

Wellstyle Farm, Lumb Lane, Ashton-under-Lyne

An Archaeological Building Survey

By J.M. Trippier Archaeological and Surveying Consultancy



November 2011

Client: S. Barcroft Esq.

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NON-TECHNICAL SUMMARY

An archaeological building survey of a house and barn at Wellstyle Farm, Lumb Lane, Ashton-Under-Lyne (NGR SD 9211 0031) was required as part of an archaeological programme of work resulting from a condition of a planning permission for the demolition of the house, the conversion of the barn and associated stable into two dwellings and the construction of construction of one new dwelling, 5 stables and 3 garages. The work was carried out on behalf of Mr S. Barcroft pursuant to instructions from Cunningham Planning of 10A, Station Approach, Ormskirk, L39 2YN by J. M. Trippier Archaeological and Surveying Consultancy. Historical evidence demonstrates that the farmstead has been present since the late 16th century. However the house, which was found to be a brick built rectangular structure of 2 storeys, has undergone substantial redevelopment in the mid 20th century although the thickness of the west wall suggested that this may have contained the remnants of an earlier building. The barn, which was a threshing barn with a stable at the southern end appears on the 1863 map, and does not appear to have been altered until the 1920's when an extension was added to the west. The archaeological programme also required a watching brief which is reported separately.

ACKNOWLEDGEMENTS

Thanks are due to Mr S. Barcroft pursuant to instructions from Cunningham Planning who commissioned the survey. The assistance provided by the staff at Ashton Local Studies Library is also acknowledged as is the guidance provided by the (then) Greater Manchester Archaeological Unit.

1. INTRODUCTION

- 1.1 Planning consent (09/00231/FUL) has been granted for the demolition of an existing cottage and outbuildings, the conversion of the existing barn and stable into two dwellings and the construction of construction of one new dwelling 5 stables, 3 garages and associated works at Wellstyle Farm, Lumb Lane, Ashton-Under-Lyne. It is a condition of the planning approval that no demolition or development activity should be undertaken until the applicant has secured the implementation and completion of a historic building survey to be undertaken in accordance with a written scheme of investigation approved by Tameside Planning Authority and no development should be undertaken until the applicant has secured the implementation of an archaeological watching brief during the development groundworks in accordance with a written scheme of investigation approved by Tameside Planning Authority.
- 1.2 This procedure followed the advice previously given by central government as set out in *Planning Policy Guidance: Planning and the Historic Environment* (PPG15) and *Planning Policy Guidance on Archaeology and Planning* (PPG16) but which has now been superseded by Paragraph 141 of the National Planning Policy Framework. The latter was published on 27 March 2012 and requires that local planning authorities should “*require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in*

part) in a manner proportionate to their importance... and to make this evidence(and any archive generated) publicly accessible. This report is in respect of the historic building survey contained in the first part of the condition. The watching brief contained in the second part of the condition is reported separately

- 1.3 J. M. Trippier Archaeological and Surveying Consultancy was instructed by Cunningham Planning of 10A, Station Approach, Ormskirk, L39 2YN on behalf of Mr S. Barcroft to carry out the archaeological programme. John Trippier BA (Hons), MRICS, PIFA is a Chartered Surveyor and Practitioner of the Institute for Archaeologists with over 30 years' experience of surveying and recording buildings of many types. He was assisted by Steven Price BA (Hons), M.Phil who carried out the site work and prepared the cross sections and amended the architects plans and elevations.
- 1.4 Greater Manchester Archaeological Unit (GMAU) prepared a brief on behalf of the planning authority which advised how the archaeological programme should be carried out. A copy of that brief is attached at Appendix 1 (NB this has its own internal numbering system which replaces page numbers 16-20 of this report). As required by the brief a Written Scheme of Investigation (WSI) was prepared by the contracted archaeologist and submitted to GMAU on 21 October 2011.

2. SITE LOCATION

- 2.1 Wellstyle Farm is located on the western side of Lumb Lane at it's northern end, on the west side of Ashton-Under-Lyne. The lane runs close to the eastern sides of both the house and the barn. The site is shown at Fig 1 of Appendix 1 to this report. The national grid reference of the property is NGR SD 9211 0031. The proposed works are shown at Fig 2. of Appendix 1.

3. AIMS AND OBJECTIVES

- 3.1 Buildings are an important part of the historic environment as they provide information on historical technology, social structure and lifestyles. The alteration of such buildings may remove evidence of their past uses and occupation and make it more difficult for future historians to understand and interpret them. The aim of the survey was to preserve 'by record' the information that may be lost as a result of demolition or alteration. This was achieved by recording and analysing the plan form, function, age and development of the building and by the provision of a written, drawn and photographic archive for future reference.

4. METHODOLOGY

- 4.1 A record has been made of the existing house and barn. Floor plans, elevations and section drawings have been made at a scale of 1:100. Existing plans (e.g. plans submitted with an earlier planning application) were used as the basis for the drawn record and corrected where inaccurate. The drawn record shows all features of interest that have been recorded photographically, as well as showing other features of historical significance that may not be directly affected by the proposal but which are necessary to put those features in context.
- 4.2 Construction techniques and sequences were appropriately illustrated and described, if visible.
- 4.3 The archaeologist on site identified and noted:
 - Truss positions and form;
 - Any significant changes in construction material – this is intended to include significant changes in stone/brick type and size, coursing, etc.
 - All blocked, altered or introduced openings;
 - Evidence for phasing, and for historical additions or alterations to the building.
- 4.4 Drawing conventions conform to English Heritage guidelines as laid out in *Understanding Historic Buildings – A guide to good recording practice*, English Heritage 2006.
- 4.5 The photographic coverage includes:
 - General photographs of the interior and exterior of the building/complex, along with photographs of the site/setting of the building.
 - The overall appearance of principal rooms and circulation areas.
 - Detailed coverage of the building's external appearance. In the case of a building designed by an architect, or intended to be seen from a certain point of view, it is important to have regard to the builder's intentions and to record the effect of the design or of the building's placing.
 - Any external detail, structural or decorative, which is relevant to the building's design, development and use and which does not show adequately on general photographs.
 - The building's relationship to its setting, and to significant viewpoints.
 - Internal detail, structural and decorative which is relevant to the building's design, development and use and which does not show adequately on general photographs. Elements for which multiple examples exist (e.g. each type of roof truss, column or window frame) have been recorded by means of a single representative illustration.
- 4.6 Photographs were taken with an Olympus E-600 DSLR (12.3 megapixels). All detailed photographs and general shots contain a 2-metre ranging-rod, discretely positioned, sufficient to independently establish the scale of all elements of the building and its structure.

- 4.7 A photographic register listing all photographs taken has been produced. For ease of use each set of photographs have been numbered sequentially 1, 2, 3, etc. Plans at a suitable scale showing the location from which the photographs have been taken have also been produced. These are included at Appendix 2 of this report.
- 4.8 A site visit was made on 24 October 2011 when detailed notes were made of the structural details of the building. Measurements were taken with hand held and electronic ‘tapes’ which enabled the architect’s drawings to be checked and amended on site to show any additional features relevant to the survey. Revised versions of the architect’s floor plans and elevations were made for inclusion at Figs 8 – 10 to this report at a scale of 1:100.
- 4.9 Historical research, included a full map regression, was carried at Ashton Local Studies Library.
- 4.10 The project was carried out in accordance with the recommendations of *The Management of Archaeological Projects* 2nd ed. 1991 and the Institute of Field Archaeologists’ *Code of Conduct and Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures*.

5. HISTORICAL BACKGROUND

- 5.1 Originally Ashton appears to have been three plough-lands, of which two became part of the estates of the lords of Penwortham, and the third was attached to the barony of Manchester. The former portion became Ashton proper (Farrer & Brownbill 1911). The first recorded instance of Well Styles farm is in 1597 where it is noted that the Clough family lived there, although the spelling was “Wallsteele”. The spelling had become Well Steele by 1604 (Bowman 1940, 233). The Clough family remained at the property until at least the first half of the 17th century, when the Harrisons took over residence. Harrison was not a farmer, however, and used the premises as a base for his shoe making business.
- 5.2 At the time the area was sparsely populated. The nearby village of Taunton still only held only 30 cottages by the 1800’s (Butterworth 1823, 65). However, the well at Wellstyle was used not just by the householder, but from people all over the area. This gave Harrison a good location to sell to passing trade. The well continued to be used into the 20th century, with an objection being made in 1902 that the public right of way to the well had been blocked (Bowman 1940, 239).
- 5.3 The Harrisons continued to reside there at the end of the 17th century, with Mr Harrison becoming an overseer of the poor. However, the Harrisons had

moved out by the end of the 18th century. Between 1765 and 1868 the land was held by Hulme family who owned the Lumb Estate which gave its name to Lumb Lane. This was originally 'Loom', meaning woody valley or a deep pool in a river. They converted many of the existing outbuildings for dwelling places for the employees at their bleachworks (Bowman 1940, 233). A list of donators for an eight bell peel at Ashton church in 1779 listed several Schofields living at the property, the head being Peggy (ibid, 240).

5.4 Yates' map of 1786 (figs 1 & 2 of Appendix 2) shows the farm, with Lumb Lane running through the centre, bisecting the property. This road was originally the lane running through the farmyard, but subsequently became a main through road. Four buildings can be seen, with the two on the west possibly being the subject buildings. This bisection appears to have been around this time as after this several families start to be listed at the premises and by the mid 19th century the farm was owned by two separate people. One half belonged to Nathaniel Howard Esq., Mayor of the Manor in 1835 and the other half belonging to Mr Barlow, an attorney.

5.5 Although the property was split in two, no distinction was made between them in the available documents making subsequent investigations difficult. This is further hindered as many of the farm buildings were occupied by families. The census for 1861 lists 5 properties as "Well Style, Little Moss", each housing between 3 and 7 people.

5.6 1861 Census

Property	Name	Age	Profession	
Well Stile Little Moss	Mary Shaw	54	Farmer and Beerseller occupying 16 acres	
	Sarah Ann Shaw	25		Farmer Daughter
	Emily Shaw	19		Cotton weaver power loom
Well Stile Little Moss	James Hay	52	Boat man	
	Lucy Hay	57		
	Jane Hay	16	Power loom weaver, cotton	
	Sarah Ann Hay	13	Power loom weaver, cotton	
	James Hay	10		
Well Stile Little Moss	William Bates	62	Ship carpenter	
	Mary Bates	61		
	William Thornley	22	Iron boat builder	
	William Russell	60	Ship carpenter	
Well Stile Little Moss	Martin Collin	54	Agricultural labourer	
	Bridget Collin	27	Laundress	
	Mary Collin	7		
	Charles Collin	5		
	Ellen Collin	2		

	Mary Carole	56	Housekeeper
	Mariah Carole	18	Frame setter(?) cotton mill.
Well Stile Little Moss	John Birk	45	Agricultural labourer
	Bridget Birk	40	Agricultural labourer
	John Dasco	46	Agricultural labourer
	Joseph Wilson	22	Carter
	Ann Wilson	21	Weaver

- 5.7 The OS map for 1863 (Fig 3 of Appendix 2) shows 5 buildings on the Wellstyle farm complex. The southernmost is the barn, which may or may not have been occupied. It is shown as a rectangle, with the porches above the barn doors also being visible. The centremost building on the west side of the road, however, is shown to be composed of several small units, and may have been divided into two properties. The house is shown as larger at this time than at present, with a wing to the west creating a ‘T’ shape. The well is not shown.
- 5.8 Trade directories note that it was farmed by John Green Coats and James Cordingley in 1874 (Morris 1874, 80; Bowman). The census for 1891 list three families at Wellstyle, one being John Coats who was 69 and listed as a farmer. He was widowed, living with his daughter and granddaughter, as well as two boarders, one of which worked the farm. The remaining two properties continue to house the families of Bridget Birk and Ann Shaw (most likely Sarah Ann Shaw in the 1861 census), both of whom were now widowed and took in boarders.
- 5.9 The OS map for 1894 (Fig 4 of Appendix 2) shows little change from the 1860’s map, although it shows that the house was composed of two units. On the 1909 map (Fig 5 of Appendix 2) the northern part of the west wing having been removed from the house. The barn remains the same. The 1922 map (Fig 6 of Appendix 2) shows an additional outbuilding tagged onto the southwest corner of the barn which remains otherwise unaltered. The house has an extension to the southern side of the west end, creating an ‘L’ shape. There was no change on the 1933 map (Fig 7 of Appendix 2). By the 1960’s mapping (Fig 8 of Appendix 2) the house has been significantly reduced in size comprising only the eastern unit as it is today. The barn remains unaltered, although the porches are no longer shown.

6. PHYSICAL DESCRIPTION

General Description

- 6.1 The farm consists of two main buildings; the house and the barn, the latter having a 20th century addition to the west. The site lies on the western side of Lumb Lane, at the northern end. The house is roughly square in plan with an extension on the west side. It is constructed of brick, with all the faces rendered

in concrete render, save for the front, western, face. The roof is double pitched of welsh slate and has two chimneys; one in the centre and one at the eastern end. Both are constructed of dark brown brick with ceramic pots on top. The barn is rectangular and likewise constructed of brick. It has a double pitched roof of welsh slate and two opposing barn doors at the northern end.

External Description- House

- 6.2 **South Elevation** (Plate 1). This elevation forms the main front of the house. It is constructed of modern brick in English Garden Wall bond (3:1). A timber framed personnel doorway is in the centre at ground floor level, hung with a timber door. Either side of this, at ground floor level are square windows, with modern uPVC frames fitted. These are mirrored above at first floor.
- 6.3 **West Elevation** (Plate 2). This face comprises the gable end of the house with the side of single story extension. The face is rendered and painted red, although where this has decayed at the base, the brick construction is apparent. A narrow landscape window lies to the south of centre at ground floor level with a brick cill and fitted with a modern uPVC frame. At first floor level, to the north of centre, is a square window, likewise fitted with a modern frame. The extension is featureless and rendered to match.
- 6.4 **North Elevation** (Plate 3). This face forms the rear of the building and the front of the extension. Both are rendered with cement across the whole of the face. The extension has a single square window fitted to the east of centre, fitted with a modern uPVC frame. The face of the house to the east has a timber framed personnel doorway, hung with a timber door. Above this and to the east is a portrait window with brick cill, fitted with a modern frame.
- 6.5 **East Elevation** (Plate 4). This face is formed by the gable end of the house and the end of the extension to the north. Both are rendered with cement with the exception of the southern corner of the gable, where the bricks are visible. The rest of the face is featureless, with the exception of a landscape window located in the centre of the ground floor, fitted with a modern uPVC frame. A single chimney stack rises from the gable, on the southern side of the ridge. This is constructed in dark brown brick, in contrast to the red of the house. A single ceramic square pot tops it. The extension has a square window fitted with a modern uPVC window in the centre.

External Description- Barn

- 6.6 **South Elevation** (Plate 5). This elevation forms gable end of the barn and is of brick construction. The bond is English Garden Wall, although there is no consistency in the ratio of stretchers to headers. The face is featureless other than for vent holes near the apex.
- 6.7 **West Elevation** (Plate 6). This elevation comprises one of the long sides of the barn. It is constructed in a dark red brick in English Garden Wall bond (5:1),

whitewashed at ground floor level. At the northern end is a large timber framed barn door with modern timber lintel and two timber doors hung. This is flanked by brick 'cheeks' projecting outwards on either side. To the south of this at ground floor level is a blocked window, the sandstone cill of which is still visible. Running above this, at first floor level, are three blockings, presumed to be windows, although no trace was visible. South of this at ground floor level is a timber framed cattle doorway, hung with a modern timber door. South of this again is a timber framed landscape window fitted with a timber frame and iron grate. It has a sandstone lintel. Directly above this is a timber framed taking in doorway, hung with a timber door and likewise has a sandstone lintel.

- 6.8 **North Elevation** (Plate 7). This forms the other gable end of the barn and is of a similar construction to the west face, likewise with whitewash at ground floor level. The face is otherwise featureless save for an owl hole near the apex and two star shaped vents at first floor level, formed of bullnosed bricks.
- 6.9 **East Elevation** (plates 8 & 9). This forms the long side of the barn facing the road and is of a similar construction to the west elevation. It has a matching barn doorway at the northern end, with brick 'cheeks' projecting outwards on either side. The roof extends down to create a covered porch over a timber lintel. At first floor level are five star shaped vent holes. At ground floor level to the south of the barn door are two blocked portrait windows, each with a sandstone cill and lintel. Directly above the northern most of these is a circular window, lined with bullnosed bricks. A sandstone block is located in the wall to the north of this.

Internal Description-House

Ground floor

- 6.10 **Room 1** (plates 10 & 11). The room is accessed via the exterior via the front door in the eastern end of the south wall. This is timer framed with a timber batton braced door hung. To the west of this is a large landscape window fitted with a modern uPVC frame. In the centre of the west wall is a similar window, although this is much narrower. Opposite this, in the centre of the east wall is a fireplace (plate 12), with moulded timber surround. This, along with the rest of the walls, is covered with plaster board. The ceiling is likewise timber and plaster board and the floor is concrete with linoleum over it. The base of the wall in the south and west shows a very shallow stone plinth. Two hand cut timber beams span the room east – west. Two internal doorways lead out of the room, both hung with timber batten and braced doors. That in the west of the northern wall leads to room 3, with the door to room 2 located to the south of the fireplace.
- 6.11 **Room 2** (plates 13 & 14). This room is accessed via the doorway mentioned above. It can also be accessed through a similar doorway in the western end of the north wall, via the hall. A single landscape window lies in the south wall,

fitted with a modern uPVC frame. The south wall is recessed to the west of this. The east wall has a chimney breast in the centre, the fireplace blocked up. A blocked window lies to the north of this with a moulded timber surround, now functioning as a small cupboard. The walls are plastered, although where this has fallen away at the base of the chimney breast, brick is visible. The ceiling is likewise plaster board and the floor concrete with linoleum over. A single chamfered timber beam spans the room east – west.

- 6.12 **Room 3** (plate 15). The room is accessed via a timber batton braced personnel doorway in the western end of the southern wall. Immediately to the west of this is the timber staircase (plate 16) to the first floor, with a simple timber handrail. Two landscape windows light the room, both fitted with modern uPVC frames. One is located in the centre of the north wall, the other in the east wall. To the south of the latter is a personnel doorway leading to the hall. The ceiling and walls have all been plastered and the floor is concrete over linoleum. The room is fitted out as a modern kitchen.
- 6.1 **The Hall** (plate 17). The hall is accessed from the exterior via a timber framed personnel doorway in the north wall. The hall itself has a tiled floor and plaster boarded walls and ceiling. Three timber framed personnel doorways lead off from it to rooms 2, 3 and 4.
- 6.15 **Room 4** (plate 18). The room is fitted out as a modern wc accessed via the modern timber door in the south end of the west wall. The walls are bare plaster and the ceiling plaster board. The floor is tiled

First Floor

- 6.16 **Landing.** The landing gives access to all of the rooms at first floor level. Immediately at the top of the stairs is a timber framed doorway leading into room 5, hung with a modern timber door. The landing is 'L' shaped, turning to the south at the east end. A similar opening lies at the far south end of the landing, leading to room 6. A doorway in the south the of the east wall leads to room 7.
- 6.17 **Room 5** (plates 19 & 20). The room is accessed via a timber framed doorway in the east end of the north wall. A large landscape window lies in the south wall, fitted with a modern uPVC frame. In the centre of the east wall, a chimney breast runs up the wall, leaning to the north. In the west wall, at the north end is a square blocked window. The floor is timber boards and the ceiling is plastered. