



THE ARCHAEOLOGY CO.

Stand Hill farm, Hoddlesden

Historic Building Survey

July 2019

Contents

Non-technical Summary and Acknowledgements

1. Introduction

2. Site Location

3. Aims and Objectives

4. Methodology

5. Historical Background

6. Physical Description

7. Analysis

8. Conclusions

9. Archive

10. Copyright

Bibliography

Appendix 1: Figures

Appendix 2: Plates

NON-TECHNICAL SUMMARY

An archaeological building survey was required of the remaining wall of the building at Stand Hill Farm, Hoddlesden. The work was carried out on behalf of Marcus Walsh by Steven Price of The Archaeology Co. The building is believed to date from the late 18th / early 19th century.

ACKNOWLEDGEMENTS

Thanks are due to Marcus Walsh for providing the architects plans and to the staff of Lancashire Records Office.

1. INTRODUCTION

- 1.1 Steven Price of The Archaeology Co. has been commissioned to prepare a survey of the remaining wall at Stand Hill Farm, Chapman Road, Hoddlesden, BB3 3QS, following the partial demolition of the building and refusal of planning application 10/19/0409.
- 1.2 This procedure follows the advice of Section 12 of the National Planning Policy Framework. This 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 Marcus Walsh commissioned Mr. Steven Price BA (Hons), MA, MPhil, PCifA of The Archaeology Co., 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.
- 1.4 No previous historic, archaeological or architectural study is known to have been made of the buildings prior to the completion of this report.

2. SITE LOCATION

- 2.1 Stand Hill farm lies off the east side of Chapman Road, to the south of Hoddlesden centre. The postal address is Stand Hill Farm, Chapman Road, Hoddlesden, BB3 3QS and the National Grid Reference is SD 71680 21963. The building is not listed and lies outside of the Hoddlesden Conservation Area.

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) Standard and Guidance for the archaeological investigation and recording of standing buildings and structures, 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 A photographic record has been made of the surviving external wall at Stand Hill farm.
- 4.2 The archaeologist on site identified and noted any significant changes in construction material including significant changes in stone/brick type and size, coursing, etc.
- 4.3 Photographs were taken using a high resolution Olympus e600 digital SLR camera in RAW format, with files saved as lossless TIFF's for archive purposes. 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, where it was safe to do so.

The photographic coverage includes:

- Detailed coverage of the external elevations
 - Detailed shots of the features of the elevation
- 4.5 The site was visited on 15th and 19th of July 2019 when photographs were taken.
- 4.6 The project was carried out in accordance with the recommendations of *The Management of Archaeological Projects* 2nd ed. 1991 and the Chartered Institute for Archaeologists' *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* 2014.
- 4.7 Historical research, including a full map regression, was carried at Lancashire Records Office.
- 4.11 The project was carried out in accordance with the recommendations of *The Management of Archaeological Projects* 2nd 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 Hoddlesden was formed in the 12th century as the westernmost limit of the Forest of Rossendale. Hoddlesden soon became cut off from the main body of the forest by a community in Haslingden, and by 1296 it was a stock raising farm of the Earl of Lincoln. In 1324 Hoddlesden had been let to farm Adam de Holden at a yearly rate of 24s. During the 15th century James Radcliffe was farming the vaccary for 10 marks a year and Henry Grimshagh for 7s 8d a year. In 1507 the commissioners for disforested the forests reported that John Radcliffe should let Hoddlesden vaccary. In 1524 three people were assessed to the subsidy in Hoddlesden, as if it were a township, although in later records the inhabitants were recorded in Over Darwen (Farrer & Brownbill 1911).
- 5.2 The uplands of east Lancashire had harsh natural conditions, making them unsuitable for arable cultivation. In 1609 tenants of the Honor of Clitheroe noted the “extreme barrenness of that soil and coldness of that county”, and later, in the mid-19th century, the higher ground of east Lancashire was described being “soil of a wet moory nature alternating between clay, shale and peat” (in Parker 2012, 57). The conditions were not suitable to the growing of crops, but the higher ground, where cotton grass and heather prevailed, could accommodate sheep. For this reason farmers often turned to textiles for additional income (Parker 2012, 57 – 60). During the 17th century Over Darwen was noted for its hand-loom weaving of checked cotton cloths and calicos. The prosperity of this industry reached its height towards the end of the 18th century, when several block-printing works and calico printing works were established here (Farrer & Brownbill 1911).
- 5.3 Hoddlesden is not named on Yates’ map of 1786 and no building is shown on the farms location, although Langshaw Head is noted. There is no tithe plan for Over Darwen, but the 1849 OS map shows Stand Hill as a rectangular building with an extension to the west and north sides, and what is currently the driveway was once the road down to Langshaw Head. The 1851 census returns has Thurston Briggs at Stand Hill farm at this time, as a farmer of 11 acres. He lived there with his wife Alice and their children; Sarah, a 19 year old power loom weaver; Thurston, 11 year old son, and; his 24 year old daughter Jane and 20 year old son-in-law James

