



THE ARCHAEOLOGY CO.

Dean Gate Farm, Bolton
Historic Building Survey

May 2022

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NON-TECHNICAL SUMMARY

An archaeological building survey was required prior to the renovation of the farmhouse and outbuilding at Dean Gate Farm, Bolton. The work was carried out by Steven Price of The Archaeology Co.

Dean Gate Farm appears to date from at least the early 18th century, with the name recorded in 1724. The present building does not contain much surviving historic fabric, with the majority of the surviving stonework dating from the mid-late 19th century, with much alteration from a 1969 redevelopment. The outbuildings also date from the mid-late 19th century.

1. INTRODUCTION

1.1 Steven Price of The Archaeology Co. has been commissioned to perform a level 2/3 historic building survey of a house and outbuilding at the buildings at Dean Gate Farm. The planning condition proposed by GMAAS for the application (11651/21) states:

No development or alteration works shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI), submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

1. Informed by the updated North West Regional Research Framework, a phased programme and methodology of investigation and recording to include:

i – historic building survey on all appropriate buildings within the site, to Historic England Level 2/3

ii – informed by the above, an archaeological watching brief during any soft-strip or alteration/demolition works which have potential to reveal concealed historic fabric that can further enhance the record.

2. A programme for post investigation assessment to include:

- analysis of the site investigation records and finds

- production of a final report on the significance of the heritage interest represented.

3. Deposition of the final report with the Greater Manchester Historic Environment Record.

4. Dissemination of the results commensurate with their significance.

5. Provision for archive deposition of the report and records of the site investigation.

6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: In accordance with NPPF Section 16, Paragraph 205 - 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).

- 1.2 Mr Ryan Cunliffe of RPC Architectural Design Limited has 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. He has carried out numerous standard Level 2 and 3 surveys for this type of property.

2. SITE LOCATION

- 2.1 The site lies on the east side of Smithills Dean Road, c. 650m northwest of Smithills Hall. The postal address is – Dean Gate Farm, Smithills Dean Road, Bolton, BL1 7NX and the NGR is SD 69373 12218.

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 (2019) 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/record, and then disseminate the results. Also, the North West Regional Research Framework was reviewed for relevant research objectives. In this instance, the scope of the project is quite small, but sought to address two questions:
- Ind09: How does the nature of rural settlement change during this period?
 - Ind18: How can we identify the impact of industrialisation on rural dwellings?

4. METHODOLOGY

- 4.1 An appropriate record has been made of the building to Historic England level 2/3 standards. Phased floor plans are required. After checking and verifying their accuracy, the architects' drawings have been utilised. 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 or 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 Historic England guidelines as laid out in *Understanding Historic Buildings – A guide to good recording practice*, Historic England 2016.
- 4.5 Photographs were taken with an Olympus E600 Digital SLR camera (12 Megapixels) in RAW format. 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.
- 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 A plan showing the location from which the photographs have been taken has been produced.
- 4.8 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.
- 4.9 The site was visited on the 9th May 2022. 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 drawings to be produced. The whole of the building was observed, with the exception of the interior of the barn, which was inaccessible.
- 4.10 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* 2019.

5. HISTORICAL BACKGROUND

- 5.1 The following potted history of Halliwell and Smithills has been kindly supplied by John Trippier (2014).
- 5.2 Prehistoric evidence has been found in the locality in the form of flint scatters of the Mesolithic period. These were found on Crooked Edge Hill and the slopes of the nearby Winter Hill. The Crooked Edge Hill flints form part of a grouping of Mesolithic sites which extends across the Smithills estate boundary and into Lancashire. That the area continued to be utilised is shown from the presence of a Neolithic arrowhead also found at one of the Crooked Edge Hill sites (UMAU 1996, 4).
- 5.3 Bronze age artefacts, a stone hammer and a palstave were discovered in 1812 on a part of Smithills Dean. Funerary sites are also known in the area, with a round cairn known as Horwich Mound located on the northwest flank of a hill which forms part of the ridge to the south of Dean Brook. A second funerary cairn lies on Crooked Edge Hill, known as Two Lads. The name is derived from the local story that the mounds were erected as a memorial for two boys who were lost in the snow, although its form suggests a Bronze Age ring cairn (UMAU 1996, 4).
- 5.4 The evidence of the Roman period on the estate is less prevalent however, with only a few finds being discovered, although they may suggest a possible settlement (UMAU 1996, 5). Although no artefactual evidence has been found in the area for the Anglo-Saxon period, the place names in the area attest to their influence. The names Little Bolton, Sharples, Horwich and Halliwell are all derived from this time (UMAU 1996, 5).
- 5.5 James Clegg, a Victorian Local Historian who wrote briefly about Smithills in his "Chronological History of Bolton", in 1888 stated that in 579 a "Royal Saxon Palace occupied by Ella, King of the Deidra and subsequently by many noble families" stood there, as well as remarking that in 680 Smithills was walled to keep wolves at bay. He goes on to state that in 793 Enabled, archbishop of York, and Ethelbert,

Bishop of Hexham, consecrated a chapel at Smithills to the Blessed Virgin Mary. Although it would be unwise to take this at face value, it may suggest that the area did have a house of some importance, enough to warrant a chapel (Billington 2010, 10-12, in Trippier 2014).

- 5.6 In the medieval period Smithills (Smythel in Old English) was situated in the township of Halliwell and the ancient parish of Deane in the Salford Hundred. A local board was formed in 1863. In 1877 part of the township was taken into the borough of Bolton. In 1894 a separate civil parish was formed for Smithills, but four years later this also was absorbed.
- 5.7 The manor of Halliwell was originally a member of the lordship of Barton and subsequently part of the possessions of the Pendlebury family as in 1289 William son of Roger de Pendlebury granted to Richard son and heir of David de Hulton the whole vill of Halliwell (Farrer & Brownbill 1911, 12). By the late 12th or early 13th century Smithills itself appears to have been held by the Knights Hospitaller, as indicated by Charters of Cockersands Abbey. The Hulton family may have held Smithills under them (UMAU 1996,7) although in 1302 it was held by Richard de Hulton of the lord of Manchester by the tenth part of a knight's fee (Farrer & Brownbill 1911, 12).
- 5.8 Be that as it may in 1335 the Hultons granted Smithills to the Radcliffe family who during the 15th century made the place their chief manor. Sir Ralph Radcliffe, the third of the same name in succession, dying about 1460, the estates went to the heir male, Ralph son of Sir Ralph's brother Edmund; and he leaving a daughter and heir Cecily, they passed to her husband John Barton of Holme, near Newark and they and their descendants retained possession until the 18th century when Grace, the daughter and heir of Sir Thomas, married Henry Belasyse son of Thomas, first Viscount Fauconberg. Henry died during his father's lifetime, leaving among others two sons, Thomas, second Viscount and first Earl Fauconberg, who died without issue in 1700; and Sir Rowland Belasyse, who seems to have resided at Smithills, and whose son Thomas in 1700 succeeded his uncle as third viscount. Thomas, his son, the fourth viscount, sold Smithills in 1722 to the Byroms of Manchester. About a hundred years later it was purchased

by Richard Ainsworth, owner of extensive bleach works in the neighbourhood (Farrer & Brownbill 1911, 12).

- 5.9 A map of 1620 by Wm Senior (ZJA/1) shows the site, with a possible building on the edge of an enclosed field named as 'Gorey Lane'. A house is also referenced at Dean Gate in 1724 (Sparke 1910). A further plan dated 1769 by Hugh Oldham (ZZ/55/36) shows a rectangular building on the site at this time, with a small outbuilding to the north and another smaller outbuilding to the east. The plan shows the extent of the fields associated with "Dean Yate" (sic), with the plot associated with it on the name named as 'Lane'. The site is also shown on Yates plan of 1876, and named as Dean Gate, although shows very little detail.
- 5.10 A plan of the Smithills estate from 1801 (ZJA/1A & ZJA/1B) again shows the site, although this appears to be a direct replica of Hugh Oldham's plan of 1769 (ZZ/55/36). The site is shown in more detail on the 1845 OS map. Here, a building is shown in roughly the location of the present building. It appears narrower than the present building, and the (now adjoining) cottage is shown as a separate L-shaped building to the east. From the relative location, it would appear that the subject building comprised only the southern bay and had not yet been extended to the north or east. The building also appears to be in two parts, with the eastern part set slightly north of the western. This is shown with the southern elevation being slightly staggered, with the eastern side set back from the main face. The rear (north) also shows an uneven appearance, with small extensions to the east and west sides. No outbuildings are shown to the north, on the location of the present buildings
- 5.11 The 1841 census records Abraham Walch at the property, living with his wife Mary and two children. The 1851 census records more people at the property. Here Abraham and his wife are still present, along with his son and two daughters. Additionally, his mother, Mary, and brother, John are also listed, alongside his nephew and two young farm labourers. However, an advertisement from the Bolton Chronicle (09/08/1851) that same year shows the Abraham Walsh put up several of his farm stock for auction, including "Ten powerful cart horses, young and in capital condition; two Horses suitable for

saddle or Harness; Teo two year old Colts of the cart-horse breed; three Ditto thorough-bred..”

- 5.12 By 1861 John Holt is recorded at the farm, as a farmer of 20 acres. He lived with his wife and son. By 1862 however, an advert had been placed in the Bolton Chronicle (04/10/1862) reading “To be let, and may be entered upon immediately, all the desirable MILK FARM, called ‘Dean Gate Farm’, situate in Smithills Dean, near Bolton, comprising the usual farm buildings, which are in very good condition, and about 21 acres of land, Cheshire measure”. It would appear that James Maxfield soon took over the farm, with an article in the Bolton Chronicle (29/10/1864) placing him at the premises and selling “The whole of his farming stock” as well as “a quantity of Household Furniture, consisting of Kitchen Table, with drawers; Mahogany Sofa; Kitchen Tables and Chairs; two pairs of Bedstands; Fenders and Fire-irons; Pots, Pans, and a variety of Household Furniture”.
- 5.13 By 1868 Isaac Taylor had moved into the farm. However, it was reported in the Bolton Chronicle of that year that his 2 year old son, James, was found drowned in the nearby well, after accidentally falling in (04/04/1868). Isaac Taylor was still present by the 1871 census, living with his wife Mary and their two daughters. By 1881 however, John Jason is listed at the property, with his wife Sarah and mother, Mary. Deansgate Cottage is also listed separately, with Martha Freeman recorded as the head, living with her sister.
- 5.14 The farm had changed hands once again by the 1891 census, with Elija Lonsdale recorded there, alongside his wife Hannah and daughter Mary. The Freemans were still living at the cottage. The site is shown more clearly on the 1892 OS map. Here the building is shown as a rectangular structure, with irregularly shaped extension to the east side. The adjoining cottage (which does not comprise a part of the survey) is attached to the north side of this. The outbuildings are shown to the north side of the site, as a series of three buildings. The western is the largest and widest of them. Adjoining this is a longer but narrower building. The third building is not attached, although lies very close to the former building. A small yard is shown to both the north and south. By 1895

The Lonsdale's had also moved on, with Mr Hesketh recorded at Dean Gate Farm, selling a pedigree boar (BEN 26/06/1895). An advert the following year however, stated that Joseph K. Charnock was declining farming at Dean Gate Farm and was selling by auction "The whole of his farming stock" (BEN 14/09/1896).

