

Historic Building Assessment

ABBEY INN & DOG AND DUCK

For CgMs

Blair Poole MSc MifA

L~P:ARCHÆOLOGY

Historic Building Assessment

ABBEY INN & DOG AND DUCK

Client: CgMs

Local Authority: Oldham Council

NGR: 392194,404981

Planning App: PA/335065/14

Author: Poole, B.

Doc Ref: LPI722C-HBA-v1.2

Date: June 14

L-P:ARCHÆOLOGY

A trading name of L – P : Heritage LLP

33 Lower Bridge Street | Chester | Cheshire, CH1 1RS | +44 [0]1244 313100 | chester@lparchaeology.com

www.lparchaeology.com

TABLE OF CONTENTS

Table of Figures

Table of Plates

1. Introduction
2. Site Background
3. Aims of the Assessment
4. Historical Background
5. Historic Building Assessment
6. Summary & Conclusions

Sources Consulted

Figures

Appendices

TABLE OF FIGURES

Figure 1 - Site Location General

Figure 2 - Site Location Detail

Figure 3 - Map of Oldham 1756

Figure 4 - Map of Oldham 1817

Figure 5 - Map of Oldham 1829

Figure 6 - Map of Oldham 1893

Figure 7 - Map of Oldham 1909

Figure 8 - Map of Oldham 1922

Figure 9 - Map of Oldham 1954

Figure 10 - Map of Oldham 1970

Figure 11 - Map of Oldham 2013

Figure 12 - Dog and Duck Cellar Plan

Figure 13 - Dog and Duck Ground Floor Plan

Figure 14 - Dog and Duck First Floor Plan

Figure 15 - Dog and Duck Second Floor Plan

TABLE OF PLATES

Plate 1: Abbey Inn, north elevation

Plate 2: Abbey Inn, east elevation

Plate 3: Abbey Inn, courtyard

Plate 4: Abbey Inn, west elevation

Plate 5: Abbey Inn, ground floor

Plate 6: Dog and Duck, east elevation

Plate 7: Dog and Duck, ground floor

Plate 8: Dog and Duck, south elevation

Plate 9: Dog and Duck, west elevation

Plate 10: Dog and Duck, north elevation

Plate 11: Boundary wall of Dog and Duck and Abbey Inn, looking southwest

Plate 12: Entrance to Dog and Duck

Plate 13: Main bar area

Plate 14: North room, ground floor

Plate 15: South room, ground floor

Plate 16: Northeast room of first floor, showing cornice

Plate 17: Second floor corridor

Plate 18: Southern room of second floor

1. Introduction

- 1.1. This historic building assessment has been researched and prepared by Blair Poole of L - P : Archaeology on behalf of CgMs.
- 1.2. The report considers two structures, Abbey Inn and the Dog and Duck, Oldham. These neighbouring properties are located off Eagle Street, Oldham, OL9 6EH, and are centred on NGR 392194,404981.
- 1.3. The site currently houses the two standing buildings, situated between Eagle Street and St Domingo Street and has been proposed for redevelopment including demolition of the standing structures. This report forms the first stage of a condition of development which requires assessment of the structures in order to determine the level of recording that will be required prior to their demolition.
- 1.4. The local authority is Oldham Council who take archaeological advice from the Greater Manchester Archaeological Advisory Service (GMAAS).
- 1.5. The site does not fall within a Conservation Area and does not contain any scheduled monuments, listed buildings or locally listed buildings.
- 1.6. The assessment is based on the results of an investigation of the standing structures, documentary and cartographic research on published and unpublished literature. Due to the proximity of the structures to each other, their shared heritage, and due to the assessments coming under a single planning application number, a single report has been produced covering both structures.

2. Site Background

PLANNING

2.1. In March 2012 the Department for Communities and Local Government issued the National Planning Policy Framework (NPPF) (DCLG 2012). Section 12 of this document sets out planning policies on the conservation of the historic environment. Additional guidance to help implement these policies is given in the retained Historic Environment Planning Practice Guide (DCLG, EH, DCMS 2010).

2.2. Oldham Council is also bound by the saved policies within the Local Plan. On matters concerning archaeology and the historic environment Oldham Council take impartial advice from GMAAS. As a condition of planning application PA/335065/14 GMAAS has requested the following:

No demolition shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works 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) A phased programme and methodology to include:
 - a desk-based documentary and building assessment, historic building recording (Abbey Inn and Dog and Duck), an archaeological evaluation (where merited by the evaluation results), targeted area excavation and recording. Depending upon results, an archaeological watching brief.
- 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 archaeological and heritage interest represented.
- 3) Provision for publication and dissemination of the analysis and report on the site investigation.
- 4) Provision for archive deposition of the report, finds and records of the site investigation.
- 5) Nomination of a competent persons/organisation to undertake the works set out within the approved WSI.

Reason: To record and advance understanding of heritage assets to be lost and to make information about the archaeological heritage interest publicly accessible.

2.3. The study site does not lie within a Conservation Area. The site area does not contain any listed buildings or locally listed buildings.

TOPOGRAPHY

- 2.4. The site is located in the centre of Oldham, Greater Manchester. Oldham is situated within the Pennines, lying above the rivers Irk and Medlock, to the south of Rochdale and northeast of Manchester. The wider area is characterised by a series of small towns which form the Metropolitan Borough of Oldham.
- 2.5. The structures are located approximately 350m to the northwest of the centre of Oldham, and are located on a plot of land sandwiched between Eagle Street to the west and St Domingo Street to the east.

3. Aims of the Assessment

3.1. It is not the aim of this assessment to present a complete history of Oldham, rather this represents an assessment of the standing structures in the context of their development to aid in determining a suitable recording strategy prior to demolition.

3.2. The principal aim will be to comply with the archaeological programme of works specified in the planning condition (see paragraph 2.2. above). The objectives are:

- ◇ To undertake an archaeological building assessment of the two standing structures.
- ◇ To determine the development and context of development for the structures.
- ◇ To assess the significance of the structures.
- ◇ To aid in determining the level of any future recording required prior to demolition.

4. Historical Background

4.1. Although Oldham is thought to have a long history (DALY 1979) it is in the 18th century when it establishes itself as a town of significance. By the mid 18th century the town was a major centre for milliners (BROWNBILL & FARRER 1911). As the ground conditions of the area were poor Oldham was never able to establish a large settlement through agricultural means. The thin soils meant raising crops and grazing was unsustainable. Hence, with the advent of the industrial revolution Oldham found itself able to utilise its location between Manchester and Yorkshire as a centre where raw materials, such as wool, could be easily transported to, and manufacturing take place (FRANGOPULO 1977).

4.2. Initially this was a cottage industry, but by the end of the 18th century it had developed into a large scale economy with textile mills, milliners and textile merchants establishing Oldham as a true factory town (MCPHILLIPS 1977). This growth occurred alongside greater urbanisation and an expanding population (FRANGOPULO 1977). A map of Oldham as it is thought to have appeared in 1756 (FIGURE 3) shows the site as being close to the historic core of the city (BUTTERWORTH 1817).

4.3. It is in this context, of an expanding working population, that the two public houses that form the focus of this study are established. Both pubs are established at the turn of the 19th century, with the Dog and Duck being established in 1803 and the Abbey Inn being established around 1808.

4.4. The development of the structures will be discussed individually below.

THE ABBEY INN

4.5. The Abbey Inn is first referenced as an unsigned drinking establishment in 1808 under the name of the Letters Inn, run by Edmund Tetlow (MAGEE 1984). Tetlow sold the inn shortly thereafter, in 1810, to Thomas Jackson. Jackson changed the name to the White Lion in 1812, then to the Duke of York around 1819 (MAGEE 1992).

4.6. The social climate in Oldham led to a growing political awareness and, similar to other rapidly developing urban centres with a large working class population, this became marked by politicised civil disturbances.

4.7. Following the Napoleonic Wars in 1815 and the introduction of the first corn laws, a

period of famine and unemployment was seen. By 1819 pressure was mounting for something to be done and the Manchester Patriotic Union organised a demonstration to be held on 16 August 1819 at St Peter's Field in Manchester, and addressed by a radical speaker named Henry Hunt. The military attempted to arrest Hunt as the meeting started, which led to the group becoming agitated. To disperse the crowd the cavalry charged the group with sabres drawn, leading to 15 people being killed (MARLOW 1969). This became known as the Peterloo massacre, one of those killed was John Lees of Oldham, a cotton operative and ex-soldier who had fought at Waterloo. The inquest into his death was held at the Duke of York, now the Abbey Inn. However, the Court of King's Bench deemed the proceeding to be irregular, leading to the jury being discharged without giving a verdict (MARLOW 1969)

4.8. Robert Chadwick took over the licence in 1829, and registered the address off Eagle Street. At this time the inn was listed as encompassing 123 square yards including inn, stables, brewhouse and yard.

4.9. By 1834 the inn's new owner, Esther Wrigley, was cited by the authorities as keeping a disorderly house, and again in 1837 was cited for serving intoxicating drinks on a Sunday morning during church service. The building was described at this time as being a whitewashed house with a sign depicting the Duke on a white charger (MAGEE 1992).

4.10. In 1846 William Cheetham, a hat manufacturer, took over the licence, rebuilt the structure and changed the name to the Abbey Inn. It was during this timeframe that the inn became known as a location of regular concerts in the clubroom (MAGEE 1992).

4.11. In 1850 Edmund Ashworth took over as a tenant and sublet the vaults to a man named William Howarth. It appears that William Howarth was not a suitable man to be in charge of the vaults, as in 1854 he was arrested at 6:30am by a local constable while laying drunk over the barrels in the company of three other men, with the floor covered in vomit and the general state of the vaults described as filthy. Howarth was fined £5 for this indiscretion.

4.12. In 1856 the new licensee, William Robinson, was objected to as the inn was being

used by prostitutes and a number of robberies had taken place on the premises. When William died his wife ran the inn for a few years until Frederick Hopkin took over in 1870. Mr Hopkin was granted a licence to serve alcohol but refused a music licence on the grounds that the inn had been reported for disorderly conduct again and music “*may encourage the disorderly customers to dance on the tables*” (MAGEE 1984). The magistrate also commented that the inn was full of thieves and prostitutes (MAGEE 1992).

4.13. In the 1880s the Abbey Inn passed to Alfred Stopford's Imperial Brewery of West Gorton. The survey of the time states that the building was in bad repair and dirty condition. It took some time, and a change of owner, before the inn was brought up to scratch. In 1892 the inn was sold to the Oldham Brewery, who spent a great deal of money upgrading and rebuilding the structure, so by 1894 the Abbey Inn was recorded as being in fine condition with six drinking rooms, stables for two horses and an enclosed yard. However, with the changing times the Oldham Brewery felt that the inn needed upgrading again in 1939. They demolished the old building and built an entirely new Abbey Inn, although they saved a grotesque fireplace, a curiosity installed by William Cheetham in 1846, and kept it in the new structure. The fireplace was removed at a later date and is now on display in the local museum, depicting a lawyer, who pleads for all, a parson, who prays for all, and the devil, who takes all (MAGEE 1992).

4.14. The Abbey Inn has the fortune of being recorded in Oldham as having had the most licensees of any pub or inn in the area. The licensees have been listed below. The readily available information regarding the licensees is patchy, so there are gaps in the record.

LICENSEE (WHERE KNOWN)	NAME	DATE
EDMUND TETLOW	THE LETTERS	1809-1812
THOMAS JACKSON	THE LETTER/ WHITE LION/ DUKE OF YORK	1812-1825
JAMES PLATT	DUKE OF YORK	1825-1827
RICHARD TELFORD	DUKE OF YORK	1827-1829
ROBERT CHADWICK	DUKE OF YORK	1829-1834
ESTHER WRIGLEY	DUKE OF YORK	1834-1838
EDWARD LEES	DUKE OF YORK	1841-1843
WILLIAM CHEETHAM	DUKE OF YORK/ ABBEY INN	1846-1850
EDMUND ASHWORTH/ WILLIAM HOWARTH	ABBAY INN	1850-1851
JAMES CHEETHAM	ABBAY INN	1851-1856
WILLIAM ROBISON	ABBAY INN	1856-1861
JANE ROBINSON	ABBAY INN	1864-1865
FREDERICK HOPKIN	ABBAY INN	1870-1873
THOMAS HARRISON	ABBAY INN	1873
F J RIGG	ABBAY INN	1875-1879
WILLIAM H LUTTON	ABBAY INN	1880
EDWARD HOLLOWAY	ABBAY INN	1881
J C PEACOCK	ABBAY INN	1884
JAMES MILLS	ABBAY INN	1887
RICHARD CHADWICK	ABBAY INN	1888-1891
WILLIAM BLOOMER	ABBAY INN	1891-1900
FREDERICK ROBINSON	ABBAY INN	1907-1915
JAMES CATHERALL	ABBAY INN	1915-1916
ANNIE CATHERALL	ABBAY INN	1916-1920
HENRY C HADLEY	ABBAY INN	1920-1921
ALICE M HADLEY	ABBAY INN	1921-1926
FRANK MARSHALL	ABBAY INN	1926-1928
FREDERICK C DUCKWORTH	ABBAY INN	1928-1930

Table 1: Licensees of Abbey Inn

THE DOG AND DUCK

- 4.15. The Dog and Duck is first registered as being located off Eagle Street, which has been proposed as the old main street out of Oldham to Westwood (MAGEE 1992). The name, the Dog and Duck, was first registered in 1803, when the pub was opened by Thomas Wolstencroft. Unfortunately Wolstencroft had a very sad life and was found hanged in the cellar of the Dog and Duck on 20th July 1824 at aged 51. This was after losing all five children to illness and on a trip to Manchester being robbed of £25 in 1819, a large amount of money at that time (MAGEE 1992).
- 4.16. The Dog and Duck initially was recorded as measuring 78 square yards in size, with a 17 square yard brewhouse, and a large open yard to the rear of the reaching St Domingo Street (MAGEE 1994). It has been suggested that the pub was either enlarged or rebuilt by 1840 (MAGEE 1992).
- 4.17. A second death at the pub occurred in 1854, when John Radcliffe, a local blacksmith, was killed in a bar fight. The licensee in 1862, Betty Lord, was fined for serving alcohol on a Sunday morning. By 1864 the Dog and Duck was described as being a den of thieves and prostitutes (MAGEE 1992). This ties in with the activities next door, at the Abbey Inn, suggesting the area was not a high class one.
- 4.18. In 1869 the landlord Henry Littlewood disappeared with the takings of £800. That same year a new licence was granted to Richard Siddle, who managed to get a music licence, which implies that the magistrate felt there had been some improvement in the behaviour of the customers. However, Siddle left later that year and the licence was revoked as the police reported the inn as being used by thieves and prostitutes again (MAGEE 1992).
- 4.19. By 1894 the Dog and Duck was surveyed and was recorded as being in good condition with five drinking rooms, stabling for two horses, an open yard and two private bedrooms. However, there was no bathroom no overnight accommodation.
- 4.20. The Dog and Duck was rebuilt in 1898 when Wilson's Brewery bought the pub from the estate of James Mills, the former licensee who had passed away. The new building fronted onto St Domingo Street, rather than Eagle Street, as the former pub

had.

4.21. Webster's brewery took over the pub in 1985, who then sold the pub onto the Heron Group in 1988, who rapidly re-sold the pub to Banks's Brewery, who finally modernised it around 1989 (MAGEE 1984).

LICENSEE (WHERE KNOWN)	NAME	DATE
THOMAS WOLSTENCROFT	DOG AND DUCK	1803-1824
JAMES BOOTH	DOG AND DUCK	1841
BETTY LORD	DOG AND DUCK	1852
HENRY LITTLEWOOD	DOG AND DUCK	1869
RICHARD SIDDLER	DOG AND DUCK	1869
JAMES WORSNIP	DOG AND DUCK	1871-1875
WATTS CHADWICK	DOG AND DUCK	1880-1889
NANNY E CHADWICK	DOG AND DUCK	1889-1891
JAMES BROWN	DOG AND DUCK	1895
JAMES MILLS	DOG AND DUCK	1898
MARGARET CHEETHAM	DOG AND DUCK	1910
TOM HOLDEN	DOG AND DUCK	1910-1923
ALFRED SWINDELLS	DOG AND DUCK	1923-1927
ISAIAH CHADWICK	DOG AND DUCK	1927-1929
JOHN H WARD	DOG AND DUCK	1929-1930

Table 2: Licensees of the Dog and Duck

MAP REGRESSION

4.22. The earliest map of Oldham readily available dates to 1804 and shows the commons and waste lands in Oldham (JONES 1804). This map does not show the site in detail, however it does indicate that the site area was part of the established township at that time. The next available map dates to 1817 (BUTTERWORTH 1817) and clearly shows the site (FIGURE 4). Both buildings can be seen to front onto Eagle

Street at this time, with the Abbey Inn lying in the same position as it stands today. The Dog and Duck is shown occupying a different location to the standing building.

4.23. The 1829 map of Oldham (DUNN 1829) also shows the buildings in detail (FIGURE 5). Although the Abbey Inn is in a similar location, the footprint shown does not respect the current footprint. The Dog and Duck is still shown as fronting onto Eagle Street at this time.

4.24. The tithe map of 1841 shows the buildings in the same location as the 1829 map, as does the Ordnance Survey (OS) first edition of 1848. The 1893 OS map is the first detailed map to accurately record the site (FIGURE 6). Both buildings still front onto Eagle Street, although the Abbey Inn has a different footprint to the 1829 map, suggesting that the structure shown represents Chadwick's rebuild of the building dating to 1846.

4.25. The 1909 OS map is the first to show the Dog and Duck fronting onto St Domingo Street (FIGURE 7). The footprint of the building mainly follows that of the current standing structure, although there is an outbuilding running east west from the northwestern corner of the building. This must represent the 1898 phase of rebuilding carried out by Wilson's Brewery. No changes are shown at the site of the Abbey Inn. This layout continues on the 1922 OS map (FIGURE 8).

4.26. The 1954 OS map (FIGURE 9) shows the outbuilding to the rear of the Dog and Duck being removed and a new extension running east west from the centre of the western elevation. The Abbey Inn is also shown as being extended to the south, which suggest that this building represents the 1939 rebuild.

4.27. The 1970 OS map (FIGURE 10) shows further extension to the southeast of the Abbey Inn and modification to the extension to the rear of the Dog and Duck.

DEVELOPMENT SUMMARY

4.28. Although the Abbey Inn and Dog and Duck both date back to the turn of the 19th century as drinking establishments, the standing buildings can be seen to be rebuilds of a late 19th to early 20th century date.

4.29. The Abbey Inn, was established in 1808 as the letters Inn, and after changes of name to the White Lion and Duke of York in the early 19th century, it was finally

known as the Abbey Inn by the mid 19th century. The first building was demolished rebuilt several times, in 1846, 1880s and 1892, before it was demolished and a new building erected on the same site in 1939.

4.30. The Dog and Duck was first established off Eagle Street in 1803 to the southwest of its current position. The building was rebuilt several times in 1840 and 1886, before a new building was constructed off St Domingo Street in 1898. The standing structure represents the 1898 pub with late 20th century modifications.

5. Historic Building Assessment

5.1. An historic building assessment was carried out on the Abbey Inn and Dog and Duck public houses in Oldham. Together these neighbouring properties form a small complex of buildings and yards.

5.2. This report does not represent a detailed record of the structures. This document is intended as an assessment of the character, date and form of the structures to ascertain their significance and identify *in situ* architectural or historic features of interest.