Thompson, both also a power loom weavers. Austin Briggs is recorded as a farmer at Stand Hill, Over Darwen in Mannex's 1855 (pp 338) trade directory, although this is likely an error. The Briggs family are noted by Shaw as one of the old Darwen families, with a long history in the area. He states that Thurston was the son of James Briggs, who was the son of Thurston Briggs, one of the 'original four' Briggs brothers. Thurston (of Stand Hill farm) married twice; his first wife was Kitty Holden, with whom he had three children, and Alice Duxbury (another old Darwen family) was his second wife. Thurston lived to "a good age", but died, Shaw describes, "quite suddenly on his way from Hoddlesden to Belgrave chapel one Sunday afternoon. He had been to the morning service and home again to dinner, and was returning to chapel after dinner, when he saw some lads in his meadow. Making a 'sprint' after them, he exerted himself too much, dropped down in the road, and died there" (Shaw 1889, 66).

- 5.4 The 1861 census records several families at Stand Hill. The Briggs do not appear, but Nathaniel Green is the only farmer there, of 11 acres. His wife Ann is the sole recorded family, although John Riley was a farmhand and Betty Dawson was a 74 year old lodger.
- 5.5 By 1871 the Fish family were living at the farm, with their five children (Parker 2012, 65) and the 1881 census shows Peggy Fish as the head, recorded as a farmers wife. She lived there with her 9 nine children; William, a 22 year old cotton weaver; Amos, a 20 year old cotton weaver; Racheal, a 17 year old cotton weaver; Peggy, a 15 year old cotton weaver; Nicolaus, a 13 year old cotton weaver, and; Anne, Ellen, Robert and Betha, all scholars. The Fish were another of the "old Darwen families" (Shaw 1889), descended from William Fish, who Shaw describes as living at Stand Farm, and a famous singer (ibid, 138). He had seven children and the eldest, Fish Fish, married Ellen Marsden and had eight children, of which Peggy was one. She married William Kay, and Shaw (1889, 123) records them as living at "Lower Farm", which appears to be an alternative name for Stand Hill Farm, as was "Lower Stand".
- 5.6 Peggy died in the 1880's (Shaw 1889, 123) and Knowles Mather is recorded at the farm in 1891 with his wife Mary. He is listed simply as a farmer. Their son Abraham is listed as a farmer's son and their daughters Sarah, Millicent and their adopted



daughter Jane A. Gregson were also working as cotton weavers. The 1893 OS map shows the building again, with the barn to the south and the house divided into two units, one to the north and another to the south. The extensions to the north and west are also shown, as is a well to the east, between Stand Hill and Slack.

- 5.7 John Driver is recorded at the property in the 1901 census returns, living with his wife M.E. Their son, John was working as a cotton weaver, as were their daughters Mary and Suzanna. Their other son, William, was a laborer for a fine clay works. Fred Weaton, John's nephew, is also listed. Little change was made over the turn of the century, although a small garden was added to the northeast corner, as shown on the 1911 OS map. This was no longer shown on the 1930 OS map, and little else appears to have changed. 1955 George Edward Blareau is recorded as residing and carrying on business at Standhill Farm, Hoddlesden (London Gazette 1955, 4841).