- 5.15 It would appear that the Hodgkinson's moved into the farm following this and a further drowning occurred in 1905: "The Borough Coroner ... conducted an inquest on the body at Dean Gate Farm, Smithills, this afternoon, and the jury, prior to hearing the evidence, viewed the pond where the deceased had drowned – Jane Ann Hodgkinson, mother of deceased, spoke to seeing the child go out to play. Some little time elapsed, and as the deceased did not return, witness went in search of her finding her in a small pond behind the farm" (BEN 12/06/1905). By the time of the 1907 OS map, little change is shown on the site. The exception to this is the easternmost outbuilding, to the north of the site. This appears to have been demolished, and converted to a yard, with a further building erected to the east side of it, divided into four sections. An additional building had also been erected to the south of the main building, fronting onto Smithills Dean Road.
- 5.16 In 1908 William Henry Hodgkinson of Dean Gate Farm was found to be watering down his milk, and was fined £2 (BEN 17/09/1908). By the 1927 mapping the outbuildings had further been altered, with the yard and eastern outbuilding again demolished and replaced with a long narrow building, attached to the rest of the outbuildings to the west. The main house appears unchanged.
- 5.17 By 1841 Thomas Shaw was at the property and was also fined for watering down his milk (MEN 04/04/1941). By 1969 Mr Eckersley was at the farm. He drew up proposals for the redevelopment of the building in February of that year, which were enacted soon afterwards. The drawings also contain the 'as existing' plans, showing the extensive rebuilding that has occurred since this time.

6. PHYSICAL DESCRIPTION

House

General Description

6.1 (Plate 1). The building is a two story 6 bay building, aligned roughly east - west with double gable ends. Externally it is constructed of shaped sandstone rubble, coursed, although internally this is shown to have been substantially rebuilt, with the much of the stone being a rebuilt facing, possibly reused. The roof comprises a pair of double pitched roofs, each covered with felt tiles.

Exterior

6.2 South elevation (Plates 2 - 14). This forms the main 6 bay frontage of the building and has been completely rebuilt. Bays 1, 2, 5 and 6 are identical, each having a four light mullion at ground floor level with two light pointed arch mullion dormer above. All windows are formed of reinforced concrete, the rebar visible where the concrete has decayed. A concrete drip mould also lies over the ground floor window and all have concrete cills and lintels. Bay four is similar with a matching ground floor window, but with a lower four light mullion at first floor level, also of concrete. Bay 3 is the main entrance and projects from the face of the building (plates 6 & 7). This contains a large doorway in reinforced concrete surround, blocked with ply. Above is a further four light mullion window of concrete. Above this is a large stone, reminiscent of a datestone, although uninscribed. A pair of engraved stones flank the doorway. To the left a large stone bears the initials P.A., with the stone to the right engraved with 1842. Both stones contain matching dressing suggesting they are of a piece. A narrow ventilation slot lies to the left side of the doorway. Also of note is a further date stone, located between bays 1 and 2, bearing the initials 'RIN 1724' (plate 5). Finally, a rough joint in the stonework is visible between bays 5 and 6 and may suggest bay 6 to be earlier with the concrete windows inserted (plate 13). Quoins are located to each corner of the building. To the east a 7th bay of a single story lean-to extension is present. This is constructed in a larger stone block and contains a small single light window in the face.

- 6.3 East elevation (Plates 15 - 18). This comprises the double gable end of the building. At ground floor level the face is blocked by the stone built lean-to extension. This has a slate roof and a pair of large landscape windows inserted, each with concrete cills and lintels. To the southern end a doorway gives access. Above this is the face of the southernmost gable. This is featureless with the exception of a two light mullion to the north side. The opening appears original, although the window itself is once again concrete. To the north the rest of the elevation is set back and lies behind the adjoining cottage (plate 18). This has a large square window at ground floor level with a portrait window above. The latter is again a two light concrete mullion.
- 6.3 North elevation (Plates 19 - 26). This forms the rear of the building, facing onto the outbuildings. At the eastern end, set back from the main face and behind the adjoining cottage, is the face of bay 1 (plates 20 & 21). This contains a personnel doorway at ground floor level. To the west of this is a square window, blocked and located between ground and first floor level, suggesting a former stair light. Bay 2 is set forward from the former bay and contains a large opening at ground floor level, with blocked portrait window above, with sandstone cill. The stonework on this bay is shaped sandstone rubble, occasionally brought to course. Between this and bay three a rough joint is visible in the stonework. Bay 3 has been rebuilt; the stonework similar to that found on the front elevation. It also contains a large blocked opening at ground floor level and portrait window over, although here the window cill is concrete. To the west the face sets forward slightly and shows quoins. This bay, 4 lies directly opposite the main entrance on the front elevation and contains a large doorway with timber lintel over and quoins to the jambs (plate 25). The doorway has been blocked with concrete block with a personnel doorway opening left to the west side. The remaining bays have been divided into three, rather than 2 as shown on the front. each contains a portrait window with sandstone cill and lintel and blocked with play. At first floor level a matching window lies above the central (plate 26).
- 6.5 West elevation (Plates 27 - 32). This forms the double gable end of the building. The northernmost gable is constructed shaped sandstone rubble, roughly coursed, with a window located to the southern side at ground floor level. This

has a sandstone cill and lintel. A rough joint runs up the face between the gables, showing where the southern has been rebuilt at first floor level. A round pitching eye is located at first floor level, formed of concrete and badly damaged.

Interior

Ground floor

- 6.6 (Plates 33 – 63) The main entrance leads into a small porch area constructed of reused stone (plate 34). To the north, leading into the building proper a further false entrance has been constructed from large sandstone blocks with a large sandstone lintel over. beyond this a pair of modern concrete block walls form a corridor running north through the building with doors to the east and west and an inserted fireplace to the west side (plate 33). At the northern end an inserted wall forms a room at the northern end (plates 38 - 40). This contains a low wall, with a raised floor beyond and a blocked opening in the north wall. To the west a raised doorway leads through to the shippon in the northwest corner of the building. The main room to the west is a large open area with modern brick fireplace inserted in the north wall (plates 41 – 45). The north wall shows the original stonework, with evidence of three blocked openings within it. The west wall likewise shows limewashed stonework at ground floor level. The remaining walls, and all of the walls at first floor level are modern concrete block. The first floor has been removed through this space, and the preceding corridor, showing three machine cut timber king post trusses supporting the modern roof. To the north of this room is a shippon (Plates 46 - 50). The walls are limewashed stone with blocked doorways visible in the southern party wall. The limewash is absent at first floor level showing the stonework. The exception to this is the eastern and southern walls, which are concrete block at first floor level. The first floor itself has been removed, although the machine cut timber beams are still present. A pair of machine cut timber king post trusses are visible supporting the modern roof.
- 6.7 To the east side of the building is a corridor running east from the central corridor. This has a pair of rooms to the north side. The western (plate 51) has concrete block walls to each side, with the exception of the eastern party wall.

The eastern room shows the bare stonework (plates 52 & 53). The corridor itself is formed of modern brickwork. To the south side of the corridor is a large open room (plates 55 – 58). All of the walls are formed of modern concrete block, with the exception of the eastern. A concrete block fireplace has been inserted in the centre of the room. The first floor is present throughout this area, with the machine cut timber beams and joists visible. Doors in the eastern wall lead through to a later extension to bay 6, divided by a modern brick wall (plates 59 – 61). To the north of this wall was presumably a staircase to the first floor, since removed. At the southern end is a small room with stone walls to the west, east and south. The east wall contains a stone-built fireplace. An inserted doorway to the south of the fireplace leads into the lean-to (plates 62 & 63). This shows the stone construction of the walls and the machine cut timber of the trusses above supporting the roof. A flue appears to have been in the southwest corner of the lean-to, adjacent to the door, although the base, and presumably former fireplace, has been replaced with modern brick. A pair of blocked doorways are visible in the west wall to north side.

- 6.8 (Plates 64 - 72) The first floor is only present at the eastern side of the building, having been removed elsewhere and matches the layout of the ground floor, with a few inserted stud walls. The east – west corridor (plate 64) leads to a pair of rooms to the north side. The western is formed of concrete block, with the eastern showing stone construction. A wide landing lies at the eastern end, with modern timber posts supporting the machine cut timber trusses (plates 70 – 72). To the south of the corridor the large room has been divided by a concrete block wall with openings to the north and south (plates 65 – 67). At the east side stud walls have been inserted to provide a wc and bathroom. The stone work is visible here in the east wall, although has been replaced with brick to the south. To the east, in the 6th bay is a single room with landing and removed staircase to the north. The southern room contains a fireplace in the east wall. This is stone although has been modified with brick and later blocked (plates 68 & 69).

Outbuildings

General Description

- 6.9 The building comprises a series of units, with a two story three bay barn to the west side followed by four single story units. The barn remains intact, although the remaining units have become derelict, with the roof having collapsed over the whole, and the southern wall of the first unit having collapsed almost in its entirety.
- 6.10 South elevation (Plates 74 - 87). This forms the main frontage of the range, facing towards the house. At the western end lies the barn (plates 74 - 76). It is constructed of shaped sandstone rubble, uncoursed and contains a large square window at ground floor level, near the centre with sandstone cill and lintel. At the western end a wide doorway is located with simple sandstone surround. At first floor level, between the window and doorway is a further large square window. Quoins lie to each corner. To the east is the face of the range, set back from the face of the barn. The first bay has completely collapsed, showing only a pair of projecting jambs to the east and west sides, suggesting doorways were located at either end (plates 77 - 79). To the west the face continues, with a doorway leading into a small unit (plates 80 & 81). The doorway has a simple sandstone surround and the unit itself has become overgrown. The stone walls are still visible however. To the west again is a further doorway, without surround leading into a larger unit (plates 83 & 84). This has also become overgrown, although the stone walls are still visible. However, a brick wall has been inserted to the east. To the east of this is the further small unit, matching the previous, with brick walls to both the east and west (plates 85 & 86).
- 6.11 East elevation (Plates 88 - 90). This elevation is brick built, with the exception of the northern and southern jambs, which are brick. A pair of doorway lies to the north and south ends of the face, each leading into a small brick built privy. At the centre of the face, level with the ground are a pair of timber lined openings, likely for collecting nightsoil. Beyond this face is the gable end of the barn, which is featureless other than the scar of the derelict building
- 6.12 North elevation (Plates 91 - 94). This forms the rear of the building. Due to the sloping ground level, only a small portion of the wall is visible, the building having been built into the bank. This is stone built, with a rough joint to the east showing

where the eastern end has been added. The face steps back at the western end, where the collapsed unit lies. The wall continues to form the rear of the barn. This is featureless with the exception of three small square ventilation holes. Quoins lie to each corner.

- 6.13 West elevation (Plates 95 & 96). This forms the other gable end of the barn and is featureless with the exception of a datestone high in the gable. It reads "R.H.A. 1886".

Interior

- 6.14 The interior was inaccessible, although visual access through the vent holes showed it to be out as a shippon or stable, with timber stall present. The timber beams appeared to be machine cut timber.

7. ANALYSIS

- 7.1 The building appears to have been almost completely rebuilt, with concrete block present throughout. Some areas still retain the original stonework however, such as the shippon to the northwest corner of the building, and some of bay 5. Bay 6 also contains original stonework, although appears to be a later extension, much like the lean-to. The plans from 1969 show the building as it was at this time, with the shippon left relatively untouched. The room to the south of this was previously two separate rooms, with the dividing wall removed and the windows in a different layout. The present projecting porched entrance is also shown to be an addition, along with the hallway into which it leads. This entrance was shown to lead into a barn, with a smaller room to the north of it. To the east was a solid cross wall, beyond which was the house. This plan suggests a laithe house, with the barn and farm buildings at one and the house at the other. The earliest recorded laithe house was Bank House, Luddendon, dating from 1650 and they were common until the late 19th century (Brunskill 2008, 98). In this case, the building appears to be around $\frac{3}{4}$ agricultural, with the house taking up only around $\frac{1}{4}$ of the space. This tends to be typical of later examples (*ibid.*), and suggests that the building present in 1969 was also a rebuild or replacement of an earlier structure.
- 7.2 The datestones flanking the main entrance are from a different building. The style is the same across both however, suggesting that they are from the same building. They are rather grand for a farm, comprising a separate stone for the date and initials. The initials P.A. may suggest Peter Ainsworth, the MP for Bolton from 1834 - 1847, who resided at Smithills Hall. His great-grandfather founded the family firm with a bleach works at Halliwell in 1740, although Peter left the company in 1833. This may suggest that the datestone comes from the Smithills estate, rather than a mill building, as he had left the company by this date, making it unlikely that a mill would bear his initials. Abraham Walch was residing at the farm during the 1840's, showing they were not his initials.
- 7.3 The second datestone bears the initials 'RIN 1724' and is likely original to the building, but reused. The datestone on the barn reads R.H.A 1886. This refers to

Richard Henry Ainsworth, known as “the Colonel”. This suggests that the barn has also been rebuilt since this time, with the datestone taken from elsewhere.

7.4 Tentative dating has been given on drawings 15 – 17, showing the extent of the 1969 redevelopment as well as the various phases of the building. The earliest appears to be the southwestern and northeastern ends of the building, the former gable ends. Externally, the western double gable shows a rough joint in the stonework, where two sections of stone connect. As noted, the 1845 OS map shows the building in relation to the L-shaped cottage, suggesting it was a single bay wide. As such, the southern end of the western gable, along with the southern end of the stone wall between bays 5 and 6 to the east appear to be the earliest surviving walls on the site, pre-dating the 1845 OS map. The remaining walls would therefore appear to be after this. The shippon to the northwest corner appears to have been erected next (phase 2), likely in the mid 19th century, with the extension of the north wall to the east either at the same time, or soon after (phase 3). Phase 4 was an extension to the east, shown as a part of the house on the 1969 plans, and was likely erected in the mid – late 19th century. The lean-to extension was phase 5 and was also completed by the time of the 1892 mapping.

7.4 Questions from the North West Regional Research Framework were identified for the project:

- PM13: Where do 16th and 17th century structures survive and how does this inform our understanding of the evolution of settlement patterns during this period?
- PM15: How well recorded and understood are farming landscapes, field patterns, distributions of buildings and building types?

Unfortunately, due to the substantial rebuilding of the property, the questions are unable to be addressed.

8. CONCLUSIONS

- 8.1 Dean Gate Farm appears to date from at least the early 18th century, with the name recorded in 1724. A building is possibly shown here on Wm Seniors map of 1620, which would place it in the early 17th century. The present building does not contain much surviving historic fabric, with the majority of the surviving fabric dating from the mid-late 19th century. Major alterations from the 1969 redevelopment have caused most of the historic structure to be lost.

9. ARCHIVE

- 9.1 The results of the archaeological investigation form the basis of a full archive to professional standards, in accordance with current Historic England guidelines (“The Management of Archaeological Projects”, 2nd edition, 1991), the “Guidelines for the Preparation of Excavation Archives for Long Term Storage” (UKIC 1990), and current ClfA “standards and guidance for the creation, compilation, transportation and deposition of archaeological archive” (2020). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the ClfA in that organisation’s code of conduct.
- 9.2 The project will comprise a primary digital archive. The digital archive will be deposited with ADS, including a copy of the final report and associated photographs. A hard copy of the final report will also be deposited with the Greater Manchester Historic Environment Record in PDF/a format.

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

| | |
|------|---|
| ADS | Archaeological Data Service |
| BEN | Bolton Evening News |
| CIfA | Chartered Institute for archaeologists |
| NPPF | National Planning Policy Framework |
| OS | Ordnance Survey |
| UMAU | University of Manchester Archaeology Unit |

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Maps

Wm Senior 1620 Map of Smithills Estate (ZJA/10)

Hugh Oldham 1769 Plan of Smithills Demesne and other lands contiguous to it, the property of Edward Byrom Esq. (ZZ/55/36)

1801 A Plan of Smithills Domain and other lands adjoining the property of Rich. Ainsworth Esq. (ZJA/1A and ZJA 1B).

1786 Yates Map of Lancashire

1845 OS map Lancashire sheet LXXXVI

1892 OS map Lancashire sheet LXXXVI.8

1907 OS map Lancashire sheet LXXXVI.8

1927 OS map Lancashire sheet LXXXVI.8

Appendix 1: Figures

Contents

- Figure 1: Location plan
- Figure 2: Site plan
- Figure 3: Wm Seniors map of 1620 showing site
- Figure 4: Detail of above
- Figure 5: Hugh Oldham's map of 1768 showing site
- Figure 6: Associated text
- Figure 7: Yates map of Lancashire 1786 with Dean Gate named
- Figure 8: 1801 plan of Smithills estate, showing site
- Figure 9: 1845 OS map Lancashire sheet LXXXVI
- Figure 10: 1892 OS map Lancashire sheet LXXXVI.8
- Figure 11: 1907 OS map Lancashire sheet LXXXVI.8
- Figure 12: 1927 OS map Lancashire sheet LXXXVI.8
- Figure 13: Ground floor plan of 1969
- Figure 14: Site plan showing buildings surveyed (red)
- Figure 15: Ground Floor Plan
- Figure 16: First floor Plan
- Figure 17: Outbuilding plan
- Figure 18: Ground Floor Photo Location Plan
- Figure 19: First Floor Photo Location Plan
- Figure 20: Outbuilding Photo Location Plan
- Figure 21: Photograph Register

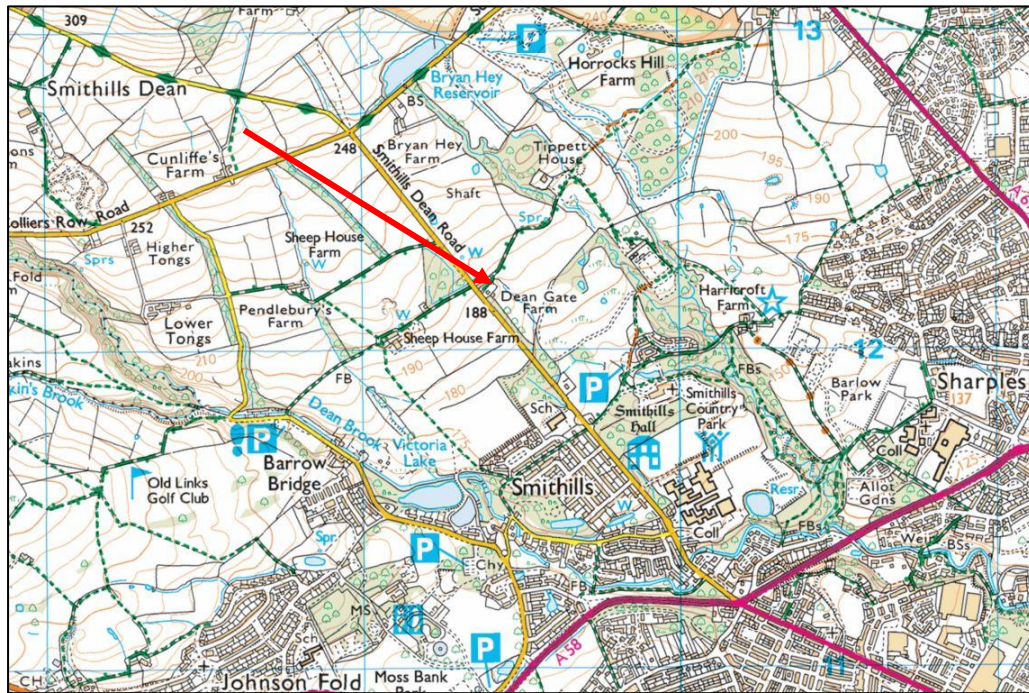


Figure 1: Site location plan (OS Licence Number: 100057911)

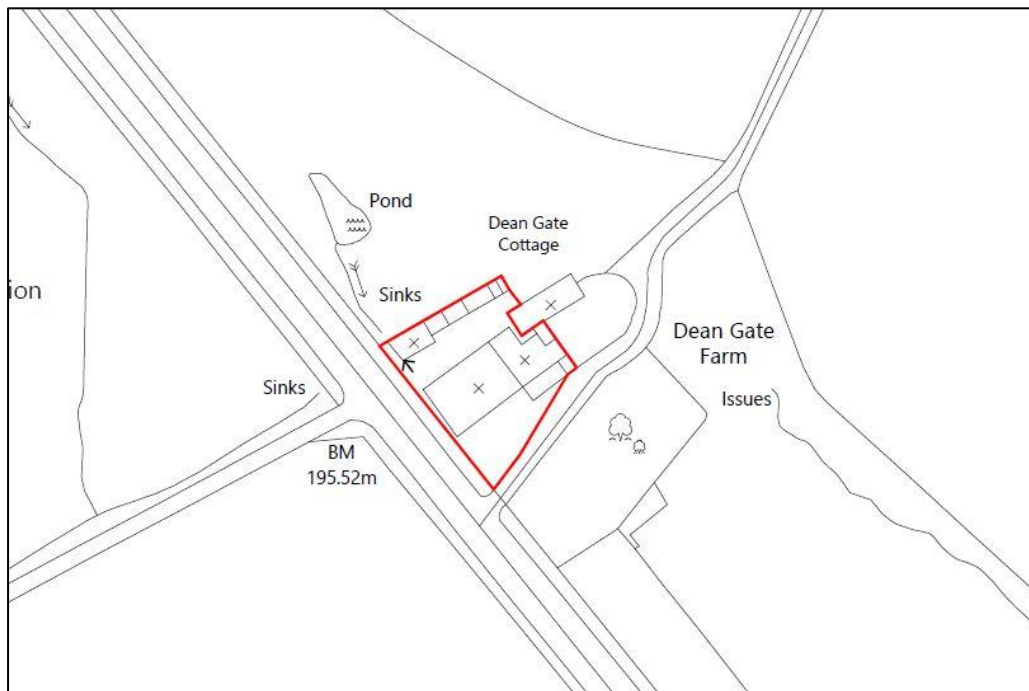


Figure 2: Site plan (courtesy of client)



Figure 5: Hugh Oldham's map of 1768 showing site

S Dean Yate

| | | | | |
|----|----------------------|----|---|--------|
| 1 | Martle Close | 3 | 1 | 13 |
| 2 | Wel Rowok | 3 | 0 | 0 1/2 |
| 3 | Higher Old Dean | 4 | 4 | 6 1/2 |
| 4 | Lower D ^o | 1 | 1 | 1 1/2 |
| 5 | lane | 0 | 0 | 0 |
| 6 | lane | 0 | 3 | 6 1/2 |
| 7 | lane Meadow | 1 | 0 | 10 |
| 8 | Back lane | 0 | 4 | 2 1/2 |
| 9 | Great Meadow | 3 | 3 | 10 |
| 10 | Little Tippet Mead. | 1 | 1 | 2 1/2 |
| 11 | Brooked Crift | 2 | 1 | 3 1/2 |
| 12 | Clough | 1 | 1 | 1 1/2 |
| 13 | Highs Hey | 2 | 3 | 3 1/2 |
| 14 | Higher Hollor | 9 | 1 | 17 1/2 |
| 15 | Lower D ^o | 2 | 0 | 3 1/2 |
| 16 | Long Lima | 1 | 3 | 1 1/2 |
| 17 | Giles Meadow | 0 | 1 | 2 1/2 |
| 18 | House &c | 0 | 0 | 2 1/2 |
| | | 36 | 3 | 22 |

Figure 6: Associated text



Figure 7: Yates map of Lancashire 1786 with Dean Gate named

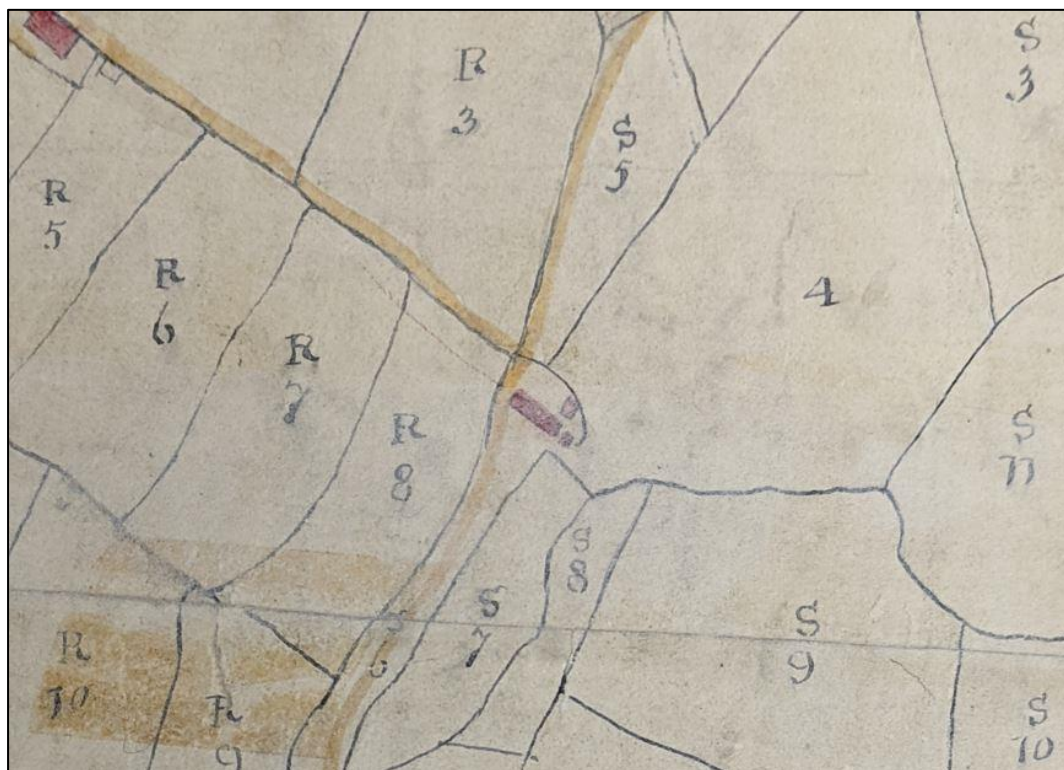


Figure 8: 1801 plan of Smithills estate, showing site

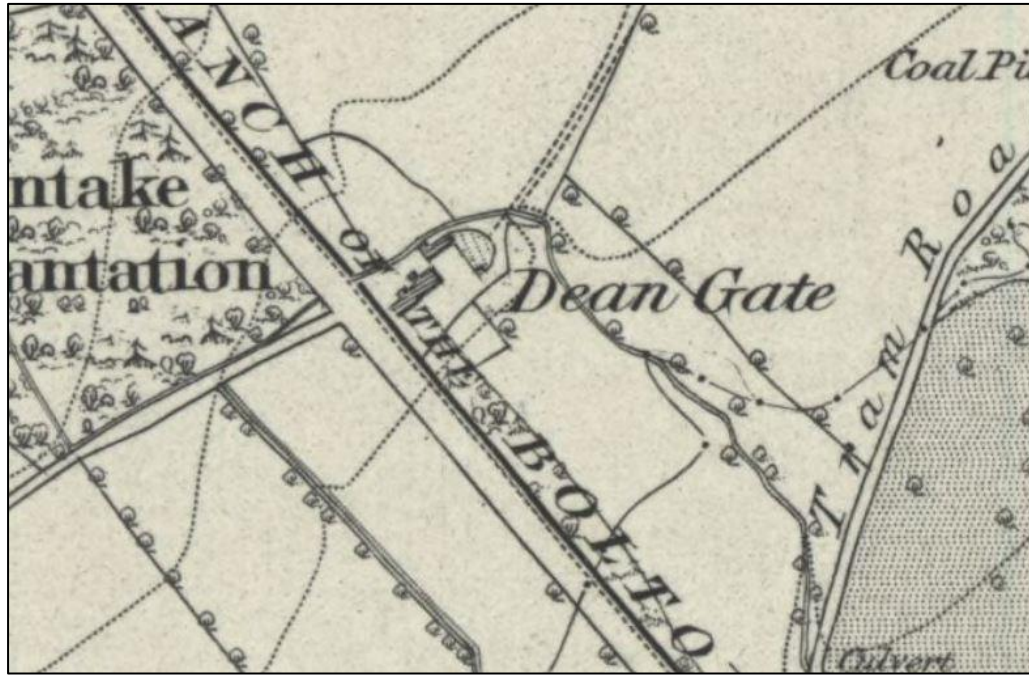


Figure 9: 1845 OS map Lancashire sheet LXXXVI

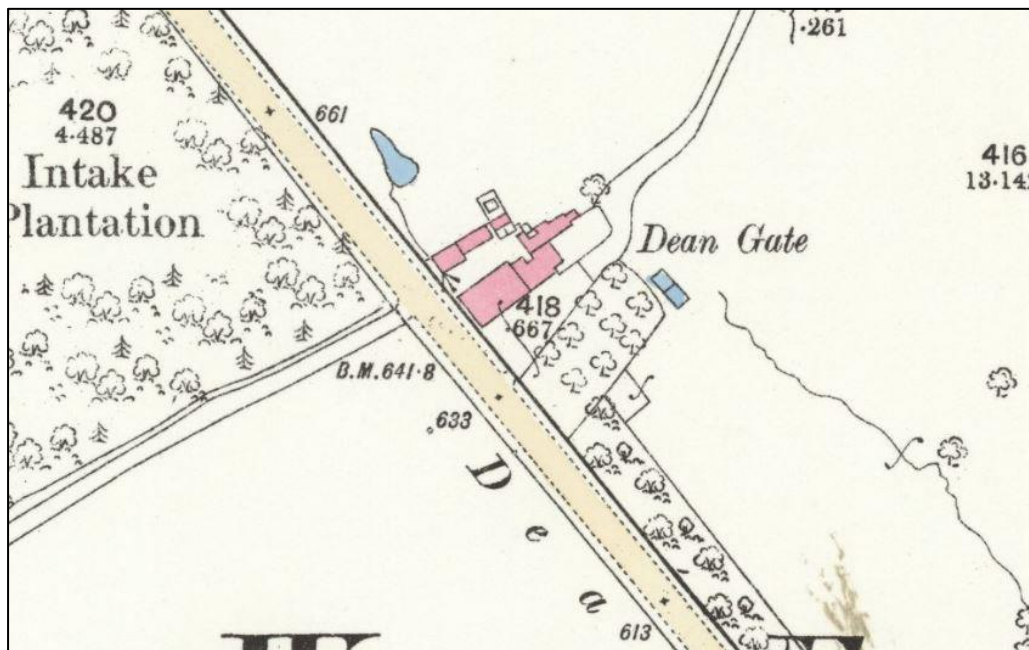


Figure 10: 1892 OS map Lancashire sheet LXXXVI.8

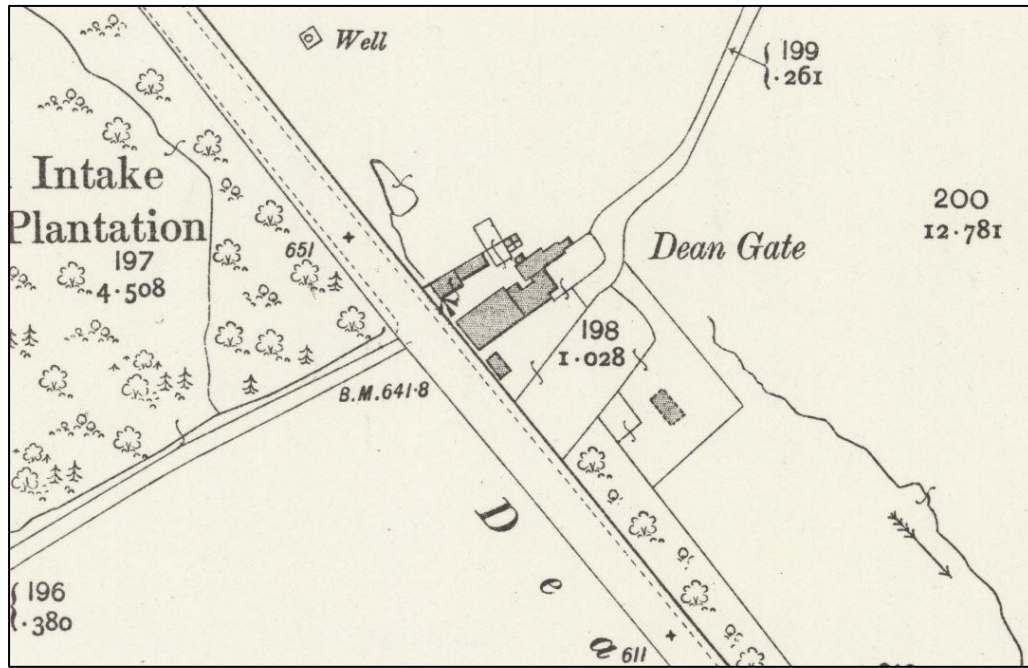


Figure 11: 1907 OS map Lancashire sheet LXXXVI.8

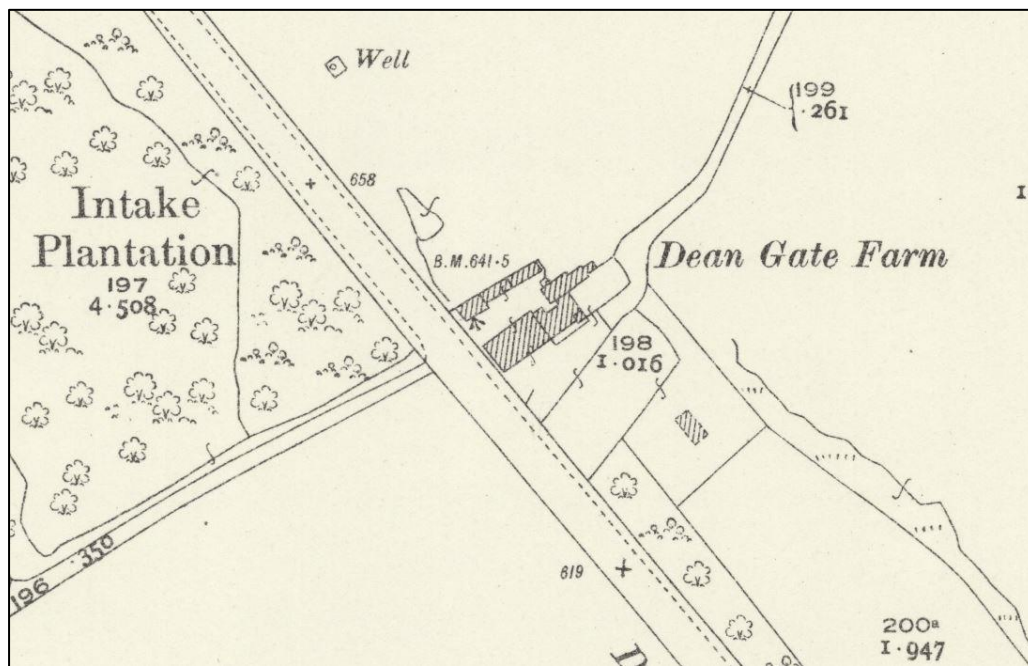


Figure 12: 1927 OS map Lancashire sheet LXXXVI.8

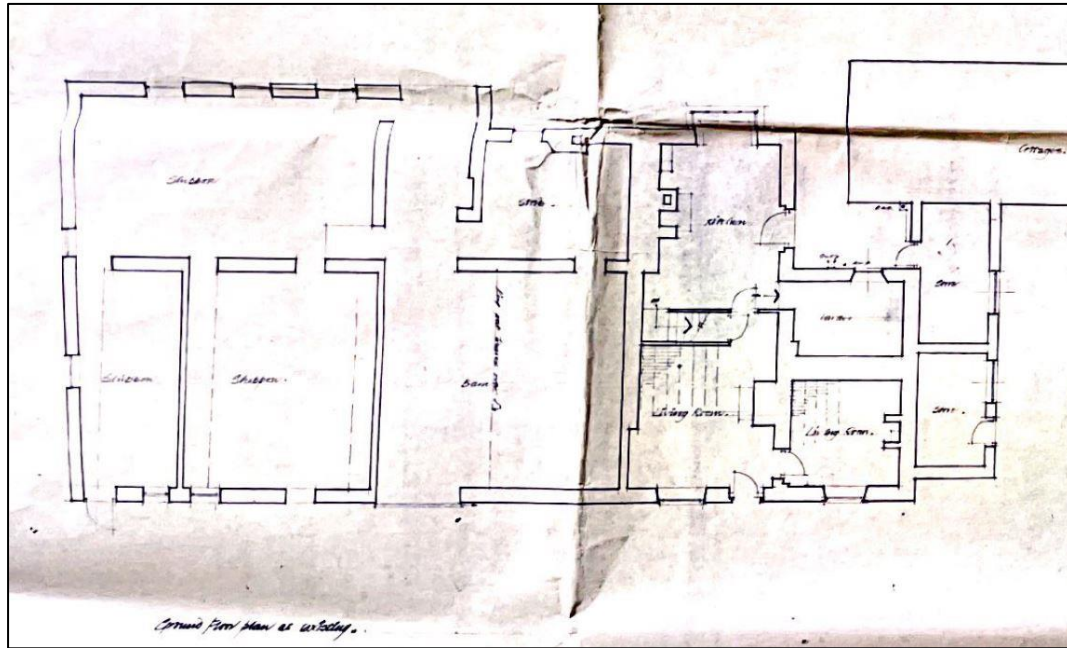


Figure 13: Ground floor plan of 1969



Figure 14: Site plan showing buildings surveyed (red)



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





steven@thearchaeologyco.uk
07803202689

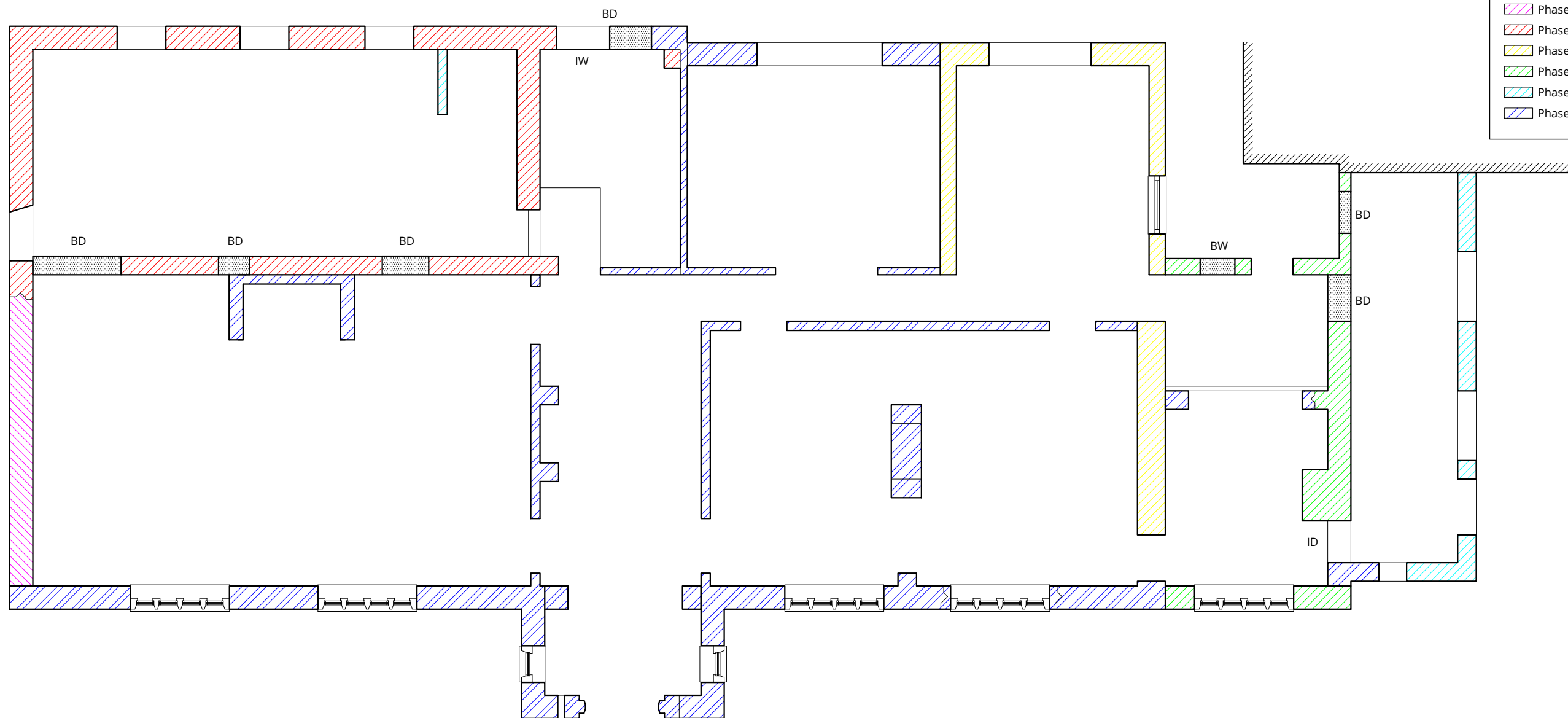
Dean Gate Farm, Bolton

Figure 15: Ground Floor
Plan

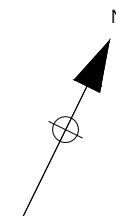
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Date: May 2022

-  Phase 1 - Pre-1845
-  Phase 2 - Mid 19th C
-  Phase 3 - Mid 19th C
-  Phase 4 - Mid-late 19th
-  Phase 5 - Late 19th C
-  Phase 6 - Post 1969



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steven@thearchaeologyco.uk
07803202689

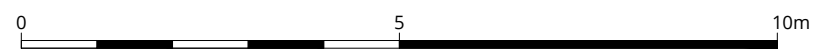
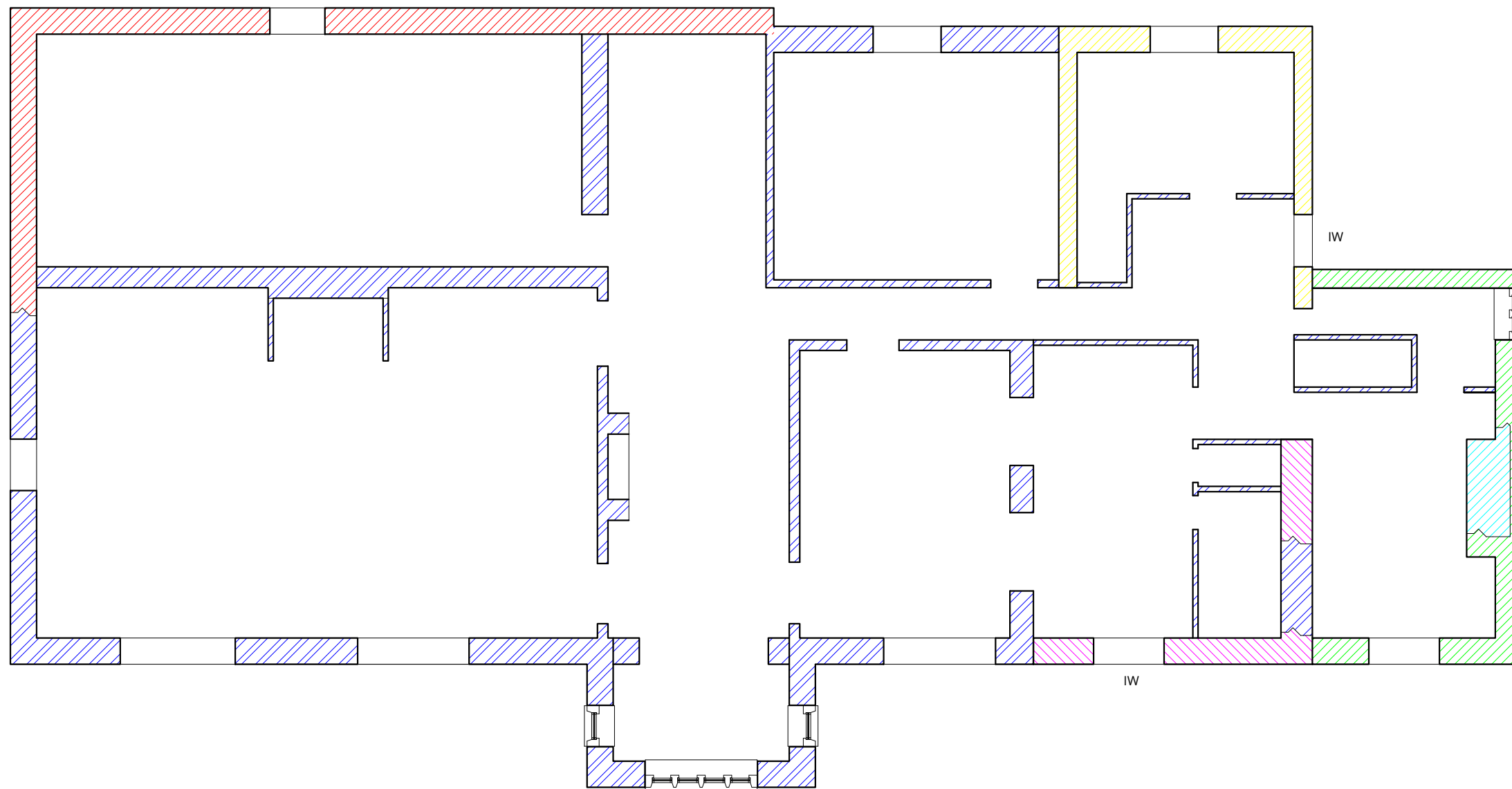
Dean Gate Farm, Bolton

Figure 16: First Floor Plan

Scale: 1:100

Date: May 2022

-  Phase 1 - Pre- 1845
-  Phase 2 - Mid 19th C
-  Phase 3 - Mid 19th C
-  Phase 4 - Mid-late 19th
-  Phase 5 - Late 19th C
-  Phase 6 - Post 1969





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steven@thearchaeologyco.uk
07803202689

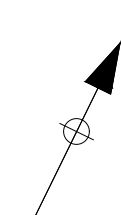
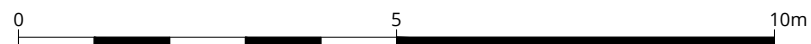
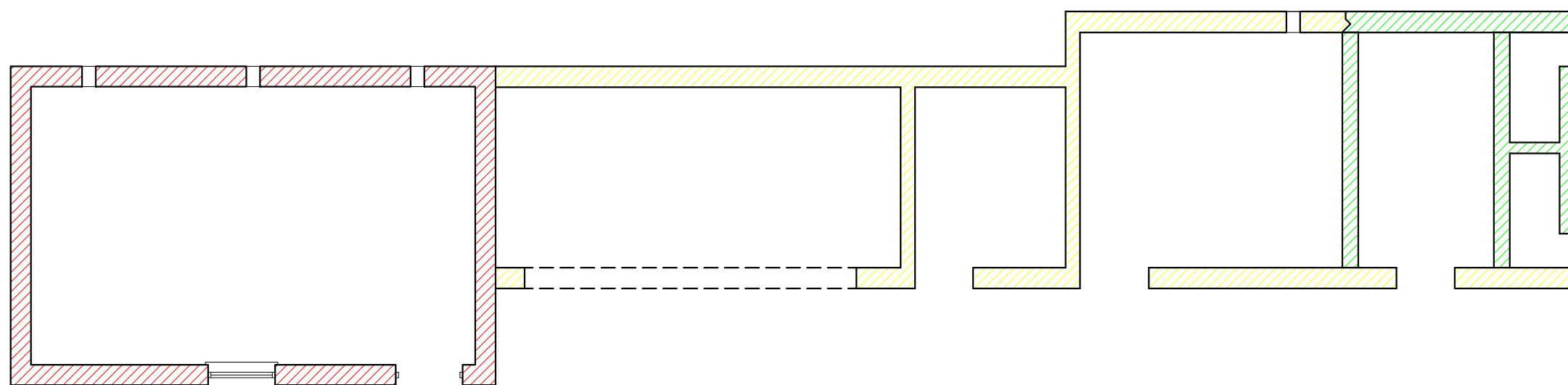
Dean Gate Farm, Bolton