ABBEY INN

EXTERNAL ELEVATIONS

North Elevation

5.3. The Abbey Inn is a mid 20th century structure with a red brick, of stretcher course, fronting onto Middleton Road to the north (FIGURE 2). The lower half of the facade is tiled in smooth red terracotta glazed tiles. Above this, at first floor level, the red brick construction is visible. Three string courses of red brick form decorative strips across the facade. The roof is a slate hipped structure with decorative ridge tiles.

5.4. The fenestration is simple with four evenly spaced, large, windows; two at each floor level. The first floor windows have been replaced in the late 20th century with white PVCu frames. The lintels above the first floor windows are on end red bricks. The sills are chamfered glazed red brick. The ground floor windows are wooden frame six pane windows, with awning lights in the upper central area. The windows are set back from the facade via chamfered tiles to each side. There are no visible sills or lintels.

5.5. At ground floor the central doorway is a wide wooden frame opening with a narrow transom light above the doorway (PLATE 1).



Plate 1: Abbey Inn, north elevation

East Elevation

5.6. The east elevation fronts onto King Street (formerly St Domingo Street) and is a simple elevation of smooth red brick with no decoration, windows or doors (PLATE 2).



Plate 2: Abbey Inn, east elevation

South Elevation

5.7. The southern elevation opens onto an enclosed courtyard. The construction matches that of the eastern elevation, with smooth red brick in stretcher courses. The

fenestration follows that of the ground floor of the north elevation, with wooden frame windows housing fixed panes in the lower section and awning lights in the central upper sections. The panes are decorative privacy glass of the late 20th century. The doors have large wooden frames with transom lights above.

5.8. There is evidence of late 20th century modification to this facade, with blocked up windows, which appear to have been replaced with smaller windows. The lintels and sills are concrete formed slabs on the main structure. The rear extension does not have any decorative sills or lintels.



Plate 3: Abbey Inn, courtyard

West Elevation

5.9. The western elevation fronts onto Eagle Street and can be divided into two main sections. The facade follows the street line and as such has a dog leg in it (FIGURE 2). The northern half of the facade matches that of the northern frontage, with the ground floor covered in terracotta glazed tiles, and the first floor on red brick, with three string courses of brighter red brick.

5.10. The southern half of this elevation is less decorative with the same red brick structure of stretcher courses, wooden frame simple windows and a central wooden frame doorway. The windows at both ground floor and first floor have brick, on end, lintels and chamfered brick sills (PLATE 4).



Plate 4: Abbey Inn, west elevation

5.11. The overall external appearance of the Abbey Inn is typical of the mid 20th century approach to public houses. They are simple in form and only decorative on the public access faces, with limited decorative features. These structures represent a more functional approach to building, moving away from the decorative Victorian and Edwardian styles and using those materials more readily available. This reflects a wider approach to architecture seen in the inter war years (YORKE 2009).

INTERNAL LAYOUT

5.12. The cellar is accessed from the rear of the bar on the ground floor and has a concrete floor with brick walls matching those seen above ground. As the building was constructed over the footprint of an earlier inn, it was thought that it was possible it had utilised the earlier building's cellar. This is clearly not the case, as the construction form and materials conform to the 1930s structure.

5.13. The ground floor is mainly open plan, with a large bar area accessed via the Middleton Road frontage. Several supporting columns can be seen throughout this floor, creating the open plan layout (PLATE 5).



Plate 5: Abbey Inn, ground floor

- 5.14. To the southern end of the property were the toilets and a small kitchen area. Although the kitchen is an original element of the structure, the toilet block is a late 20th century extension, dating to between 1954 and 1970.
- 5.15. The first floor occupies the footprint of the original structure and does not extend over the ground floor toilet block. This floor was used as a residence for the publican and has a series of bedrooms, a bathroom, toilet, lounge, and office space. The lounge and office space occupy the northern part of the building, with the lounge to the west utilising the better light from the large windows, and the office to the east, where there are fewer windows available.
- 5.16. A series of bedrooms are located along the western side of the first floor, looking out over Eagle Street. The eastern side of the first floor contains the kitchen, bathroom and toilet. Historically to the west of the Abbey Inn were a series of terrace houses, demolished in the late 20th century, after 1987. It is likely that the presence of terraces along St Domingo Street meant that there was no reason to place windows on the eastern elevation of the Abbey Inn, and as such the layout of the first floor is thought to represent the original layout of the structure.

DOG & DUCK

EXTERNAL ELEVATIONS

5.17. The Dog and Duck dates to 1898 and is an example of late Victorian architecture (YORKE 2009). The main facade fronts onto King Street (formerly St Domingo Street) to the east (PLATE 6).



Plate 6: Dog and Duck, east elevation

East Elevation

5.18. The main facade is decorative in nature with a central full height bay forming an entrance at ground floor, decorative arched window at first floor and decorative arched window within a gable dormer at second floor level. The structure has a slate gable roof with three gable dormers extending to the east. The building is of red brick in English garden wall bond with painted white chamfered stone bands below the windows of the first and second floors and painted red chamfered stone band below the ground floor windows.

5.19. The doorway is a single width, double opening, wooden door with a transom light and a gabled canopy above. The door is framed by decorated upright stone pilasters, with rolled capitals to support the canopy. A lantern hangs from the centre of the canopy eaves.

5.20. The ground floor windows are highly decorative with a three section window to the south and two section window to the north. The window frames were wooden

with a chamfered stone sill and arched stone lintel. Dividing the windows were marble columns with stone capitals and bases, painted white (PLATE 7).



Plate 7: Dog and Duck, ground floor

5.21. At first floor level the windows either side of the central bay are shallow oriel windows with highly decorated sills and chamfered stone mullions and lintels. Overall this facade is typical of late Victorian buildings of this type, with a number of other surviving examples in Oldham.

South Elevation

5.22. The southern elevation is much more simple in nature than the main facade and is of red brick in an English garden wall bond. The asymmetrical gable can be seen clearly on this facade, with a longer pitch to the west. The windows are two pane wooden frames, with chamfered stone sills and lintels (PLATE 8).



Plate 8: Dog and Duck, south elevation

West Elevation

5.23. The west elevation of the Dog and Duck overlooks a small courtyard and extensions. The fabric is a lower quality red brick that that seen on the east and south elevations, although it is still in English garden wall bond. The fenestration matches that of the south elevation with wooden frame windows with stone sills and lintels (PLATE 9).



Plate 9: Dog and Duck, west elevation

5.24. The courtyard is enclosed by a brick boundary wall of a similar material to the construction of the western elevation.

North Elevation

5.25. The north elevation forms the boundary with the Abbey Inn and would have also bounded the terraced building off St Domingo Street, prior to their demolition. The eastern section of this elevation, where the terraces were situated, has been rendered, obscuring the construction material. This has a large logo for the Dog and Duck painted on the render (PLATE 10), which must be late 20th century in date, post dating the demolition of the terraces.



Plate 10: Dog and Duck, north elevation

5.26. The western section of this elevation shows the same lower quality brickwork as the west elevation. There are no doors, windows or decoration of this elevation.

5.27. Within the courtyard for the Abbey Inn part of the lower western section of the north elevation can be seen to be of a different construction material. Historic research shows that the earlier Dog and Duck fronted onto Eagle Street, not St Domingo Street. It is likely that this material forms part of the previous structure, dating from the early 19th century, and was left incorporated in the boundary wall when the new Dog and Duck was built in the late 19th century (PLATE 11).



Plate 11: Boundary wall of Dog and Duck and Abbey Inn, looking southwest

INTERNAL LAYOUT

- 5.28. The cellar is accessed via a staircase to the north of the bar area. The cellar's brick walls, painted white, in stretcher courses, with a concrete floor. Raised platforms for barrels appear to be later additions, and it is possible that the floor is also part of later modifications. The cellar would have originally been mainly open plan, with one large L-shaped room incorporating the stairs and a large store area, with a smaller store room to the east of the stairs. A breeze block wall has been erected to divide up the L-shaped room into two distinct areas.
- 5.29. A barrel run can be seen at the western side of the southern room and blocked light wells can be seen along the southern wall.
- 5.30. It should be noted that the cellar does not occupy the full footprint of the property (FIGURE 12).
- 5.31. The ground floor can be divided into two distinct parts. The original 1898 public house and the western extension. The main body of the public house maintains a great deal of its original layout. A small vestibule forms the entrance, which leads to an open bar area along the western wall (PLATE 12). The floor of this vestibule is of decorative tiles typical of the Victorian period.



Plate 12: Entrance to Dog and Duck

5.32. The main bar area has an inserted wooden bar along the west wall, with a later inserted storage pelmet above it (PLATE 13).



Plate 13: Main bar area

5.33. The floor around the bar area is of wooden boards, and an angular demarcation can be seen between the tiled entrance and the wooden floor of the bar area. Interestingly this is also reflected in the cornice on the ceiling. This suggests that the entrance was once separated from the bar area entirely.

5.34. The eastern side of the ground floor is taken up by two separate areas, each side of the entrance. To the north is the smaller of the two front rooms. This is half panelled around a seating area with red tiled floor and picture rail (PLATE 14). It is thought that this would have been the lower class drinking room.



Plate 14: North room, ground floor

5.35. To the south of the entrance is the larger room of the ground floor (FIGURE 13). This appears to be of a higher status than the northern room, with wooden floorboards, half panelling, picture rail, and an opening into the main bar area, and more windows. Both rooms show evidence of fireplaces that have been removed (PLATE 15).



Plate 15: South room, ground floor

5.36. To the north of the bar is a staircase leading to the first floor, beyond which lies a small tiled room, which may have been used as a kitchen.

5.37. At the northern end of the ground floor is a small corridor leading to the west. At the end of the corridor is an inserted doorway leading to what would have been an outbuilding. Visible on the western wall of the corridor is a picture rail, passing into

the kitchen area. It is thought that both the kitchen and the corridor were once one larger room, and was subdivided at a later date, when a doorway was added to get access to the outbuilding from the main body of the building, rather than having to go outside.

5.38. To the west of the bar is another extension, which is used as a toilet block. Cartographic research suggests that the toilet block was added between 1922 and 1954. This is a brick structure which appears purpose built.

