



**THE ARCHAEOLOGY CO.**

Kermincham Hall Barn  
Historic Building Survey

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June 2017

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## **NON-TECHNICAL SUMMARY**

An archaeological building survey was required as a condition of a planning permission for the redevelopment of Kermincham Hall Barn, Forty Acre Lane, Kermincham CW4 8DX (NGR SJ 79399 67805). The work was carried out on behalf of Rough Hey Ltd, by The Archaeology Co. The building was found to be an early 19<sup>th</sup> century combination threshing barn.

## **ACKNOWLEDGEMENTS**

Thanks are due to Rough Hey Ltd. who commissioned the survey and to Hayes and Partners for providing plans and elevations, as well as additional photographs. The assistance provided by the staff of Cheshire Archives is also acknowledged.

## 1. INTRODUCTION

- 1.1 Planning permission has been granted for the change of use of a redundant Barn to form two dwellings at Kermincham Hall, 40 Acre Lane, Kermincham CW4 8DX. It is a condition of the planning approval that the applicants undertake a programme of Historic Building Investigation
- 1.2 This procedure followed the advice previously given by central government as set out in *Planning Policy Guidance: Planning and the Historic Environment* (PPG15) and *Planning Policy Guidance on Archaeology and Planning* (PPG16) which has now been superseded by Section 12 of the National Planning Policy Framework. This came into effect in March 2012 and requires that "Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible" (NPPF 2012, 141).
- 1.3 Mr. Steven Price BA (Hons), MA, MPhil, PCIfA of The Archaeology Co. has been commissioned to carry out the historic building recording. Steven Price is a Practitioner of the Chartered Institute for Archaeologists with over 15 years' experience of surveying and recording buildings of many types. He has carried out numerous standard Level 2/3 surveys for this type of property.
- 1.4 Farm buildings are of great historical importance as they record the pattern of rural settlement and the making of the historic landscape. They record the historic farming systems and methods of the area and they show the vernacular or traditional building materials and methods of their locality. Conversion, dereliction and demolition are steadily eroding the numbers of functional historical farm buildings in the county. The Council for British Archaeology's 'An Archaeological Research Framework for North West England: Volume 2, Research Agenda and Strategy' states 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" (Brennand (ed.) 2007, 140).

- 1.5 No previous historic, archaeological or architectural study is known to have been made of the buildings prior to the completion of this report. None of the buildings are a designated heritage asset as defined in Annex 2 of the National Planning Policy Framework.

## **2. SITE LOCATION**

- 2.1 Kermincham Hall Barn is located to the south of Kermincham Hall itself. The site is located on the western side of Cross Lane c. 1.5km Southeast of Twemlow Green. It lies in a rural location and the postal address is Kermincham Hall, Forty Acre Lane, Kermincham CW4 8DX (NGR SJ 79399 67805). Neither the hall nor the barns are listed or locally listed, and are not within any conservation areas ([cheshire.gov.uk](http://cheshire.gov.uk)).

### 3. AIMS AND OBJECTIVES

- 3.1 Buildings are an important part of the historic environment as they provide information on historical technology, social structure and lifestyles. The alteration of such buildings may remove evidence of their past uses and occupation and make it more difficult for future historians to understand and interpret them. The aim of the survey was to preserve 'by record' the information that may be lost as a result of demolition or alteration. This was achieved by recording and analysing the plan form, function, age and development of the building and by the provision of a written, drawn and photographic archive for future reference.
- 3.2 The purpose of an Historic Building Recording, according to the ClfA (2014) is to "examine a specified building, structure or complex, and its setting, in order to inform a) the formulation of a strategy for the conservation, alteration, demolition, repair or management of a building, or structure, or complex and its setting or b) to seek a better understanding, compile a lasting record, analyse the findings/record, and then disseminate the results".
- 3.3 The objective for this project was to seek a better understanding, compile a lasting record, analyse the findings, and then disseminate the results.

#### 4. METHODOLOGY

- 4.1 An appropriate record has been made of the farm buildings. Floor plans and sections are required. The floor plans have been modified from those supplied by the architect after being checked on site. Sections were drawn on site using permatrace. The drawn record shows all features of interest that have been recorded photographically, as well as showing other features of historical significance that may not be directly affected by the proposal but which are necessary to put those features in context.
- 4.2 Construction techniques and sequences were appropriately illustrated and described, if visible.
- 4.3 The archaeologist on site identified and noted:
- Truss positions and form;
  - Any significant changes in construction material – this is intended to include significant changes in stone/brick type and size, coursing, etc.
  - All blocked, altered or introduced openings;
  - Evidence for phasing, and for historical additions or alterations to the building.
- 4.4 Drawing conventions conform to English Heritage guidelines as laid out in *Understanding Historic Buildings – A guide to good recording practice*, English Heritage 2006.
- 4.5 Photographs were taken with a 35mm camera. All record photographs are black and white, using conventional silver-based film only. All detailed photographs and general shots contain a 2-metre ranging-rod, discretely positioned, sufficient to independently establish the scale of all elements of the building and its structure.
- 4.6 The photographic coverage includes:
- General photographs of the interior and exterior of the building/complex, along with photographs of the site/setting of the building.
  - The overall appearance of principal rooms and circulation areas.



- Detailed coverage of the building's external appearance. In the case of a building designed by an architect, or intended to be seen from a certain point of view, it is important to have regard to the builder's intentions and to record the effect of the design or of the building's placing.
  - Any external detail, structural or decorative, which is relevant to the building's design, development and use and which does not show adequately on general photographs.
  - The building's relationship to its setting, and to significant viewpoints.
  - Internal detail, structural and decorative which is relevant to the building's design, development and use and which does not show adequately on general photographs. Elements for which multiple examples exist (e.g. each type of roof truss, column or window frame) have been recorded by means of a single representative illustration.
- 4.7 For the purposes of the report only, high quality digital images have been produced using an Olympus E-600 DSLR (12.3 megapixels).
- 4.8 Record photographs have been printed at a minimum of 5" x 7".
- 4.9 A plan at a suitable scale showing the location from which the photographs have been taken has been produced.
- 4.10 A photographic register listing all photographs taken has been produced. For ease of use each set of photographs have been numbered sequentially 1, 2, 3, etc.
- 4.11 A site visit was made on 8<sup>th</sup> June 2017 when detailed notes were made of the structural details of the buildings and photographs taken. Measurements were taken with hand held and electronic 'tapes' which enabled the floor plans and sections to be produced.
- 4.12 Historical research, including a full map regression, was carried at Cheshire archives.

4.13 The project was carried out in accordance with the recommendations of *The Management of Archaeological Projects* 2<sup>nd</sup> ed. 1991 and the Chartered Institute for Archaeologists' *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* 2014.

## 5. HISTORICAL BACKGROUND

- 5.1 Kermincham ("*Carincham*") was mentioned in the Domesday survey of 1086, being included in the territorial possessions of the Barons of Montalt. It later passed to the Swettenbams and then on to the Mainwarings, a branch of the Peover family (Hansall 1823, 589). Randle Mainwaring (third son of Randle Mainwaring) was in possession of Kermincham by 1445 and from it passed down through the family to George Mainwaring in the mid 1600's (Earwaker 1890). Speeds map of Cheshire from 1610 shows Swettenham (Smetenham) and Twenlow, but Kermincham is not shown. By 1781 Roger Mainwaring was the owner, and lived at Kermincham Hall (LTR 1781).
- 5.2 In 1774 John Uniacke of Youghall, Cork, married Frances Mainwaring, the eldest Daughter of Roger Mainwaring,, and so took possession of the manor (Earwaker 1890; Hansall 1823, 590). His only son, John Mainwaring Uniacke was born 1762 and married Mary Blundell, the daughter of Rev. Dr. D Blundell (The Chetham Society 1866). Bursett's map of Cheshire from 1777 shows the hall at this time, and surrounding buildings at this time. The Barn is not shown. By 1783 the Land Tax return recorded "John Mainwaring Esq. for the Hall Domain" £4 s14 p4. The Mainwaring vacated the Hall in 1799, with the Tax returns showing that Reverend Page Godfrey was occupying it.
- 5.3 The ownership of the estate was contested by John Uniacke Aunts and he made a settlement with them. One of them, Mary, wife of Richard Jones, purchased the Hall from Mr Uniacke (Hansall 1823, 589). This is why in 1803 the Tax Returns note the owner of the hall as Mrs Jones, with the occupier still as the reverend. Mr Newam took over the residence in 1808 and continued there until 1813 when Mr Sam Barnard took over. Mr Barnard was still present at the time of the 1822 window tax, which recorded 6 windows. The hall was in a bad state or repair at this time and was described by Hansall (1823, 590) as "in a very neglected state, situated in a small park". Greenwood's map of Cheshire from 1819 shows the surrounding area of Kermincham Hall to be Kermincham Park, although neither the barn nor the hall is shown.

- 5.4 Thomas Buckley took over the site in 1825 although had vacated it by 1828 when James Cash moved in. A map of Kermincham was made during the period of occupation by Mr Buckley, which shows the 'U' shaped barn clearly as well as the hall. Throughout this period the Tax remained at £4 s14 p4.
- 5.5 The tithe map of the mid 1840's shows both the hall and the barn in a bit more detail. The hall is located to the northeast of the barn as a large 'H' shaped building. The barn is a simple 'U' shape with a small square building to the west. The barn is not named on the tithe apportionment, but it is shown as being occupied by James Cash (along with the Hall) and both were owned by John Robert Parker. At this time Kermincham was recorded by Lewis as a township in the parish of Swettenham, hundred of Northwich, containing 229 inhabitants in 1848. It comprised 1209 acres, of which 95 were common or waste and the tithes were £137. 10. (Lewis, 1848).
- 5.6 James Cash is recorded in the 1851 census returns as living at the hall with his wife Martha, three daughters, three sons and a grandson, as well as a single servant. He is listed as a farmer of 145 acres. By 1871 James had died, leaving his wife Martha to run the farm. Only two daughters and two sons remained to work alongside her, although she employed two servants and her Grandson also work. The OS mapping for 1875 shows that the hall had by this time been re-sited to the north of the coach house. The coach house itself appears unchanged, although perhaps extended on the east side.
- 5.7 By 1881 the youngest son, Joseph Cash, was running the farm, married to Mary and with his brother William. He had two young sons and the farm was now 107 acres. Kelly's directory for Cheshire from 1896 describes Kermincham "(Kermingham, or Carmcham, or Carmingham)" as "a township ...., 5 ½ miles north-west from Congleton. Kermincham Hall is occupied by Mr. Joseph Cash, farmer. Capt. Egerton Leigh, of High Leigh, is lord of the manor and sole proprietor. ... the population in 1891 was 163".
- 5.8 The OS mapping for 1910 shows little change to the site and the Cash family continued to occupy it over this period.

## 6. PHYSICAL DESCRIPTION

### General Description

6.1 The building is a 'U' shaped brick built structure in Flemish bond. It is 2 stories high with a roof of stone slabs. On the eastern side a single story lean-to extension has been erected, also in brick. The roof of this has collapsed. The building contains no chimneys and the roofs of the projecting bays are hipped. A string course, a single brick thick, runs around the building between ground and first floor levels, with the exceptions stated below.

### Exterior

6.2 North elevation (Plates 1 - 4). This forms the main frontage of the building with the two projecting bays at the east and west sides. The western bay contains two large openings at ground floor level, each with double timber doors hung. The lintels of each are depressed brick arches. The brick around these is an orange red, rather than the browner red found on the rest of the building, suggesting that they may have been inserted. The string course has also been raised to accommodate the doorways. Above the string course are two blocked portrait windows. To the east of this is the central face of the barn, set back from the flanking projecting bays. This contains a large barn door in the centre with flanking brick columns. These bisect the string course and the doorway reaches up to first floor level. The lintel of the door is a depressed arch of bricks. To the west side of this door way is a personnel doorway with timber doors hung and four lights above set in a timber frame. The lintel is once again a brick depressed arch. A rough joint to the right side of the door suggests that this may be a later insert. Above this at first floor level is a portrait window, although with no frame, cill or lintel. On the eastern side of the door is a timber framed square window of 4 lights with a depressed arch lintel. Below this blocking is visible where it had once been a doorway. Above this the face is blank, although blocked vent holes are evident. To the east of this face is the eastern projecting bay. This matches that to the west. However, the western doorway has been infilled and a smaller timber framed personnel doorway inserted. Above these doorways the blocked windows are not evident, although

small straight joints suggest their presence. East of this face is the face of the lean-to. This contains a 6 light timber framed landscape window with personnel doorway to the east. They share a large timber lintel, which runs across the face. The string course is not present here and the whole is constructed in English Garden Wall bond.

6.3 East elevation (Plates 5 & 6). This forms the front of the single story lean-to and is constructed in English Garden Wall bond. Two personnel doorways lie towards the northern end. The doors have been removed but the southern retains part of the timber frame. To the south of these is a further matching doorway, flanked by a pair of timber framed square windows. The northern has been removed, but the southern is a timber casement of four lights. South of this is a further pair of doorways, once again with no door remaining. The northern of these has been widened into a larger opening, whereas the southern is a personnel doorway.

6.4 South elevation (Plates 7 - 9). At the eastern end is the face of the lean-to. This contains a personnel doorway with sliding timber door hung. To the east of this is a blocked window. West of this is the rear of the building. At the eastern end is a timber framed personnel doorway with depressed arch lintel. West of this are a pair of timber framed square windows of 10 lights each. The cills and lintels of both are concrete and rough joints to the jambs show they are inserted. The surrounding wall at ground floor level is of an orange brick, suggesting a degree of rebuilding. Below the windows the face is rendered and above the easternmost window is an inserted personnel doorway with timber door. The jambs are rendered and the cill bisects the stringcourse. In the centre of the face, at ground floor level is a wide doorway with a pair of timber sliding doors hung in front. Above this, blocking is evidence at first floor level showing it to have formerly been a taller barn door. To the west of this are three further windows, matching those to the east. The central and western windows have concrete lintels and are likewise surrounded by orange brick. The eastern however, has sandstone lintel, jambs and cill. Above the central window is a personnel doorway with timber door. The lintel is a full brick arch and the cill cuts the string course. The string course ends before reaching the western corner. Unlike the other faces, this elevation is constructed in English Garden Wall bond.

- 6.5 West elevation (Plates 10 - 12). This face has a blocked window at the southern end with a concrete lintel. The surrounding wall is of orange brick and a pair of straight joints below the window indicates a blocked doorway. The string course starts immediately to the north of the window, but a lower level than the window lintel. Immediately north of the window is a blocked doorway, with a personnel doorway inserted into it, cutting the northern jamb. This has also been blocked. North of this again is a 10 light window, matching those on the southern elevation, also with a concrete lintel. North of this a small alcove lies low in the face, with a sandstone cill and lintel, next to a timber framed 4 light window with depressed arch lintel. The lintel lies lower than the aforementioned, and below the string course. Blocking below the window shows this to have formerly been a doorway. Finally, north of this again, is a portrait window, blocked. First floor level contains two circular pitching eyes.
- 6.5 Internal East elevation (Plates 13 - 15). The northern end of this face is blank, with the exception of a blocked personnel doorway at ground floor level. South of this is a timber framed 4 light window with depressed arch lintel. South of this again, close to the junction with the north elevation is an inserted personnel doorway with sliding timber door hung, inserted through a blocked doorway.
- 6.5 Internal West elevation (Plate 16). At the northern end is a four light timber framed window with sandstone cill and lintel. Above this at first floor level is a circular pitching eye. In the centre of the face at ground floor level is a doorless opening with steps leading up to first floor level. South of this is a large timber sliding door. This lies over a large opening with a depressed arched lintel spanning the gap. At the southern end the jamb is formed from a short timber wall. At first floor level above this opening is a pair of inserted single light windows.

## **Interior**

### *Ground Floor*

- 6.6 Room 1 (Plates 17 - 19). This is accessed via the large doorways in the north wall. The floor of this room is earth, although some cobbles remain towards the

northern end, and the ceiling is modern ply. The walls are whitewashed brick and an inserted wall running north – south divides the room. In the southern external wall a blocked window is evident and in the external north wall a blocked doorway is also present. A doorway in the south wall leads through to room 2.

- 6.7 Room 2 (Plates 20 & 21). The room is accessed externally via a doorway in the southern end of the internal east elevation. The floor is concrete and the modern timber joists are visible in the ceiling. The walls are again whitewashed. A doorway in the northern wall leads to room 1 and a four light timber framed window lies in the west wall. A timber stud wall has been erected running north from the south wall. In the east wall, below the window and north of the door, is an alcove with a timber lintel.
- 6.8 Room 3 (Plates 22 & 23). The room is accessed via a wide inserted opening in the east wall, from room 4, with a large timber lintel above. The floor is concrete and three large machine cut timber beams support the floor above. The joists are of hand cut timber, with some modern timber replacements. The walls are whitewashed brick and a blocked window and doorway are visible in the western wall.
- 6.9 Room 4 (Plates 24 - 28). This is accessed via the barn door in the north wall, or via the smaller doorway opposite in the south. The jambs of both doorways have been rebuilt. Flanking the northern doorway is a personnel doorway to the west and a timber framed window to the east. A Jacobs Ladder is attached to the wall to the east of the window, leading up to a hatch. Flanking the southern doorway are two inserted windows to the east and a window to the west. Between this western window and the door is a further Jacobs Ladder. An inserted opening leads to room 3 in the west wall and the east wall is featureless. The floor of the room is concrete at the ceiling supported by five RSJ beams aligned north south. Above these the modern timber joists are visible.
- 6.10 Room 5 (Plates 29 - 32). This room is accessed via the large opening in the west wall, the lintel of which is a single hand cut timber. The floor is concrete and a single hand cut timber beam supports the ceiling. The joists are also visible and are



likewise hand cut, with some modern replacements. The walls are whitewashed brick and have no features except for a doorway in the east wall leading to a storage space below the stairs (room 6).

- 6.11 Room 6 (Plate 33). These are the steps leading to the first floor and accessed via the opening in the internal west elevation. The lower 4 steps are constructed of brick with sandstone treads, whereas the remainder are all timber.
- 6.12 Room 7 (Plates 34 & 35). The room is accessed via the doorways in the northern face. The floor is concrete and the roof is supported by a hand cut timber beam running north – south. Above this several of the joists are also hand cut timber, although some modern replacements are evident, more notably on the west side. The walls of the room are whitewashed brick and the eastern jamb of the eastern doorway shows signs of rebuilding/repair.
- 6.13 Rooms 8 – 13 (Plates 36 - 42). All of these rooms have no ceiling, whitewashed walls and earth floors, with some traces of cobbles. Room 8 has a timber dividing wall within it. Room 10 is a narrow corridor with three blocked windows in both the north and south walls. These are also visible from the adjoining rooms 9 and 11. Rooms 8 and 9 also contain small feeding troughs fixed to the western wall.

#### *First Floor*

- 6.14 Room 14 (Plates 43 - 50). This room lies over the western end of the building and is accessed via an inserted doorway in the southern end of the east wall. The doorway is low and has no frame. A blocked opening lies to the south of the doorway and to the north are a series of 5 alcoves. Each has a large timber lintel above and, where visible, contains the vent holes to the outside. The western wall contains six matching alcoves with two pitching eyes also. In the southern wall a personnel doorway leads to the exterior and in the northern wall are two blocked portrait windows. The floor is ply, and is stepped down at the northern end. The roof is open to the rafters and supported by 4 hand cut timber trusses. The trusses are not uniform, with the northern most being a King Post truss followed by an Angled Queen Post. South of this is a further Angled Queen Post, followed by a final King Post. The roof is supported by hand cut timber purlins, two on each side

of the ridge post, and at the southern end a bracing truss helps to support the turning roof line.

- 6.15 Room 15 (Plates 51 - 60). This room lies at the southern end of the building, accessed via an inserted doorway in the east end of the north wall. Opposite this is an inserted doorway to the exterior. In the centre of the north wall is the top of the external barn door, flanked by brick piers. The lintel of the doorway is a large, curved hand cut timber, with brick arch above. West of this is an inserted window. In the centre of the southern wall a large timber beam marks the lintel of the former doorway. The floor is modern ply and the roof supported by four hand cut timber trusses. At the western end is a modified Queen Post. This has four uprights, rather than two, with a further tie beam and pair of uprights above. To the east is a matching truss with an Angled Queen Post to the east of this. The final truss is a king post, with a bracing truss behind. Hand cut timber purlins also support the roof.
- 6.16 Room 16 (Plates 61 -63). The room is accessed via the doorway in the inserted north wall from the staircase. In the south wall two timber steps lead up to the inserted doorway to room 15. In the southern wall are two inserted windows with a third between them, at the level of the eaves. Below them the large arched lintel of the doorway below is visible. The floor in the room is ply and the roof supported by an Angled Queen Post of hand cut timber. Hand cut timber purlins also support the roof.
- 6.17 Room 17 (Plates 64 - 67). The room is accessed via the personnel doorway in the south wall. This has a timber frame and a handcut timber door hung. The walls of the room are rendered, with the exception of the north wall. The floor is ply and the roof supported by a hand cut timber king post truss, with hand cut timber purlins.

## 7. ANALYSIS AND DISCUSSION

- 7.1 The Mainwarings were associated with the hall, and the area of Kermincham, since at least the 15<sup>th</sup> century. The family lived at the hall through to the late 18<sup>th</sup> century, with John Mainwaring Uniacke leaving the property in 1799 for Reverend Page Godfrey. Mr Newam took over the residence in 1808 from the Reverend and it seems likely that this was the first time the site became used as a farm. As such, this is likely the earliest date for the barn. However, the area was known to be a park in the early 1820's, noted by Hansall (1823, 590) as well as shown as such on Greenwood's map of 1819. The map also does not show the barn at this time, although it also fails to show the hall. Thomas Buckley moved into the hall in 1825 and a map of Kermincham was made during his three year occupancy, which shows the barn erected by this time. This gives a likely construction date for the barn between 1808 and 1827. That there were no other farm buildings on the site suggest a date closer to 1808 rather than 1827, as such a building would have been required for the farm work.
- 7.2 The building has undergone significant alterations throughout its life. The north and south elevations show that there was once a pair of opposing large barn doors, suggesting that this central area was for threshing, with the building erected as a combination threshing barn. As the land had previously been a part of the hall, no farm buildings were on the site, making a combination threshing barn a good choice. This would have also contained a shippon and stables, as well as a trap house and hay loft above.
- 7.3 Although often thought of as a warehouse for the storage of crops, most barns should be considered as factories where raw materials were processed into finished products and stored only temporarily (Brunskill 2000). Many barns were originally intended for hand-flail threshing, and it appears that this was the case here. The harvested crop was stored in the barn and when the time came the crop was threshed. The hand flail was the normal method, from the medieval period until almost the middle of the 19th century. This provided work for the farm hands during the winter months. The space in which this activity took place was called the threshing floor which was usually a specially prepared surface in the barn,

although the floor throughout most of Kermincham Hall barn has been concreted. A tall, unobstructed area was needed with good light for seeing the grains of corn and this was the case here, with the two opposing barn doors. The first floor above room 4 has been a later insertion; this is clear as the floor cuts across the top of the barn door openings. However, it is likely that the first floor was present to either side of the doorways. The large doors opposite one another allowed the natural draft to winnow the ears, and their height allowed carts to pass through. Both of the barn doors have been altered throughout the barns life. The most obvious is the southern door, which is currently a single story high and with the blocking evident above, and also to the sides, showing the extent of the former jambs. The northern doorway has been altered, although this is less apparent, with the jambs narrowed and the brickwork and lintel above inserted.

- 7.4 The barn has been referred to as a coach house, although this is unlikely to have been the case. The building was built as a combination threshing barn and later adapted and modified. It was likely thought to be a coach house due to the 'U' shaped plan and its proximity to the hall, as well as the pairs of double doors in each of the projecting bays of the north elevation. However, these doors appear to have been inserted. The barn is constructed in Flemish bond, for the most part, although around these doors the brick appears more orange and is in English Garden Wall band. Further, the heads of the doorways match that of the main barn door in the north face, with the jambs being slightly wider than the width of the arched lintel, suggesting they were inserted at the same time as the barn door was altered. Also, the barn was not erected until after the Mainwaring's had left the hall, once the site was used as a farm, suggesting that it was not built as a coach house for the hall.
- 7.5 One thing of note is the roof trusses used in the barn. Unusually, they are of several different styles, with a mix of King posts, modified Queen posts and angled Queen posts. Why this should be the case is unknown, although the mix of styles suggests they they were taken from other buildings and reused.

## 8. CONCLUSIONS

- 8.1 The barn has undergone changes over its life, starting out as an early 19<sup>th</sup> century combination threshing barn. This later had a small shippon/stable added to the east between 1850 and 1875. Changes in use as practices developed and new technologies were introduced saw doorways blocked up, with others inserted, and windows added to allow more light. The pairs of double doorways in the projecting northern bays were inserted and the northern barn door altered slightly to match. The southern barn door was also once the barn was no longer for threshing, being converted to a single story and allowing for the first floor to be extended across the barn.
- 8.2 The building analysis and historical research show how and when the barn was originally constructed, and for what purpose. The buildings were successfully recorded as set out in the methodology.

## 9. ARCHIVE

- 9.1 The archive resulting from the building recording will be deposited with the Cheshire Record Office in a format to be agreed with the Archives Officer.
- 9.2 The site archive shall be prepared and stored according to the UKIC Guidelines for the preparation of excavation archives for long term- storage (1990) and the Museum and Galleries Commission Standards in the Museum Care of Archaeological collections (1992) 'Standards for the preparation and transfer of archaeological archives'.
- 9.3 A copy of this report will be supplied to the Cheshire East Historic Environment Record in Adobe Acrobat 'pdf.' format on the understanding that it will become a public document after an appropriate period (six months after completion of the field work unless another date is agreed). A copy of the report will also be supplied to the Local Planning Authority responsible for the planning decision.
- 9.4 The archaeological contractor will complete the Online Access to Index of Archaeological Investigations (OASIS) form. Once a report has become a public document by submission into the Cheshire Historic Environment Record (HER) LCCAS may place the information on a web-site. Unless we hear to the contrary it will be assumed that our client is agreeable to this. Provision and agreement will be made for the appropriate academic publication of any results that are not to form part of further work.

## **10. COPYRIGHT**

- 10.1 Full copyright of this commissioned report and other project documents shall be retained by the author of the report under the Copyright, Designs and Patents Act 1988.

## BIBLIOGRAPHY

### Abbreviations

CIfA	Chartered Institute for archaeologists
LTR	Land Tax Record
NPPF	National Planning Policy Framework
OS	Ordnance Survey

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Census Returns - Kermincham 1851 - 1901

### **Trade Directories**

Kelly's directory for Cheshire 1896

### **Maps**

Speed's Map of Cheshire 1610

Burdett's Map of Cheshire 1777

Greenwood's Map of Cheshire 1819

Map of Kermincham c. 1826 (Cheshire Archives: DCB/1179/93)

Kermincham Tithe plan c. 1847

OS Map c. 1875 LXII.7

OS Map c. 1909 LXII.7

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Figure 1: Location plan



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Figure 6: Kermincham Tithe plan c. 1847

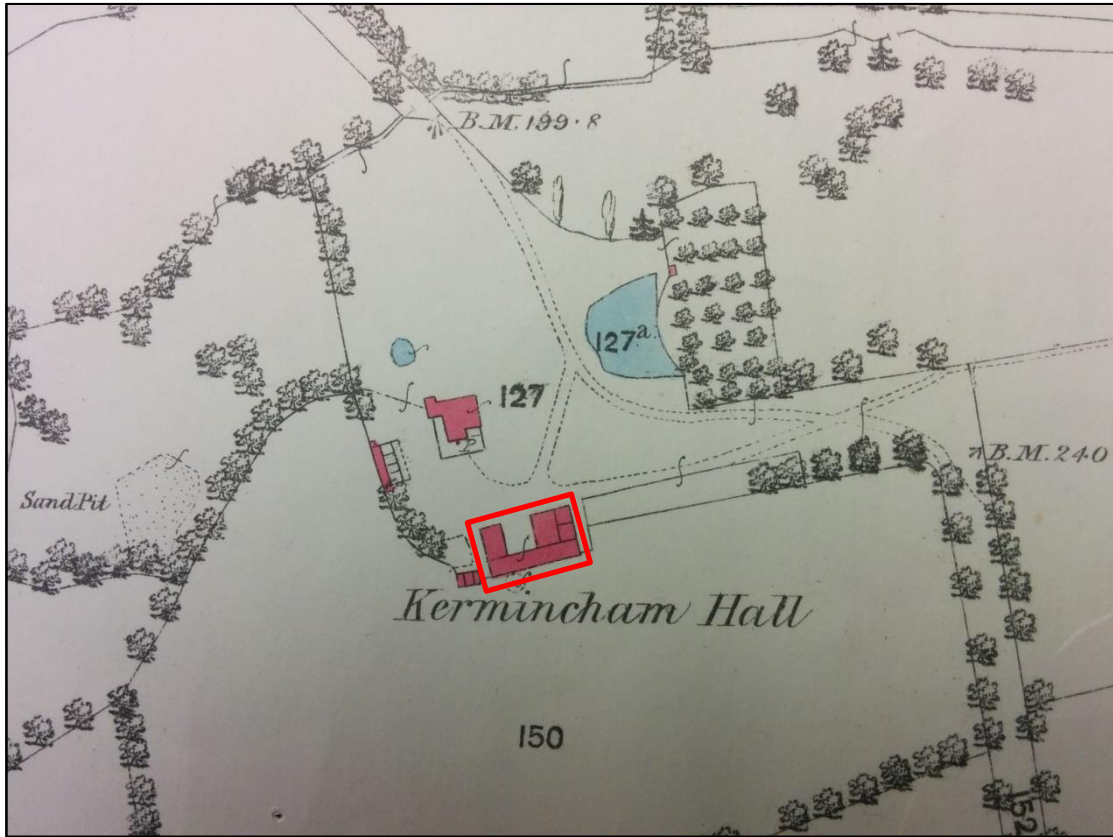


Figure 7: OS Map c. 1875 LXII.7

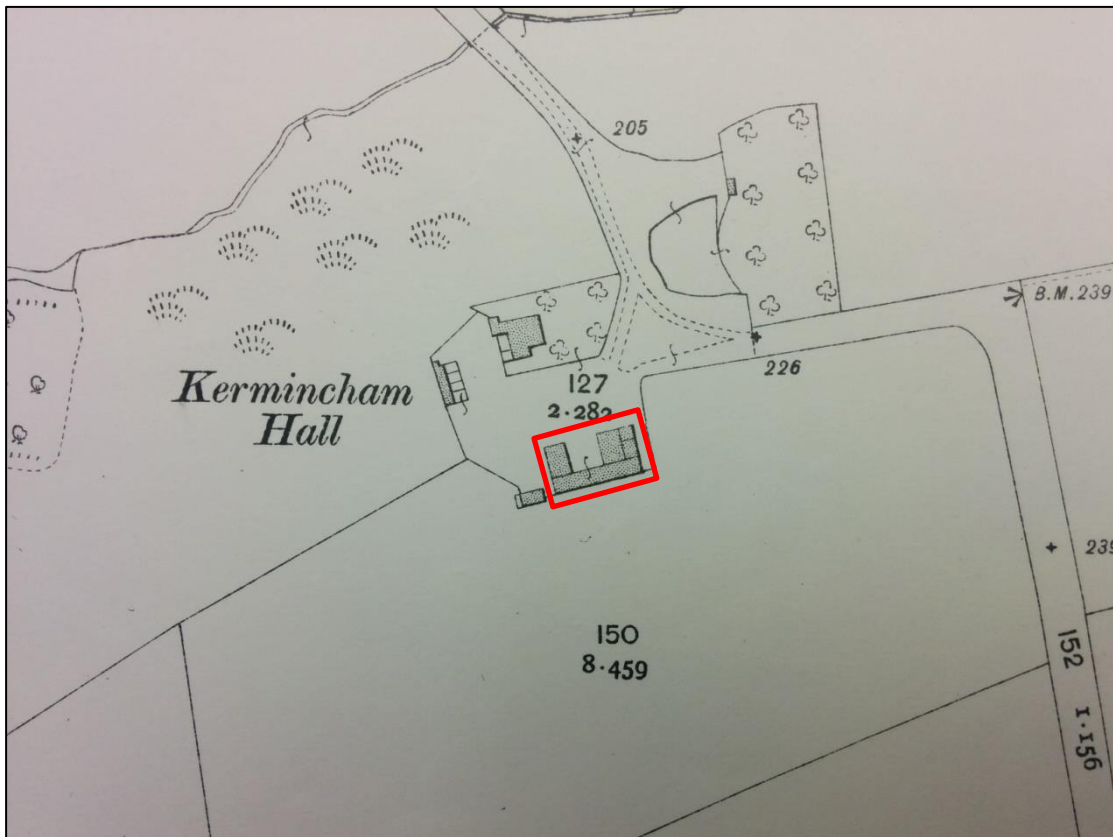
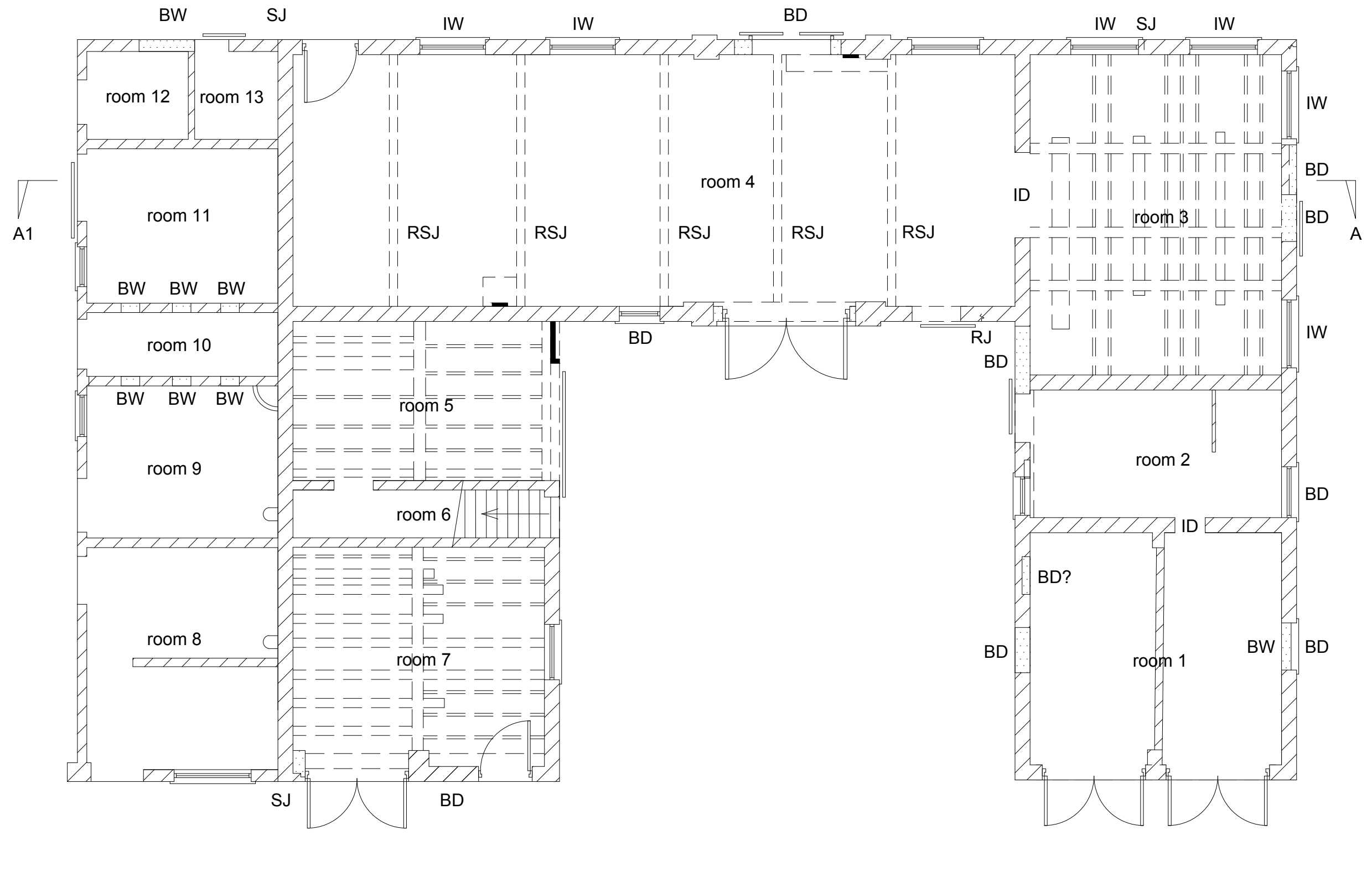


Figure 8: OS Map c. 1909 LXII.7



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key

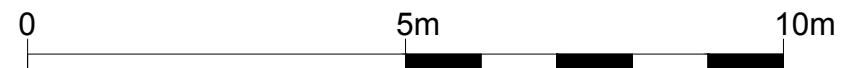
- BD - blocked door
- ID - inserted door
- BW - blocked window
- IW - inserted window
- RJ - rough joint
- SJ - straight joint

Kermincham Hall Barn,  
Kermincham. CW4 8DX

Figure 9: Ground Floor  
Plan

Scale: 1:100 @ A3

Date: June 2017



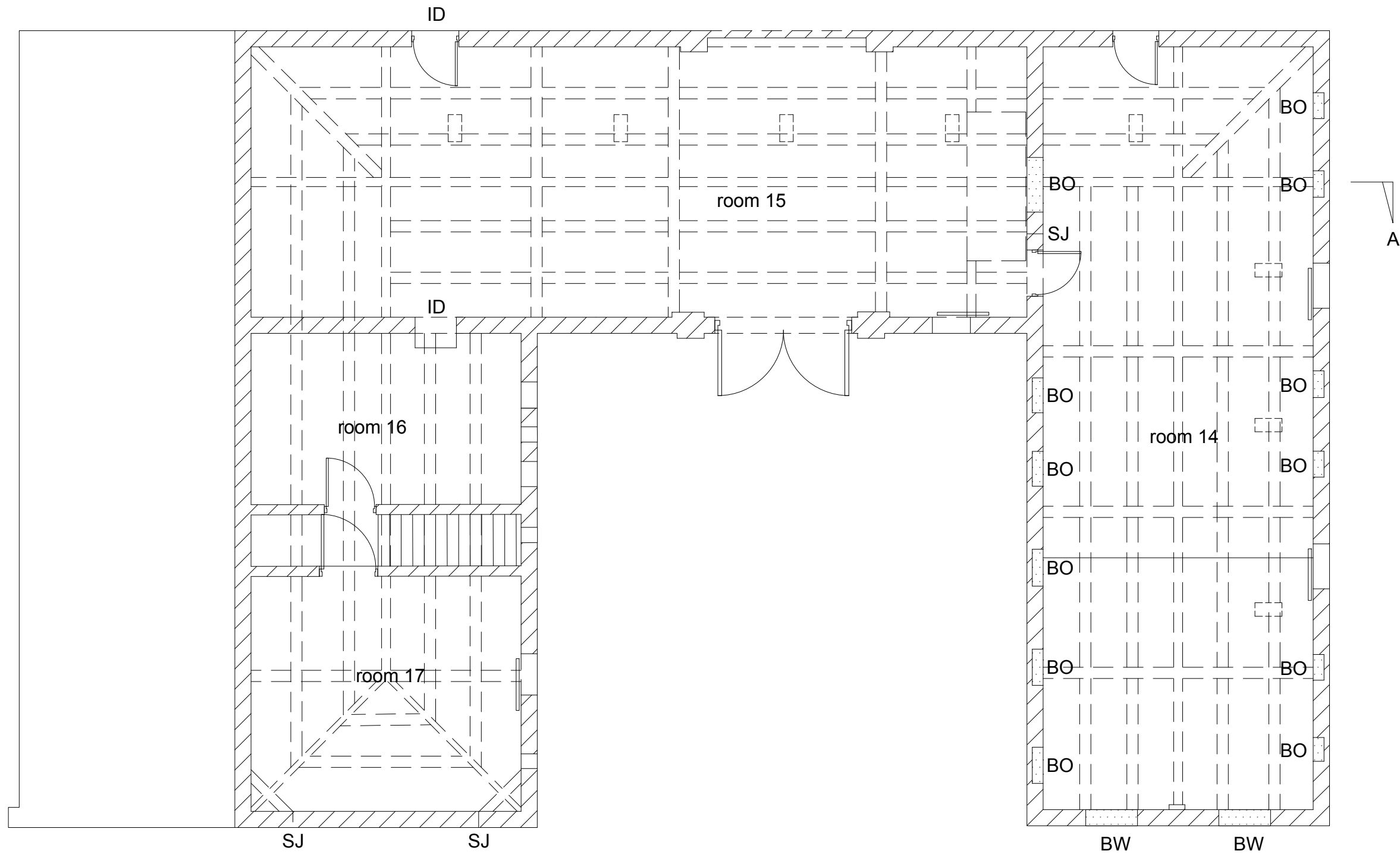




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A1



A

BD - blocked door  
ID - inserted door  
BW - blocked window  
ID - inserted window  
RJ - rough joint  
SJ - straight joint

Kermincham Hall Barn,  
Kermincham. CW4 8DX

Figure 10: First Floor  
Plan

Scale: 1:100 @ A3

Date: June 2017

0 5m 10m



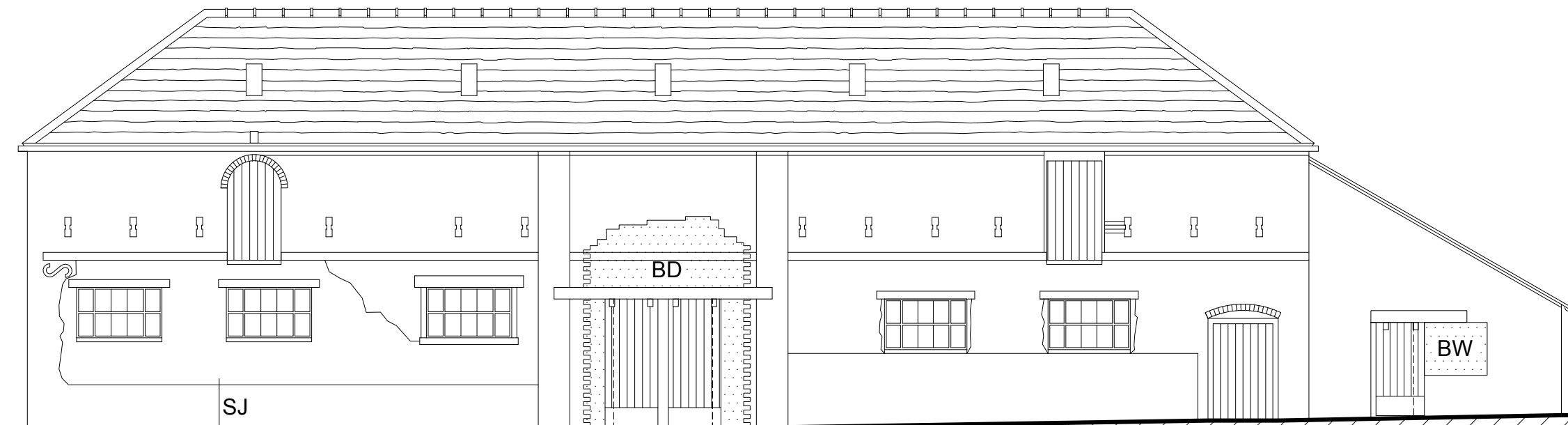


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North Elevation



South Elevation

BD - blocked door  
ID - inserted door  
BW - blocked window  
ID - inserted window  
RJ - rough joint  
SJ - straight joint

Kermincham Hall Barn,  
Kermincham. CW4 8DX

Figure 11: North and South  
Elevations

Scale: 1:100 @ A3

Date: June 2017

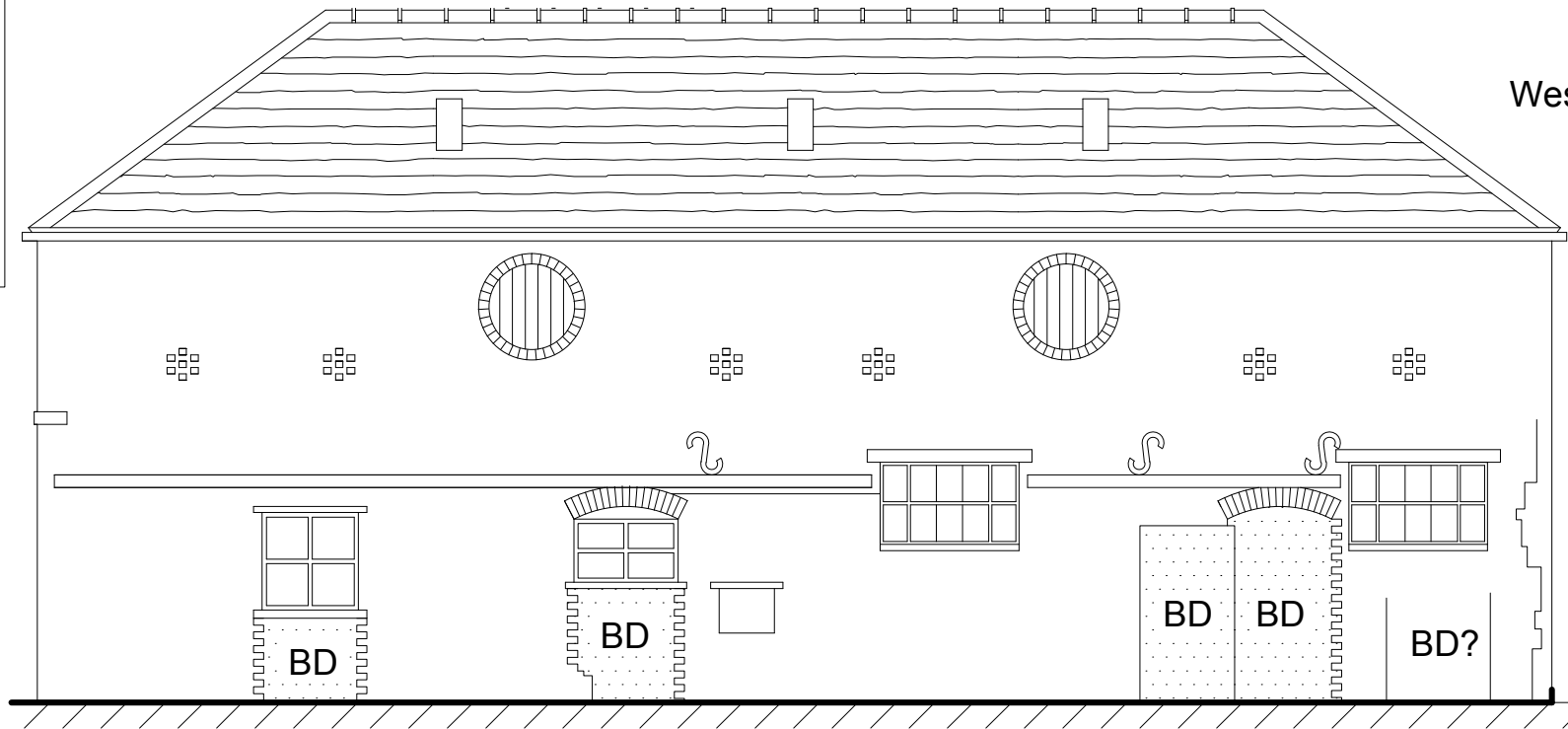




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West Elevation



10m

5m

0

East Elevation



- BD - blocked door
- ID - inserted door
- BW - blocked window
- ID - inserted window
- RJ - rough joint
- SJ - straight joint

Kermincham Hall Barn,  
Kermincham. CW4 8DX

Figure 12: East and West  
Elevations

Scale: 1:100 @ A4

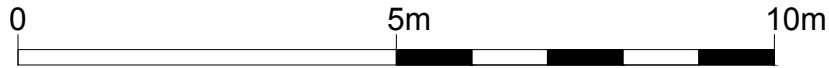
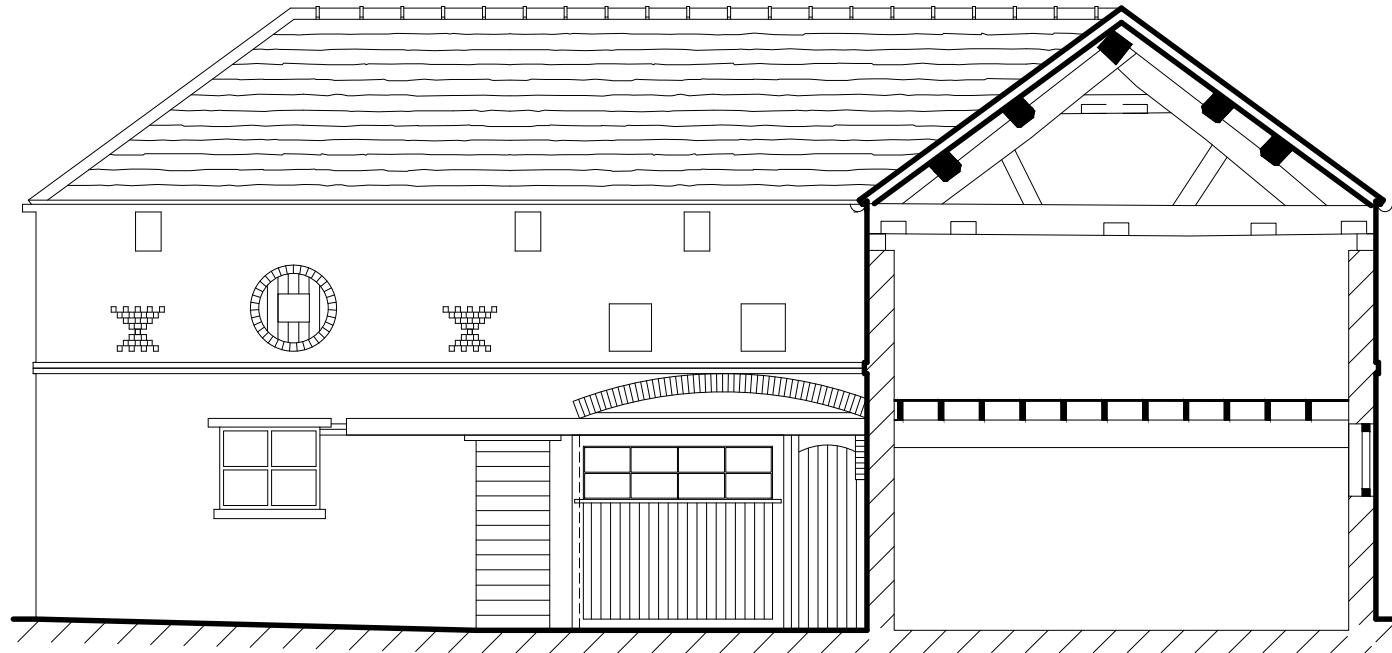
Date: June 2017



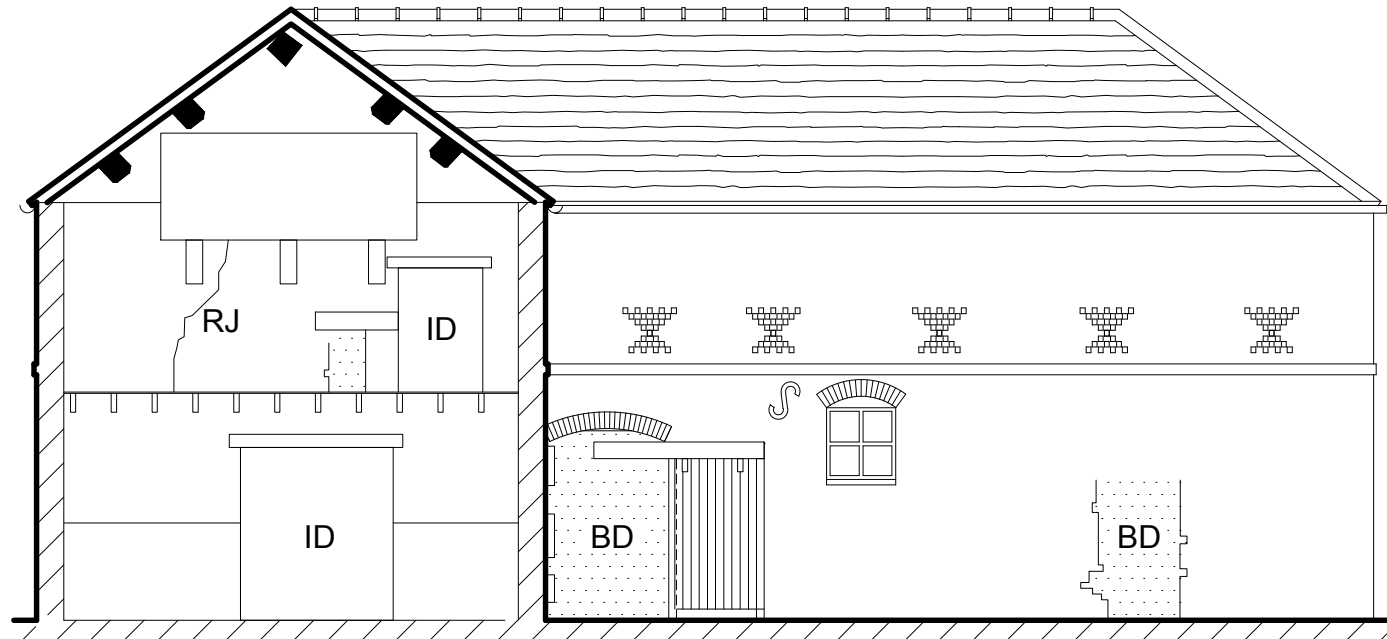
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Sectional Elevation - West



Sectional Elevation - East



BD - blocked door  
ID - inserted door  
BW - blocked window  
ID - inserted window  
RJ - rough joint  
SJ - straight joint

Kermincham Hall Barn,  
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Figure 13: Sectional elevations

Scale: 1:100 @ A4

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BD - blocked door  
ID - inserted door  
BW - blocked window  
ID - inserted window  
RJ - rough joint  
SJ - straight joint

Kermincham Hall Barn,  
Kermincham. CW4 8DX

Figure 14: Section

Scale: 1:100 @ A3

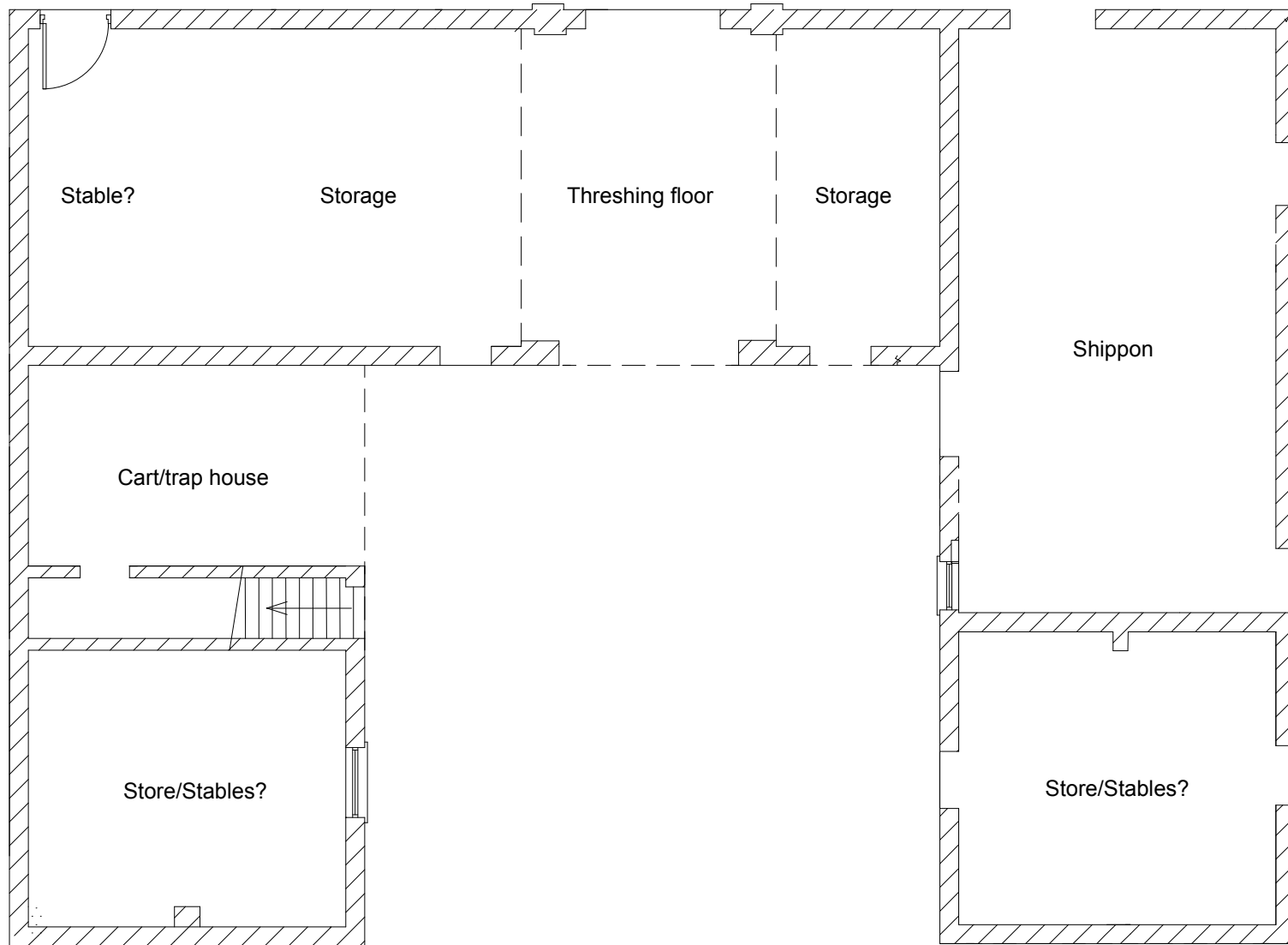
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Kermincham Hall Barn,  
Kermincham. CW4 8DX

Figure 15: Approximation of  
Original Layout

Scale: 1:100 @ A4

Date: June 2017

Figure 16: Photograph Register

Plate No.	Digital No.	Film/Frame	Description	View to
1	P6080306	1/1	North elevation, west end	S
2	P6080307	1/2	North elevation, centre	S
3	P6080308	1/3	North elevation, East end	S
4	P6080309	1/4	North elevation of lean-to	S
5	P6080310	1/5	East elevation of lean-to from north	SW
6	P6080311	1/6	East elevation of lean-to from south	NW
7	P6080312	1/7	South elevation of lean-to	N
8	P6080313	1/8	South elevation from east	NW
9	P6080314	1/9	South elevation from west	NE
10	P6080315	1/10	West elevation from south	NE
11	P6080316	1/11	Detail of overlapping blocked doorways	E
12	P6080317	1/12	West elevation from north	SE
13	P6080318	1/12	Internal east elevation from north	SW
14	P6080325	1/18	Internal east elevation	W
15	P6080324	1/17	Detail of inserted doorway in blocked doorway in internal east elevation	W
16	P6080320	1/13	Internal west elevation	E
17	P6080321	1/14	Room 1, southern side	S
18	P6080322	1/15	Room 1, northern side	N
19	P6080323	1/16	Detail of blocked doorway in above	NE
20	P6080326	1/19	Room 2 looking west	W
21	P6080327	1/20	Room 2 looking east	E
22	P6080328	1/21	Room 3 looking west	W
23	P6080329	1/22	Room 3 looking east	E
24	P6080330	1/23	Room 4 looking west	W
25	P6080331	1/24	Room 4 showing barn door and RSJ beam	NW
26	P6080332	1/25	Room 4 looking northeast	NE
27	P6080333	1/26	Detail of Jacobs Ladder	N
28	P6080334	1/27	Room 4 looking northwest	NW
29	P6080335	1/28	Room 5 looking east	E
30	P6080337	1/30	Room 5 looking west	W
31	P6080336	1/29	Detail of doorway to space below stairs	N
32	P6080338	1/31	Space below stairs	W
33	P6080339	1/32	Stairs to first floor	E
34	P6080340	1/33	Room 7 looking north	N
35	P6080341	1/34	Room 7 looking southeast	SE
36	P6080342	1/35	Room 8 showing timber dividing wall	SW
37	P6080343	1/36	Room 8 showing feeding trough	W
38	P6080344	1/37	Room 9 showing corner trough and blocked windows	W
39	P6080345	2/1	Blocked feeding windows in north wall of room 10	W
40	P6080346	2/2	Room 11	W
41	P6080347	2/3	Rendered walls of room 12	W
42	P6080348	2/4	Inaccessible room 13	N
43	P6080349	2/5	Blocked alcoves in room 14 east wall	SE



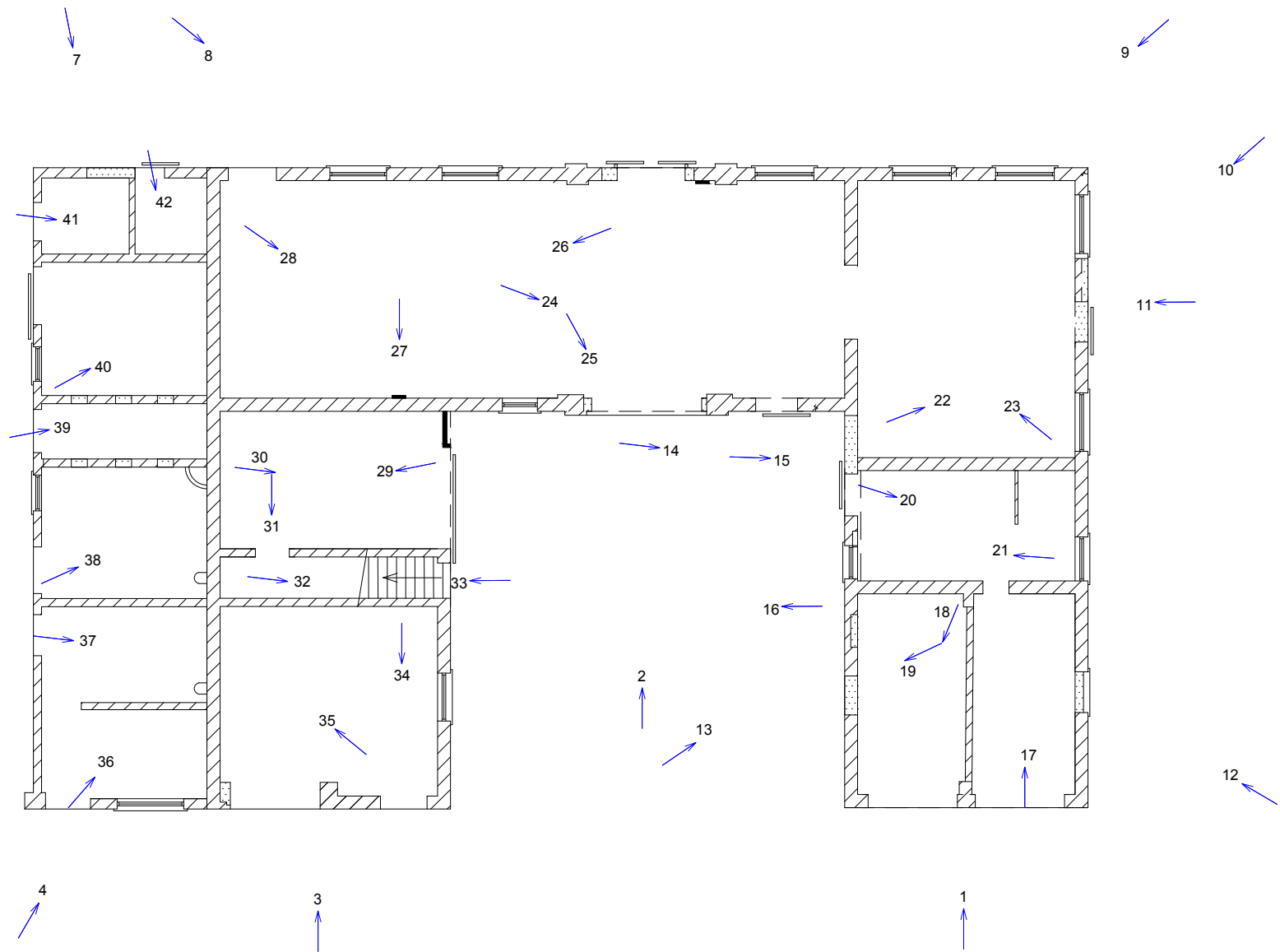
44	P6080350	2/6	Room 14 blocked alcoves east wall	NE
45	P6080351	2/7	Room 14 looking south	S
46	P6080352	2/8	Room 14 looking north	N
47	P6080353	2/9	King post truss at north end	N
48	P6080354	2/10	Angled queen post truss	N
49	P6080355	2/11	Angled queen post truss	N
50	P6080356	2/12	King post truss	SW
51	P6080357	2/13	Room 15 looking northwest	NW
52	P6080358	2/14	Room 15 looking northeast	NE
53	P6080359	2/15	Detail of barn door lintel	N
54	P6080360	2/16	Room 15 looking southeast	SE
55	P6080361	2/17	Room 15 looking west	W
56	P6080362	2/18	Detail of beam in centre of south wall	S
57	P6080363	2/19	Modified queen post at west end of room 15	W
58	P6080364	2/20	Modified queen post in room 15	W
59	P6080365	2/21	Angled queen post in room 15	W
60	P6080366	2/22	King post truss at east end of room 15	SE
61	P6080367	2/23	Room 16 looking west	W
62	P6080368	2/24	Room 16 looking south	S
63	P6080369	2/25	Room 16 looking north	N
64	P6080371	2/27	Room 17 looking south	S
65	P6080373	2/28	Room 17 looking west	W
66	P6080370	2/26	Detail of door to room 17	S
67	P6080374	2/29	Detail of door to room 17	N
68	P6080377	2/30	General shot showing northeast corner of barn (left) in relation to the Hall (right)	NW





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Kermincham Hall Barn,  
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Figure 17: Ground floor photo  
location plan

not to scale

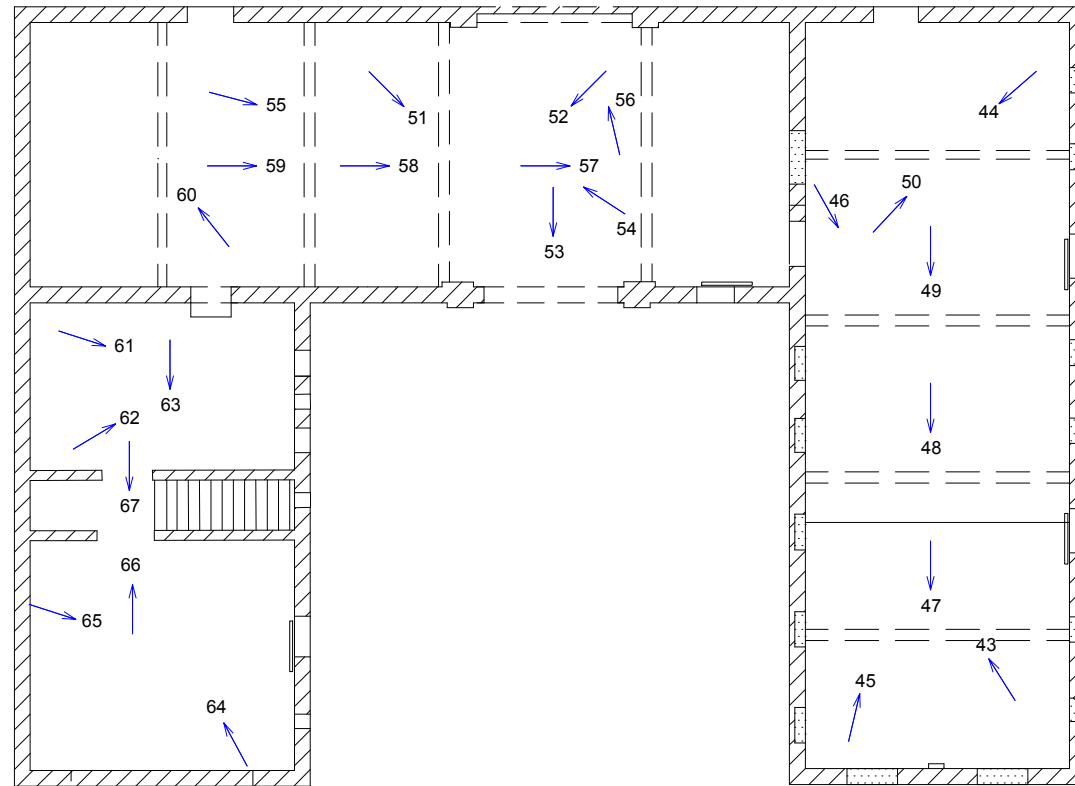
Date: June 2017





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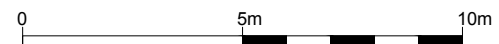


Kermincham Hall Barn,  
Kermincham. CW4 8DX

Figure 18: First floor photo  
location plan

not to scale

Date: June 2017



## Appendix 2: Plates



Plate 1: North elevation, west end



Plate 1a: As above before the scaffolding



Plate 2: North elevation, centre



Plate 2a: As above before the scaffolding



Plate 3: North elevation, East end



Plate 3a: As above before the scaffolding



Plate 4: North elevation of lean-to



Plate 5: East elevation of lean-to from north



Plate 6: East elevation of lean-to from south



Plate 6a: As above before the scaffolding and general deterioration





Plate 7: South elevation of lean-to



Plate 8: South elevation from east



Plate 9: South elevation from west



Plate 9a: As above before the scaffolding



Plate 10: West elevation from south



Plate 10a: As above before the scaffolding and blocking of door and window



Plate 11: Detail of overlapping blocked doorways



Plate 12: West elevation from north



Plate 12a: As above before the scaffolding



Plate 13: Internal east elevation from north



Plate 14: Internal east elevation



Plate 14a: As above before the scaffolding



Plate 15: Detail of inserted doorway in blocked doorway in internal east elevation



Plate 16: Internal west elevation



Plate 16a: As above before the scaffolding



Plate 17: Room 1, southern side





Plate 18: Room 1, northern side



Plate 19: Detail of blocked doorway in above



Plate 20: Room 2 looking west



Plate 21: Room 2 looking east



Plate 22: Room 3 looking west



Plate 23: Room 3 looking east



Plate 24: Room 4 looking west



Plate 25: Room 4 showing barn door and RSJ beam



Plate 26: Room 4 looking northeast



Plate 27: Detail of Jacobs Ladder



Plate 28: Room 4 looking northwest



Plate 29: Room 5 looking east



Plate 30: Room 5 looking west



Plate 31: Detail of doorway to space below stairs



Plate 32: Space below stairs



Plate 33: Stairs to first floor





Plate 34: Room 7 looking north



Plate 35: Room 7 looking southeast



Plate 36: Room 8 showing timber dividing wall



Plate 37: Room 8 showing feeding trough



Plate 38: Room 9 showing corner trough and blocked windows



Plate 39: Blocked feeding windows in north wall of room 10



Plate 40: Room 11

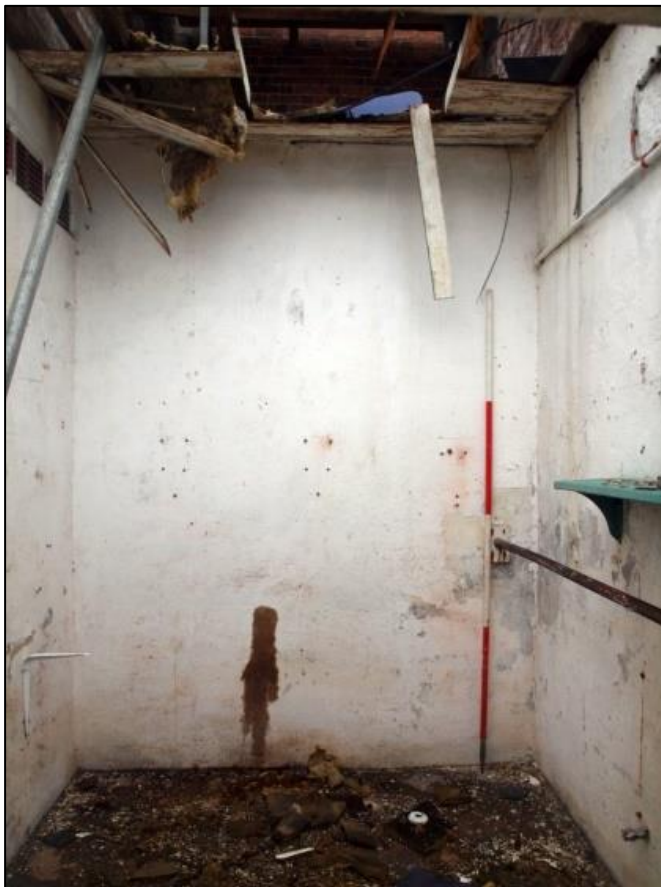


Plate 41: Rendered walls of room 12



Plate 42: Inaccessible room 13



Plate 43: Blocked alcoves in room 14 east wall



Plate 44: Room 14 blocked alcoves east wall



Plate 45: Room 14 looking south



Plate 46: Room 14 looking north



Plate 47: King post truss at north end



Plate 48: Angled queen post truss



Plate 49: Angled queen post truss





Plate 50: King post truss



Plate 51: Room 15 looking northwest



Plate 52: Room 15 looking northeast



Plate 53: Detail of barn door lintel



Plate 54: Room 15 looking southeast



Plate 55: Room 15 looking west



Plate 56: Detail of beam in centre of south wall



Plate 57: Modified queen post at west end of room 15



Plate 58: Modified queen post in room 15



Plate: 59 Angled queen post in room 15



Plate 60: King post truss at east end of room 15



Plate 61: Room 16 looking west



Plate 62: Room 16 looking south



Plate 63: Room 16 looking north



Plate 64: Room 17 looking south



Plate 65: Room 17 looking west





Plate 66: Detail of door to room 17



Plate 67: Detail of door to room 17



Plate 68: General shot showing northeast corner of barn (left) in relation to the Hall (right)



Plate 69: General shot showing the west side of the barn in relation to the dovecote

## Appendix 3: WSI

## **1: Introduction**

Steven Price of The Archaeology Co. has been commissioned to prepare a WSI for an historic building survey of Kermincham Hall Barns, 40 Acre Lane, Kermincham CW4 8DX. It is a requirement of condition 16 of the planning permission consent that:

*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.*

The works are for the change of use of a redundant Coach House to form two dwellings and replacement of two farm buildings (with permission for residential conversion) with new dwellings and associated operational development. This document forms the Written Scheme of Investigation (WSI) which outlines the programme of work required to undertake this survey.

## **2: Site Location**

Kermincham Hall Barns are located to the south of Kermincham Hall itself. The site is located on the western side of Cross Lane c. 1.5km Southeast of Twemlow Green. The postal address is Kermincham Hall, Forty Acre Lane, Kermincham CW4 8DX and the National Grid Reference is SJ 79399 67805. Neither the hall or the barns are listed or locally listed, and are not within any conservation areas ([cheshire.gov.uk](http://cheshire.gov.uk)).

## **3: Historical Background**

The Mainwaring family had been at Kermincham for many years, with Henry Mainwaring known to have been there in the early 1600's (Ormerod Vol. 1). In 1774 John Uniacke of Youghall, Cork, married Frances Manwaring, the eldest Daughter of Roger Manwaring,, and so took possession of the manor. His only son, John Manwaring Uniacke was born 1762 and married Mary Blundell, the daughter of Rev. Dr. D Blundell (The Chetham Society 1866). R. M. Manwaring Esq. was the resident at Kermincham Hall in 1815 ("The Quarterly Review, 1815).

Kermincham was a township in the parish of Swettenham, hundred of Northwich, containing 229 inhabitants in 1848. It comprised 1209 acres, of which 95 were common or waste and the tithes were £137. 10. (Lewis, 1848). The tithe map shows both the hall and the coach house. The hall is located to the northeast of the coach house as a large 'H' shaped building. The coach house is a simple 'U' shape with a small square building to the west. The coach house is not named on the tithe apportionment, but it is shown as being occupied by James Cash (along with the Hall) and both were owned by John Robert Parker

The OS mapping for 1875 shows that the hall had by this time been re-sited to the north of the coach house. The coach house itself appears unchanged, although perhaps extended on the east side.

Kelly's directory for Cheshire from 1896 describes Kermincham "(Kermincham, or Carmcham, or Carmingham)" as "a township ...., 5 ½ miles north-west from Congleton. Kermincham Hall is occupied by Mr. Joseph Cash, farmer. Capt. Egerton Leigh, of High Leigh, is lord of the manor and sole proprietor. ... the population in 1891 was 163". The OS mapping for 1910 shows little change to the site.

#### **4: Historic Building Survey**

##### **Aims**

Buildings are an important part of the historic environment as they provide information on historical technology, social structure and lifestyles. The alteration of buildings may remove evidence of their past uses and occupation and make it more difficult for future

historians to understand and interpret them. The aim of the survey is to preserve 'by record' the information that may be lost as a result of demolition or alteration. This will be achieved by recording and analysing the plan form, function, age and development of the building and by the preparation of a written, drawn and photographic archive for future reference.

### **Method**

This shall comprise a field survey recording of the Coach House. The survey shall be performed to English Heritage level 2/3 and shall record:

- The form and fabric of the buildings, along with a measured survey, with a view to producing plans at each level of the building and at least one representative cross section. These shall be produced at 1:50 scale at least
- Architects plans are to be supplied and, after checking their accuracy using hand tapes and hand held electronic distometers, they shall be used as the base for archaeological details to be added.
- A photographic survey of the building's external appearance and internal rooms, as well as detailed photographs and/or drawings of key architectural features or features evident of past function. Photographs will be taken on 35mm black and white film for archive purposes duplicated with a high resolution digital SLR camera for the report. All photographs will contain an appropriate photographic scale and the locations and direction will be marked on a photograph location plan.
- An historic map regression will be undertaken along with historical research into the site, with a view to producing a short account of the history of the building and group of buildings it belongs to.
- Areas which may hold key information to the understanding of the buildings development, but are currently obscured, will be identified to inform where an archaeological watching brief should be undertaken during stripping out/demolition.
- The building will be formally described.

The assessment will be carried out in accordance with the guidelines laid out by the Standard and Guidance for Historic Building Surveys (Institute for Archaeologists 1999) to English Heritage level 3 standards.

### **Reporting**

Following the building survey, the results will be described within a fully illustrated report, which will include the following:

- A summary of the survey's findings;
- The background to the survey, which will include an outline of the planning context, the survey dates and location details;
- An outline of the survey methodology;
- A summary of the sites history, development and importance, including a discussion of the building(s) in its local and regional context;
- A formal and descriptive account of the buildings, with reference to plans, elevations and photographs;
- A set of measured scaled drawings showing plans and at least one representative cross section;
- Plan or plans showing the location and direction of the photographs;
- The identification of currently obscured areas of historic fabric which will be exposed by the development works that should be subject to a watching brief;
- The contents and location of the archive

### **5: Archive**

The site archive will conform to the guidelines set down in Appendix 3 of the Management of Archaeology Projects (English Heritage 1991). The written, drawn and photographic archive, will be placed with an appropriate repository within a reasonable time of completion of the project. Advice will be taken from the planning archaeologist. A report shall be submitted to Cheshire HER (1 bound copy plus PDF/A on CD) and the OASIS record completed, including an upload of the report as well as digital images. The

Development Control Archaeologist will be notified by email once deposition has taken place.

## **6: Staff**

Steven Price of the Archaeology Co. is nominated to carry out the works. All fieldwork will be undertaken by Steven Price BA (Hons.) MA, MPhil, PCIfA as well as other trained staff under his guidance.

## **7: Timetable**

It is anticipated that the historic building assessment will be undertaken over a period of two weeks, and a report will be produced within six weeks of commencement.

## **8: General**

All project staff will adhere to the Code of Conduct of the Institute of Field Archaeologists. The project will follow the requirements set down in the appropriate Standard and Guidance notes prepared by the Institute for Archaeologists and all staff will wear appropriate PPE.

## **Bibliography**

Kelly's directory for Cheshire 1896

Lewis, Samuel 1848 "A Topographical Dictionary of England" 7th edition

The Chetham Society 1866 Vol. 69 "Remains Historical and Literary connected with the Palatine Counties of Lancashire and Chester"

"The Quarterly Review: April & July" 1815 Vol. 13





Figure 1: Location plan



Figure 2: Tithe map c. 1850 showing coach house and former hall to the northeast

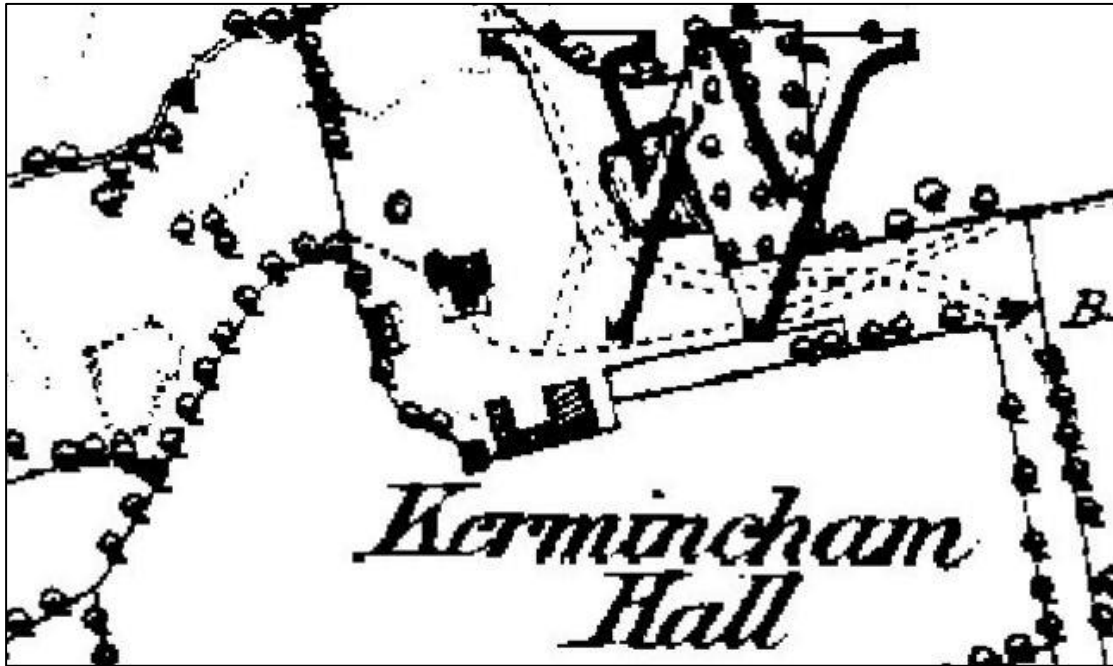


Figure 3: OS map c. 1875

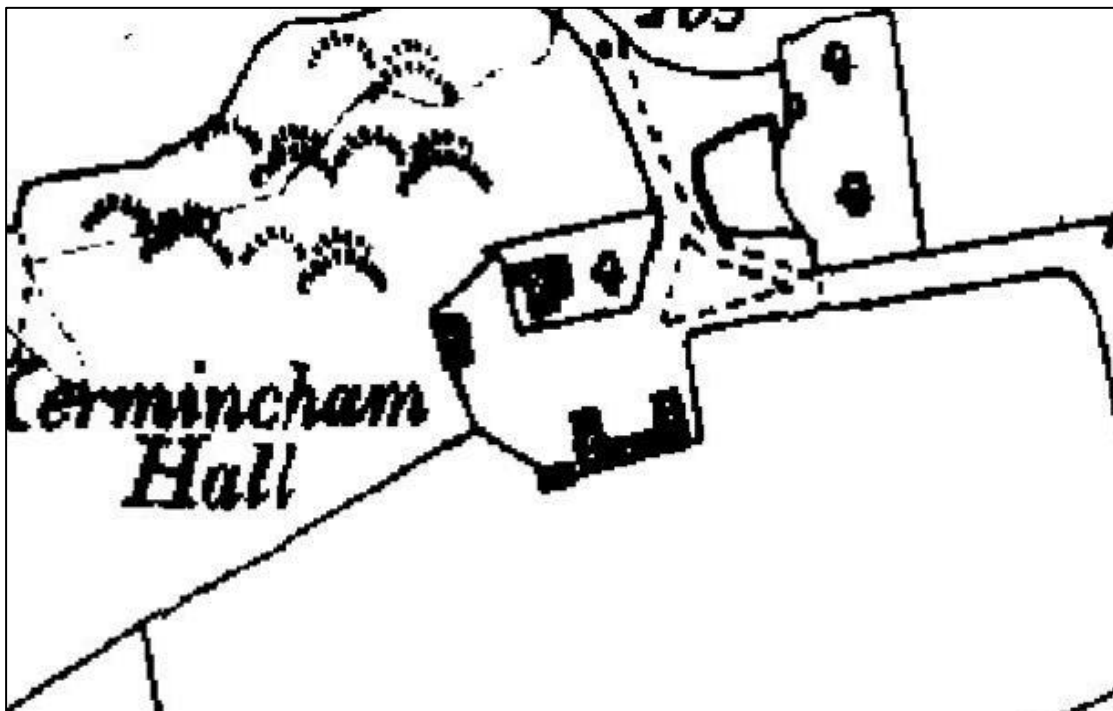


Figure 4: OS map c. 1910