METHOD STATEMENT .....	3
3.1 Level 2 Record.....	3
3.1.1 Written Account.....	3
3.1.2 Photographs .....	3
3.1.3 Drawings .....	3
3.2 Processing data, illustration, report and archiving .....	3
4.0 ARCHAEOLOGICAL AND HISTORICAL RECORD.....	4
5.0 BUILDING DESCRIPTION.....	5
5.1 External description of the barn at Grimsditch Farm, Mobberley (plates 1-20).....	5
5.2 Internal description of the barn at Grimsditch Farm, Mobberley (plates 21-33).....	8
6.0 DISCUSSION AND CONCLUSION .....	12
7.0 SOURCES .....	13

## 1.0 INTRODUCTION

Aeon Archaeology was commissioned by JMC Building & Civil Contractors Ltd, hereafter the Client, to produce a level 2 historic building record of a proposed barn conversion to two dwellings and one holiday let and the demolition of a tin shed at Grimsditch Farm, Damson Lane, Mobberley, Cheshire WA16 7HY (centred on **NGR SJ 79020 79444**).

The archaeological mitigation was completed as part of a planning condition (**Planning Reference: 17/1994M**). The following archaeological condition was assigned to the permission:

### Condition 13

*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, unless otherwise agreed in writing by the Local Planning Authority.*

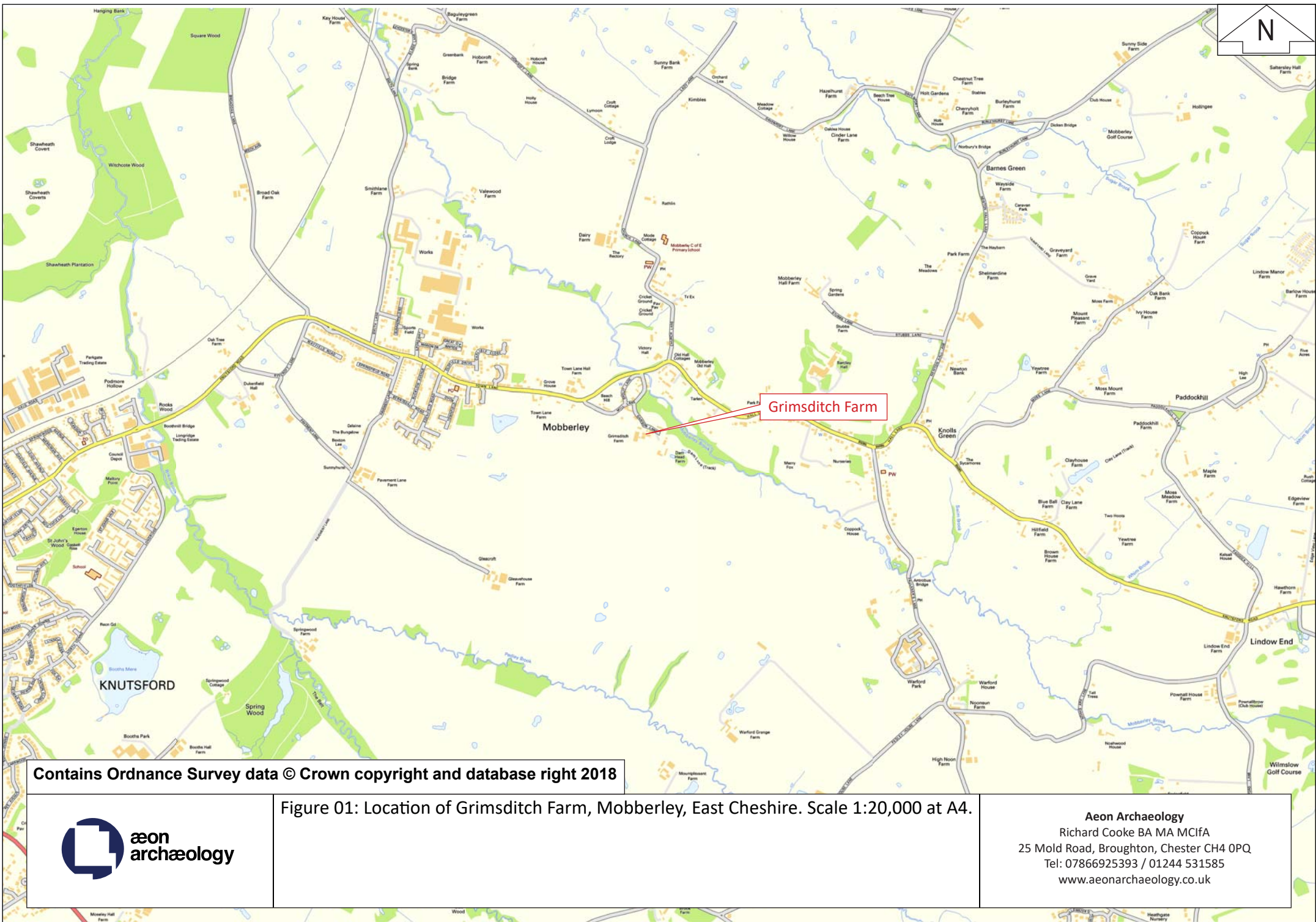
*Reason: In order to investigate and record the likely archaeological deposits within the site, and in compliance with Policy BE21 of the Macclesfield Borough Local Plan 2004.*

The Cheshire Archaeology Planning Advisory Service (Total Environment) (CAPAS) Cheshire Shared Services had advised that in order to meet the aims and expectations of the condition a level 2 historic building survey would be required of the building prior to alteration.

The use of such a condition is 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).

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) & Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (Chartered Institute for Archaeologists, 2014).