5.39. The first floor (FIGURE 14) also retains evidence of its original layout, showing some later modifications. The stairwell is thought to be an original feature, which leads onto a landing facing east. To the north of this is a small room currently used as a kitchen. This retains cornicing and a picture rail as well as a decorative doorframe that appears original.

5.40. To the east of the landing is a double width doorframe, which leads to what would have been a suite of three adjoining rooms. A partition wall has been erected to divide them into three distinct rooms. However, the cornicing and picture rails, where they survive, show the original layout clearly (PLATE 16).



Plate 16: Northeast room of first floor, showing cornice

5.41. To the south of the entrance is the stairwell leading to second floor and a series of two smaller rooms. The northern room is a small bathroom, with the southern room being used as a bedroom. Cornicing and door frames for these rooms suggest that these have retained their original layout.

5.42. The second floor (FIGURE 15) is thought to have originally been staff accommodation. The rooms are significantly less decorative, with high, small, windows giving little light. These rooms are accessed via a narrow corridor which leads from the staircase at the south. Rooms are only present on the eastern and northern sides of the building. The steep pitch of the roof means that there is only room for some storage on the western side. This storage is accessed via a small hatch at floor level on the western wall of the corridor (PLATE 17).



Plate 17: Second floor corridor

5.43. The Rooms still retained much of the historic fabric, such as the door frames, window frames and floor boards (PLATE 18), however it is clear that they were less decorative than their ground and first floor counterparts.



Plate 18: Southern room of second floor

5.44. It is interesting to note that the rooms on the second floor, although poorly lit and of without cornice or picture rails, were actually a good size for the building.

5.45. It is clear that the Dog and Duck is a late Victorian structure with a good amount of historic fabric remaining, such as flooring, door frames, cornicing, picture rails, and panelling. The original layout of the building can be discerned from the remaining fabric. Where damage has occurred to walls within the property the original lath and plaster has been exposed in areas.

6. Summary & Conclusions

6.1. Two structures, the Abbey Inn and the Dog and Duck, in Oldham have been proposed for demolition as part of a wider redevelopment of the area.

6.2. The assessment is based on the results of an assessment of the standing structures, documentary and cartographic research.

HISTORIC CHARACTER

6.3. The Abbey Inn dates to 1939 and is typical of the more functional approach to building of the inter war years.

6.4. The earlier of the two buildings is the Dog and Duck, dating to 1898. Although there has been a Dog and Duck on the site since 1803 the standing structure represents a later rebuilt offset from the earlier building's footprint. The structure is typical of the decorative late Victorian architectural style.

SIGNIFICANCE

6.5. The significance of the structures will be addressed using the English Heritage guidelines (ENGLISH HERITAGE 2008). These are broken down into evidential, aesthetic, historic and communal values. The overall significance will be based on these components.

ABBEY INN

6.6. The completeness of the building is clear from the site visit. Alongside historic research, this allows an accurate dating and understanding of the structures. There are a number of comparable structures across the northwest, and within Oldham itself. Although the building survives in tact, because of the date and survival of other buildings of this type, the evidential value must be assessed as low.

6.7. The original intention of the designers can be clearly seen in the form and materials of the structure. However, the views to and from the building have changed significantly over the 20th century. As such the aesthetic value is considered moderate.

6.8. The state and completeness of the buildings and their setting aid in illustrating the past and allows the viewer to associate with the heritage with a greater understanding. The site's historic value is considered moderate.

6.9. Discussions with the local population who used to frequent the Abbey Inn indicate that this was not a local pub, more a stop off point at some point on a night out in Oldham. There does not seem to have been a group of locals, with a passing trade defining most of the patrons. As such the communal value is therefore considered low.

6.10. Overall, although the building is mostly complete and its development can be defined, its late date and the survival of other similar buildings of this date and form means that the overall significance is low.

DOG AND DUCK

6.11. This structure represents a complete late 19th century public house with minor interior modifications and limited 20th century extensions. This survival, along with historic research allows it to be dated accurately and fully understood. It should be made clear that there are many other public houses from this date and of a similar form still surviving around Oldham. The evidential value must be assessed as moderate.

6.12. The original intention of the designers can be seen in the surviving fabric and layout of the structure. However, the views to and from the building have changed significantly over the 20th century. As such the aesthetic value is considered moderate.

6.13. Due to the survival of much of the historic fabric of the building the site's historic value is considered high.

6.14. The Dog and Duck does not appear to have had a firm regular clientele, relying on passing trade. As such the communal value is therefore considered low.

6.15. Overall, although the building is mostly complete and its development can be defined, the existence of other similar buildings of this date and form in the area means that the overall significance is moderate.

RECOMMENDATIONS

- 6.16. It is suggested that the Abbey Inn would require a level I/II survey to make a basic visual record (ENGLISH HERITAGE 2006). This would encompass written description of the building and a full photographic record of the external appearance and general appearance of internal rooms.
- 6.17. It is suggested that the Dog and Duck would require a level II/III survey to make a more detailed descriptive record of the structure (ENGLISH HERITAGE 2006). In addition to the a detailed written account of the structure and full photographic record, annotated plans and a phasing plans would be produced.

SOURCES CONSULTED

BIBLIOGRAPHIC

- BROWNBILL, J. & FARRER, W., 1911. *A History of the County of Lancaster: Volume 5*. Victoria County Histories.
- BUTTERWORTH, J., 1817. 'Plan of the Township of Oldham, with an inset of as it appeared in 1756'.
- DALY, J., 1979. *Oldham from the XX Legion to the 20th Century*. Oldham: Oldham Country Borough Council.
- DUNN, 1829. 'Map of Oldham'.
- ENGLISH HERITAGE, 2008. *Conservation Principles: Policy and guidance for the sustainable management of the historic environment*. Department for Communities and Local Government.
- ENGLISH HERITAGE, 2006. *Understanding Historic Buildings. A guide to good recording practice*. English Heritage.
- FRANGOPULO, N., 1977. *Tradition in Action: The Historical Evolution of the Greater manchester County*. Wakefield: EP Publishing.
- JONES, J., 1804. 'Plan of Commons and Waste Lans within the township of Oldham'.
- MAGEE, R., 1984. *A Directory of Oldham Pubs*. Oldham: Neil Richardson.
- MAGEE, R., 1992. *Inns and Alehouses of Oldham and Their Licensees 1714-1992*. Oldham: Neil Richardson.
- MAGEE, R., 1994. *The Oldham Beer houses and their licensees 1828-1994. Part one: Albert Hotel to Hunters Tavern*. Oldham: Neil Richardson.
- MARLOW, J., 1969. *The Peterloo Massacre*. Rapp & Whiting.
- McPHILLIPS, K., 1977. *Oldham: The Formative Years*. Oldham: Neil Richardson.
- YORKE, T., 2009. *British Architectural Styles: An Easy Reference Guide*. Countryside Books.

CARTOGRAPHIC

JONES, J., 1804. 'PLAN OF COMMONS AND WASTE LANS WITHIN THE TOWNSHIP OF OLDHAM'.

BUTTERWORTH, J., 1817. 'PLAN OF THE TOWNSHIP OF OLDHAM, WITH AN INSET OF AS IT APPEARED IN 1756'.

DUNN, 1829. 'MAP OF OLDHAM'.