Figure 17: Outbuildings
Ground Floor Plan

Scale: 1:100

Date: May 2022

-  Phase 1 - Post 1845
-  Phase 2 - Mid-late 19th
-  Phase 3 - Early 20th C





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07803202689

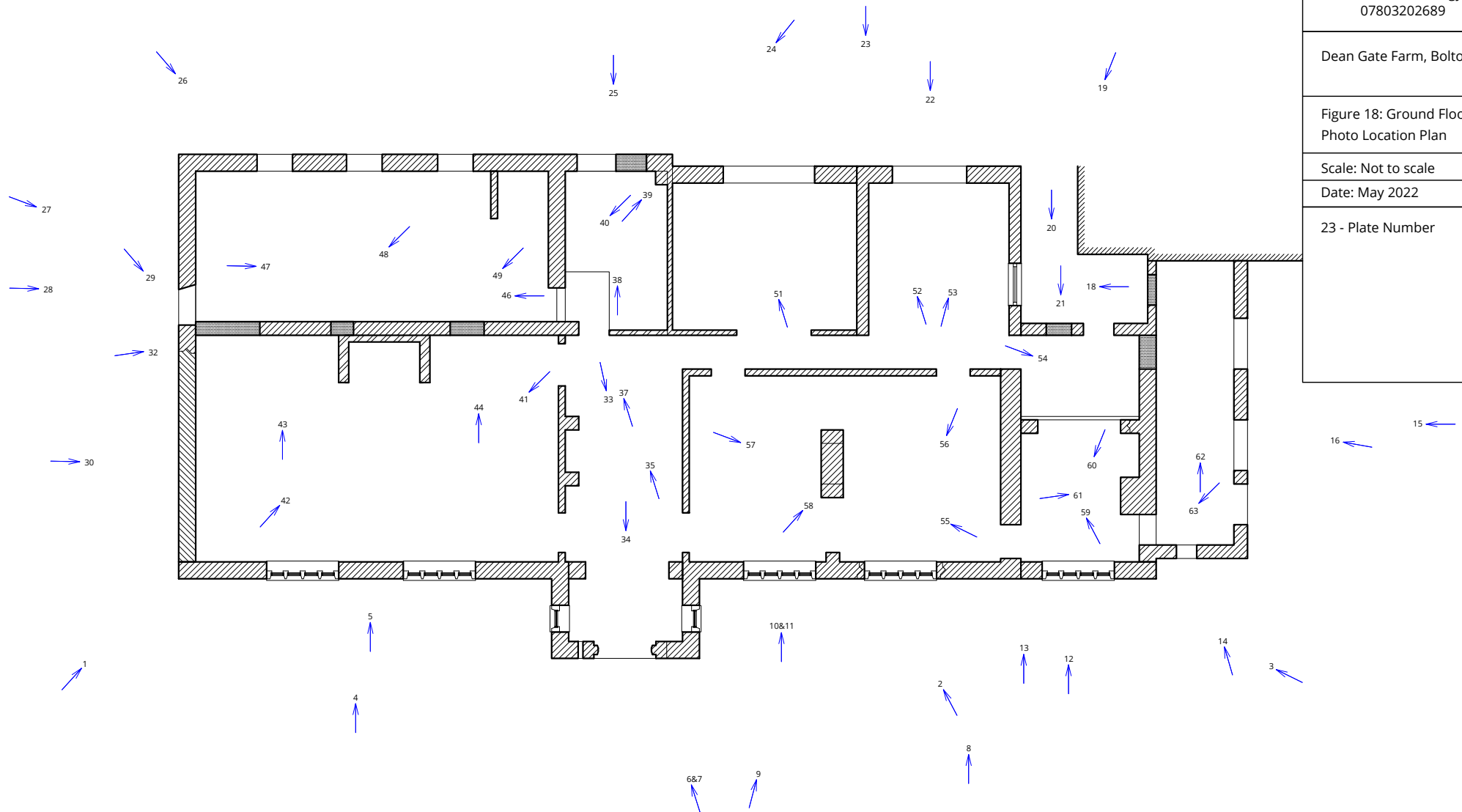
Dean Gate Farm, Bolton

Figure 18: Ground Floor
Photo Location Plan

Scale: Not to scale

Date: May 2022

23 - Plate Number





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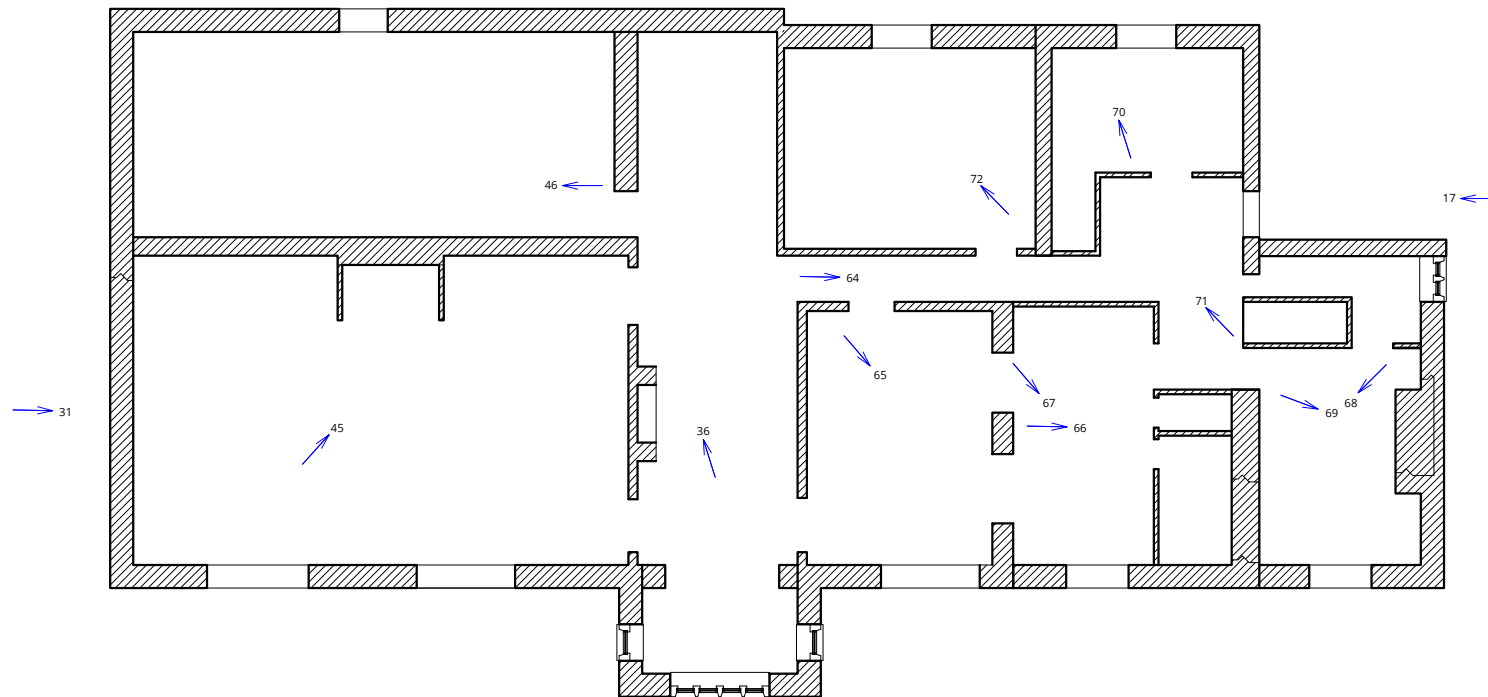
Dean Gate Farm, Bolton

Figure 19: First Floor
Photo Location Plan

Scale: Not to scale

Date: May 2022

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Figure 20: Outbuilding
Photo Location Plan

Scale: Not to scale

Date: May 2022

23 - Plate Number

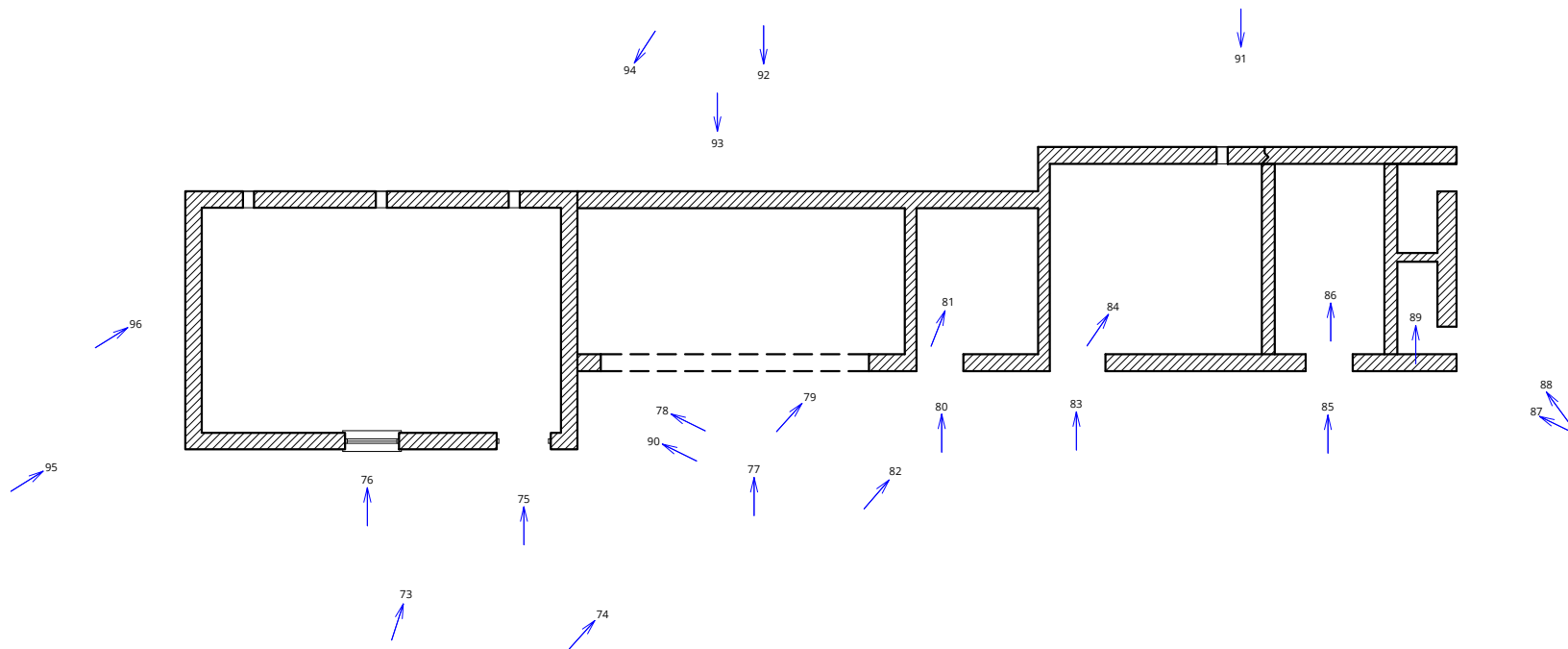


Figure 21: Photographic Register

| Plate No. | Digital No. | Description | View to |
|------------------|--------------------|---|----------------|
| 1 | P5091970 | General shot of Dean Gate Farm | NE |
| 2 | P5091968 | South elevation | NW |
| 3 | P5091971 | South elevation | NW |
| 4 | P5091974 | West end of elevation | N |
| 5 | P5091975 | Detail of datestone | N |
| 6 | P5091972 | Projecting porched entrance | N |
| 7 | P5091973 | Detail of doorway and flanking datestones | N |
| 8 | P5091969 | East end of elevation | N |
| 9 | P5091976 | As above | N |
| 10 | P5091977 | Detail of window | N |
| 11 | P5091978 | Detail showing reinforced concrete | N |
| 12 | P5091979 | Eastern end showing rough joint | N |
| 13 | P5091980 | Detail of joint shown above | N |
| 14 | P5091981 | Lean-to elevation | NW |
| 15 | P5091983 | East elevation | W |
| 16 | P5091984 | Lean-to detail | W |
| 17 | P5091985 | First floor southern gable | W |
| 18 | P5091994 | Northern end of east elevation | W |
| 19 | P5091988 | North elevation | SW |
| 20 | P5091990 | Eastern end | S |
| 21 | P5091991 | Detail of blocked window | S |
| 22 | P5091995 | Large opening to north elevation | S |
| 23 | P5091996 | East end showing rough joint | S |
| 24 | P5091997 | West end showing large barn door and windows of shippon | SW |
| 25 | P5091998 | Detail of doorway | S |
| 26 | P5092000 | Western end | SE |
| 27 | P5092033 | Western gables | E |
| 28 | P5092034 | Northernmost gable | E |
| 29 | P5092035 | Window detail | E |
| 30 | P5092036 | Southernmost gable | E |
| 31 | P5092037 | Window detail | E |
| 32 | P5092038 | Rough joint detail | E |
| 33 | P5091929 | Central corridor showing entrance porch | S |
| 34 | P5091930 | Porch detail showing reused stone | S |
| 35 | P5091932 | Corridor looking north | N |
| 36 | P5091933 | Modern roof | NW |
| 37 | P5091934 | Northern end of corridor showing doorways | N |
| 38 | P5091941 | Room to north of corridor with raised floor | N |
| 39 | P5091943 | Remains of stone wall stub | NE |
| 40 | P5091944 | Western stone wall | W |
| 41 | P5091935 | Large room to southwest corner | SW |
| 42 | P5091936 | Inserted fireplace | N |
| 43 | P5091937 | Remains of stone wall to shippon | N |
| 44 | P5091940 | As above to east of inserted chimney | N |

| | | | |
|----|----------|---|----|
| 45 | P5091938 | Shippon to northwest corner | NE |
| 46 | P5091946 | Shippon to northwest corner | E |
| 47 | P5091947 | As above looking east | W |
| 48 | P5091951 | Blocked doorways in south wall | SW |
| 49 | P5091952 | Blocked doorway at eastern end | SW |
| 50 | P5091953 | Machine cut timber king post trusses | W |
| 51 | P5091928 | Inserted room northwest of east - west corridor | N |
| 52 | P5091925 | Room with stone walls to the east of above | NW |
| 53 | P5091926 | As above looking northeast | NE |
| 54 | P5091923 | Room at east end fo corridor | SE |
| 55 | P5091918 | Large open room to southeast | W |
| 56 | P5091919 | Window detail | S |
| 57 | P5091921 | Inserted fireplace | SE |
| 58 | P5091922 | Modern ceiling detail | NE |
| 59 | P5091915 | Room to bay 5 showing stone walls | NW |
| 60 | P5091916 | As above | SW |
| 61 | P5091917 | Fireplace in above | NE |
| 62 | P5091912 | Lean-to interior | N |
| 63 | P5091914 | Inserted doorway to house | E |
| 64 | P5091956 | First floor corridor | E |
| 65 | P5091958 | First floor showing southwest room | SE |
| 66 | P5091959 | Inserted wall to east side showing stone and brick walls beyond | E |
| 67 | P5091961 | Stone wall to south elevation | S |
| 68 | P5091963 | West side of stone and brick walls seen above | W |
| 69 | P5091962 | Stone fireplace, blocked with brick and plastered over | E |
| 70 | P5091965 | Room to northeast corner | NW |
| 71 | P5091966 | First floor landing showing modern timberwork | W |
| 72 | P5091967 | Room to northwest corner | NW |
| 73 | P5092001 | Southern elevation of barn | N |
| 74 | P5092002 | Southern elevation of outbuildings | NE |
| 75 | P5092003 | Barn doorway detail | N |
| 76 | P5092004 | Window detail | N |
| 77 | P5092006 | Collapsed outbuilding to east of barn | N |
| 78 | P5092009 | Interior of first unit showing wall scar | NW |
| 79 | P5092010 | As above looking east | NE |
| 80 | P5092007 | Doorway detail to second unit | N |
| 81 | P5092011 | Interior of second unit | NE |
| 82 | P5092017 | General shot of east end of south elevation | N |
| 83 | P5092018 | Doorway to third unit | N |
| 84 | P5092013 | Interior of third unit showing inserted brick wall to the east | NE |
| 85 | P5092019 | Doorway to fourth unit | N |
| 86 | P5092020 | Interior of above | N |
| 87 | P5092021 | Southeast corner of outbuilding showing doorway in southern end of east elevation | NW |
| 88 | P5092022 | East elevation detail | W |
| 89 | P5092024 | Interior of privy | N |



| | | | |
|----|-----------|--------------------------------------|----|
| 90 | P5092008 | East gable of barn | W |
| 91 | P5092025 | North elevation, east end | S |
| 92 | P5092026 | North elevation, west end | S |
| 93 | P5092027 | Detail of above | S |
| 94 | P5092028 | North elevation of barn | SW |
| 95 | P5092032 | West gable of barn showing datestone | E |
| 96 | P5092032A | Datestone detail | E |