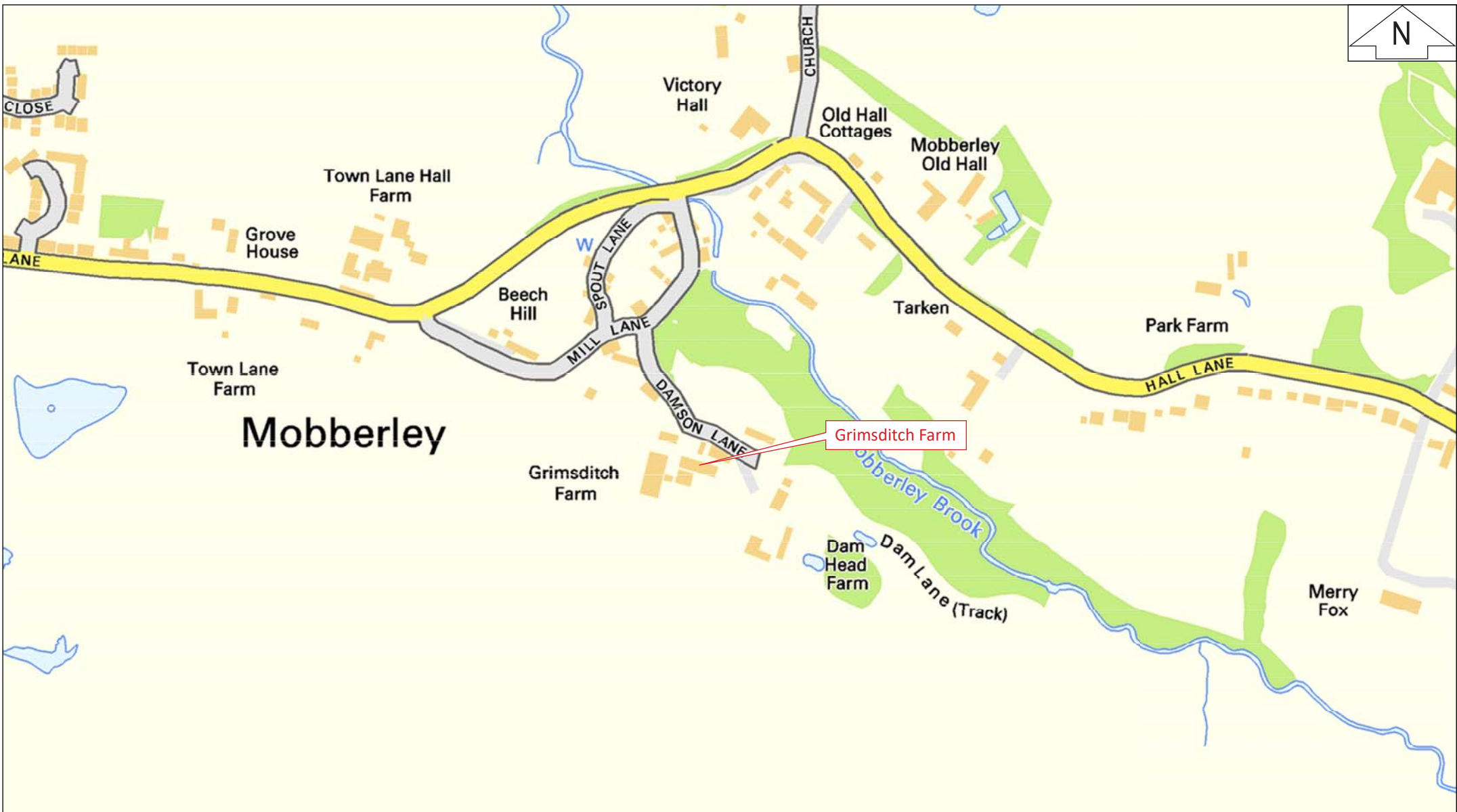


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Figure 01: Location of Grimsditch Farm, Moberley, East Cheshire. Scale 1:20,000 at A4.



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Figure 02: Location of Grimsditch Farm, Mobberley, East Cheshire. Scale 1:5,000 at A4.

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## 2.0 REQUIREMENTS

### 2.1 Building Record

The requirements were for an archaeological building record of the barn at Grimsditch Farm prior to 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 CAPAS had requested that the building record be commensurate with the English Heritage '*Understanding Historic Buildings: a guide to good recording practice*' (2016) **Level 2**.

Both the exterior and the interior were viewed, described and photographed. The record presents conclusions regarding the building's development and use, but does 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, sometimes one 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 600D) 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, a report was produced incorporating 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**

Although the barn proposed for conversion is absent from the 1838 Tithe Map for Mobberley, it is thought to be that depicted on the 1st Edition 1:2500 Ordnance Survey of 1877, and therefore probably dates to sometime around the middle of the 19<sup>th</sup> century. The Mobberley Conservation Area Townscape Analysis Map indicates the building to be one considered to have townscape merit.

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.)

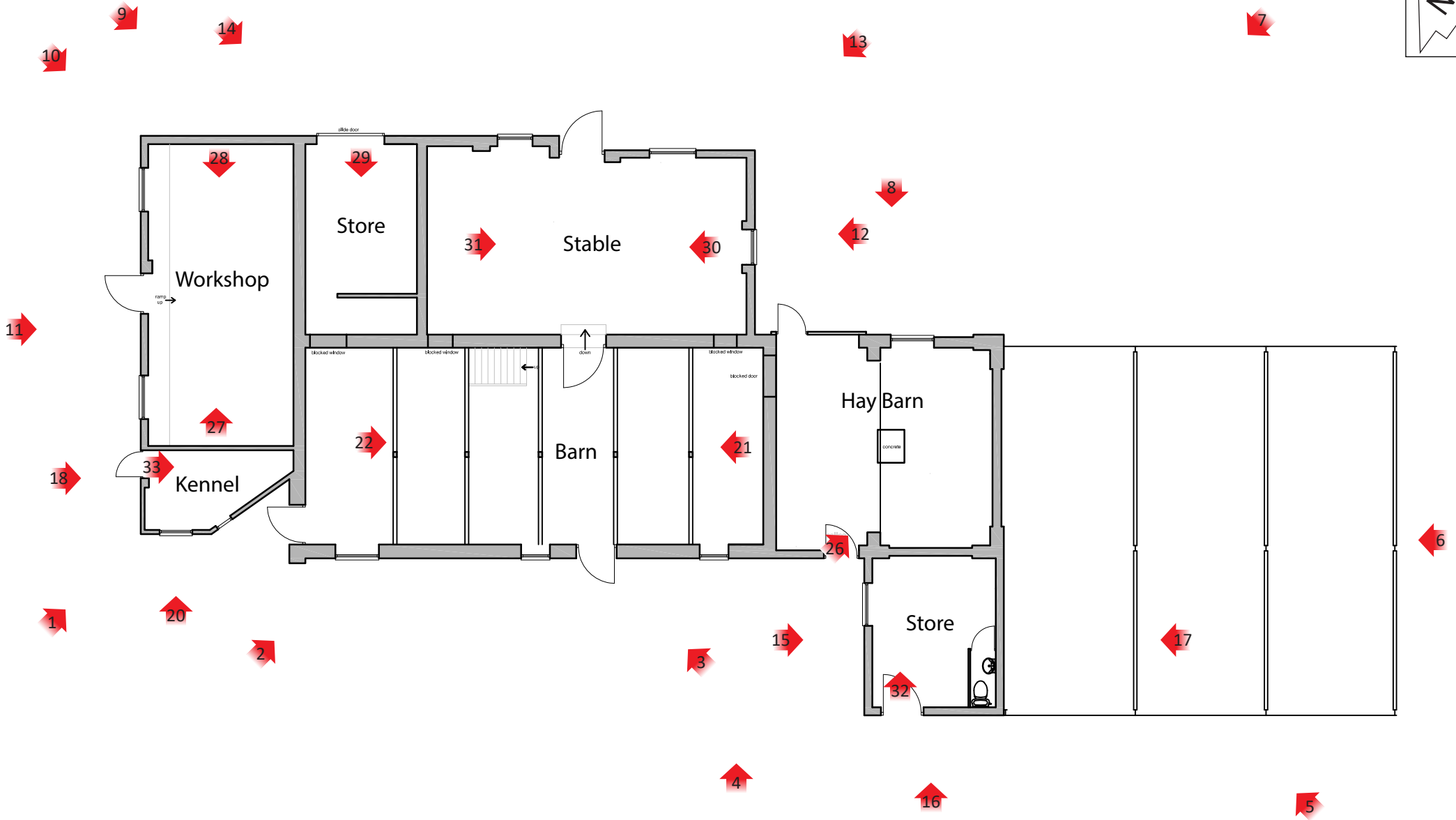


Figure 03: Location of photographs at Grimdsitch Farm, Mobberley, East Cheshire  
(ground floor) Scale 1:150 at A4.

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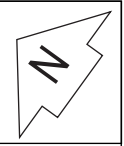


Figure 04: Location of photographs at Grimsditch Farm, Mobberley, East Cheshire (first floor). Scale 1:150 at A4.

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## 5.0 BUILDING DESCRIPTION

### 5.1 External description of the barn at Grimsditch Farm, Mobberley (plates 1-20)

The barn at Grimsditch Farm is located to the immediate north of the farmhouse, centred on NGR SJ 79020 79444. The farm lies on the south side of Damson Lane, at the south-eastern end of Mobberley, and approximately 2.2km east of Knutsford.

The barn is not statutorily protected nor are any of the associated buildings forming the farm complex.

#### *The Barn and the Hay Barn / Dutch Barn*

The barn is a two-storey rectangular structure orientated northwest to southeast and measuring 12.0m in length by 5.3m in width. It has a double-pitched roof of asbestos sheeting and ridge tiles. All of the elevations are of unfrosted red-brick bonded by mortar.

The Hay Barn is a two-storey square structure measuring 6.0m in length and width located at the south-eastern end of the Barn. It has a double-pitched roof of asbestos sheeting and ridge tiles. All of the elevations are of unfrosted red-brick bonded by mortar.

The north-western gable is comprised of hand-made red-brick bonded by lime mortar and has black-painted wooden fascia boards. At first floor level there is a centralised bricked-up rectangular opening, possibly a former hatchway to the upper story. At midway level and to the right of this is a window opening, also blocked-up with red-brick, and with half-size radiating red-brick voussoirs. At ground floor level at the right hand side is a single doorway opening with black-painted wooden frame, plywood board door and black-painted modern strap hinges permitting access into the barn interior.

The primary construction phase of the south-western elevation is focused at the south-eastern end where it is of handmade red-brick bonded by lime mortar. This part of the elevation has a black PVC gutter at eaves height with a black PVC downpipe at the left-hand end. At the right hand end of the upper-storey level there is a three-quarter access hatch with black-painted wooden frame and plywood door, which is now hanging from its hinges. Beneath this and at the right-hand end is a small rectangular embrasure opening. At ground floor level there are two equally spaced windows at the left and right hand ends both of which have half sized radiating red-brick voussoirs, white painted wooden frames and six pane windows above black-painted red-brick sills. At the left-hand end and to the right of the window is a single doorway with half sized radiating red-brick voussoirs, black-painted wooden frame and plywood door with black-painted strap hinges and latch, which permits access into the barn.

At the left-hand end of the south-western elevation a change in brick masonry to machine made unfrosted red-brick bonded by Portland cement indicates an episode of infilling after the demolition of a northeast-southwest wing that connected with the farmhouse (see discussion section below). At upper story level at the right-hand end is a three-quarter access hatch with wooden board door and black-painted iron strap hinges and at ground floor level at the left-hand end is a four pane window in white-painted wooden frame with radiating red-brick voussoirs and black-painted red-brick sill.

At the south-eastern end of the elevation there are two equally spaced rectangular columns, comprising of handmade red-brick bonded by lime mortar that originally formed a Hay Barn / Dutch barn with open sides. These have now been infilled with machine made red-brick bonded by Portland cement. The left-hand infilled bay has a single window at upper storey level at the left-hand end, with wooden frame and six pane window. At ground floor level at

the right hand end is a single doorway with black-painted wooden frame and black-painted wooden board door, which permits access into the Hay Barn. The right-hand infilled bay has a window at upper storey level at the left hand end, with unpainted wooden frame and a 16 pane window of which only 6 panes now remain. The rest of the right-hand infilled bay is obscured by the south-western single storey extension (see below).

The southeast gable of the Hay Barn has two rectangular columns of handmade unfrogged red-brick bonded by lime mortar, one at each end of the elevation. The bay between has been infilled to midway height with machine made unfrogged red-brick bonded by portland cement, leaving the upper crog-loft area open. Apart from this the elevation is otherwise featureless.

The north-eastern elevation has two rectangular columns of handmade unfrogged red-brick bonded by lime mortar visible at the left-hand end and centre, thus creating two equally sized bays. The left-hand bay has been bricked-up to midway height with machine made unfrogged red-brick bonded by Portland cement. The upper part of the bay has been covered with black-painted corrugated iron sheeting with a window opening in the upper left hand corner. At ground floor level in the left-hand bay there is a 12 pane window set within a white-painted wooden frame with black-painted stone sill. The right-hand bay has a large rectangular window opening spanning the width of the bay at upper-storey level, but is without frame and has been boarded-up. Beneath this a large sawn timber beam spans both bays and forms the upper part of the frame of a double height cart shed door, comprised of black-painted wooden boards with black-painted iron strap hinges. The rest of the north-eastern elevation is obscured by the north-eastern extension.

### ***Northwest Extension***

The northwest extension is a one and a half-storey L-shaped structure orientated southwest to northeast measuring 9.0m in length by 4.3m in width, and orientated northwest to southeast measuring 6.0m in length by 3.8m in width. It has a double-pitch roof of blue-grey slate and ridge tiles. All of the elevations are of handmade unfrogged red-brick bonded by Portland cement.

The north-eastern elevation has a black PVC gutter at eaves height with a black PVC downpipe at the left-hand end. The elevation is otherwise featureless aside from two diamond-shaped ventilation holes equally spaced at mid height, and two signs at the right-hand end, the upper of which is black-painted metal titled *Grimsditch Farm* the lower of concrete titled *Beware of the Kids*.

The northwest facing gable has two equally spaced circular oculi in the upper part of the elevation at the left and right hand ends. At ground floor level there is a single centralised doorway with black-painted timber frame and plywood board door, with four black-painted strap iron hinges and black-painted iron latch. Directly above the doorway is an area of modern brick, possibly indicating a blocked up hatchway. There are two equally spaced windows at the left and right hand ends at ground floor level, each has radiating red-brick voussoirs and four pane windows set within white-painted wooden frames above black-painted red-brick sills.

The south-western elevation of the north-western extension is obscured by a modern brick kennel extension.

### ***Northeast Extension***

The northeast extension is a single-storey rectangular structure orientated northwest to southeast and measuring 9.3m in length by 5.6m in width. It has a mono-pitch roof of asbestos sheeting forming a catslide with the Barn. All of the elevations are of unfrosted machine made red-brick bonded by Portland cement.

The south-eastern elevation is featureless aside from a centralised two pane window at ground floor level with white-painted wooden frames, half sized radiating red-brick voussoirs and black-painted stone sill.

The north-eastern elevation has an unpainted wooden fascia board with black PVC gutter leading to a centralised downpipe. At the left-hand end is a four pane window in white-painted wooden frame and black-painted stone sill. To the right of this is a single doorway opening with black-painted frame, plywood door and black-painted modern strap hinges. The elevation has a centralised two pane window in white-painted wooden frame and black-painted stone sill. At the right-hand end is a double roller door of black-painted wooden boards.

### ***Southwest Extension***

The southwest extension is a single-storey rectangular structure, orientated northeast to southwest and measuring 4.5m in length by 4.0m in width. It is attached to the southwest elevation of the Hay Barn. It has a double-pitch roof of blue-grey slate and ridge tiles. All of the elevations are of unfrosted machine made red-brick bonded by Portland cement.

The southwest gable elevation has a single doorway opening to the left of centre, with stable door of black-painted wooden boards in black-painted frames.

The north-western elevation has a black PVC gutter and black-painted iron downpipe at the right hand end. At the left hand end there is a 12 pane double-glazed window in white PVC frame with black-painted stone sill. Apart from this the elevation is featureless.

The south-eastern elevation is featureless.

### ***Kennel Extension***

A three-sided polygonal extension attached to the south-western elevation of the north-western extension and partly on to the north-western gable elevation of the Barn, measuring 4.3m in length by 2.5m in width. The kennel has a mono-pitch roof of asbestos sheet sloping from northeast to southwest.

The north-western elevation has a black-painted fascia and a single doorway at the left-hand end with black-painted wooden frame and wooden board door. The elevation is otherwise featureless.

The south-western elevation has a black-painted wooden fascia with black-painted PVC gutter and downpipe at the left-hand end. There is a single centralised window of two glass panes within a white-painted wooden frame.

The southern elevation has a black-painted wooden fascia with black PVC gutter. The elevation is otherwise featureless aside from black-painted wooden dog hatch in the bottom left hand corner.



**Plate 01:** Grimsditch Farm - Barn northwest and southwest external elevations, from the west. Scale 1.0m.





**Plate 02:** Grimsditch Farm - Barn southwest external elevation, from the west. Scale 1.0m.





**Plate 03:** Grimsditch Farm - Barn southwest external elevation, from the south. Scale 1.0m.



**Plate 04:** Grimsditch Farm - Barn southwest external elevation (southeast end), from the southwest. Scale 1.0m.





**Plate 05:** Grimsditch Farm - Barn southwest external elevation and Hay Barn southwest and southeast elevations, from the south.



**Plate 06:** Grimsditch Farm - Hay Barn southeast external elevation, from the southeast. Scale 1.0m.



**Plate 07:** Grimsditch Farm - Hay Barn southeast and northeast external elevations, from the east. Scale 1.0m.





**Plate 08:** Grimsditch Farm - Hay Barn northeast external elevation, from the northeast. Scale 1.0m.



**Plate 09:** Grimsditch Farm - Northwest Extension northeast external elevation, from the north. Scale 1.0m.





**Plate 10:** Grimsditch Farm - Northwest Extension northeast and northwest external elevations, from the north. Scale 1.0m.



**Plate 11:** Grimsditch Farm - Northwest Extension northwest external elevation, from the northwest. Scale 1.0m.



**Plate 12:** Grimsditch Farm - Northeast Extension southeast external elevation, from the southeast. Scale 1.0m.





**Plate 13:** Grimsditch Farm - Northeast Extension southeast and northeast external elevations, from the east. Scale 1.0m.



**Plate 14:** Grimsditch Farm - Northeast Extension northeast external elevation, from the north. Scale 1.0m.





**Plate 15:** Grimsditch Farm - Southwest Extension northwest external elevation, from the northwest. Scale 1.0m.



**Plate 16:** Grimsditch Farm - Southwest Extension southwest external elevation, from the southwest. Scale 1.0m.





**Plate 17:** Grimsditch Farm - Southwest Extension southeast external elevation, from the southeast.



**Plate 18:** Grimsditch Farm - Kennel Extension northwest external elevation, from the northwest.





**Plate 19:** Grimsditch Farm - Kennel Extension northwest and southwest external elevations, from the west. Scale 1.0m.





**Plate 20:** Grimsditch Farm - Kennel Extension southwest external elevation, from the southwest. Scale 1.0m.

## 5.2 Internal description of the barn at Grimsditch Farm, Mobberley (plates 21-33)

### *The Barn*

The ground floor is a single rectangular room measuring 13.0m in length by 5.6m in width, orientated northwest to southeast. The walls are all of red-brick painted white. The ceiling is of sawn wooden rafters orientated northwest to southeast supporting the floorboards of the upper storey and supported on five sawn and partially hewn modern wooden beams, orientated northeast to southwest and dividing the ceiling into six equal sized bays. All of the beams are supported on sawn and chamfered centralised wooden upright posts.

The northeast elevation has a single doorway at the left-hand end with black-painted wooden lintel and blocked-up with a wooden board. There is a centralised open staircase permitting access to the upper storey, and to the right of this is a small rectangular recess with black-painted wooden lintel. To the right of centre is an oversized doorway opening with black-painted wooden lintel, black-painted wooden frame and wooden chipboard door. At the right-hand end is a single doorway opening with black-painted wooden lintel which has been boarded up.

The south-eastern elevation is featureless aside from a doorway opening at the left-hand end which has now been boarded up.

The south-western elevation has a six pane window at the left-hand end as described externally. To the left of centre a single door way as described externally permits access to the rear of the property. To the right of this is a six pane window as described externally. At the right-hand end is a six pane window as described externally.

The north-western elevation has an oversized door at the left-hand end with a black-painted wooden lintel, black-painted frame and plywood door that permits access to the exterior. At the right-hand end the elevation has been turned into a modern bar constructed from stone bonded by mortar with wooden counter top.

The floor is of concrete flagstones throughout. The room is variably interspersed with two seater sofas, tables, pool table and various paraphernalia associated with its use as a bar.

The upper storey is of a single rectangular room measuring 13.0m in length by 5.6m in width, orientated northwest to southeast. The room is open to the roof pitch showing the asbestos sheet roof, beneath which are sawn wooden battens orientated northwest to southeast, supported on sawn wooden rafters which are in turn supported on two purlins, beneath which are three Queen-post trusses. These divide the room into four equally sized bays.

The north-eastern elevation has a descending staircase to the left of centre but is otherwise featureless aside from intermittent embrasures at either end.

The south-eastern elevation is featureless aside from a window opening to the right of centre with unpainted wooden frame but otherwise open.

The south-western elevation has a three-quarter hatchway opening at the left-hand end and the same at the right-hand end as described externally.

The north-western elevation has a centralised window or hatch opening with unpainted wooden lintel which has been infilled with red-brick. Immediately beneath this and to the left is what appears to be a second window opening but has also been infilled with red-brick. The floor is of wooden floorboards. The room has been formally used as a gym.

### ***The Hay Barn / Dutch Barn***

The Hay Barn is a single rectangular room measuring 6.1m in length by 5.7m in width, orientated northwest to southeast. The Ceiling is open to the roof pitch showing asbestos sheets. These are supported on sawn timber batons on sawn timber rafters, which are supported on two sawn timber purlins resting on two sawn wooden Queen-post trusses. All of the elevations are of red-brick bonded by mortar and are painted white to midway height.

The north-eastern elevation has a cart shed door at the left hand end as described externally and a 12 pane window at the right hand end.

The southeast elevation has the remains of an iron drive-shaft which connects to the flywheel in the south-western extension, most likely having driven a threshing machine. Above this is a wooden crog-loft which could not be accessed due to a wasp nest.

The southeast elevation is featureless aside from a single doorway opening at the right hand end that permits access to the rear of the property.

The north-western elevation is featureless aside from a window opening in the upper storey.

The floor is of stone flags.

### ***Northwest Extension***

#### *Workshop*

A rectangular room measuring 8.6m in length by 4.1m in width orientated northeast to southwest. It is open to the roof pitch showing the roof slates, which are supported on sawn wooden batons on sawn wooden rafters, which are supported on four sawn wooden purlins. The walls are all of exposed red-brick painted white.

The north-eastern elevation is featureless.

The south-eastern elevation has a single window opening at upper storey with unpainted wooden sill and lintel. There is a single doorway at the right-hand end permitting access to the barn proper as described.

The southwest elevation is featureless.

The northwest elevation has a centralised blocked-up window at the upper level and is flanked by two equally spaced oculi. There is a centralised doorway permitting access to the exterior as described externally, with a four pane window at either end. The floor is of concrete.

#### *Store*

A rectangular room measuring 5.4m in length by 3.2m in width orientated northeast to southwest. The ceiling is open to the floorboards above which are supported on sawn wooden beams. The walls are all of red-brick which has been rendered.

The northeast elevation has a double doorway opening to the left of centre as described externally, but is otherwise featureless.

The southeast elevation has wooden shelving at the left-hand end but is otherwise featureless.

The southwest elevation has a single doorway opening at the right-hand end permitting access to the main barn.

The northwest elevation is featureless. The floor is of poured concrete.

### ***Northeast Extension***

A rectangular room measuring 9.0m in length by 5.3m in width orientated northwest to southeast. The room is open to the mono-pitch roof and the asbestos sheeting is visible. This sits upon sawn wooden batons and four sawn wooden rafters, which are supported by two sawn wooden purlins upon two sawn wooden dual-pitch trusses. All of the elevations are of red-brick painted white to midway height and of exposed brickwork above.

The north-eastern elevation has a two pane window at the left-hand end as described externally. It has a doorway to the left of centre and a four pane window at the right-hand end, all of which are as described externally. The south-eastern elevation has a single centralised window as described, and a change in the masonry beneath it suggests that this may be a blocked-up doorway.

The south-western elevation has doorways at the left-hand and right-hand ends and an oversized doorway to the left of centre as described in the Barn interior. The north-western elevation has a doorway opening in the upper part at the left-hand end which permits access to a crog-loft, this has an unpainted wooden frame but is otherwise open. At lower level is a concrete animal feeding trough that runs the length of the elevation and has a wooden rail. The floor is of concrete.

### ***Southwest Extension***

A rectangular room measuring 4.2m in length by 3.5m in width orientated northeast to southwest. The room is open to the roof pitch which is of plywood sheeting supported on central sawn wooden beam and two sawn wooden purlins, running northeast to southwest. The north-eastern elevation is of white-painted red-brick with the two rectangular columns of the Hay Barn visible at the left and right hand ends respectively. There is a modern chest freezer appliance at the left hand end. There is a black-painted iron flywheel at the right hand passing through the column of the Hay Barn.

The south-eastern elevation is of white-painted red-brick and at the left-hand end is the black-painted iron brace for the flywheel. There is a white ceramic basin at the right hand end along with a white ceramic toilet surrounded by a wooden cubicle attached to the south-eastern and south-western elevations.

The south-western elevation is of white-painted brick and has a single doorway at the right-hand end permitting access to the rear garden.

The northwest elevation has a window at the right-hand end as described externally, with white-painted wooden curtain rail and red curtains. At the left hand are five iron coat hooks with coats. A large modern chest freezer appliance is pushed against the elevation. The floor is of red-painted concrete.

### ***Kennel Extension***

A polygonal shaped room measuring 4.1m in length by 2.2m in width, orientated northwest to southeast. The roof space is open revealing asbestos sheeting supported on sawn wooden rafters. The walls are all of exposed render.

The northeast elevation is featureless.

The southern elevation has a rectangular dog hatch as described externally, but is otherwise featureless.

The south-western elevation has a centralised window as described externally.

The north-western elevation has a raised concrete plinth at the left-hand end, formally part of a dog bed and has a single doorway at the right hand end permitting access to the exterior.





Plate 21: Grimsditch Farm - Barn interior, from the southeast. Scale 1.0m.





**Plate 22:** Grimsditch Farm - Barn interior, from the northwest. Scale 1.0m.



**Plate 23:** Grimsditch Farm - Barn interior (first floor), from the northwest. Scale 1.0m.



**Plate 24:** Grimsditch Farm - Barn interior (first floor), from the southeast. Scale 1.0m.





**Plate 25:** Grimsditch Farm - Barn interior (first floor) showing Queen Post truss, from the northwest. Scale 1.0m.





**Plate 26:** Grimsditch Farm - Hay Barn interior, from the west.



**Plate 27:** Grimsditch Farm - Northwest Extension Workshop interior, from the southwest. Scale 1.0m.



**Plate 28:** Grimsditch Farm - Northwest Extension Workshop interior, from the northeast. Scale 1.0m.





**Plate 29:** Grimsditch Farm - Northwest Extension Store interior, from the northeast. Scale 1.0m.





**Plate 30:** Grimsditch Farm - Northeast Extension Stable interior showing Dualpitch truss, from the southeast. Scale 1.0m.



**Plate 31:** Grimsditch Farm - Northeast Extension Stable interior, from the northwest. Scale 1.0m.



**Plate 32:** Grimsditch Farm - Southwest Extension Store interior, from the southwest. Scale 1.0m.





**Plate 33:** Grimsditch Farm - Kennel Extension interior, from the northwest. Scale 1.0m.



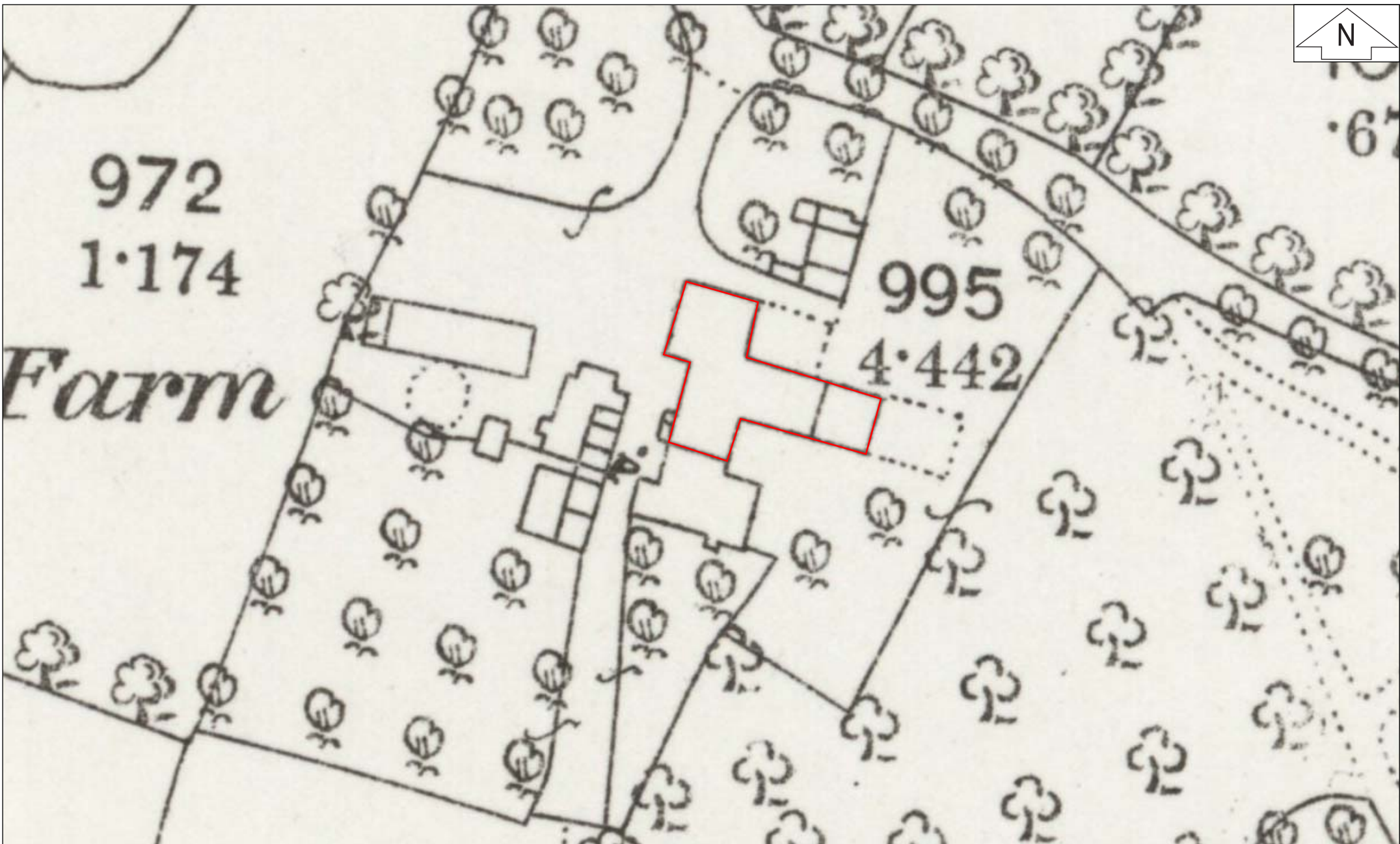


Figure 05: Location of the barn at Grimsditch Farm on the first edition 25" County Series Ordnance Survey map of 1877.