TITHE MAP OF OLDHAM, 1841

ORDNANCE SURVEY MAP, 1848

ORDNANCE SURVEY MAP, 1893

ORDNANCE SURVEY MAP, 1909

ORDNANCE SURVEY MAP, 1922

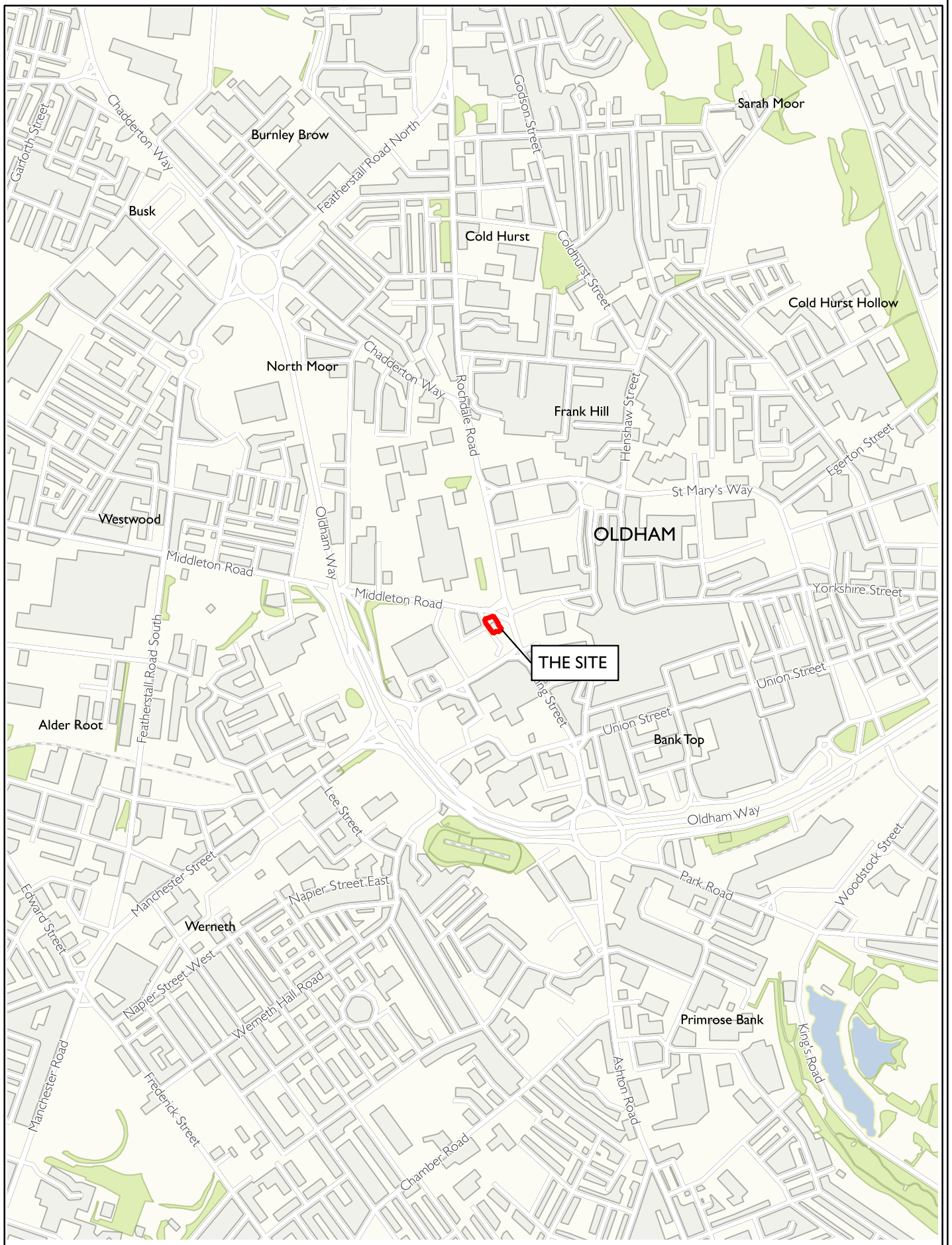
ORDNANCE SURVEY MAP, 1954

ORDNANCE SURVEY MAP, 1970

ORDNANCE SURVEY MAP, 2014

FIGURES

FIGURE I // Site Location General



0 500 m



PROJECT // 1722C - Dog and Duck

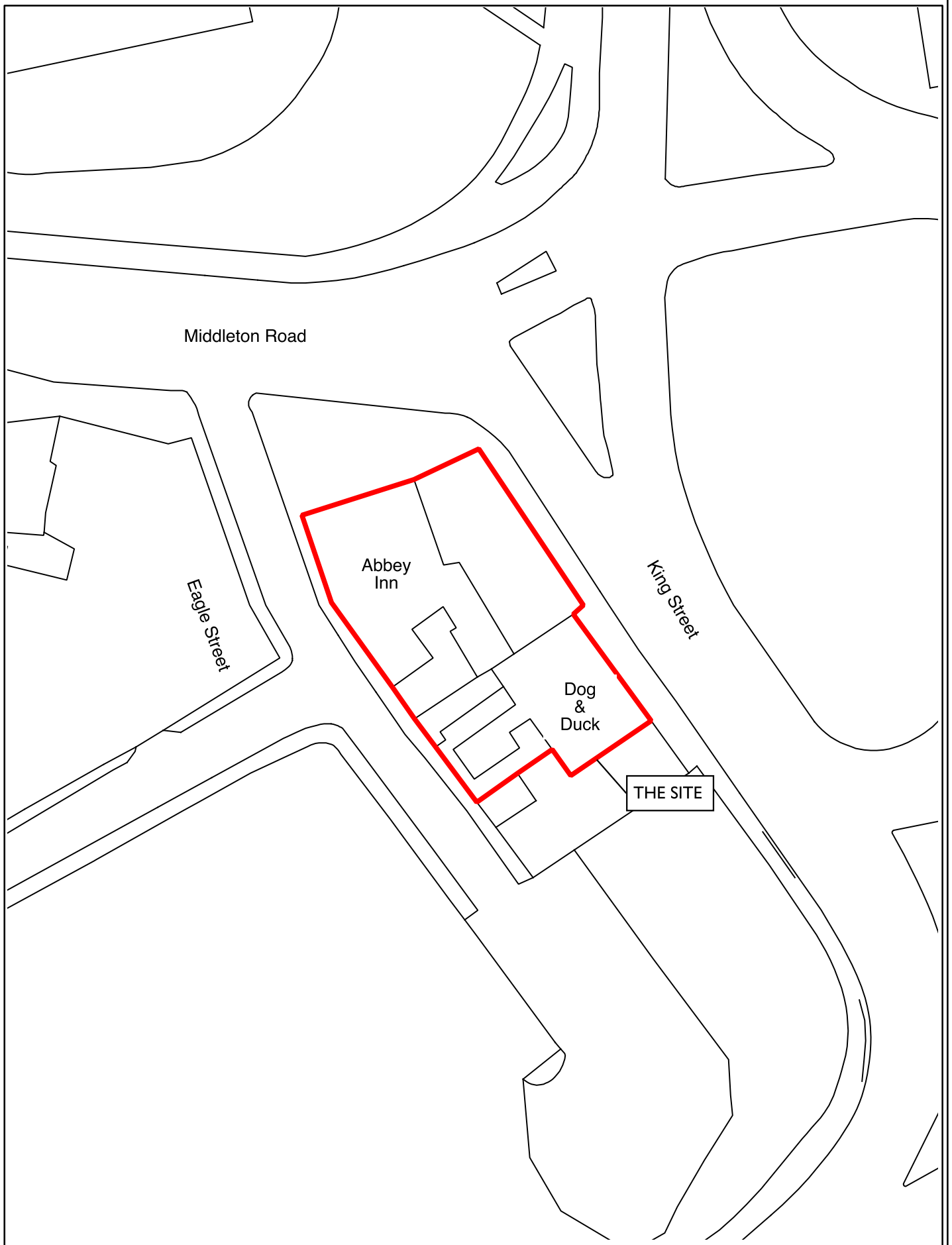
DESCRIPTION // Site Location

Reproduced by permission of the controller of HMSO. Licence no. 100053067

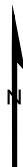
DOC REF: LPI722C-HBA-v1

L-P:ARCHAEOLOGY

FIGURE 2 // Site Location Detail



0 10 m



PROJECT // 1722C - Dog and Duck

DESCRIPTION // Site Location

Reproduced by permission of the controller of HMSO. Licence no. 100053067

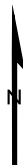
DOC REF: LPI722C-HBA-v1

L-P:ARCHAEOLOGY

FIGURE 3 // Map of Oldham 1756



