



EDGE END FARM, EDGE END LANE, NELSON LANCASHIRE

Archaeological Building Investigation



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SUMMARY

A planning application was submitted to Pendle Borough Council by Persimmon Homes Ltd, for the development of 30 dwellings, including the refurbishment of two existing buildings and the creation of an appropriate infrastructure and landscaping at Edge End Farm, Nelson, Lancashire. Conditional permission was granted with a requirement for an archaeological investigation to be carried out in the form of archaeological building recording of the earlier of the two buildings. Lancashire County Archaeology Service (LCAS) issued a specification for the building recording in order to allow the client to meet the terms of the condition. OA North was commissioned by Persimmon Homes Ltd to undertake the building investigation in December 2005.

The map regression analysis and building investigation at Edge End Farm has revealed that the house in question was probably constructed in the mid-late nineteenth century. A structure first appears in this position on the 1893 OS map, which would concur with the general architectural and constructional details of the building. It is apparent that other surrounding buildings have been demolished and the farmhouse now stands alone and isolated. The building has suffered over recent years and has been stripped of most internal fabric, which forced limited analysis of the original form.

The house is of double-pile construction and is typical of the local Pennine vernacular tradition. It was probably constructed as a farmhouse during a phase of expansion at Edge End during the mid-late nineteenth century. The house was constructed during a period when vernacular traditional building techniques using local materials were dying out and national standards were becoming widely adopted even for small provincial buildings.

It is apparent that a great deal of modification of the building occurred during the mid-late twentieth century but several exterior features, such as the mullion windows; decorative front door surround; kneelers and gable copings; chimneystacks and original guttering; and surface tooling detail on the main elevations, contribute to the buildings' appearance. These should be protected and are judged to be worthy of preservation *in situ*.

ACKNOWLEDGEMENTS

Oxford Archaeology North would like to thank Persimmon Homes Ltd for commissioning and supporting the project. Further thanks are also due to the staff of the Lancashire Record Office in Preston for their tireless help and assistance, and to Doug Moir at the Lancashire County Archaeological Service for additional information.

Daniel Elsworth compiled the historic background and map regression and Karl Taylor undertook the building investigation. Daniel Elsworth and Karl Taylor wrote the report, and Mark Tidmarsh produced the illustrations. Alison Plummer managed the project and edited the report.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 A planning application, submitted to Pendle Borough Council (Planning Application reference 13/04/0889) by Persimmon Homes Ltd, for the development of 30 dwellings, including the refurbishment of two existing buildings and the creation of an appropriate infrastructure and landscaping at Edge End Farm, Nelson, Lancashire (SD 8561 3671: Fig 1). Conditional permission was granted with a requirement for an archaeological investigation to be carried out in the form of a watching brief and archaeological building recording of the earlier of the two buildings. The watching brief will be the subject of an additional separate report.
- 1.1.2 Lancashire County Archaeology Service (LCAS) issued separate specifications for the watching brief and building recording in order to allow the client to carry out such an investigation (*Appendix 1*). These form the basis of a project design which was produced by Oxford Archaeology North (OA North) (*Appendix 2*).
- 1.1.3 OA North was commissioned by Persimmon Homes Ltd to undertake both the watching brief and the building investigation in December 2005. The results from the building investigation are presented here in the form of a report which outlines findings of the investigation, together with annotated plans, which highlight features of architectural and archaeological significance.

1.2 LOCATION GEOLOGY AND TOPOGRAPHY

- 1.2.1 Edge End Farm is located within Brierfield, which lies close to the south end of Nelson, Lancashire (Fig 1). The site is situated on Edge End Lane which is off Walverden Road and is approximately 0.5km south-east of Junction 12 of the M65 motorway. The site is bounded to the north by Nelson Edge End High School and by Edge End Hall to the west.
- 1.2.2 The solid geology comprises mainly Lower Westphalian coal measures with overlying drift deposits of till and fluvial deposits occur particularly in valley bottoms (Countryside Commission 1998). The soils are classified 'urban' by the Soil Survey of England and Wales (Ordnance Survey 1983).

2. METHODOLOGY

2.1 PROJECT DESIGN

- 2.1.1 A written project design compiled by OA North (*Appendix 2*), was adhered to in full with respect to the building recording and was consistent with the relevant standards and procedures of the Institute of Field Archaeologists (IFA) and generally accepted best practice.
- 2.1.2 The building recording was to consist of a Level I to II-type building survey (RCHME 1996), which was carried out in order to analyse the plan, form, function, age and development of the building.

2.2 MAP REGRESSION

- 2.2.1 An examination was undertaken of all historic Ordnance Survey maps available. Cartographic sources were consulted in an attempt to trace the development of the site back to the earliest available cartographic source. This will provide information on additional sites not included in the SMR, as well as ascertaining, potentially, any areas of more recent development.

2.3 BUILDING INVESTIGATION

- 2.3.1 ***Descriptive Record:*** written records using *pro forma* record sheets were made of all principal building elements, both internal and external, as well as any features of historical and architectural significance or pertaining to its past or present use. Particular attention was paid to the relationships between areas of the building where its development or any alterations to the fabric could be observed. The record is essentially descriptive, although interpretation is carried out on site as required.
- 2.3.2 ***Site Drawings:*** ‘as existing’ drawings were annotated to produce plans of all of the main floors. A cross-section through the building was considered not to be necessary, as no further pertinent information would be gleaned from this. Plans were produced in order to show the form and location of structural features and/or features of historical and historic interest. Where necessary, such as the reconstruction of removed walls, these drawings were manually enhanced using hand survey techniques. The hand-annotated field drawings were digitised using an industry standard CAD package to produce the final drawings (Figs 4-6).
- 2.3.3 ***Photographic Survey:*** the photographic archive consists of both general and detailed interior photographs, which were captured using both monochrome and slide 35mm formats. General and detailed photographs of the exterior elevations were taken with 35mm (monochrome and colour slide) cameras. Photographic locations were annotated onto the relevant figures.

2.4 ARCHIVE

- 2.4.1 The results of all archaeological work carried out will form the basis for a full archive to professional standards, in accordance with current English Heritage guidelines (*Management of Archaeological Projects*, 2nd edition, 1991). The project archive represents the collation and indexing of all the data and material gathered during the course of the project.
- 2.4.2 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 IFA in that organisation's code of conduct. OA North conforms to best practice in the preparation of project archives for long-term storage. This archive will be provided in the English Heritage Centre for Archaeology format and a synthesis will be submitted to the Lancashire SMR (the index to the archive and a copy of the report). OA North practice is to deposit the original record archive of projects with the appropriate County Record Office.
- 2.4.3 The Arts and Humanities Data Service (AHDS) online database project *Online Access to index of Archaeological Investigations* (OASIS) will be completed as part of the archiving phase of the project.

3. HISTORICAL BACKGROUND

3.1 MAP REGRESSION

- 3.1.1 Various maps of the site were examined in order to trace the development of the site, with particular reference to the buildings making up Edge End Farm. These range from early county maps, to specific estate plans and the Ordnance Survey.
- 3.1.2 ***Estate Plan (LRO(P) DDBd 27/11/26 n.d.)***: although undated this plan clearly predates the first Ordnance Survey map, surveyed in 1844 (see *Section 3.1.4*). It is considered likely that it dates from *c* 1790, or possibly even 50 years earlier (Pendle Borough Council 2003), although it is listed at the LRO(P) as *c* 1850. It probably dates from some point between 1790 and 1844, and is significant because there are no buildings shown on the site of what is now Edge End Farm, labelled Clare Green (Fig 2). Immediately to the south-west of the site a group of small buildings is depicted, which are described in the survey as a ‘*dye house, cottages, combing shop, lane etc*’. Edge End Hall is also depicted to the north-west of the site. This an important plan as not only is it relatively detailed and early in date, but it also demonstrates the semi-industrial character of the site at this time, and its connection to the textile industry (see *Section 3.2* below).
- 3.1.3 ***Ordnance Survey 1848***: by this date a building has been constructed on what is still called Clare Green but is located to the west of the current farmhouse. It appears to comprise a rectangular structure, with a long, narrow extension projecting to the west and a further extension to the south. To the west, Edge End Hall is still shown, with numerous additional outbuildings, as is the row of cottages to the south-west, but the buildings making up the dye house and other associated structures seem to have been removed.
- 3.1.4 ***Tithe Map 1849 (LRO(P) DRB 1/129)***: although dated later than the first edition Ordnance Survey map it is possible that this was surveyed at a similar date, or perhaps even earlier. The building depicted at Clare Green in 1848 is present (labelled 293), but in a slightly different form (Fig 3). To the south is another small building, and to the south-west there is an additional, smaller structure. Edge End Hall (307) and its outbuildings are essentially the same, as is the row of cottages to the south (302). The building under investigation is not illustrated and field 292 occupies its location.
- 3.1.5 ***Ordnance Survey 1893***: by this date the settlement at Edge End has changed dramatically (Plate 1). Edge End Hall is still present and takes essentially the same form, but there are a large number of glasshouses associated with it situated to the east and west. The buildings at Clare Green have changed considerably more, what is now Edge End Farm has been built replacing the building at Clare Green and this comprises a much larger rectangular block, also with a glasshouse making up part of the south end. Additional outbuildings have also been constructed to the north and south. The building

under investigation appears for the first time at the north end of a track to the west of a field labelled 192.

- 3.1.6 **Ordnance Survey 1909 and 1929:** the arrangement of the site is essentially the same by this date, although Edge End Farm has been possibly extended again to the south. By 1929 there are a large number of allotments to the south-west of the site, perhaps emphasising the importance of market gardening at this date.

3.2 EDGE END FARM

- 3.2.1 Edge End is thought to have a long history. It is known to have been tenanted by the Hargreaves family from the early fourteenth century, who held nearly 26 acres of land (Bennett 1957, 51), and the estate may have been formed as a result of enclosure carried out in around 1311 (*op cit*, 22). The Hargreaves family held the estate until the mid eighteenth century (*op cit*, 51), and were Quakers; it is thought that meetings took place at Edge End in secret until the Toleration Act was passed in 1689 (Pendle Borough Council 2003, Section 3). It is likely that their original farmstead was situated on the same site as the current Edge End Hall (*ibid*). The estate was purchased either by Richard Ecroyd in 1721 (*op cit*, Section 5) or Henry Ecroyd in *c* 1735 (Bennett 1957, 128), both of whom were fellow Quakers and clothiers, in what may have been a '*friendly business transaction*' (*ibid*). Henry Ecroyd is certainly listed as the owner in 1769 (LRO(P) 27/11/1-25 *c* 1792-1867). The Ecroyds set up a weaving shop and dye house, as well as cottages, in the early eighteenth century: '*Here, a few workers were engaged in hand combing, spinning, warping and dyeing; the weavers who worked in their own cottages were supplied with warps, weft, healds and reeds*' (Bennett 1957, 128). In 1740 Edge End House, to the south, was also built, as was a second house called Clare Green (Pendle Borough Council 2003, Section 5).
- 3.2.2 By 1780 the Ecroyds moved their business to the Lomeshaye area but '*for many years weaving was still done in cottages by hand-loom weavers*' (*ibid*), and there are still references to the shop as late as 1820 (LRO(P) DDBd 27/11/27-30 1820-1845). An account of buildings in Little Marsden from 1800 provides some interesting information about Edge End at this time: it lists one old cottage, 17 cottages '*gone down*' (presumably meaning demolished), and three old buildings made into cottages (Bennett 1957, 231-2). Of the '*old cottages*' at Edge End, '*six... had housed the hand-loom weavers and spinners of Ecroyd's Edge End Mill, and four were connected with Marriott's farm and shop at Clay*' (*op cit*, 135). In 1814 the house at Clare Green was apparently partially destroyed by fire (Pendle Borough Council 2003, Section 5), and, although there are references to Clare Green in rentals from 1820 it is not clear whether these refer to buildings or land (LRO(P) DDBd 27/11/27-30/ 1820-1845). It is also noticeable that in these early references to Clare Green it is actually known as '*Clear Green*' (*ibid*), although it is not known if this name is significant. There is also a reference to a, presumably Protestant, Dissenters' meeting house at Clare Green in 1819 (LRO(P) QDV/4/ 69d 70 1819).