Appendix 2: Plates



Plate 1: General shot of Dean Gate Farm



Plate 2: South elevation



Plate 3: South elevation



Plate 4: West end of elevation



Plate 5: Detail of datestone



Plate 6: Projecting porched entrance



Plate 7: Detail of doorway and flanking datestones



Plate 8: East end of elevation



Plate 9: As above



Plate 10: Detail of window



Plate 11: Detail showing reinforced concrete



Plate 12: Eastern end showing rough joint



Plate 13: Detail of joint shown above



Plate 14: Lean-to elevation



Plate 15: East elevation



Plate 16: Lean-to detail



Plate 17: First floor southern gable



Plate 18: Northern end of east elevation



Plate 19: North elevation



Plate 20: Eastern end

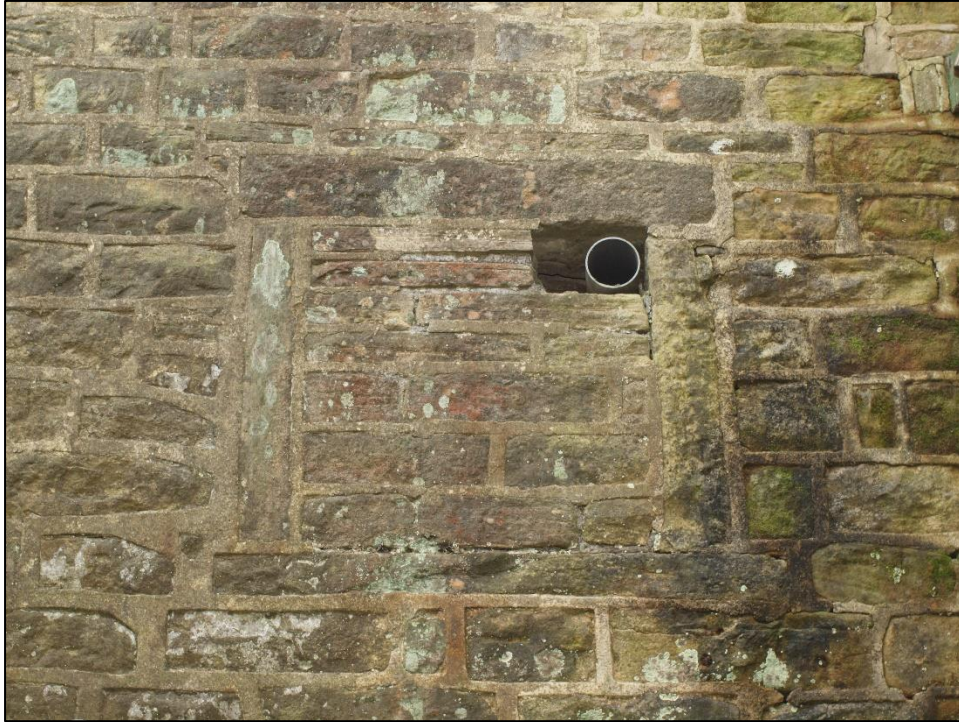


Plate 21: Detail of blocked window



Plate 22: Large opening to north elevation



Plate 23: East end showing rough joint



Plate 24: West end showing large barn door and windows of shippon



Plate 25: Detail of doorway



Plate 26: Western end



Plate 27: Western gables

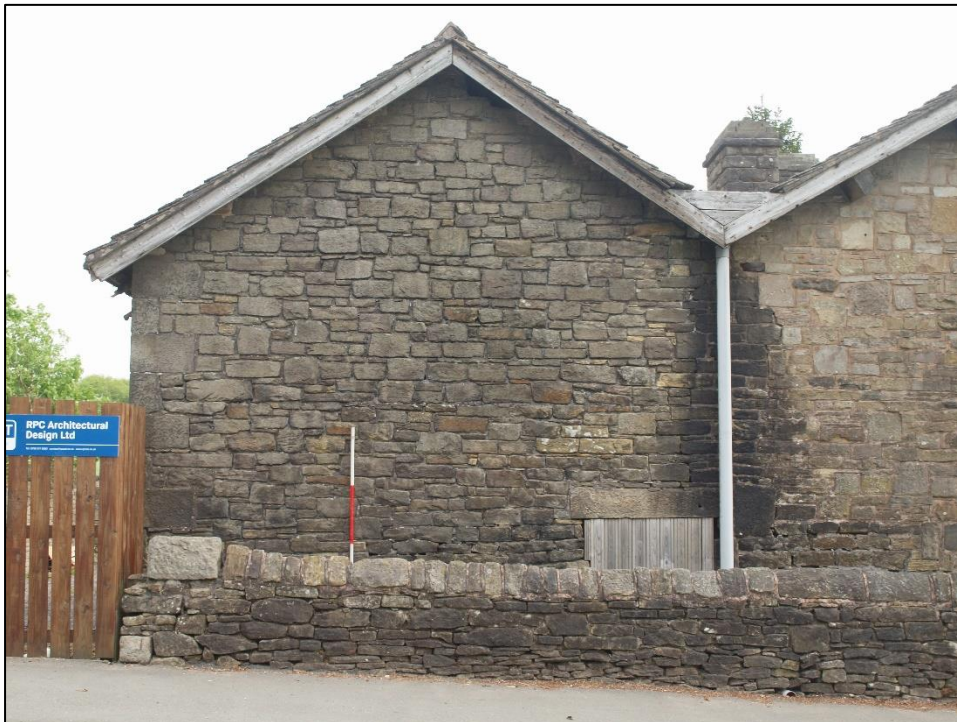


Plate 28: Northernmost gable



Plate 29: Window detail



Plate 30: Southernmost gable



Plate 31: Window detail



Plate 32: Rough joint detail



Plate 33: Central corridor showing entrance porch



Plate 34: Porch detail showing reused stone



Plate 35: Corridor looking north



Plate 36: Modern roof



Plate 37: Northern end of corridor showing doorways



Plate 38: Room to north of corridor with raised floor



Plate 39: Remains of stone wall stub



Plate 40: Western stone wall



Plate 41: Large room to southwest corner



Plate 42: Inserted fireplace



Plate 43: Remains of stone wall to shippon



Plate 44: As above to east of inserted chimney



Plate 45: Shippon to northwest corner



Plate 46: Shippon to northwest corner



Plate 47: As above looking east



Plate 48: Blocked doorways in south wall



Plate 49: Blocked doorway at eastern end



Plate 50: Machine cut timber king post trusses



Plate 51: Inserted room northwest of east - west corridor



Plate 52: Room with stone walls to the east of above



Plate 53: As above looking northeast



Plate 54: Room at east end fo corridor



Plate 55: Large open room to southeast



Plate 56: Window detail



Plate 57: Inserted fireplace



Plate 58: Modern ceiling detail



Plate 59: Room to bay 5 showing stone walls



Plate 60: As above



Plate 61: Fireplace in above



Plate 62: Lean-to interior



Plate 63: Inserted doorway to house



Plate 64: First floor corridor



Plate 65: First floor showing southwest room



Plate 66: Inserted wall to east side showing stone and brick walls beyond



Plate 67: Stone wall to south elevation



Plate 68: West side of stone and brick walls seen above



Plate 69: Stone fireplace, blocked with brick and plastered over



Plate 70: Room to northeast corner



Plate 71: First floor landing showing modern timberwork



Plate 72: Room to northwest corner



Plate 73: Southern elevation of barn



Plate 74: Southern elevation of outbuildings



Plate 75: Barn doorway detail

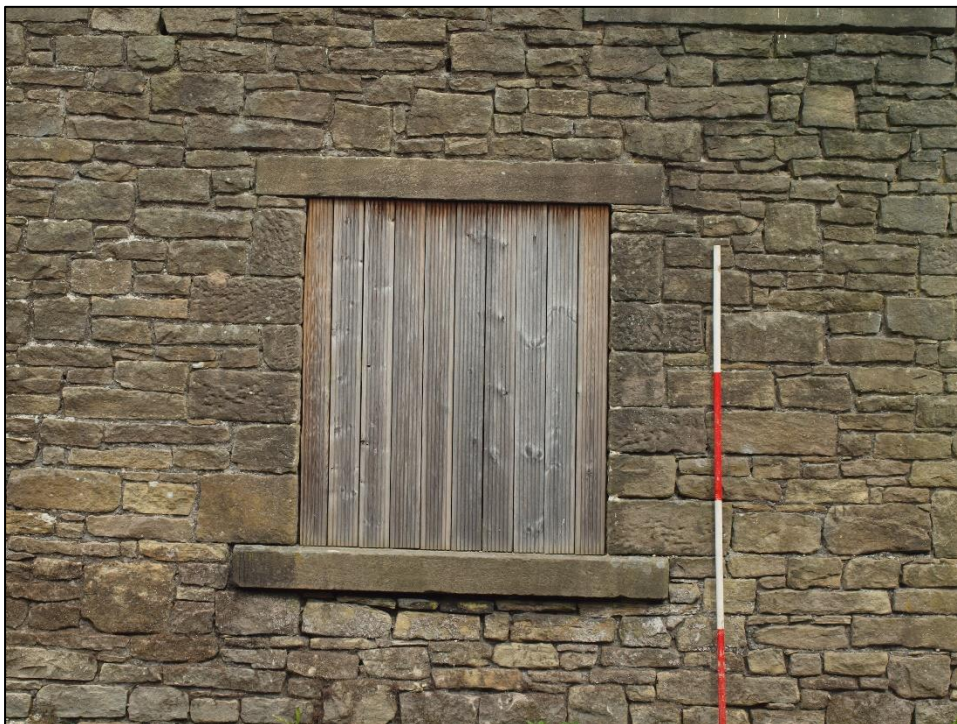


Plate 76: Window detail



Plate 77: Collapsed outbuilding to east of barn



Plate 78: Interior of first unit showing wall scar



Plate 79: As above looking east



Plate 80: Doorway detail to second unit



Plate 81: Interior of second unit



Plate 82: General shot of east end of south elevation



Plate 83: Doorway to third unit



Plate 84: Interior of third unit showing inserted brick wall to the east



Plate 85: Doorway to fourth unit



Plate 86: Interior of above



Plate 87: Southeast corner of outbuilding showing doorway in southern end of east elevation



Plate 88: East elevation detail



Plate 89: Interior of privy



Plate 90: East gable of barn



Plate 91: North elevation, east end



Plate 92: North elevation, west end



Plate 93: Detail of above



Plate 94: North elevation of barn



Plate 95: West gable of barn showing datestone



Plate 96: Datestone detail