0 50 m



PROJECT // 1722C - Dog and Duck

DESCRIPTION // Map of Oldham 1756

DOC REF: LPI722C-HBA-v1

L~P:ARCHÆOLOGY

FIGURE 4 // Map of Oldham 1817



0 50 m



PROJECT // 1722C - Dog and Duck

DESCRIPTION // Map of Oldham 1817

DOC REF: LPI722C-HBA-v1

L~P:ARCHÆOLOGY

FIGURE 5 // Map of Oldham 1829



0 50 m



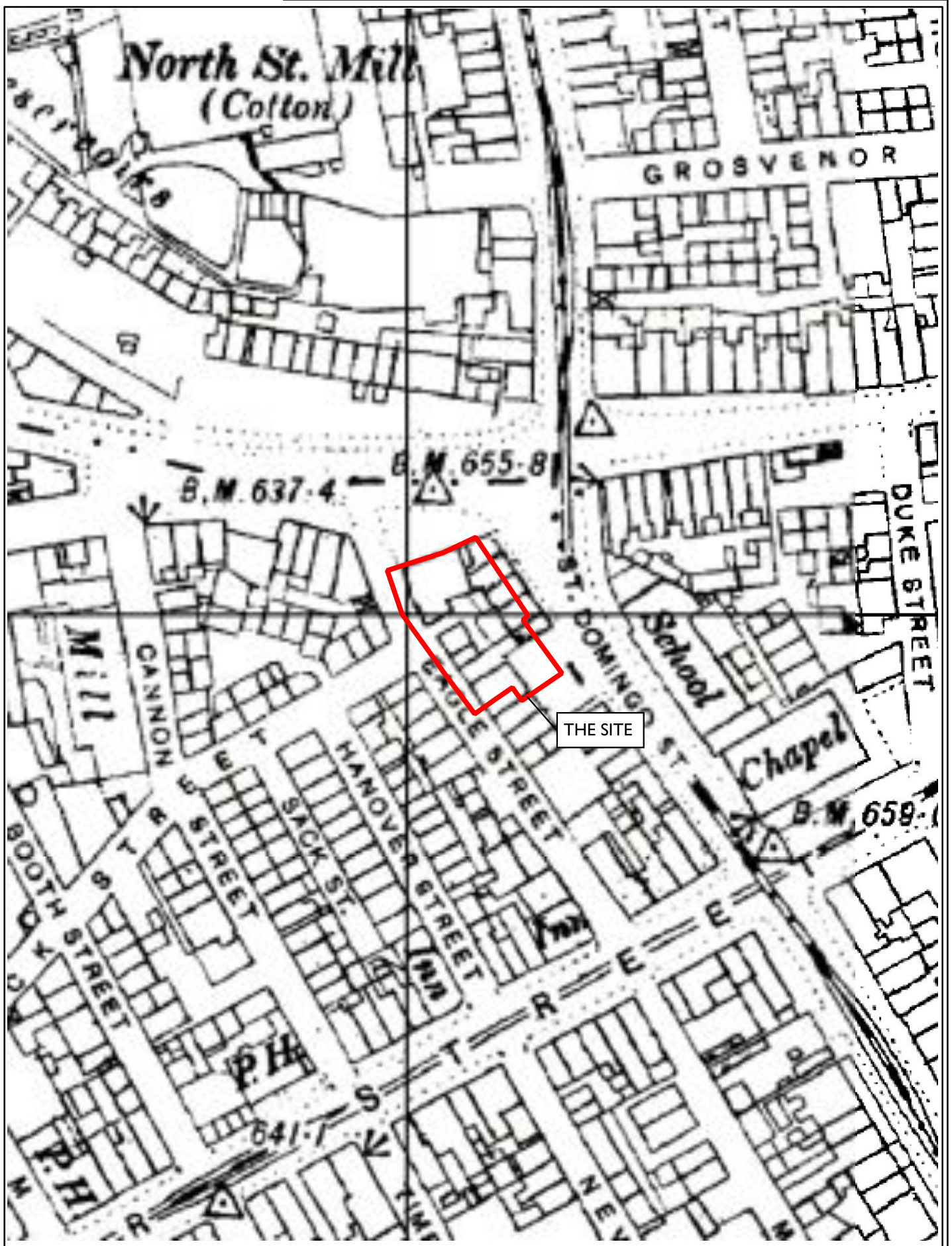
PROJECT // 1722C - Dog and Duck

DESCRIPTION // Map of Oldham 1829

DOC REF: LPI722C-HBA-v1

L-P:ARCHÆOLOGY

FIGURE 6 // Map of Oldham 1893



0 50 m



PROJECT // 1722C - Dog and Duck

DESCRIPTION // Map of Oldham 1893

DOC REF: LPI722C-HBA-v1

L~P:ARCHÆOLOGY

FIGURE 7 // Map of Oldham 1909



0 50 m



PROJECT // 1722C - Dog and Duck

DESCRIPTION // Map of Oldham 1909

DOC REF: LPI722C-HBA-v1

L~P:ARCHÆOLOGY

FIGURE 8 // Map of Oldham 1922



0 50 m



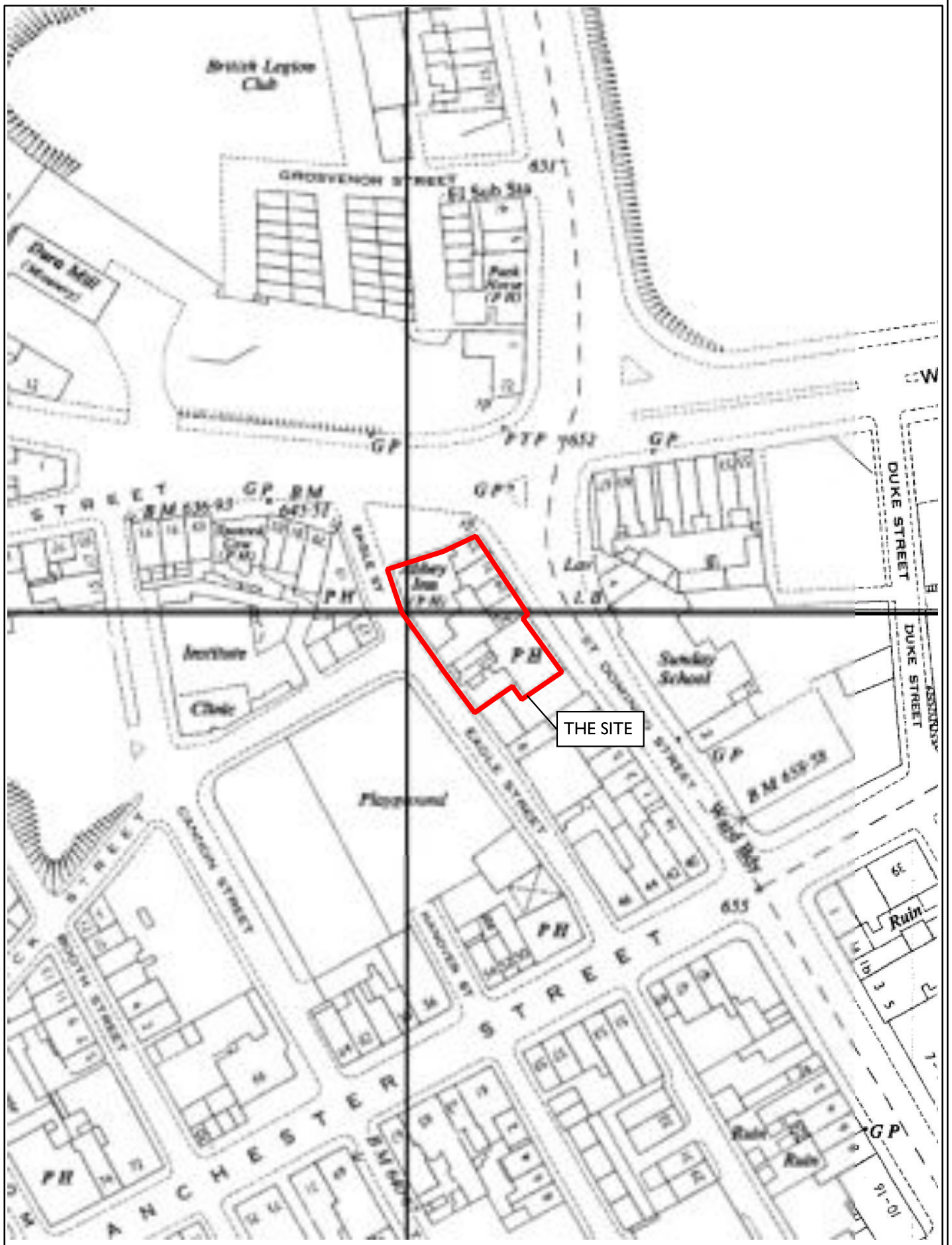