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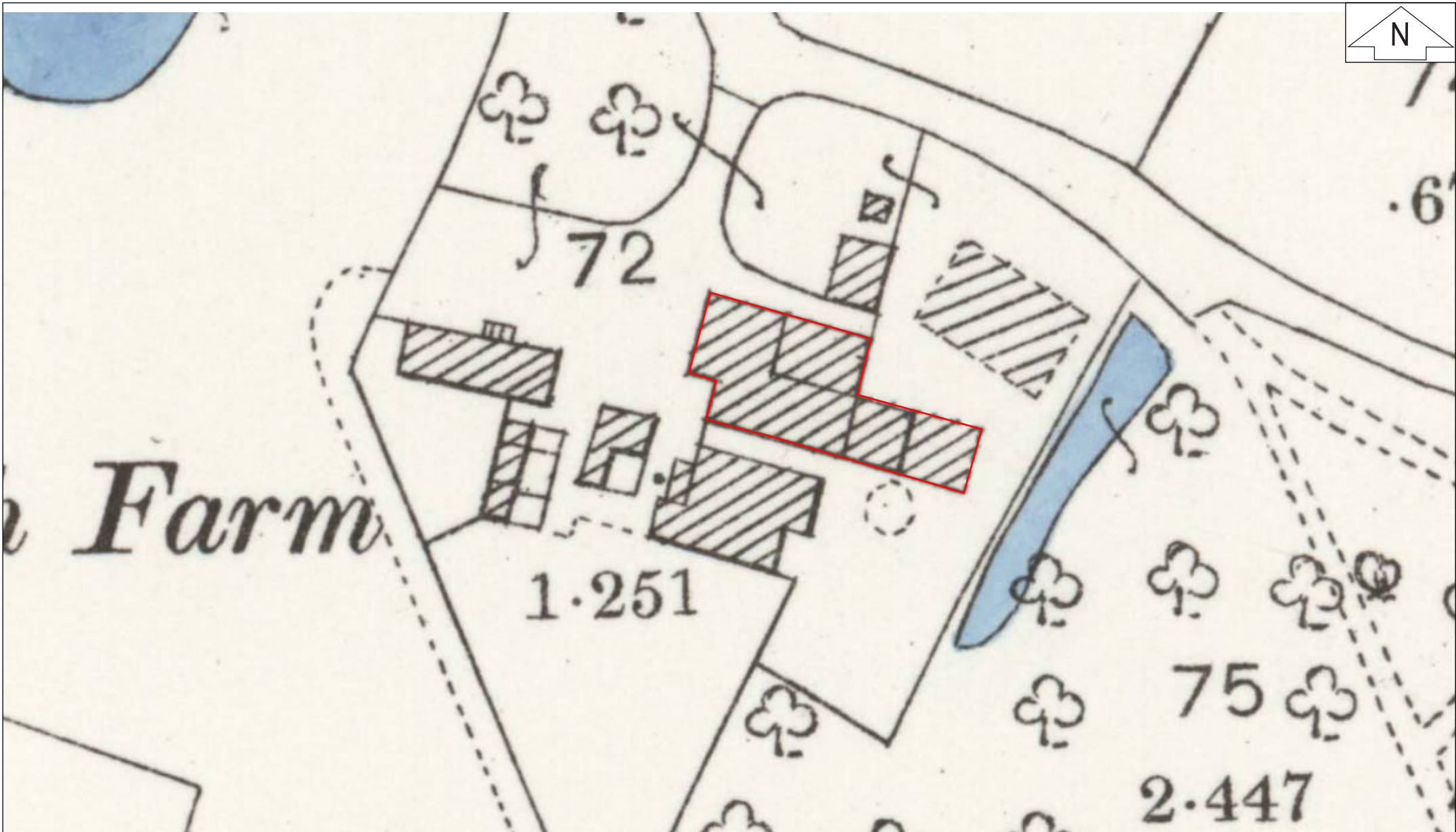


Figure 06: Location of the barn at Grimsditch Farm on the second edition 25" County Series Ordnance Survey map of 1898.



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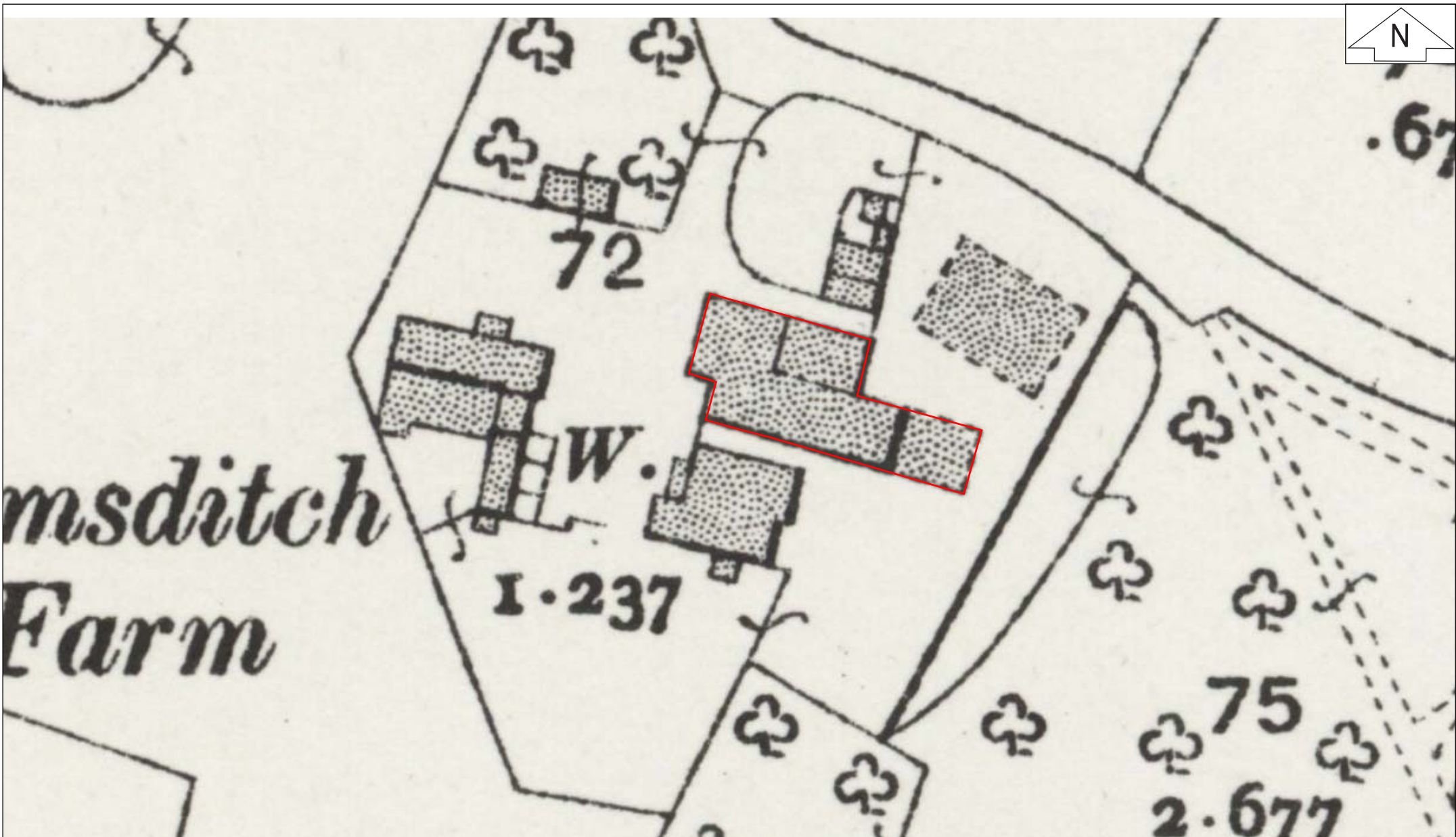


Figure 07: Location of the barn at Grimsditch Farm on the third edition 25" County Series Ordnance Survey map of 1909.



- Phase I: Built between 1838 and 1877
- Phase II: Built between 1838 and 1877 but after phase I
- Phase III: Built between 1877 and 1898
- Phase IV: Built after 1909

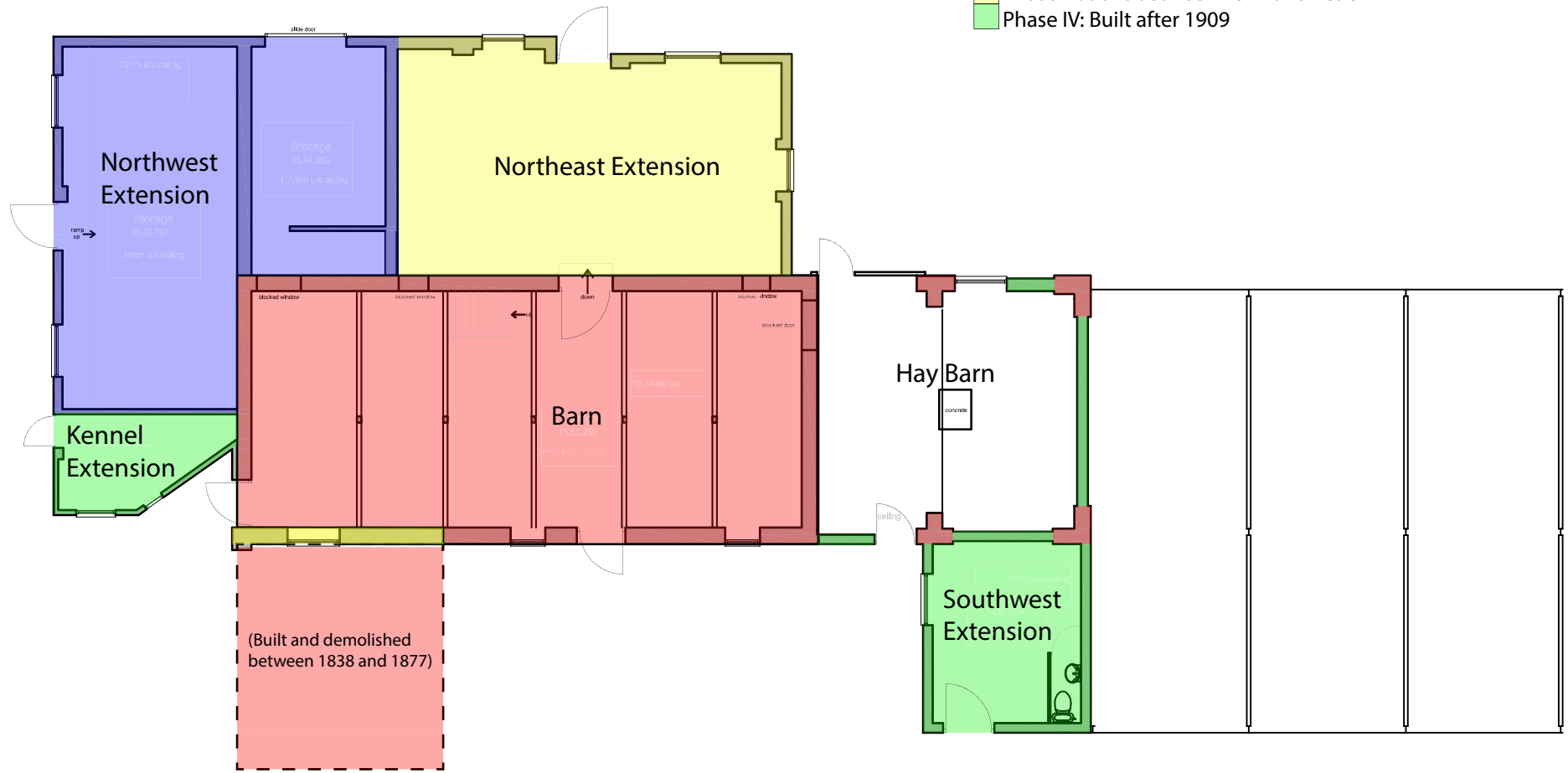


Figure 08: Historic phases of construction at Grimsditch Farm, Mobberley.  
Scale 1:150 at A4.

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## 6.0 DISCUSSION AND CONCLUSION

The historical development of the barn at Grimsditch Farm can be traced with relatively high accuracy. The structure is not shown on the tithe map of 1838 but a building is shown at the location by the production of the first edition 25" county series Ordnance Survey map of 1877. This structure includes the Barn, Hay Barn, Northwest Extension, and a Northeast-Southwest Range at the north-western end of the south-western elevation. It is clear from the structural evidence that the Northwest Extension is not original to the building and as such was added sometime between the production of the tithe map in 1838 and the first edition Ordnance Survey map of 1877 – but after the construction of the Barn and Hay Barn.

The 1877 map also shows that the building at this time was connected to the farmhouse via a Northeast-Southwest Range which has since been demolished. The location of this range is evident in the alteration of brick type at this location, as described above.

By the production of the second edition 25" county series Ordnance Survey map of 1898 the Northeast-Southwest Range has been demolished and the Northeast Extension has been constructed. This configuration remains unchanged on the third edition 25" county series Ordnance Survey map of 1909. As such the following phases of construction is proposed (figure 8):

- Phase I: Barn, Hay Barn and Northeast-Southwest Range constructed between 1838 and 1877.
- Phase II: Northwest Extension constructed between 1838 and 1877 but after Phase I.
- Phase III: Northeast Extension constructed between 1877 and 1898 and Northeast-Southwest Range demolished.
- Phase IV: Southwest Extension and Kennel Extension constructed after 1909 and Hay Barn wall bays infilled.

The Level 2 building record at Grimsditch Farm, Mobberley has met the aims and objectives of planning condition 13 of application 17/1994M in that it has produced a time-stamped photographic and descriptive record of the property in advance of alteration. As such it is the recommendation of this report that the condition be discharged.

## **7.0 SOURCES**

### *Maps.*

Ordnance Survey 1<sup>st</sup> edition 25 inch map 1877.

Ordnance Survey 2nd edition 25 inch map 1898.

Ordnance Survey 3rd edition 25 inch map 1909.

### *Secondary Sources*

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