6. PHYSICAL DESCRIPTION

General Description

- 6.1 The building is rectangular and aligned roughly north – south. The southern end of the building remains intact, as a barn. To the north much of the former attached house has been demolished with only the west elevation remaining.
- 6.2 West (external) elevation (Plates). This formed the main frontage of the building, facing towards the road and is constructed in coursed watershot sandstone. It is of 5 bays with a personnel doorway in bay 1 (north). The doorway has a sandstone surround and the ghost of a porched roof is visible over. A modern timber door is hung and the lintel is formed of two long sandstone blocks. Bay 2 contains a landscape window at ground and first floor levels. Each has a sandstone cill and the lintel of the ground floor window matches that of the door. The lintel of the first floor window is formed of the sandstone wall. Both have modern timber frames. Bay 3 again contains a window at ground and first floor levels, although here the ground floor window has a chamfered sandstone mullion. The cill is sandstone and the lintel matches the double lintel of the other ground floor window. A modern timber frame is fitted to each of the lights. Above, a window opening is present the same size and shape of that below it, although with no mullion. The cill is sandstone and the lintel formed of the wall. Bay 4 matches that of bay 2, although here the ground floor window is larger. Bay 5 contains the projecting porch housing the modern timber front door. The porch is constructed of roughly shaped sandstone blocks brought to course.
- 6.3 East (internal) elevation (Plates). This comprises the internal elevation of the wall. The majority of the face is covered with plaster, although this has fallen off around bays 1 and 2. Here the rough stone rubble wall is visible. The doorway to bay 1 has a timber lintel above, set higher than the present doorway; the space between is filled with timber laths. Bays 1 and 2 are the same as described above, although joist holes are visible in the face, showing the former first floor level. Further, the lintel above the ground floor window of bay 2 is not present. An iron latch lies to the southern jamb of the doorway in bay 1, showing the original catch mechanism.



Bays 3 – 5 are again much the same as the exterior. However, the line of the first floor is visible in bay 3, shown through the absence of plaster, and again in bays 4 and 5, although here joist holes are again visible. Between bays 2 and 3, and 3 and 4 the ghost of a wall runs up the plaster showing the location of former internal walls. The doorway in bay 5 lies directly adjacent to the surviving gable of the barn.

7. ANALYSIS

- 7.1 The wall and remaining wall scars confirm the plans, suggesting a one and a half depth, or 'continuous outshut' plan. Brunskill (2008, 81 – 83) notes that the most significant type of extension to the small house was the continuous outshut, running along the rear of the two unit plan. In the northwest these can date to the earlier 18th century, but were common through to the early to mid-19th century. The external wall construction is of watershot sandstone, which became popular in the late 18th century, and the square window shape also suggests this date (Brunskill 2000, 134, 211). No building is shown to be present on Yates map of 1786 and it is suggested from the plan and construction materials that the building was erected after this time, in the late 18th / early 19th century.
- 7.2 The farm was small, recorded as 11 acres, and throughout the 19th century the children at the farm worked as cotton weavers. This suggests that, as with many farms in the area, the farming work was supplemented with income from textile work.

8. CONCLUSIONS

- 8.1 The building likely dates from the late 18th / early 19th century, as evidenced by the building style, construction and layout. It was erected as a small farm, likely for sheep, with family income supplemented through textile work, as shown through census returns.

9. ARCHIVE

- 9.1 The archive resulting from the building recording will be deposited with Lancashire Archives in a format to be agreed with the Archives Officer and within a timescale to be agreed with the Specialist Archaeological Advisor or the Planning 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 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 Lancashire Historic Environment Record (HER) Lancashire Archaeological Advisory Service (LAAS) may place the information on a website. Unless we hear to the contrary it will be assumed that our client is agreeable to this.