PROJECT // 1722C - Dog and Duck

DESCRIPTION // Map of Oldham 1922

DOC REF: LPI722C-HBA-v1

L~P:ARCHÆOLOGY

FIGURE 9 // Map of Oldham 1954



0 50 m



PROJECT // 1722C - Dog and Duck

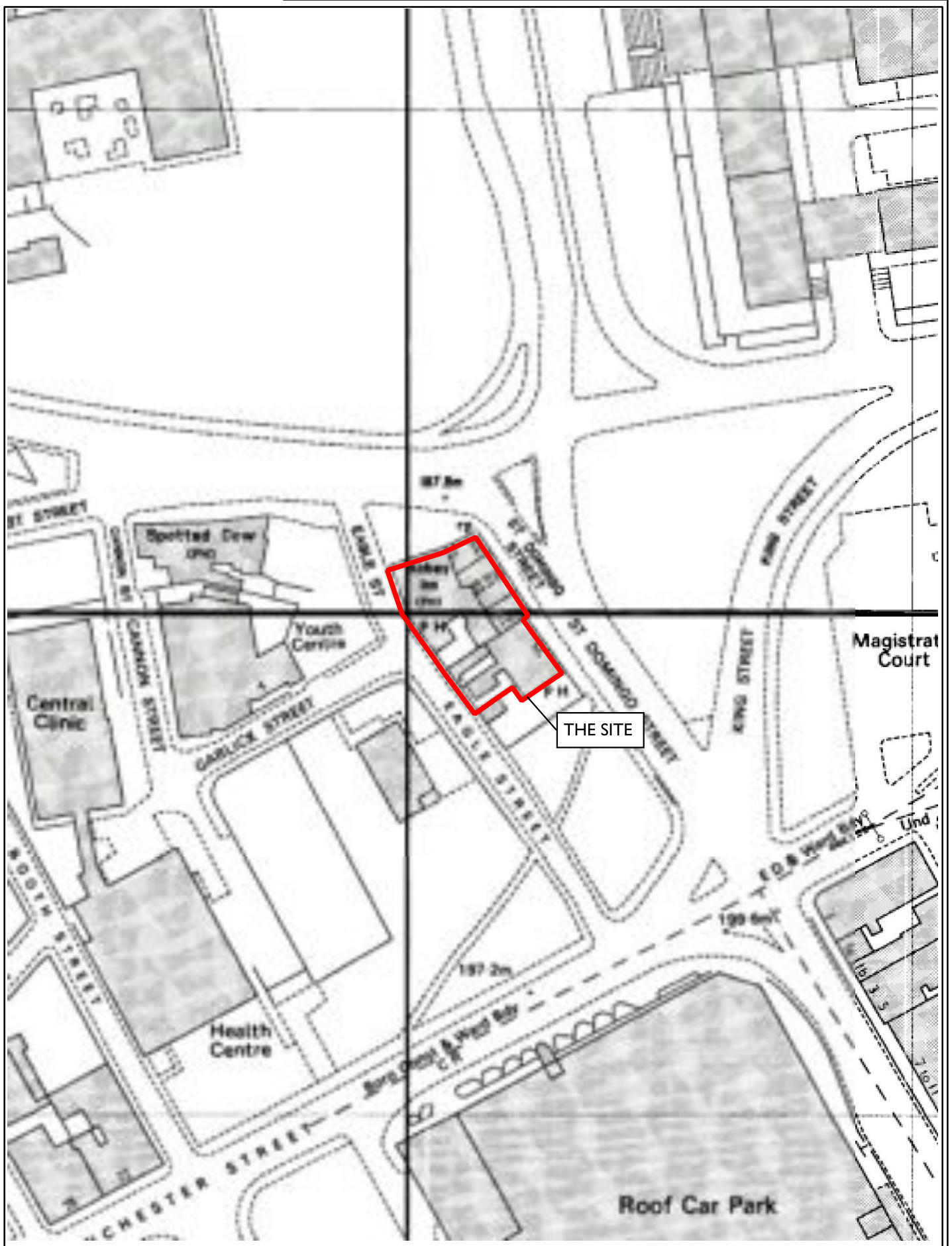
DESCRIPTION // Map of Oldham 1954

Reproduced by permission of the controller of HMSO. Licence no. 100053067

DOC REF: LPI722C-HBA-v1

L~P:ARCHÆOLOGY

FIGURE 10 // Map of Oldham 1970



0 50 m



PROJECT // 1722C - Dog and Duck

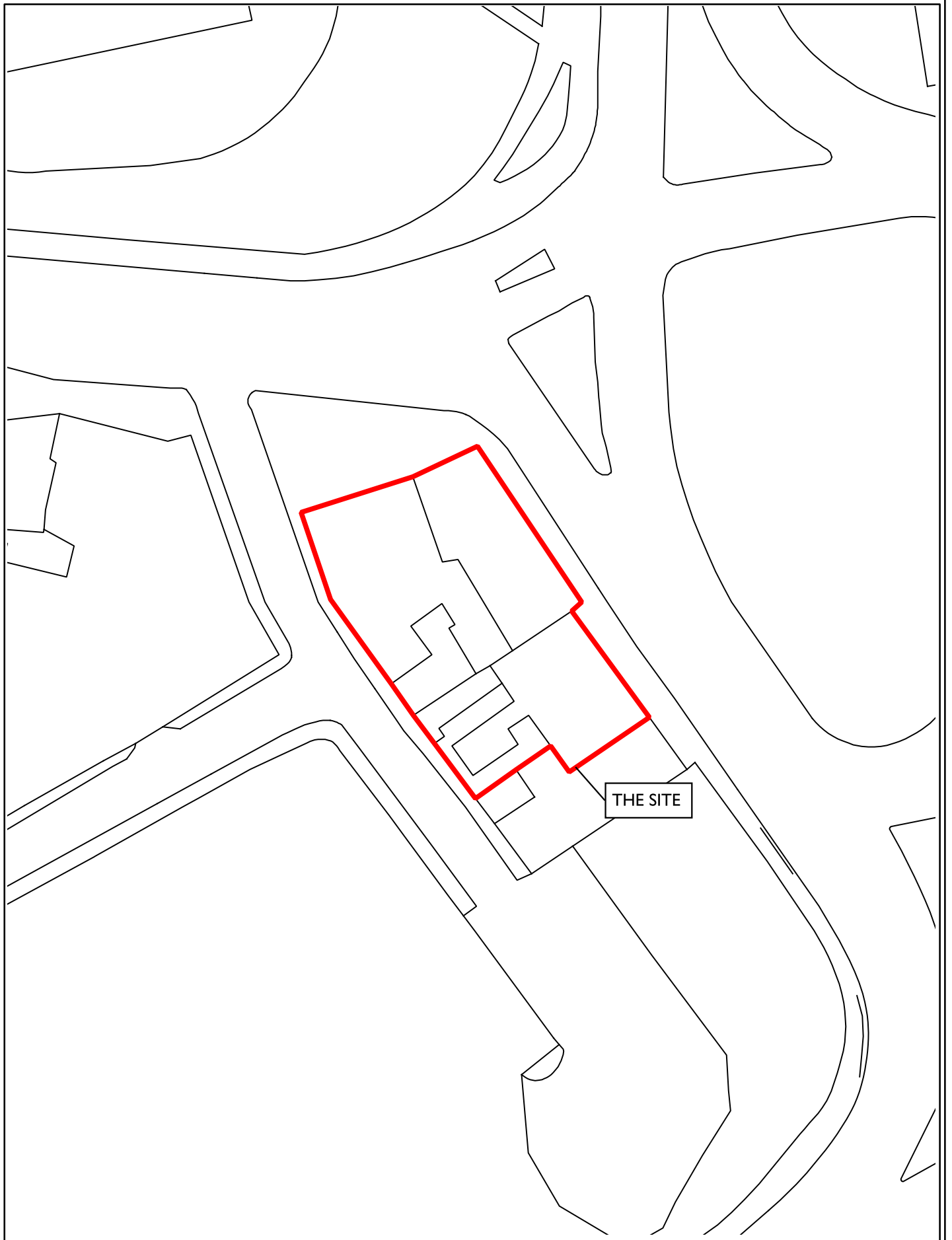
DESCRIPTION // Map of Oldham 1970

Reproduced by permission of the controller of HMSO. Licence no. 100053067

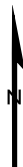
DOC REF: LPI722C-HBA-v1

L-P:ARCHAEOLOGY

FIGURE 11 // Map of Oldham 2013



0 10 m



PROJECT // 1722C - Dog and Duck

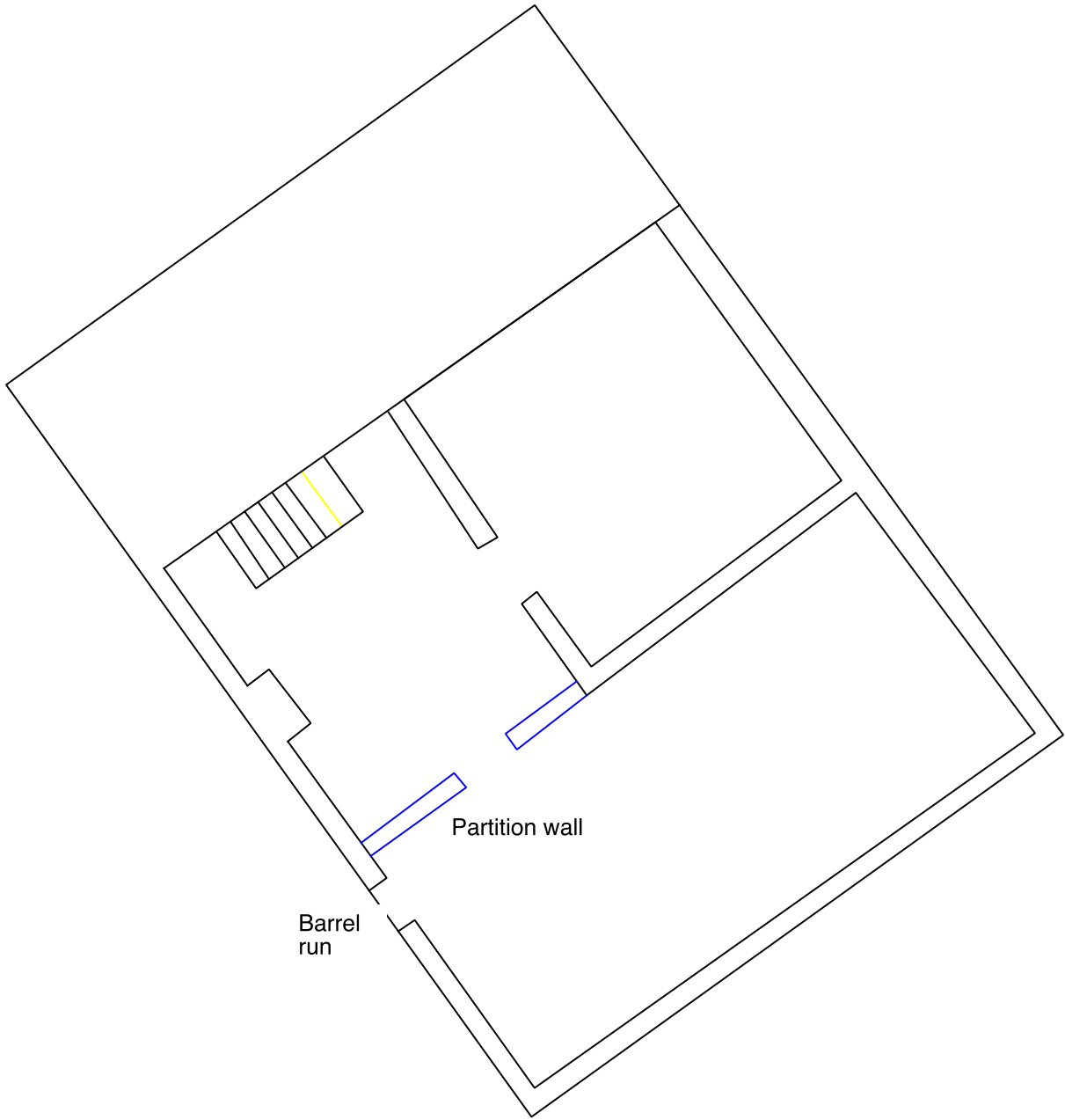
DESCRIPTION // Map of Oldham 2013