- 3.2.3 Throughout the 1830s and 1840s the rentals and accounts record a number of alterations carried out to buildings at Clare Green and to a farmhouse at Edge End (*ibid*). For example, in 1840 there are references to pointing of cottages at Edgend (*sic*) and a barn at Clare Green, as well as the building of part of a chimney at Clare Green (*ibid*). Again, in 1842, there are references to a farmhouse at Edgend for which a chimney was to be built, and in 1843 an ‘old building’ at Clare Green was taken down (*ibid*). There are even references from the 1830s to damage caused at Clare Green by a ‘great storm’, but in all these cases it is not clear which buildings are being discussed. In the mid to late nineteenth century Edge End Hall was extensively remodelled and its gardens were enlarged, and in *c* 1860 the house at Clare Green was effectively replaced by Edge End Farm (Pendle Borough Council 2003, Section 6). In *c* 1876 a nursery business developed and a large number of glasshouses were built, but this only survived until *c*1912 (*ibid*). ‘*More successful were the allotment gardens created from a field immediately to the south of the clough and the main area of glasshouses*’ (*ibid*).
- 3.2.4 The Ecroyds remained at the site until the early twentieth century, and it was taken over by Dugdale and Sons in *c* 1930 who used it for cattle transportation (*op cit*, Section 7). It continued to be used for this purpose until the 1970s, after which it was used for the repair of transport vehicles (*ibid*). Most recently the buildings at Edge End Farm have been derelict and empty; some were badly damaged during a fire in 2003 (Anon 2003), and a number have also been demolished (Doug Moir pers comm).

4. BUILDING INVESTIGATION RESULTS

4.1 INTRODUCTION

4.1.1 The building in question, Edge End farmhouse, currently stands in an isolated position within a cleared area at the north end of the site (Fig 1). The building is a substantial stone-built detached two-storey (with a cellar) farmhouse, which was in poor internal condition at the time of survey. It has clearly been standing empty for some time and exhibits signs of fire damage. Some of the internal partition walls and ceilings have been removed and the building is almost an empty shell.

4.2 FABRIC

4.2.1 The main elevations of the house are constructed from compound walls with regular, tooled (Plate 3), coursed blackened gritstone facing, the largest block measuring 0.59m (1 foot 11 inches) by 0.18m (7 inches), with red mortar and rubblestone (brick near the front door) backing (Plate 3). The rear of the house is constructed from coursed random rubblestone with smeared lime mortar. There is a partially demolished outshut/extension at the rear of the property, which is constructed from a single skin of rock-faced yellowish sandstone with cement mortar. A partly demolished porch at the front door is of similar stonework to the house but is lined with a skin of brickwork. All of the window and door surrounds are of tooled sandstone, most of which have been painted. The windows, although removed, appear to have been most recently PVCu replacements.

4.2.2 The roof covering material has been removed to reveal a felt waterproof membrane. The two chimneys are constructed from the same material as the main exterior elevations and are without chimney pots. The copings at either gable are sandstone, as are the kneelers. The rainwater goods are a mixture of cast iron and plastic.

4.2.3 Internally, the dividing walls are of brick construction, mostly measuring 8³/₄ x 6 x 3 inches (Plate 4). Mortar is mainly lime but there are areas of cement patching and rebuilding/infilling (particularly the fireplaces) with later brick. There is also some infilling with cinder block present. All the walls appear to have been plastered (probably with lime plaster) but are now mostly bare. The remaining ceilings are lath and plaster with traces of lime still visible. The basement walls are all plastered. Some of the floors are concrete but it would appear that they were originally of flagged construction.

4.3 ARRANGEMENT OF THE BUILDING

4.3.1 The house measures approximately 12m by 7.5m, is rectangular in plan and its long axis lies on a general east west orientation (Fig 4). Its appearance is typical of many Pennine vernacular double-pile small houses of the region (Brunskill 1997a; 1997b). The house is roughly symmetrical and has a central

hallway flanked originally by a single ground floor room on either side and two first floor rooms on either side (from wall scar evidence – see *Section 4.5.14*). The east ground floor room has been divided to create Rooms 2 and 3 (Fig 5). The hallway contained the stairs (now removed) allowing access to the upper floor and the step leading down into the basement which is limited in extent to the area below Rooms 2 and 3. All the rooms appear to have been accessed only via the hallway (except Room 3 which could also be accessed from outside – see *Section 4.5.10*). There are two chimneys flush with each gable, each of which contain two flues, which allowed fireplaces in all rooms.

- 4.3.2 There is a small outshut/extension at the rear of the house, which could once be accessed from Room 3. A porch was once present at the front of the house which contained the main door. The house has a second doorway in the east wall which allows access to and from Room 3 (Plate 5). The south and west sides of the house are surrounded by a concrete-flagged patio area with brick foundations, which is contained within a low wall of similar appearance to that of the outshut.

4.4 EXTERNAL DETAILS

- 4.4.1 ***The Front (South) Elevation:*** this contains the main entrance and is composed of well-finished stonework with narrow joints, which exhibit deep crosshatched tooling (Plate 3), some of which is in poor condition. The doorway has a substantial gloss painted stone surround, which exhibits very fine horizontal furrow tooling chamfers with straight-cut stops and carved shoulders (Plates 8 and 9). A porch once stood here and was probably of dwarf wall construction with a glazed upper section.
- 4.4.2 There are five large windows present in this elevation, two on the ground floor and three on the first (Plate 2). The ground floor windows contain three lights separated by simple splay moulded flush mullions and have splayed sills. Each window has tails that are keyed into the surrounding stonework. The first floor windows are identical but have just two lights. It appears that all the windows were glazed with PVCu windows. There is an ogee gutter, which rests on projecting sandstone, and a single cast-iron down spout.
- 4.4.3 ***The Rear Elevation:*** this differs from the opposite elevation in that it is constructed from random-coursed rubblestone with smeared cement mortar and was obviously not meant to be seen (Plate 5). There is an ogee gutter similar to that on the front elevation and the elevation appears to have been limewashed in the past. The remains of a small outshut or extension are present and this appears to have been last utilised as a lavatory. It is constructed from a single skin of coursed regular yellow sandstone with cement ribbon pointing, and is roughly keyed in to the walls of the house. The interior of the outshut was gloss painted.
- 4.4.4 Within the outshut are three windows and a door, all of which have been blocked from the inside with cinder blocks (Plate 6). They all have square furrow tooled sandstone surrounds and the sill of one window projects slightly. The first floor windows are effectively a mirror image of those on the front

elevation except that they have different, square surrounds and mullions with projecting sills (Plate 5). The centre window has been partially blocked from inside with cinder block.

- 4.4.5 ***The East Elevation:*** this elevation is constructed in the same manner as the west and front elevations (Plate 7) and forms the gable. The verge is flush and exhibits a sandstone coping with moulded sandstone kneelers at each side. A chimneystack of the same construction as the main wall is flush with the wall and straddles the roof ridge. This has a plinth, together with moulded sandstone oversailing course. There is a plastic downpipe into which the outlet pipes from Room 7 flow.
- 4.4.6 There are two windows on the ground floor, which illuminate Rooms 2 and 3. The window in Room 2 is the same height as the mullion windows on the front elevation and has a square tooled sandstone surround, which projects slightly. The window in Room 3 has a simple concrete surround and has been knocked through below the sill (which was originally higher than the other) to allow access in to that room. It appears to be a late twentieth century insertion.
- 4.4.7 ***The West Elevation:*** this is constructed in exactly the same manner as the east elevation. Visible deterioration betrays the line of the flue (Plate 10). A large 'picture window' with a massive sandstone surround and projecting sill has been inserted into the northern side of the elevation. A patio area extends around this side of the building.

4.5 INTERNAL DETAILS

- 4.5.1 ***Room 1 (and 6):*** this room forms the main entrance lobby and originally housed the main staircase and first floor landing (Plate 11). The stairs appear to have been of half-turn construction, below which was access to the basement. Some beaded matchboard is still present and the stairs are fire damaged. All the rooms of the house lead off the lobby. The first floor landing (Room 6) was inaccessible at the time of survey.
- 4.5.2 The long walls, which are full height (possibly bearing the weight of the roof), are constructed from brick, whilst the two end walls appear to be of rubble construction. All the walls are lime-plastered with traces of wallpaper. The floor was probably flagged originally, as traces of these remain, with a section of modern ceramic tiling at the north end.
- 4.5.3 The ceiling, although mostly stripped out, appears to have been of lath and plaster construction, and there is evidence to suggest that it was later reduced in height from 3.2m to 2.62m, as battens line the walls. This was probably plasterboard. From inspection of the joists (in other rooms) it is apparent that new joist slots have been cut into the walls to carry the joist supporting the plasterboard ceiling (Plate 11) (all of this has been stripped out). The original floor joists are staggered and measure 7 inches by 3 inches and were 12 inches apart.

- 4.5.4 There are eight doorways, four on each floor, none of which retains their door cases or doors. All of the doors appear to be contemporary with the brick walls and the doorway into Room 3 appears to have been widened. The front door is as described in *Section 4.4.1*. The doorjambs contain timber baulks which were obviously fixings for the door cases. There is a small blocked window visible in the north wall. It has a panelled reveal which was originally plastered with an angle bead moulding. There is a mullioned window at each end of the first floor landing which are as per the descriptions for the front and rear elevations.
- 4.5.5 **Room 2:** this room lies in the front of the building and is roughly square (Plate 12). It can only be accessed from Room 1 through a single doorway and no obvious function for this room is discernible. The west and north walls are of brick construction, while the south and east are of rubble. The east wall contains areas of rebuilding, which are of modern grey brick. The north wall, which separates this room from Room 3, rests upon a substantial timber baulk and only extends up to ceiling height. This wall is of similar construction to the other brick walls and may be contemporary. The floor comprises loose sand/gravel and may have originally been flagged. The ceiling is the same as that described for Room 1 with evidence for inserted joists (Plate 13).
- 4.5.6 There is a chimneybreast present on the east wall, which contains a large opening. It has been substantially rebuilt (some handmade brick fabric is visible) and may have contained a gas fire or boiler (a flue liner is visible). Two rolled steel joists (RSJs) support the chimneybreast above the opening, which continues into Room 7 above.
- 4.5.7 There are two windows present and they have been described briefly in *Sections 4.4.2* and *4.4.6*. The window in the gable wall appears to have been inserted later into the alcove to the left of the fireplace. It has a substantial sandstone square jambs and a large lintel. The main window in the front wall is a large three-light mullion, which exhibits some rebuilding in brick.
- 4.5.8 **Room 3:** this occupies the rear of the building and once probably had an association with the small outshut described in *Sections 4.3.4* and *4.3.5*. It is the smallest room in the building and appears to have last been utilised as a kitchen area (Plate 14).
- 4.5.9 The south and west walls are constructed from brick and are the same as those described in *Section 4.5.5*. Closer inspection reveals that the south wall butts the west wall. The north and east walls are of rubblestone. The floor is mainly laid down to modern ceramic tiles, which appear to have been laid around pre-existing appliances. The ceiling is the same as all the other rooms.
- 4.5.10 The back wall contains two blocked windows, which appear to have been modified on perhaps more than one occasion, and both have massive timber lintels. There is a window in the gable wall (described in *Section 4.4.6*) which now allows direct access from outside (this appears to have been knocked through recently to allow stripping out works). A doorway is present in the north wall which once allowed access to the small outshut (visible externally

on Plate 5). It has a large sandstone lintel and appears to have been narrowed with brick. The remains of a modern door are present.

- 4.5.11 Various wall scars testify to the presence of either shelving and cupboards or kitchen appliances and it would appear that a range cooker was fitted against the north wall above which a modern steel flue is visible (this is visible externally).
- 4.5.12 **Room 4:** this is the largest room in the building and occupies the whole of the ground floor to the west of Room 1 (Plate 4). The east wall is constructed from brick while all the rest are of rubblestone. Most of the walls exhibit some patching and repair in modern brick but the southern side of the gable wall has been entirely reconstructed in cinder block. It contains a modern steel flue and the remains of a boiler are present. It would appear that a chimneybreast was once present here and later removed. The steel flue was probably inserted into the existing flue, which passes up to Room 5.
- 4.5.13 There are two windows present within this room, the one on the front wall being the same as that in Room 2. The other window is located on the gable wall and is a large 'picture window' that was probably inserted in the twentieth century. It has a massive tooled sandstone surround and the lintel is supported by a large RSJ bearing the makers mark 'EARL OF DUDLEY STEEL 7x3'. There are traces of a former window here in the form of a sandstone lintel although nothing is visible externally. The two doorways both allow access into Room 1.
- 4.5.14 **Rooms 5 and 7:** these rooms were unable to be accessed and a limited inspection was carried out from below. The rooms each occupy the spaces either side of the central landing and both were once probably divided into two by a stud partition wall, each room having a separate access into Room 6. Interestingly, the southern doorways in both Rooms 5 and 7 are lower than the others, which reach the height of the lowered ceiling (Plate 15). The ceilings have been lowered in common with the ground floor and the southern doorways were possibly inserted later. Originally, the ceilings were suspended from the rafters by vertical timbers (still present) and no joists were present; therefore, there would have been no access into the roofspace. Both rooms have two windows each, which are on the north and south walls and are described in *Sections 4.4.2 and 4.4.4*.
- 4.5.15 On each of the gable walls symmetrical brick flues are visible (Plate 16) and it would appear that there were originally four fireplaces on each floor. The northern two chimneybreasts have been removed to leave only two fireplaces on the first floor (that in Room 7 now contains a safe). The north side of Room 7 appears to have last been used as a bath/shower room.
- 4.5.16 **The Roof Space:** there was no access to this at the time of survey but limited inspection was carried out from the ground floor. The roof is of common rafter construction with staggered purlins and a ridge plank. It appears that the purlins rest upon the two brick cross walls and the gables. A ventilation hole is present in each of the two crosswalls. The roof is lined with bitumen felt.

- 4.5.17 **The Cellar:** access to the cellar was gained via a doorway, which was present below the stairs leading to a flight of brick-lined stone steps. The cellar itself consists of two whitewashed rooms (probably originally a single room) below Rooms 2 and 3, which are divided by a single skin modern brick partition. The walls of the cellar are of hand-made brick construction with some modern patching. The north room is lined with hardboard sheets. The floor is flagged and has a central drain whilst the ceiling is barrel vaulted, reaching 2.2m at the apex. A single iron tie rod is visible.
- 4.5.18 In the north wall of the north room is a large iron safe door (no makers mark and locked) which must allow access into a walk-in strongroom. A flexible steel flue liner may indicate that a boiler was present. A coal chute may be present on the east wall but this was obscured by rubble and was not visible externally (again due to large amounts of rubble).

5. DISCUSSION

5.1 INTRODUCTION

- 5.1.1 The building under investigation is in poor internal condition that has somewhat reduced the scope and extent of the building survey. Most of the internal details and features have recently been stripped out for reasons of health and safety. Nevertheless, it is a substantial and well-built structure, which exhibits external architectural details, which are worthy of preservation *in situ*.
- 5.1.2 The building has obviously undergone various phases of remodelling, primarily internally, the main details of which will be outlined in the following section. This will deal with the relative phases of remodelling and will not provide specific dates unless these are available.

5.2 EXTERIOR

- 5.2.1 It is probable that the external appearance of the building has changed little since its construction. A building in this location first appears on the OS map of 1893 (Plate 1), together with an eastern extension, which appears to coincide with the current outshut (*Section 4.3.2*). Although an outshut is indicated on the 1893 map, it is probable that the current outshut is a later (probably early-mid twentieth century) construction. Similarly, the front porch appears to be a later addition (probably mid-twentieth century), although the stonework is similar to that of the main elevations. The front door surround is decorative and obviously was meant to be seen.
- 5.2.2 The two windows and door in the rear elevation, which are within the confines of the outshut, are later additions and probably date to the early twentieth century. Earlier windows probably existed here and have been extensively remodelled. Similarly, the door has seen some remodelling and rebuilding. The tall window on the east elevation may well be original as it shares some features with the rear upper floor windows, which are probably original. The front windows were obviously meant to be more decorative than the rear. The knocked through window on the east gable elevation probably dates to the mid-late twentieth century, as does the large picture window on the west gable elevation.
- 5.2.3 The final phase of exterior modification is that of the patio and retaining wall which surrounds the south and west sides of the building. These probably date to the late twentieth century, although it is possible that they are illustrated on the 1893 OS map (Plate 1) and the current patio replaces an earlier feature.
- 5.2.4 The building currently stands isolated within a large, recently cleared area but is illustrated on the 1893 OS map (Plate 1) as being part of a small collection of buildings lying to the east of Edge End Farm. It is likely that these were demolished within the last decade.

5.3 INTERIOR

- 5.3.1 The interior is slightly more difficult to interpret as most features have been removed. It is probable that the original layout of the building was consistent with a double-pile small house (Brunskill 1997a; 1997b) with central entrance lobby and stairs. It probably had four rooms on each floor (each with a fireplace), together with a cellar. The interior brick walls forming the entrance lobby are most likely to be original and the stairs appear to have remained in their original position. Other than the brick wall separating Rooms 2 and 3, there is limited evidence for other possible dividing walls. Wall scars in Rooms 5 and 7 suggest stud walls existed on the first floor. Room 4 was probably divided but no evidence of this survives. The cellar appears to be original but was divided, probably in the late twentieth century. The safe was probably added in the mid-late twentieth century.
- 5.3.2 It is likely that most of the internal modifications took place in the mid-late twentieth century as most of the building materials are of modern appearance. The house must have undergone serious modernisation when the ceilings were lowered and it is reasonable to suggest that the kitchen and shower rooms were installed at this time.
- 5.3.3 Some internal features, such as stainless steel flues and evidence for boilers, date to the late twentieth century and the house probably suffered a series of continual modifications, including the installation of PVCu windows, probably within the last decade. Latterly, the interior has been stripped out as part of current development.

5.4 CONCLUSION

- 5.4.1 Clearly the house has undergone much, particularly internal, modification but retains its original form. Sadly, much evidence has been removed but most of the exterior retains its original appearance. As already stated a building first appears in this location on the OS map of 1893 (Plate 1) and the general appearance of the house is consistent with a mid-late nineteenth century construction date. It was quite probably originally a farmhouse but all the internal appearance is consistent with its last use as offices for a transport vehicle repair business.

5.5 IMPACT AND RECOMMENDATIONS

- 5.5.1 The building survey has revealed that the house probably dates to the mid-late nineteenth century and is a typical example of the late vernacular tradition of the area. These were buildings constructed using local, easy to obtain materials and traditional well proven techniques, primarily constructed in order to fulfil a function. Within the Pennine area, gritstone predominates and double-pile small houses like this one were common. This house, constructed in the latter part of the nineteenth century, is possibly representative of the end of the vernacular tradition, as national standards of taste and construction techniques became more common (Brunskill 1997b).

- 5.5.2 Refurbishment of the building would obviously affect its character and appearance and any exterior modification should be carried out in such a way as to preserve and enhance external features. All the mullion windows, decorative front door surround, kneelers and gable copings, chimneystacks and original guttering should be preserved *in situ*. Surface tooling detail on the main elevations contributes to the buildings' appearance and should be protected and preserved. Any additions to the building should be carried out in a sympathetic manner and should blend in with its appearance; the use of traditional materials would contribute to this.
- 5.5.3 Internally, the building has suffered much modification but any future refurbishment should be carried out with due regard for the layout and the cellar should be retained as far as is practicable. The position of the stairs and entrance lobby should be respected and reinstatement of the original ceiling heights would benefit the character of the house.
- 5.5.4 Further archaeological investigation is considered unnecessary, as no further useful information would be gleaned.

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7. ILLUSTRATIONS

7.1 FIGURES

Figure 1: Site location

Figure 2: Copy of the Edgend estate plan (LRO(P) DDBd 27/11/26 n.d.)

Figure 3: Copy of the Tithe Map (LRO(P) DRB 1/129 1849)

Figure 4: Ground Floor Plan

Figure 5: First Floor Plan

Figure 6: Cellar Plan

7.2 PLATES

Plate 1: Part of the Ordnance Survey map of 1893 showing Edge End and Edge End Farm

Plate 2: General view of front of house

Plate 3: Tooling on main elevations

Plate 4: General View of Room 4

Plate 5: Rear View of House

Plate 6: Detail view of outshut

Plate 7: East Elevation

Plate 8: Detail of base of front door jamb

Plate 9: Shoulder detail of front door

Plate 10: West elevation

Plate 11: Room 1

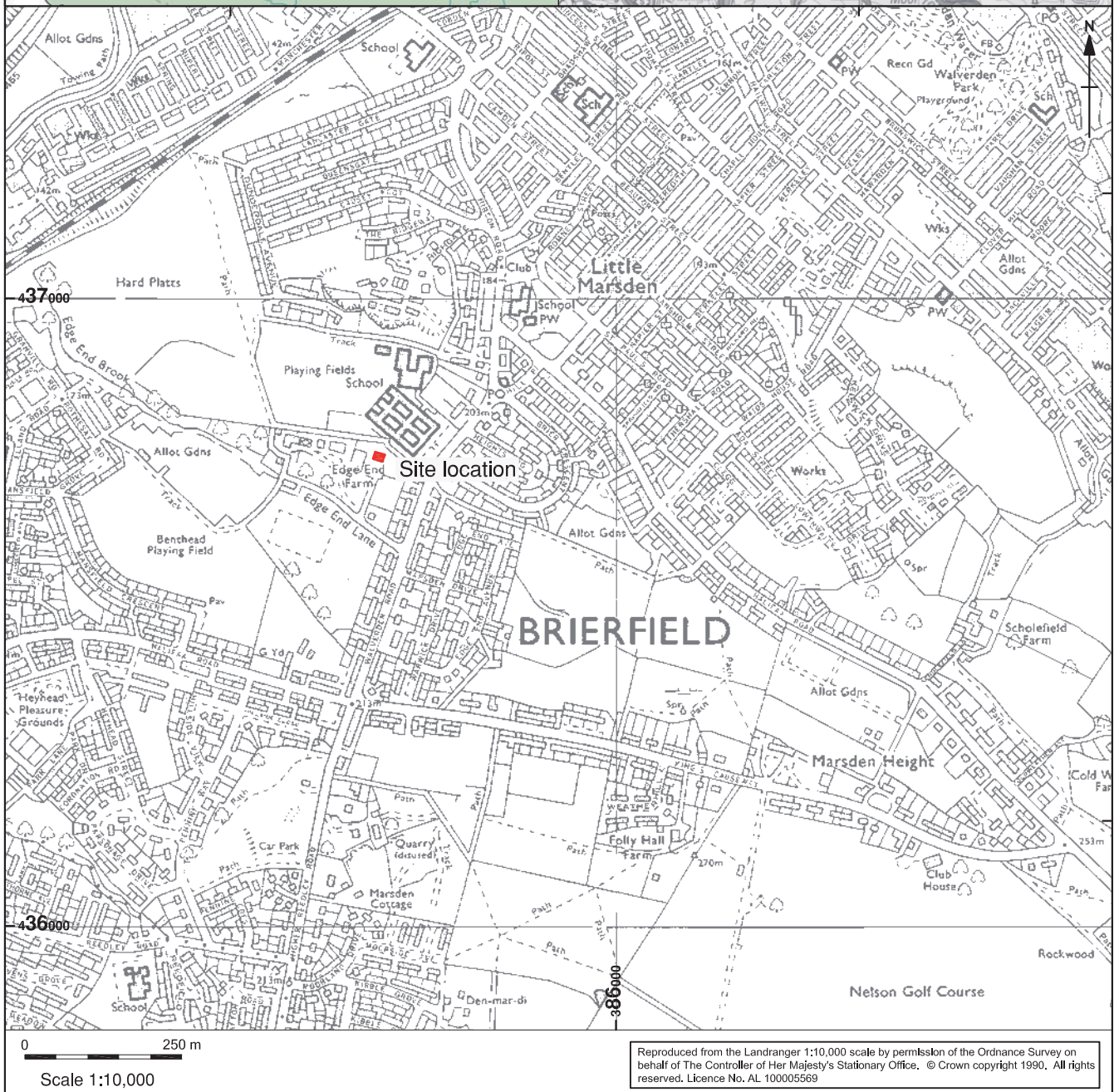
Plate 12: Room 2 facing north-west

Plate 13: Inserted later joists

Plate 14: Room 3 facing east

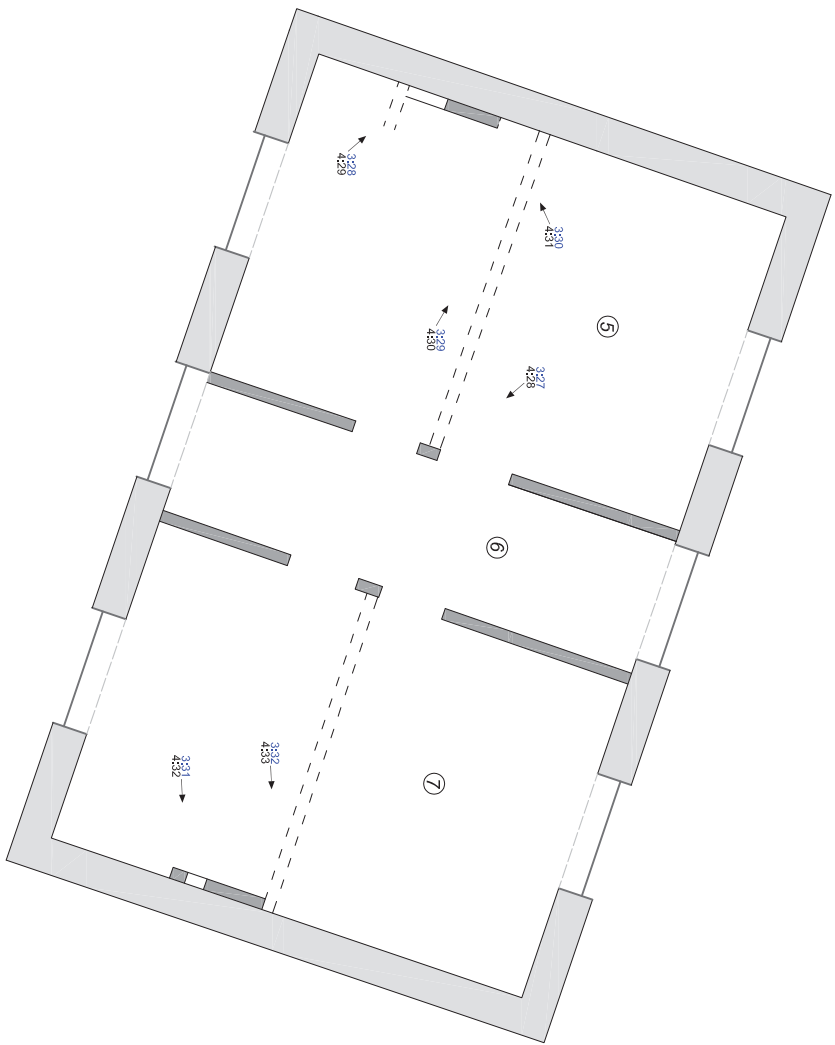
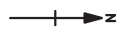
Plate 15: Doorways on first floor

Plate 16: Chimney flues on gable of first floor



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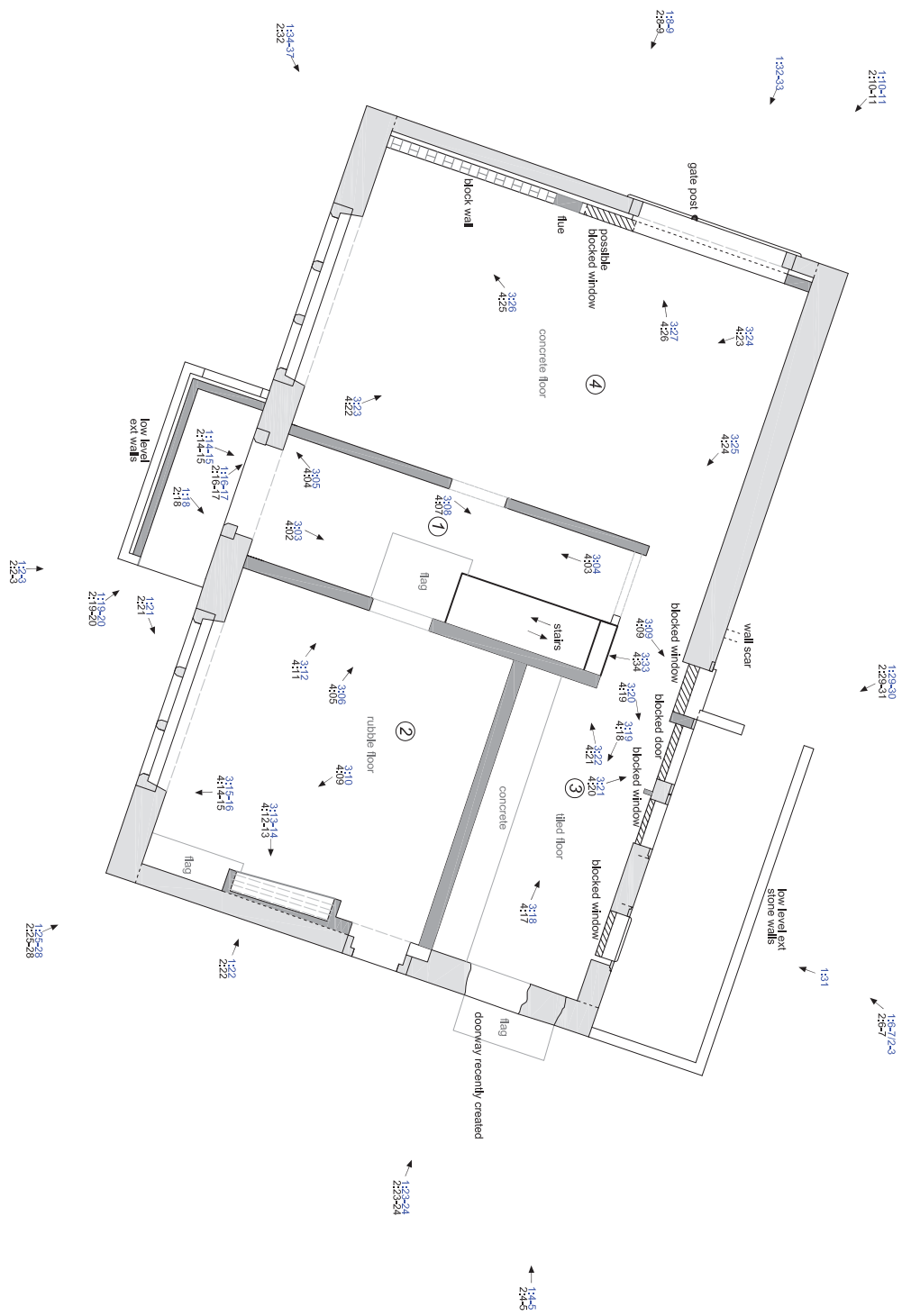
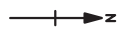
Figure 1: Site Location



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	blocking
	beam over
	uncertain edge
	room numbers
	black & white photo
	colour slide photo



Figure 5: First floor plan

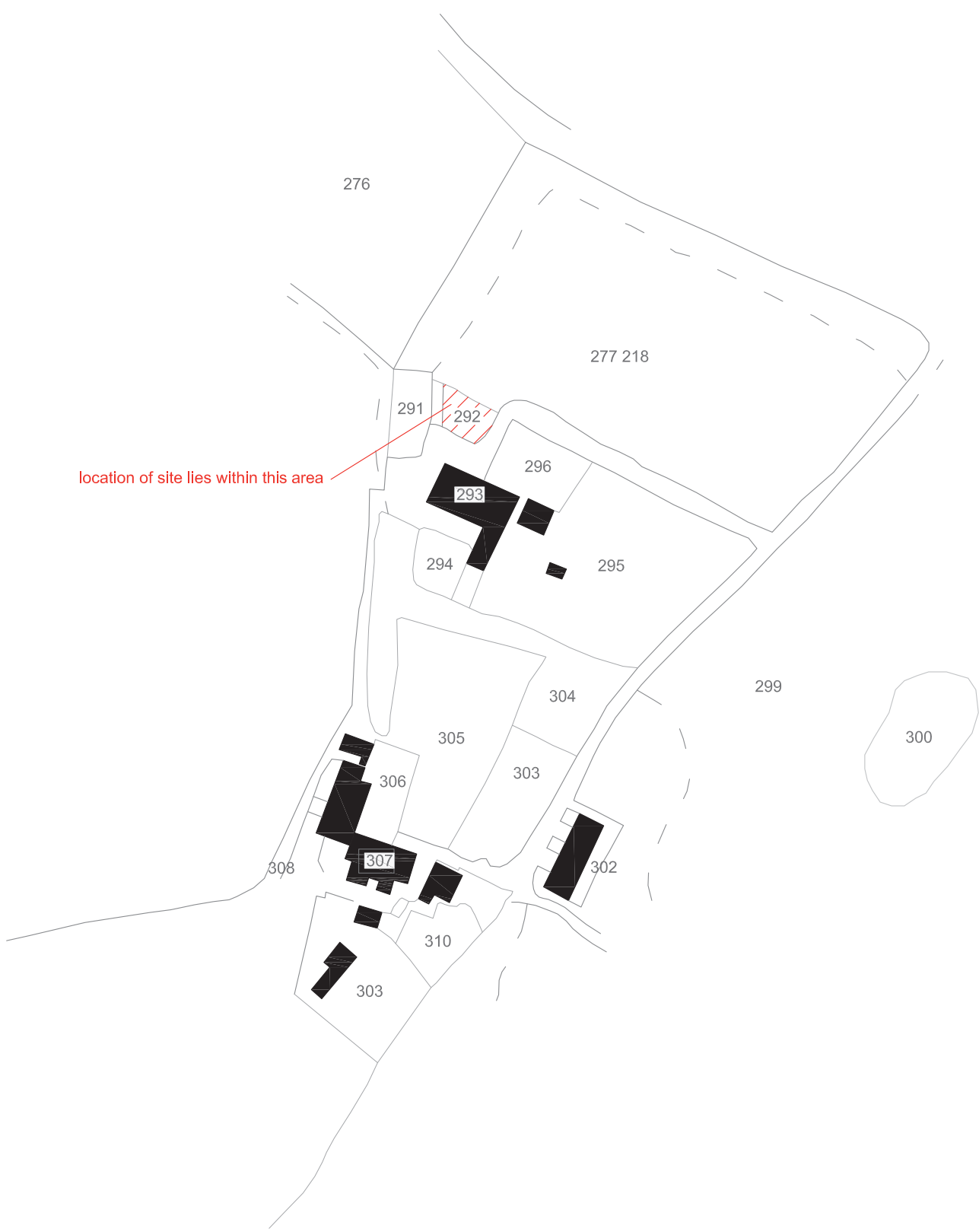


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	colour slide photo



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Figure 4: Ground floor plan

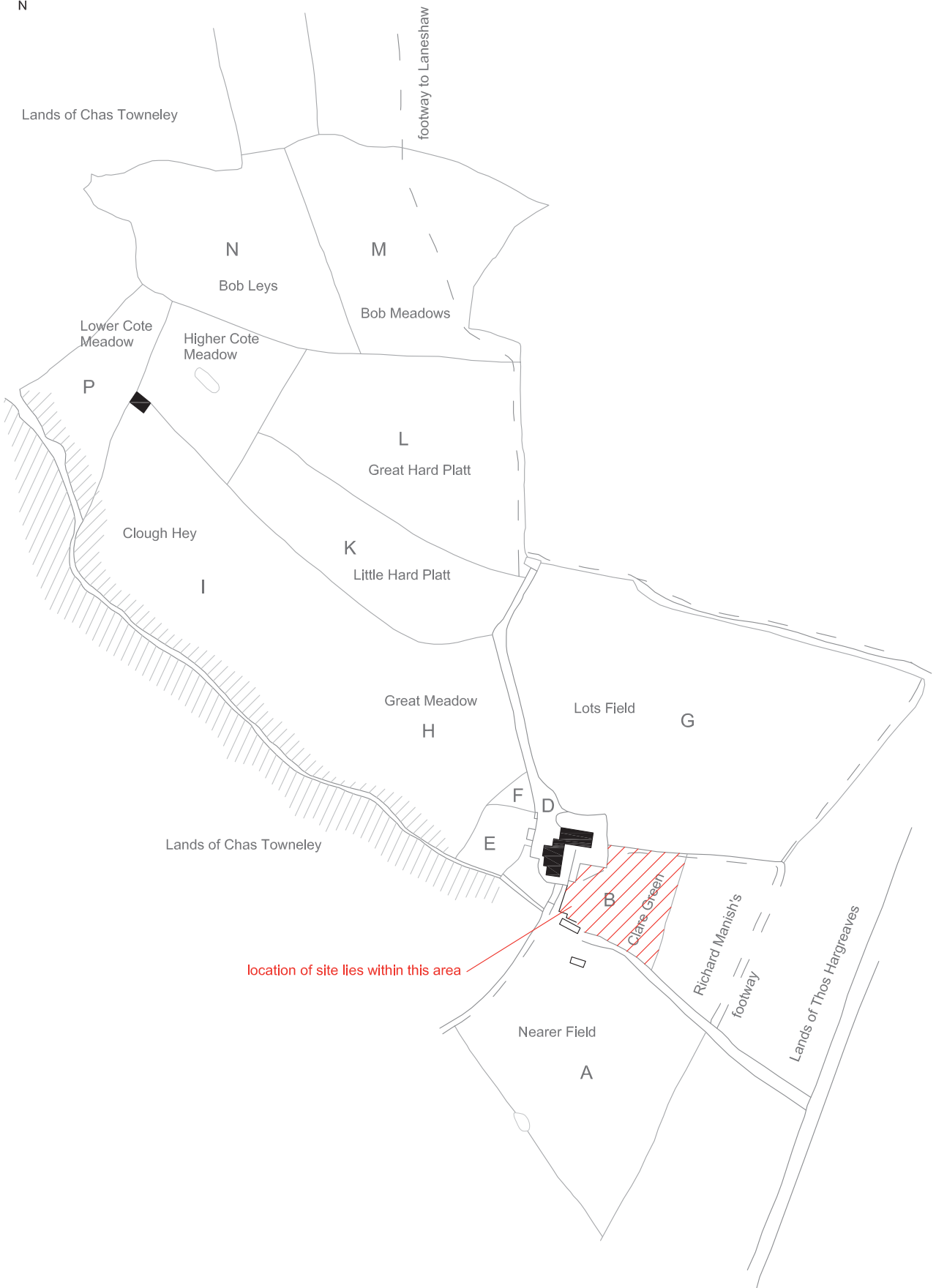


location of site lies within this area

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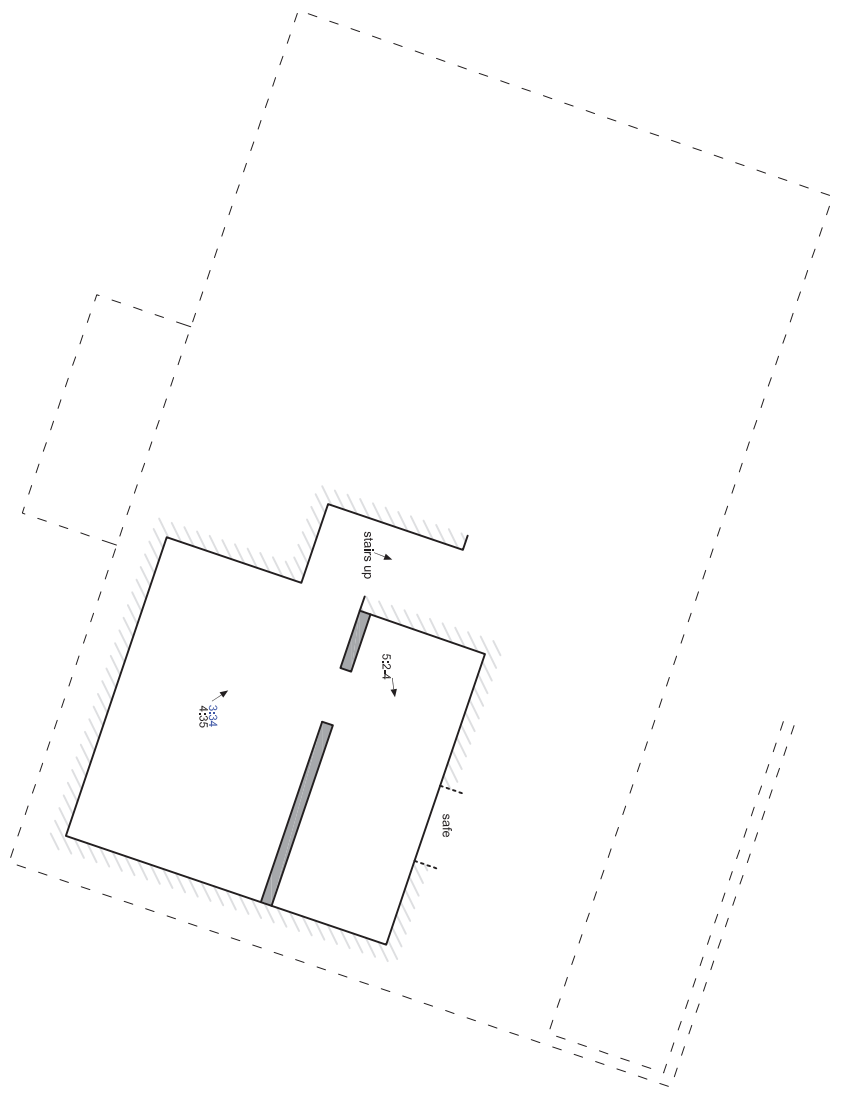
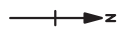
Figure 3: Copy of Tithe Map (DRB 1/129,1849)



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Figure 2: Copy of Estate Plan (DD Bd 27/11/26 nd)



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	uncertain edge
	room numbers
	black & white photo
	colour slide photo



Figure 6: Cellar plan

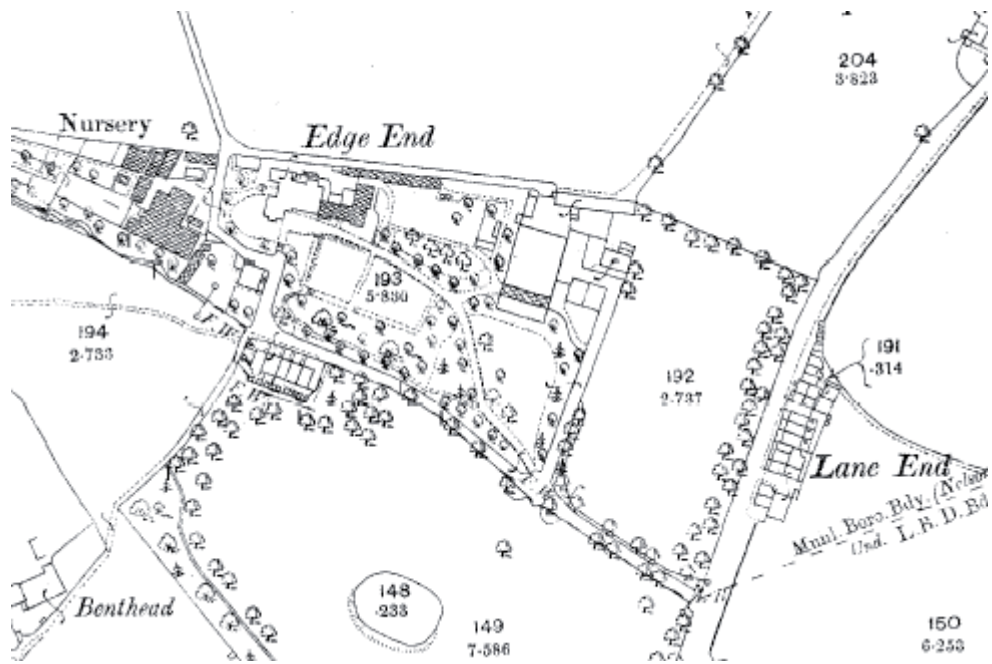


Plate 1: Part of the Ordnance Survey map of 1893 showing Edge End and Edge End Farm



Plate 12: Room 2 facing north-west

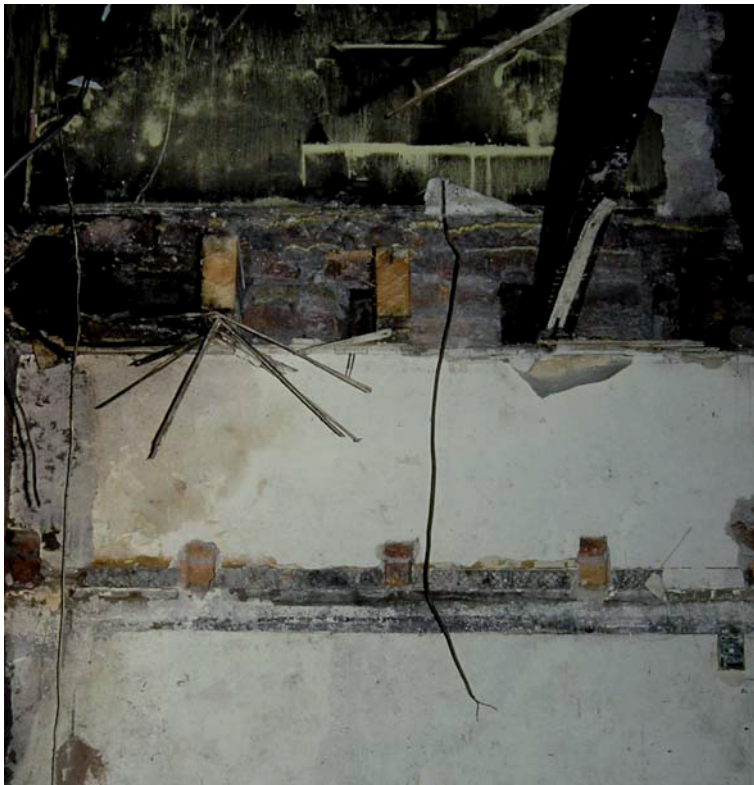


Plate 13: Inserted later joists



Plate 10: West Elevation



Plate 11: Room 1



Plate 8: Detail of base of front door



Plate 9: Shoulder detail of front door



Plate 6: Detail of rear outshut



Plate 7: East elevation



Plate 2: General view of front of house



Plate 3: Tooling on main elevations



Plate 4: General view of Room 4



Plate 5: Rear view of house



Plate 14: Room 3 facing east



Plate 15: Doorways on first floor

APPENDIX 1: PROJECT BRIEF

SPECIFICATION FOR ARCHAEOLOGICAL RECORDING OF AN HISTORICAL AGRICULTURAL BUILDING REQUIRED BY A PLANNING PROPOSAL

Site Name: Edge End Farm, Edge End Lane, Nelson

Planning application number: 13/04/0889

Grid Reference: SD 8561 3671

Summary

Planning permission has been granted by Pendle Borough Council for the alteration of 2 farmhouses and the erection of 30 dwellings at Edge End Farm, Edge End Lane, Nelson.

Because of the impact on the historic interest of the buildings, Lancashire County Archaeology Service (LCAS) has recommended that they be recorded before its conversion. The recording is a condition of the planning permission.

This recommendation follows the advice given by central government as set out in *Planning Policy Guidance: Planning and the Historic Environment* (PPG 15) and *Planning Policy Guidance: Archaeology and Planning* (PPG 16) issued by the DoE.

1. Purpose of recording

1.1 Building recording is required to comply with a condition attached to the planning permission. The alterations will lead to the loss of significant historic fabric relating to the building's former agricultural use. A permanent record of the Edge End Farm is therefore required.

2. Description of proposal

2.1 The current proposals will require the alterations of two farmhouses, one of which (Edge End Farm) dates to the mid-19th century or earlier.

3. Archaeological/Historical interest

3.1 The following historical background is largely from the *Statement of the Special Architectural and Historical Interest of the Proposed Hedge End Conservation area and its Character and Appearance* prepared by Pendle Borough Council's Conservation Officer. The document is not referenced.

3.2 Edge End is recorded as 26 acres in the 14th century and is linked to the nearby Lomeshay area, both being owned by the same family, and connected by Edge End Lane. Edge End Hall, adjacent to the development site on the western side contains significant fabric of a 17th century hall. An estate plan dated c1790 but possibly as much as fifty years earlier, depicts Edge End and lists a dye house and combing shop (for combing wool for worsted yarn production). The cloth business was moved to Lomeshay Mill in 1780.

3.3 The 1st edition 1:10560 map shows Edge End Hall and Edge End House which stands to its south, dates to 1740 and is listed Grade II (PRN 17892). The Farm site is named as Clare Green, and appears to consist of a range of buildings running N-S to the west of the

7.6 Drawing conventions should conform to English Heritage guidelines as laid out in RCHME 1996, *Recording Historic Buildings - A Descriptive Specification (3rd Edition)*.

8. Health and Safety

8.1 The archaeologist on site will operate with due regard to health and safety regulations.

9. Monitoring

9.1 The Lancashire County Archaeology Service may undertake monitoring for its own quality control purposes. A minimum of one weeks notice of the commencement of fieldwork must be given by the archaeological contractor to the monitor, in order that arrangements can be made.

10. Post-Recording Work and Report Preparation

10.1 Record photographs should be printed at a minimum of 5" x 7". Bracketed shots of identical viewpoints need not be reproduced, but all viewpoints must be represented within the report.

10.2 A fully indexed archive is to be compiled consisting of all primary written documents, plans, photographic negatives and a complete set of labelled photographic prints. Labelling should be in indelible ink on the back of the print and should include: film and frame number; date recorded and photographer's name; name and address of feature/building; national grid reference. Printed adhesive labels are also acceptable. Photographic prints should be mounted in appropriate archival stable sleeves.

10.3 A short written report should be produced detailing who undertook the recording, when the work was done, where the structure/building is located, what recording was undertaken and why the work was required. The report should also include details of the alterations/demolition to be undertaken and an assessment of the importance of the feature/building to be affected. A discussion of the construction sequence of the building should also be included.

10.4 The report illustrations should include as a minimum: a location map at not less than 1:2500; a site plan at not less than 1:500 with the building(s) being recorded clearly marked; photographs used to illustrate key points and a complete set of site drawings, at an appropriate scale, executed to publication standard. Extracts from all historic maps studied during the map analysis stage (section 4.) are also to be included within the report with the building/buildings of interest clearly visible, where they aid interpretation of the development of the building(s). All copyright and Licence agreement numbers should be included where necessary. The photographic record plan and register must also be included.

10.5 A copy of this specification should be bound into the back of the report.

11. Deposition of archive

11.1 The archive resulting from building recording will be deposited with the Lancashire Records Office, in a format to be agreed with the County Records Officer, and within a timetable to be agreed with the Specialist Advisor (Archaeology) or Planning Officer

photographs must be taken at medium-to-close range and be framed in such a way as to ensure that the element being photographed clearly constitutes the principal feature of the photograph.

6.6 For the purposes of the report, high quality digital images are acceptable.

6.7 Archive photographs can be taken with a 35mm camera (a Medium or Large Format camera can also be used). All record photographs to be black and white, using conventional silver-based film only, such as Ilford FP4 or HP5, or Delta 400 Pro (a recent replacement for HP5 in certain film sizes such as 220). Dye-based (chromogenic) films such as Ilford XP2 and Kodak T40CN are unacceptable due to poor archiving qualities. Digital photography is unacceptable due to unproven archiving qualities. This basic photographic record is to be supplemented by colour slide photography where colour is an aspect that needs to be recorded. All detailed photographs must contain a graduated photographic scale (measuring tapes and surveying staffs are not considered to be acceptable scales in this context). A 2-metre ranging-rod, discretely positioned, should be included in a selection of general shots, sufficient to independently establish the scale of all elements of the building and its structure.

6.8 A photographic register detailing (as a minimum) location and direction of each shot must be completed. The position and direction of each photograph is also to be noted on a copy of the building/site plan.

7. Drawn Record

7.1 A scale plan (1:50 or 1:100) of each of the floors of the building to be affected is to be made. Existing plans (e.g. plans submitted with a planning application) may be used as the basis for the drawn record; it is the responsibility of the archaeological contractor to ensure that any existing drawings used are accurate, if not, to make any necessary adjustments or corrections. The drawn record is to show all features of interest that have been recorded photographically, as well as to show any other features of historical significance that may not be directly affected by the proposal but which are necessary to put those features in context.

7.2 Drawings (to scale or fully dimensioned) recording the form and location of other significant structural details (e.g. timber or metal framing, roofs).

7.3 Sections to illustrate the vertical relationships within a building (e.g., ceiling heights; differing floor heights; roof trusses).

7.4 Construction techniques and sequences should be appropriately illustrated and described, if visible. Typical features of interest may include tool marks left over from the preparation of structural timbers, carpenters' marks, etc.

7.5 The archaeologist on site should also identify and note:

- any significant changes in construction material – this is intended to include significant changes in stone/brick type and size
- any blocked, altered or introduced openings
- evidence for phasing, and for historical additions or alterations to the building.

current farmhouse. The 1st edition 1:2500 map shows the farm comprising the house, a large range of buildings which may be based on the range in existence some 50 years earlier, a narrow building on the north along the northern boundary of the farmyard and some minor structures. There were several sets of greenhouses around Edge End Hall, part of a nursery business established in 1876 (PRN 22087). From the mid-20th century, the farmyard was used by a livestock transport and then heavy goods vehicle repair business and the farm buildings have been demolished recently.

3.4 Farm buildings are of great historical importance. They record, by the siting of the farmstead, the pattern of rural settlement and the making of the historic landscape. They record the historic farming systems and methods of the area and they show the vernacular or traditional building materials and methods of their locality. Conversion and dereliction are steadily eroding the numbers of functional historical farm buildings in the county.

3.5 Further details of these sites can be obtained from the Lancashire Sites and Monuments Record, quoting the PRNs.

4. Map analysis

4.1 Prior to the commencement of work on site, the archaeological contractor should undertake a rapid map-regression exercise. As a minimum, all historic Ordnance Survey maps should be examined. If available, other historic cartographic sources should also be examined. This work is intended to inform the archaeological recording by providing background information with regard to the function of the building/structure and its phasing.

5. Personnel

5.1 The work shall be carried out by appropriately qualified and experienced staff. Details of staff and their relevant experience should be discussed and agreed with the monitor prior to the work being carried out.

6. Photographic Recording

6.1 A general and detailed photographic record is to be made of Edge End Farmhouse.

6.2 General photographs of the interior, exterior and setting of the building are required.

6.3 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.

6.4 The building's relationship to its setting, to other buildings, or to a significant viewpoint.

6.5 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) may be recorded by means of a single representative illustration. **N.B.** Detail

(Archaeology). A summary record of the building with appropriate illustrations will be deposited with the Lancashire Sites and Monuments Record and with the National Monuments Record in Swindon. This should be provided as an Adobe Acrobat 'pdf' on CD-ROM.

11.2 The site archive shall be conserved and stored according to the *UKIC Guidelines for the preparation of excavation archives for long-term storage (1990)* and the Museum and Galleries Commission *Standards in the Museum Care of Archaeological collections (1992)* 'Standards for the preparation and transfer of archaeological archives'.

11.3 Copies of the report will be supplied to the Lancashire Sites and Monuments Record on the understanding that it will become a public document after an appropriate period (a maximum of 6 months after the completion of the fieldwork unless another date is agreed in writing with the Specialist Advisor (Archaeology) or Planning Officer (Archaeology)). A copy of the report will be supplied to the Local Planning Authority responsible for the planning decision.

11.4 Provision and agreement will be made for the appropriate academic publication of any results that are not to form part of any further work. As a minimum, a brief summary report of fieldwork, to appear in the Council for British Archaeology North West *Archaeology North West* will be produced. This will be sent to the editor of *Archaeology North West* in time for it to appear within a calendar year of the completion of fieldwork.

12. Technical queries

12.1 Prior to the commencement of *any work*, the archaeological contractor should confirm in writing adherence to this specification, or state (with reasons) any proposals to vary the specification. Should the contractor wish to vary the specification, then written confirmation of the agreement of the LCAS to any variations is required prior to work commencing. The archaeologist carrying out the recording should be appropriately qualified and experienced.

12.2 Further information about the building and proposed development can be obtained from Mr Mark Winterbottom, Persimmon Homes. E-mail mark.winterbottom@persimmonhomes.com

12.3 Any technical queries arising from the specification detailed above, should be addressed to the LCAS without delay at Lancashire County Council, Environment Directorate, Guild House, Cross Street, Preston, PR1 8RD, Tel. 01772 531734. Fax 01772 533423. E-mail: Douglas.moir@env.lancscc.gov.uk

13. Valid period of specification

13.1 This specification is valid for a period of one year from date of issue. After that time it may need to be revised to take into account new discoveries, changes in policy or the introduction of new working practices or techniques.

Doug Moir
Planning Officer (Archaeology)
Lancashire County Archaeology Service

APPENDIX 2: PROJECT DESIGN

1. INTRODUCTION

1.1 PROJECT BACKGROUND

- 1.1.1 Persimmon Homes Ltd (hereafter the client) has requested that Oxford Archaeology North (OA North) submit proposals to undertake a building investigation and watching brief at Edge End Farm, Nelson, Lancashire (SD 8561 3671) prior to a proposed residential development. The site covers approximately 1.5ha and consists of hard standings and former gardens, with the site of two buildings.
- 1.1.2 A planning application was submitted to Pendle Borough Council (Planning Application reference 13/04/0889) for the development of 30 dwellings, including the refurbishment of two existing buildings on the site, and the creation of an appropriate infrastructure and landscaping. Permission was granted with a requirement for an archaeological investigation to be carried out. In response to this Lancashire County Archaeology Service (LCAS) issued two specifications: one for a watching brief and the other for a building investigation. However, following a site inspection the requirements of the specifications were modified. This project design has been prepared in accordance with the changes to the LCAS specifications.

1.2 ARCHAEOLOGICAL BACKGROUND

- 1.2.1 The settlement at Edge End dates to at least the fourteenth century. It was linked to the nearby Lomeshay area by Edge End Lane, both being owned by the same family. Edge End hall, adjacent to the site contains significant fabric of 17th century date, with Edge End House to the south which is Grade II listed (PRN 17892). The nearby Edge End Cottages were associated with a dye house and combing house for worsted yarn production, prior to the mid nineteenth century. These are depicted on an estate plan dated *c* 1790 but in reality it may be from 50 years earlier. The cloth business was moved to the nearby Lomeshay Mill in 1780.
- 1.2.2 The former farm buildings at Edge End Farm have largely been demolished; one of which was described by the Local Planning Authority Conservation Officer as a Georgian barn. The Ordnance Survey (OS) 1st edition map (1:10560) shows the farm as Clare Green and comprising a range of buildings running north/south to the west of the current farmhouse. The OS 1st edition map (1:2500) shows the farm as a house, a large range of buildings, a narrow building on the northern boundary of the farmyard and some minor structures.
- 1.2.3 During the mid twentieth century onwards the farmyard was in use for livestock transport and then a heavy goods vehicle repair business.

1.3 OXFORD ARCHAEOLOGY NORTH

- 1.3.1 OA North has considerable experience of the assessment of sites of all periods, having undertaken a great number of small and large-scale projects during the past 24 years. Such projects have taken place within the planning process, to fulfil the requirements of clients and planning authorities, to very

rigorous timetables. In recent years OA North also has extensive experience of archaeological work in Northern England.

- 1.3.2 OA North has the professional expertise and resources to undertake the project detailed below to a high level of quality and efficiency. OA North is **an Institute of Field Archaeologists (IFA) registered organisation, registration number 17**, and all its members of staff operate subject to the IFA Code of Conduct.

2 OBJECTIVES

- 2.1 The archaeological programme of work aims to record the presence and attempt to interpret the function of any archaeological features exposed during groundworks associated with the development, and to record and interpret the farmhouse known as Plot 15.
- 2.2 To achieve the objectives outlined above the following listed specific aims are proposed:
- 2.3 **Building Investigation:** to provide an origin, development sequence, and a drawn and textual record of the farmhouse to RCHME Level I to II-type survey;
- 2.4 **Watching brief:** to undertake the accurate recording of any archaeological deposits that are disturbed by topsoil/overburden stripping activities associated with the improvement works along the proposed access road.
- 2.5 **Report and Archive:** a written report will assess the significance of the data generated by this programme within a local context. It will present the results of the building investigation.

3. METHOD STATEMENT

3.1 BUILDING INVESTIGATION

- 3.1.1 **Historic Map Regression:** an examination will be undertaken of all historic Ordnance Survey maps available. Cartographic sources will be consulted in an attempt to trace the development of the site back to the earliest available cartographic source. This will provide information on additional sites not included in the SMR, as well as ascertaining potentially any areas of more recent development.
- 3.1.2 Prior to commencement of the building investigation the client should remove all moveable materials which obstruct the fabric of the building.
- 3.1.3 **Photographic Archive:** a photographic archive will be produced utilising a 35mm camera to produce colour slides and black and white prints. A full photographic index will be produced and the position of photographs will be marked on the relevant floor plan. The archive will comprise the following:
- (i) The external appearance and setting of the building;
 - (ii) The overall appearance of principal rooms and circulation areas;

- (iii) Any external or internal detail, structural or architectural, which is relevant to the design, development and use of the building and which does not show adequately on general photographs;
 - (iv) Any internal detailed views of features of especial architectural interest, fixtures and fittings, or fabric detail relevant to phasing the building.
- 3.1.4 **Site Drawings:** the following architect's drawings (supplied by the client) will be annotated for the building:
- (i) Ground and first floor plans of the farmhouse to be annotated to show form and location of any structural features of historic significance and recording the form and location of any significant structural details (1:100 scale);
 - (ii) One cross-section where appropriate (1:50).
- 3.1.5 It should be noted that the farmhouse has been stripped of all internal walls and the floor at first floor level has been removed. This was undertaken for safety reasons. Where possible the original alignment of the internal walls will be added to the floor plans.
- 3.1.6 OA North does not undertake to correct survey inaccuracies in the client's drawings, which shall remain the responsibility of the client. However, if inaccuracies significantly impede the progress of the archaeological survey and must be rectified to allow the archaeological survey to proceed, a charge for this correction will be made (see *Section 9*).
- 3.1.7 The drawings will be used to illustrate the phasing and development of the farmhouse. Detail captured by the annotation will include such features as window and door openings, an indication of ground and roof level, and changes in building material. The final drawings will be presented through an industry standard CAD package.
- 3.1.8 **Interpretation and Analysis:** a visual inspection of the farmhouse will be undertaken utilising the OA North building investigation proforma sheets. A description will be maintained to RCHME Level I to II-type survey. This level of survey is descriptive and will provide a systematic account of the building's origins, development and use and present the evidence.
- 3.1.9 The written record will include:
- (i) An analysis of the plan, form, fabric, function, age and development sequence of the building;
 - (ii) An account of the past and present use of the building;
 - (iii) An account of the fixtures, fittings associated with the building, and their purpose;
 - (iv) Identification of key architectural/agricultural features (including fixtures and fittings) which should be preserved in-situ;
 - (v) A discussion of the relative significance of rooms within the building;

- (vi) A description of the buildings historic context including its relationship with nearby buildings in architectural and functional terms and so forth.

3.2 WATCHING BRIEF

- 3.2.1 A programme of field observation will record accurately the location, extent, and character of any surviving archaeological features and/or deposits within the area of topsoil/overburden stripping for the access road. This work will comprise observation during the excavation for these works, the systematic examination of any subsoil horizons exposed during the course of the groundworks, and the accurate recording of all archaeological features and horizons, and any artefacts, identified during observation.
- 3.2.2 Putative archaeological features and/or deposits identified by the machining process, together with the immediate vicinity of any such features, will be cleaned by hand, using either hoes, shovel scraping, and/or trowels depending on the subsoil conditions, and where appropriate sections will be studied and drawn. Any such features will be sample excavated (ie selected pits and postholes will normally only be half-sectioned, linear features will be subject to no more than a 10% sample, and extensive layers will, where possible, be sampled by partial rather than complete removal).
- 3.2.3 It is assumed that OA North will have the authority to stop the works for a sufficient time period to enable the recording of important deposits. It may also be necessary to call in additional archaeological support if a find of particular importance is identified or a high density of archaeology is discovered, but this would only be called into effect in agreement with the Client and the County Archaeology Service and will require a variation to costing.
- 3.2.4 **Written Record:** during this phase of work, recording will comprise a full description and preliminary classification of features or materials revealed. All information identified in the course of the site works will be recorded stratigraphically utilising OA North pro-forma. Areas of excavation will be assigned trench numbers and context numbers will be applied to archaeological features.
- 3.2.5 **Site Drawings:** a large-scale plan (provided by the client) will be produced of the area of the groundworks showing the location and extent of the ground disturbance, appropriately labelled to correspond with the written record. Archaeological features will be recorded accurately (either on plan (1:20) and/or section (1:10), and as grid co-ordinates where appropriate).
- 3.2.6 The site drawings will be manipulated in an industry standard CAD package (AutoCAD release 14/release 2000) for the production of final drawings.
- 3.2.7 A photographic record will be undertaken simultaneously. This will utilise a 35mm camera for the production of both colour slides and monochrome prints. A photographic scale will appear in all images captured. The photographic index will describe and locate each area/feature photographed.

- 3.2.8 **Human Remains:** any human remains uncovered will be left *in situ*, covered and protected. No further investigation will continue beyond that required to establish the date and character of the burial. LCAS and the local Coroner will be informed immediately. If removal is essential the exhumation of any funerary remains will require the provision of a Home Office license, under section 25 of the Burial Act of 1857. An application will be made by OA North for the study area on discovery of any such remains and the removal will be carried out with due care and sensitivity under the environmental health regulations, and if appropriate, in compliance with the 'Disused Burial Grounds (Amendment) Act, 1981.
- 3.2.9 **Treatment of finds:** no sampling of finds will take place during fieldwork. All finds will be exposed, lifted, cleaned, conserved, marked, bagged and boxed in accordance with the United Kingdom Institute for Conservation (UKIC) *First Aid For Finds*, 1998 (new edition) and the recipient museum's guidelines.
- 3.2.10 All identified finds and artefacts will be retained, although certain classes of building material can sometimes be discarded after recording if an appropriate sample is retained on advice from the recipient museum's archive curator.
- 3.2.11 **Treasure:** any gold and silver artefacts recovered during the course of the excavations will be removed to a safe place and reported to the local Coroner according to the procedures relating to the Treasure Act, 1996. Where removal cannot take place on the same working day as discovery, suitable security will be employed to protect the finds from theft.
- 3.2.12 **Environmental Samples:** samples will also be collected for technological, pedological and chronological analysis as appropriate. If necessary, access to conservation advice and facilities can be made available. OA North maintains close relationships with Ancient Monuments Laboratory staff at the Universities of Durham and York and, in addition, employs artefact and palaeozoological specialists with considerable expertise in the investigation, excavation and finds management of sites of all periods and types, who are readily available for consultation.

3.3 REPORTS /ARCHIVE

- 3.3.1 **Report:** due to the timescale involved and the nature of the development it is proposed that two reports will be issued. The first report to be issued will be the results of the watching brief within three weeks of completion of fieldwork. The second report will comprise the results of the building investigation, and this will be issued within eight weeks of completion of fieldwork. The reports will include:
- (i) a site location plan related to the national grid;
 - (ii) a front cover to include the planning application number and the NGR;
 - (iii) a concise, non-technical summary of the results;
 - (iv) an explanation to any agreed variations to the brief, including any justification for any analyses not undertaken;

- (v) a description of the methodology employed, work undertaken and results obtained;
 - (vi) copies of plans, photographs, and other illustrations as appropriate;
 - (vii) a copy of this project design, and indications of any agreed departure from that design;
 - (viii) the report will also include a complete bibliography of sources from which data has been derived.
- 3.3.2 These reports will be in the same basic format as this project design; a copy of the report can be provided on CD, if required. Two copies of the reports will be supplied to the client and further digital copies to the SMR.
- 3.3.3 **Archive:** the results of all archaeological work carried out will form the basis for a full archive to professional standards, in accordance with current English Heritage guidelines (*Management of Archaeological Projects*, 2nd edition, 1991). The project archive represents the collation and indexing of all the data and material gathered during the course of the project.
- 3.3.4 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 IFA in that organisation's code of conduct. OA North conforms to best practice in the preparation of project archives for long-term storage. This archive will be provided in the English Heritage Centre for Archaeology format and a synthesis will be submitted to the Lancashire SMR (the index to the archive and a copy of the report). OA North practice is to deposit the original record archive of projects with the appropriate County Record Office.
- 3.3.5 The Arts and Humanities Data Service (AHDS) online database project *Online Access to index of Archaeological Investigations* (OASIS) will be completed as part of the archiving phase of the project.
- 3.3.6 **Confidentiality:** all internal reports to the client are designed as documents for the specific use of the Client, for the particular purpose as defined in the project brief and project design, and should be treated as such. They are not suitable for publication as academic documents or otherwise without amendment or revision.

4. HEALTH AND SAFETY

- 4.1 OA North provides a Health and Safety Statement for all projects and maintains a Unit Safety policy. All site procedures are in accordance with the guidance set out in the Health and Safety Manual compiled by the Standing Conference of Archaeological Unit Managers (1997). A written risk assessment will be undertaken in advance of project commencement and copies will be made available on request to all interested parties.

5 PROJECT MONITORING

- 5.1 **Access:** liaison for basic site access will be undertaken through the client.

- 5.2 Whilst the work is undertaken for the client, the County Archaeologist or his representative will be kept fully informed of the work and its results and will be notified a week in advance of the commencement of the fieldwork. Any proposed changes to the project design will be agreed with LCAS in consultation with the client.

6 WORK TIMETABLE

- 6.1 **Building Investigation:** approximately two days in the field will be required to complete this element.
- 6.2 **Watching Brief:** the duration of this element will be dependent upon the progress of the contractor.
- 6.3 **Reports/Archive:** the report and archive will be produced following the completion of all the fieldwork: the watching brief report within three weeks and the building investigation report within eight weeks. OA North can execute projects at very short notice once a formal written agreement has been received from the client.

7 STAFFING

- 7.1 The project will be under the direct management of **Alison Plummer BSc (Hons)** (OA North senior project manager) to whom all correspondence should be addressed.
- 7.2 Both elements of the fieldwork will be undertaken by a suitably qualified archaeologist experienced in the recording and analysis of historic buildings in the North West. Present timetabling constraints preclude who this will be.

8 INSURANCE

- 8.1 OA North has a professional indemnity cover to a value of £2,000,000; proof of which can be supplied as required.

REFERENCES

English Heritage, 1991 *Management of Archaeological Projects*, second edition, London

APPENDIX 3: PHOTOGRAPH INDEX

OXFORD ARCHAEOLOGY NORTH

PHOTOGRAPHIC INDEX

OA NORTH 13

PROJECT NAME:
EDGE END LANE, NELSON WP

PROJECT CODE:

SITE CODE:
EEOS

FILM NO:

1

FILM TYPE:

2/5

ISO:

200

FRAME	DATE	SITE	DESCRIPTION	DIR	CONDITIONS	PHOTOGRAPHER
1			ID SHOT			
2	12/12/05		General shot of access rd	N	Bright	JC
3	↓		↓	↓	↓	↓
4	↓		↓	↓	↓	↓
5	↓		EXAMPLE OF DEPTH OF CUT OF ACCESS RD	W	↓	↓
6	↓		↓	↓	↓	↓
7	↓		↓	↓	↓	↓
8	↓		Working shot	N	↓	↓
9	↓		↓	↓	↓	↓
10	↓		↓	↓	↓	↓
11	↓		Stone lined and lapped culvert	E	↓	↓
12	↓		↓	↓	↓	↓
13	↓		↓	↓	↓	↓
14	↓		↓	↓	↓	↓
15	↓		↓	↓	↓	↓
16	↓		↓	↓	↓	↓
17	↓		General shot	N	↓	↓
18	↓		↓	↓	↓	↓
19	↓		↓	↓	↓	↓
20						

DIR = the direction in which the camera is pointed, expressed as a compass point eg NW

OXFORD ARCHAEOLOGY NORTH

PHOTOGRAPHIC INDEX

OA NORTH 13

PROJECT NAME: EDGE ENO LANE, NELSON WP PROJECT CODE: _____ SITE CODE: EE05

FILM NO: 1 FILM TYPE: 2/5 ISO: 200

FRAME	DATE	SITE	DESCRIPTION	DIR	CONDITIONS	PHOTOGRAPHER
1			ID SHOT			
2	12/12/05		General shot of access rd	N	Bright	Jc
3	↓		↓	↓	↓	↓
4	↓		↓	↓	↓	↓
5	↓		EXAMPLE OF DEPTH OF CUT OF ACCESS RD	W	↓	↓
6	↓		↓	↓	↓	↓
7	↓		↓	↓	↓	↓
8	↓		Working shot	N	↓	↓
9	↓		↓	↓	↓	↓
10	↓		↓	↓	↓	↓
11	↓		Stone lined and lapped culvert	E	↓	↓
12	↓		↓	↓	↓	↓
13	↓		↓	↓	↓	↓
14	↓		↓	↓	↓	↓
15	↓		↓	↓	↓	↓
16	↓		↓	↓	↓	↓
17	↓		General shot	N	↓	↓
18	↓		↓	↓	↓	↓
19	↓		↓	↓	↓	↓
20	↓		↓	↓	↓	↓

DIR = the direction in which the camera is pointed, expressed as a compass point eg NW

OXFORD ARCHAEOLOGY NORTH

PHOTOGRAPHIC INDEX

OA NORTH 13

PROJECT NAME: **EOG6 END LANE, NELSON WS** PROJECT CODE: SITE CODE:

FILM NO: **2** FILM TYPE: **B/S** ISO: **400**

FRAME	DATE	SITE	DESCRIPTION	DIR	CONDITIONS	PHOTOGRAPHER
1			ID SHOT			
2	12/12/05		General shot of access rd	N	Bright	JC
3	↓		↓	↓	↓	↓
4	↓		↓	↓	↓	↓
5	↓		EXAMPLE OF DEPTH OF CUT OF ACCESS RD	W	↓	↓
6	↓		↓	↓	↓	↓
7	↓		↓	↓	↓	↓
8	↓		Working shot	↓	↓	↓
9	↓		↓	↓	↓	↓
10	↓		↓	↓	↓	↓
11	↓		Stone lined culvert	E	↓	↓
12	↓		↓	↓	↓	↓
13	↓		↓	↓	↓	↓
14	↓		↓	↓	↓	↓
15	↓		↓	↓	↓	↓
16	↓		↓	↓	↓	↓
17	↓		Working shot	N	↓	↓
18	↓		↓	↓	↓	↓
19	↓		↓	↓	↓	↓
20						

DIR = the direction in which the camera is pointed, expressed as a compass point eg N W

OXFORD ARCHAEOLOGY NORTH
PHOTOGRAPHIC INDEX

OA NORTH 13

PROJECT NAME: COKE END FARM PROJECT CODE: L9627 SITE CODE:

FILM NO: 3 FILM TYPE: 57W 35mm ISO: 400

FRAME	DATE	SITE	DESCRIPTION	DIR	CONDITIONS	PHOTOGRAPHER
1	6/12/05		ID SHOT	-	overcast	Kit
2	"	Rm 1	Rm 1 GENERAL & VOID	EN	INDOORS	Kit
3	"	"	" "	EN	"	"
4	"	"	" "	ES	"	"
5	"	"	DETAIL of BACK of FRONT DOOR	SW	"	"
6	"	"	POOL IN RM 4 SHOWS DANGER SIGNATURE SLAZ	NE	"	"
7	"	"	LOWEST CEILING	SW	"	"
8	"	"	DOWNED STAIRCASE	EN	"	"
9	"	"	SM WINDOW - WELLY	EN	"	"
10	"	Rm 2	GENERAL SE	SE	"	"
11	"	"	GENERAL NW	NW	"	"
12	"	"	JOISTS + NEW JOIST SLOTS IN WALL	NW	"	"
13	"	"	REBAR FIRE BRICK	SE	"	"
14	"	"	" "	"	"	"
15	"	"	DETAIL of WEST JAMB WINDOW SOUTH	SE	"	"
16	"	"	DETAIL of WINDOW JAMB WINDOW	SE	"	"
17	"	"	BASE of WEST ^{NOTICE} WALL SHOWS REBAR	EN	"	"
18	"	Rm 3	GENERAL	SW	"	"
19	"	Rm 3	GENERAL	SE	"	"
20	"	"	SMALL WHITE COOKER CASE	NE	"	"

DIR = the direction in which the camera is pointed, expressed as a compass point eg NW

OXFORD ARCHAEOLOGY NORTH

PHOTOGRAPHIC INDEX

OA NORTH 13

PROJECT NAME:

EDGE END FARM

PROJECT CODE:

L9627

SITE CODE:

FILM NO:

①

FILM TYPE:

35mm BTW

ISO:

400

FRAME	DATE	SITE	DESCRIPTION	DIR	CONDITIONS	PHOTOGRAPHER
1	6/12/05		ID SHOT	-	SUN	K T
2	"		GENERAL of FRONT (left) ELEV SOUTH.	NW	"	"
3	"		" "	"	"	"
4	"		GENERAL of SOUTH ELEV EAST	SW	"	"
5	"		" "	"	"	"
6	"		GENERAL of SOUTH ELEV NORTH	SE	"	"
7	"		" "	"	"	"
8	"		GENERAL of SOUTH ELEV WEST	SE	"	"
9	"		" "	"	"	"
10	"		BUILDING in CONTEXT	SE	"	"
11	"		" "	"	"	"
12	"		" "	NW	"	"
13	"		" "	"	"	"
14	"		FRONT DOOR	E	"	"
15	"		" "	"	"	"
16	"		SHOULDER DETAIL FRONT DOOR	NW	"	"
17	"		" "	"	"	"
18	"		SHOULDER DETAIL BOTTOM OF FRONT DOOR	NE	"	"
19	"		GENERAL of FRONT SOUTH	NW	"	"
20	"		" "	"	"	"

DIR = the direction in which the camera is pointed, expressed as a compass point eg NW

NAME: EDGE END FARM		PROJECT CODE: L9627		SITE CODE:	
①		FILM TYPE: B+W		ISO: 400	
DATE	SITE	DESCRIPTION	DIR	CONDITIONS	PHOTO-GRAPHER
01/11/07		MILLION WINDOW ON E SIDE	NE	SUN	KIT
"		DETAIL OF STONEMARK	SW	"	"
"		WINDOW IN ELEV IN 2 + OUTSHOT E2	SW	"	"
"		" "	"	"	"
"		DECORATIVE KNEELING IN GUTTER	NW	"	"
"		" "	"	"	"
"		CHIMNEY.	NW	"	"
"		"	"	"	"
"		OUT SHOT AT ROAD	SIG	"	"
"		DETAIL OF DOOR WITHIN OUTSHOT	NW	"	"
"		DETAIL OF SIDE WINDOW IN ELEV	S	"	"
"		LARGE PICTURE WINDOW IN N ELEV	E	"	"
"		" "	"	"	"
"		1970 AREA AT ROAD	NE	"	"

DIR = the direction in which the camera is pointed, expressed as a compass point eg NW

NAME: E04 END FARM		PROJECT CODE: L9627		SITE CODE:	
②		FILM TYPE: 35mm C/S		ISO: 200	
DATE	SITE	DESCRIPTION	DIR	CONDITIONS	PHOTOGRAPHER
6/12/05		MULLION WINDOW ON E SIDE	ENE	SUN	KIT
"		DETAIL OF STONE WORK	EW	"	"
"		DETAIL OF WINDOW W/2 + OUTSHT ER	NW	"	"
"		" "	"	"	"
"		DECORATIVE INVERTED MC GUTTER	NW	"	"
"		" "	"	"	"
"		CHIMNEY	NW	"	"
"		" "	"	"	"
"		OUTSHT AT REAR	SE	"	"
"		DETAIL + DOME AT REAR.	SW	"	"
"		" "	"	"	"
"		DATUM MARK AT NORTH.	ENE	"	"

DIR = the direction in which the camera is pointed, expressed as a compass point eg NW

OXFORD ARCHAEOLOGY NORTH

PHOTOGRAPHIC INDEX

OA NORTH 11

PROJECT NAME:

Edith and farm

PROJECT CODE:

L9627

SITE CODE:

FILM NO:

④

FILM TYPE:

35mm c/s

ISO:

200

FRAME	DATE	SITE	DESCRIPTION	DIR	CONDITIONS	PHOTOGRAPHER
1	6/12/05		ID SHOT	-	OVERCAST	KIT
2	"	Rm 1	Rm 1 GENERAL	EN	INDOORS	"
3	"	"	" "	S	"	"
4	"	"	DETAIL of BACK of FRONT DOOR	ES	"	"
5	"	"	DETAIL of DOOR - TO Rm 4 showing AVISSE SKIDTING SCAR	ES	"	"
6	"	"	LOWELED CEILING	S	"	"
7	"	"	REMOVED STRUC CASE	EN	"	"
8	"	"	Small window in EN elev.	N	"	"
9	"	Rm 2	Rm 2 GENERAL	SE	"	"
10	"	"	Rm 2 GENERAL	NE	"	"
11	"	"	JOISTS + new JOIST SLOTS	NE	"	"
12	"	"	Robust fire BRICK	SE	"	"
13	"	"	" "	"	"	"
14	"	"	DETAIL of ^{NORTH} WEST JOISTS hidden	NE	"	"
15	"	"	DETAIL of JOISTS ON Rm 2 window	SE	"	"
16	"	"	BASE of Rm 2 window showing TIMBER	N	"	"
17	"	Rm 3	GENERAL	NE		
18	"	"	"	SE		
19	"	"	SPACE where COOLER WAS	WSE		
20	"	"	DOOR TO OUTSIDE	NE		

DIR = the direction in which the camera is pointed, expressed as a compass point eg N W

PROJECT NAME: EDGE END FARM PROJECT CODE: SITE CODE:

FILMNO: 4 FILM TYPE: C/S ISO: 200

FRAME	DATE	SITE	DESCRIPTION	DIR	CONDITIONS	PHOTO GRAPE
21	6/12/05	Rm 3	MICKS OUT BUCKROCK	SW	INDOORS	12 IT
22	"	Rm 4	WALL	NW	"	"
23	"	"	"	SE	"	"
24	"	"	DOOR INTO RM 1 (LAST)	SE	"	"
25	"	"	BREEZE BLOCK REBUILDING WEST WALL	SW	"	"
26	"	"	LITTLE REBUILDING BY WINDOW	NW	"	"
27	"	"	APERTURE WINDOW	NW	"	"
28	"	Rm 5	DOORS ABOVE RM 4	SE	"	"
29	"	"	FIRE PLACE ABOVE	NW	"	"
30	"	"	CHIMNEY BRICKS	NW	"	"
31	"	"	WALL SCALING IN WEST WALL	NW	"	"
32	"	Rm 7	CHIMNEY BRICKS + SAFE	SE	"	"
33	"	"	WALL OF CHIMNEY BRICKS	NE	"	"
34	"	"	CEILING STAIRS	SW	"	"
35	"	"	WALL	NW	"	"
36						
37						
38						
39						
40						

DIR = the direction in which the camera is pointed, expressed as a compass point eg NW

APPENDIX 4: ARCHIVE LIST

APPENDIX 4

Record group	Contents	Comments	Box/File Number
	Introduction Project Brief Project Design		1
A	Report Final Report		1
B	Primary Fieldwork Records Watching Brief Records Trench Records Context Records		1
C	Primary Drawings Developers Plans Annotated Maps Drawing Indices Plans/Sections		1
D	Finds Compendium Box and Bag Lists Object Record Sheet Specialist Reports	N/A	
E	Environmental Records Primary Records Specialist Reports	N/A	
F	Photographic Record Photographic Indices Monochrome Colour Slides Digital		1
G	Electronic Media		1