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
LRO	Lancashire Record Office
NPPF	National Planning Policy Framework
OS	Ordnance Survey

Sources

Brunskill, R.W. 2000 "Vernacular Architecture: An Illustrated Handbook"

Brunskill, R.W. 2008 "Houses and Cottages of Britain: Origins and Development of Traditional Buildings"

CIfA 2014 "Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures" accessed online at:
<http://www.archaeologists.net/sites/default/files/node-files/ifa_standards_buildings.pdf>

CIfA 2014 "Code of Conduct" accessed online at:
<https://www.archaeologists.net/codes/cifa>

Farrer, William and Brownbill, J 1911 'Townships: Over Darwen', in A History of the County of Lancaster: Volume 6, ed. William Farrer and J Brownbill (London, 1911), pp. 269-275. British History Online <http://www.british-history.ac.uk/vch/lancs/vol6/pp269-275> [accessed 19 July 2019]

Historic England 1991 "Management of Archaeological Projects"

Historic England 2016 "Understanding Historic Buildings – A guide to good recording practice"

London Gazette 1955 23rd August

NPPF 2012 "National Planning Policy Framework" 2012 accessed online at www.communities.gov.uk

Parker, Roy 2012 "Hoddlesden and its Satellite Villages"

Shaw, J. G. 1889 "Darwen and its People"

Trade Directories

1855 "Mannex's History, Topography and Directory of Mid-Lancashire"

Census Returns

Census returns for Over Darwen 1851 – HO 107/2261

Census returns for Over Darwen 1861 – RG 9/3111

Census returns for Over Darwen 1881 – RG 11/3728

Census returns for Over Darwen 1891 – RG12/3416

Census returns for Over Darwen 1901 – RG 13/3924

Maps

1850 OS map Lancs. Sheet 107

1893 OS map Lancs. Sheet 107.7

1908 OS map Lancs. Sheet 107.7

1925 OS map Lancs. Sheet 107.7

1937 OS map Lancs. Sheet 107.7

Appendix 1: Figures

Contents

Figure 1: Location plan

Figure 2: 1849 OS map Lancs. Sheet 71

Figure 3: 1893 OS map Lancs. Sheet 71.13

Figure 4: 1911 OS map Lancs. Sheet 71.13

Figure 5: 1930 OS map Lancs. Sheet 71.13

Figure 6: House plan prior to demolition

Figure 7: Rear of Standhill farm prior to demolition

Figure 8: Rear of Standhill farm prior to demolition

Figure 9: Rear of Standhill farm prior to demolition

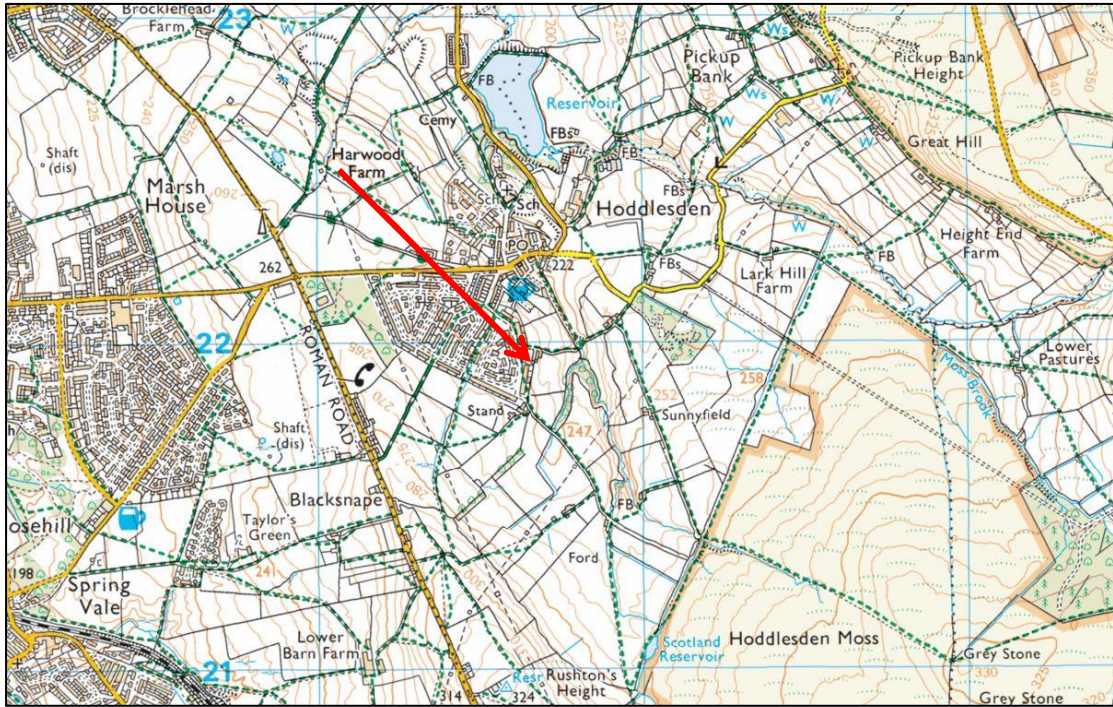


Figure 1: Location Plan (OS Licence Number: 100057911)



Figure 2: 1849 OS map Lancs. Sheet 71

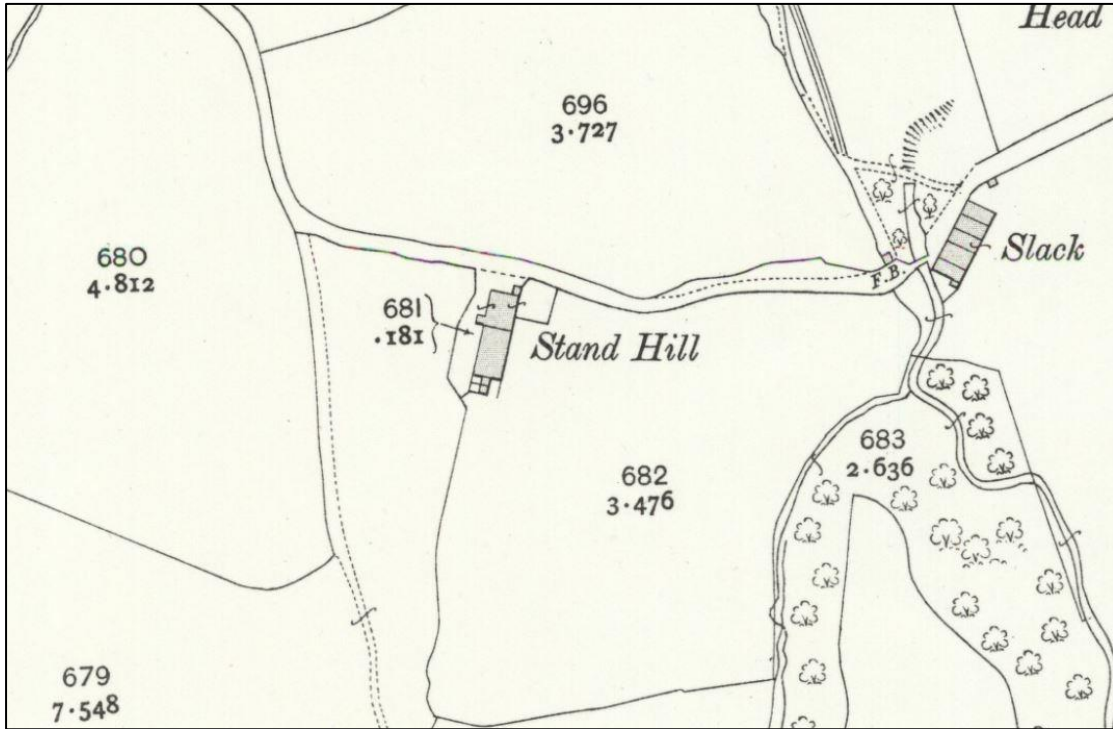


Figure 3: 1893 OS map Lancs. Sheet 71.13

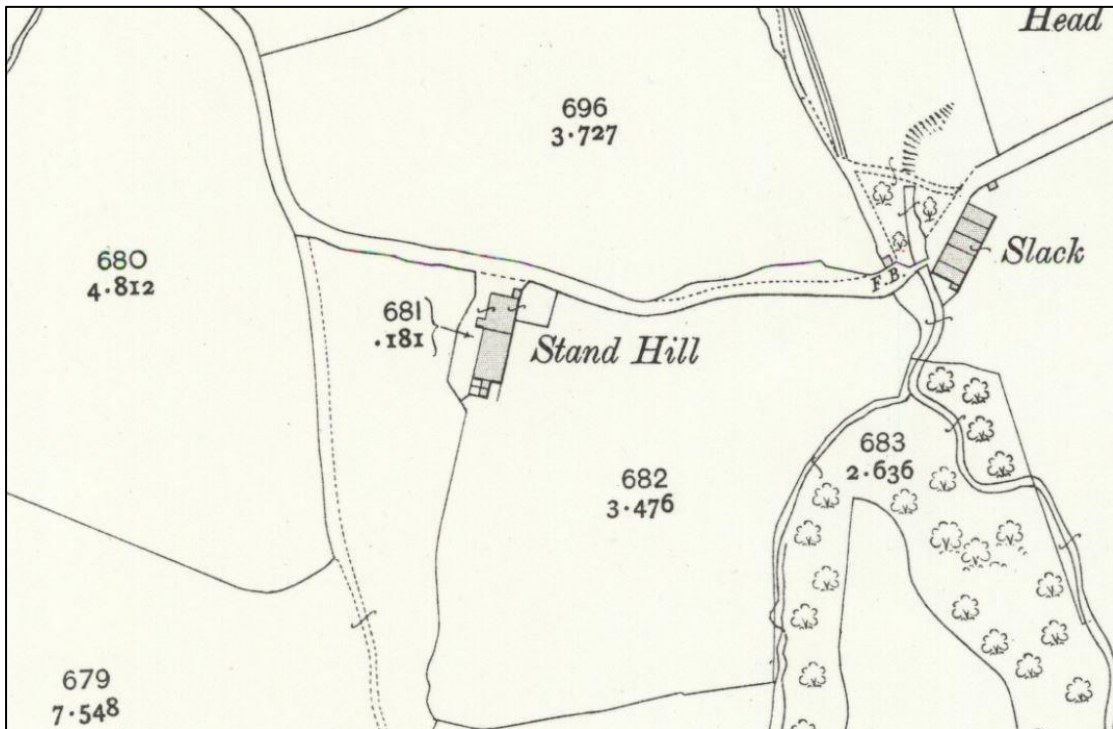


Figure 4: 1911 OS map Lancs. Sheet 71.13



Figure 5: 1930 OS map Lancs. Sheet 71.13

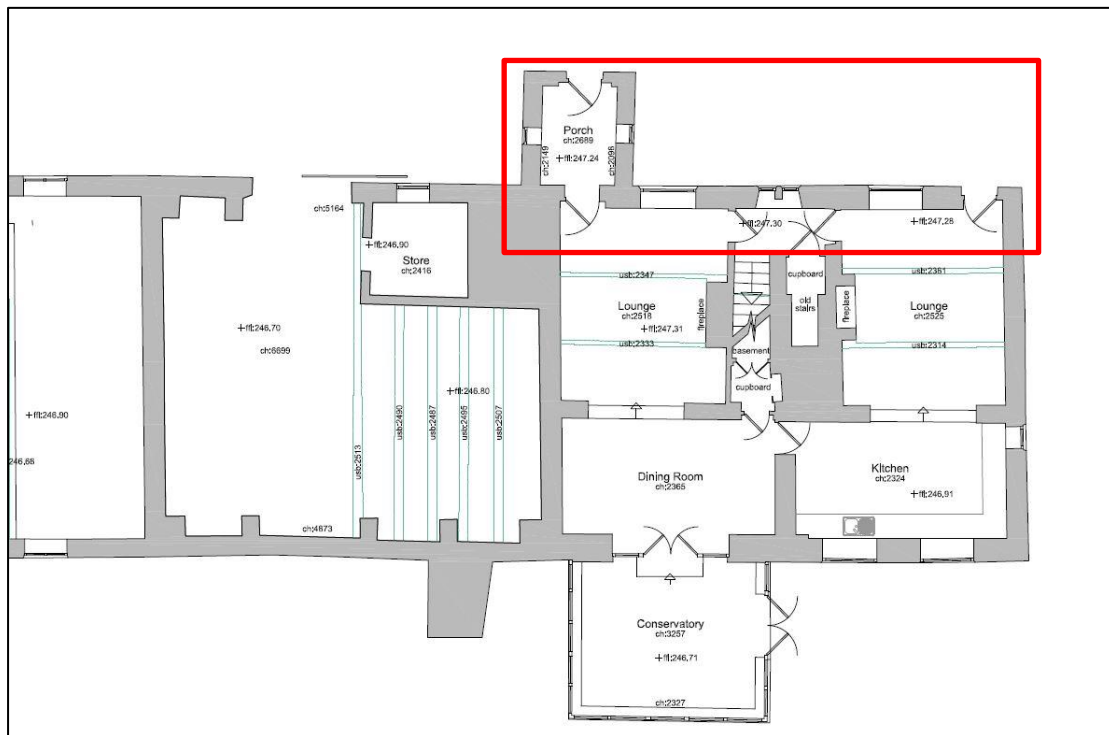


Figure 6: House plan prior to demolition, with surviving section outlined



Figure 7: Rear of Standhill farm prior to demolition (courtesy of Marcus Walsh)



Figure 8: Rear of Standhill farm prior to demolition (courtesy of Marcus Walsh)



Figure 9: Rear of Standhill farm prior to demolition (courtesy of Marcus Walsh)

Appendix 2: Plates



Plate 1: General shot of the remaining wall



Plate 2: general shot of the remaining wall

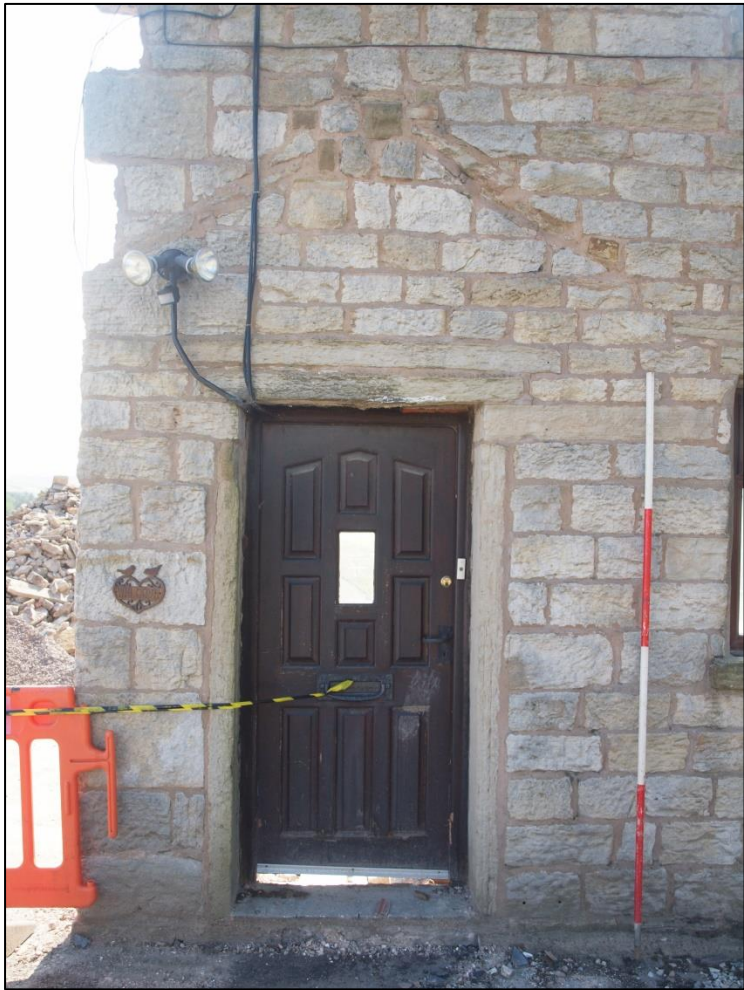


Plate 3: Bay showing doorway with ghost of porch above



Plate 4: Bay 2 ground floor window



Plate 5: Bay 2 first floor window



Plate 6: Bay 3 ground floor mullion window



Plate 7: Bay 3 first floor window



Plate 8: Bay 4 ground floor window



Plate 9: Bay 4 first floor window



Plate 10: Porch butting face of bay 5



Plate 11: Front of porch in bay 5



Plate 12: Detail of stonework



Plate 13: Detail of watershed sandstone



Plate 14: General shot of rear of wall in relation to barn gable



Plate 15: Rear of wall



Plate 16: Rear of wall, bays 1 -3



Plate 17: Detail of doorway in bay 1

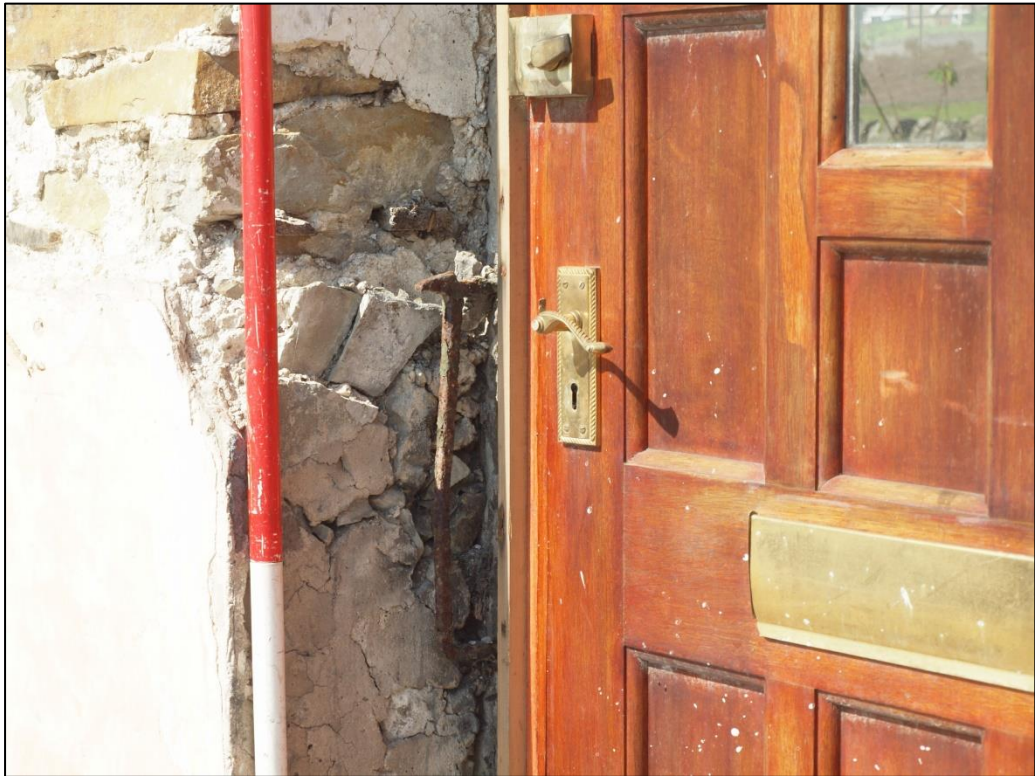


Plate 18: Detail of iron door catch



Plate 19: Bay 2 showing exposed stonework



Plate 20: General shot of rear of wall showing lies of former walls and first floor



Plate 21: Rear of walls showing bays 2 - 5



Plate 22: Exposed barn gable showing ghost of internal walls and floor