Reproduced by permission of the controller of HMSO. Licence no. 100053067

DOC REF: LPI722C-HBA-v1

L~P:ARCHÆOLOGY

FIGURE 12 // Dog and Duck Cellar Plan



0 5 m



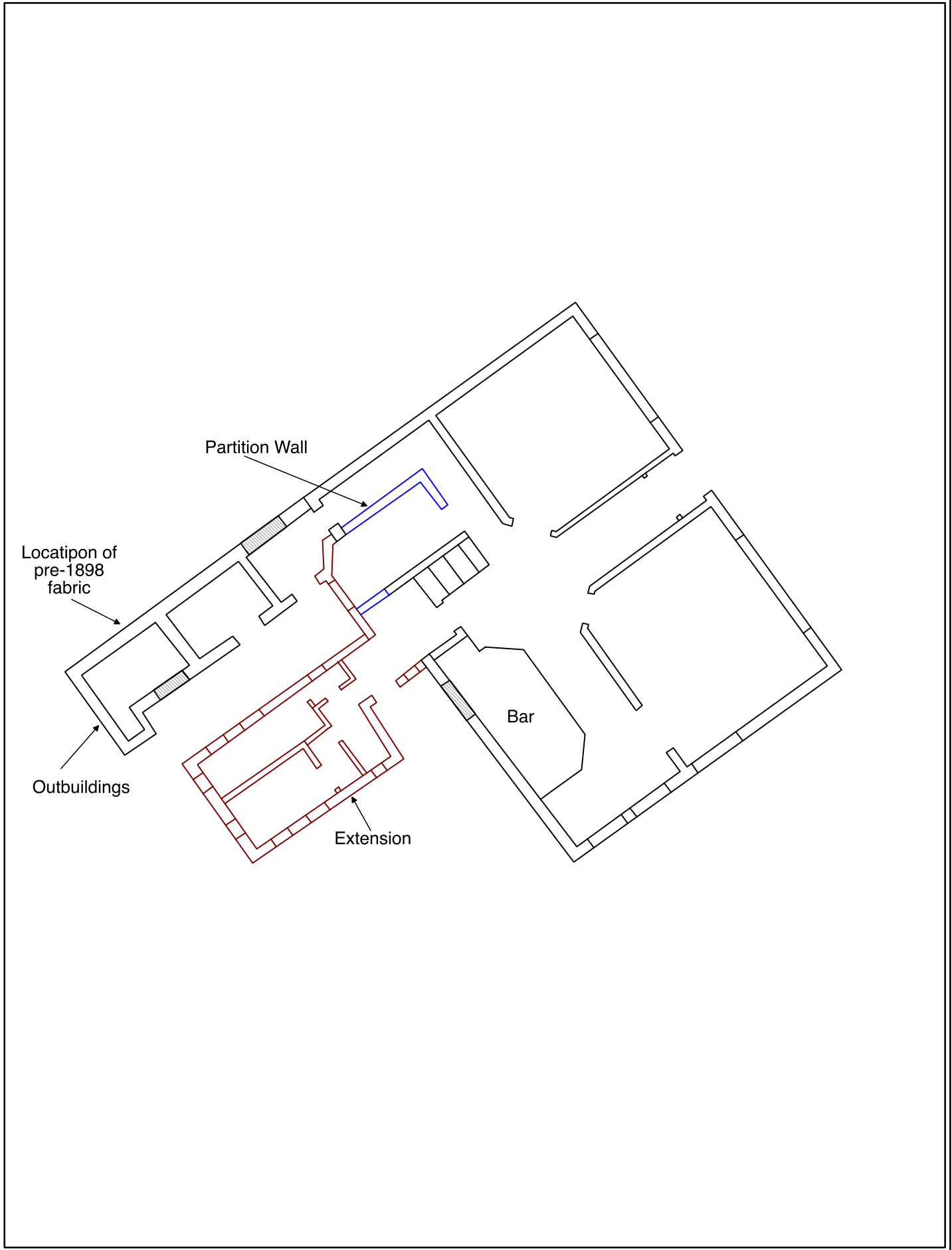
PROJECT // 1722C - Dog and Duck

DESCRIPTION // Dog and Duck Cellar Plan

DOC REF: LPI722C-HBA-v1

L~P:ARCHÆOLOGY

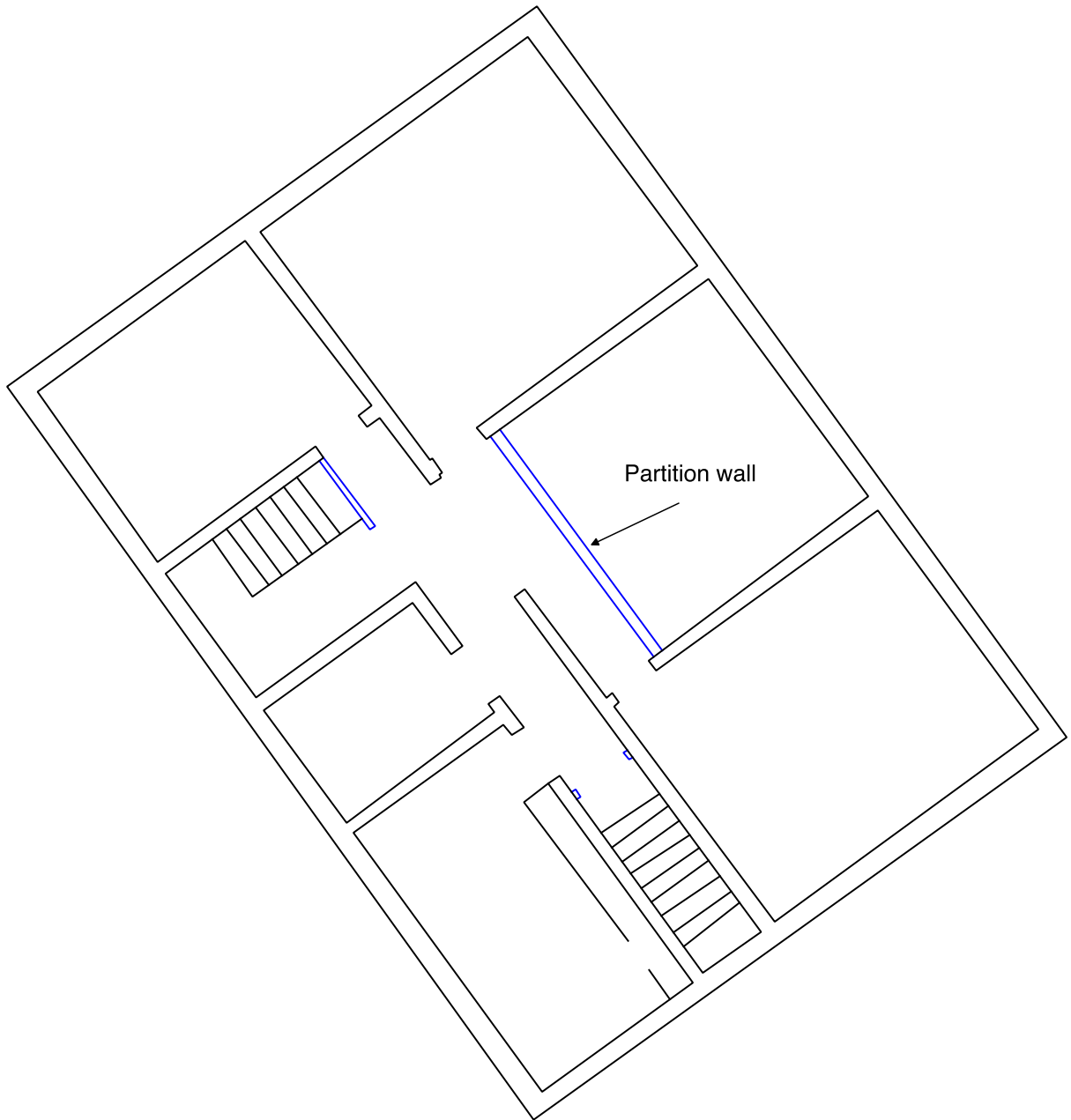
FIGURE 13 // Dog and Duck Ground Floor



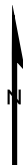
PROJECT // 1722C - Dog and Duck

0

FIGURE 14 // Dog and Duck First Floor



0 5 m



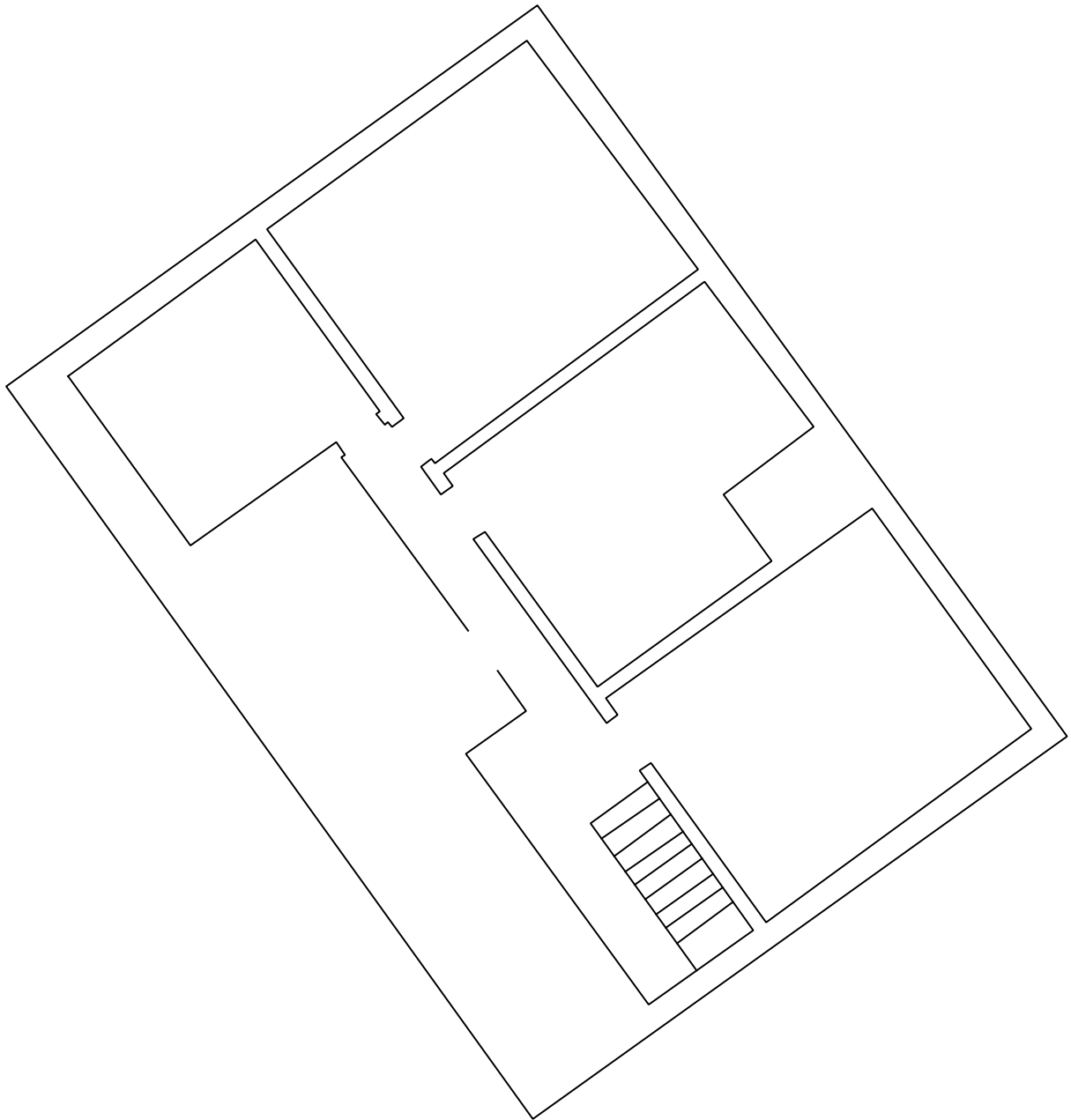
PROJECT // 1722C - Dog and Duck

DESCRIPTION // Dog and Duck First Floor Plan

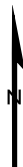
DOC REF: LPI722C-HBA-vI

L~P:ARCHÆOLOGY

FIGURE 15 // Dog and Duck Second Floor



0 5 m



PROJECT // 1722C - Dog and Duck

DESCRIPTION // Dog and Duck Second Floor Plan

DOC REF: LPI722C-HBA-vI

L~P:ARCHÆOLOGY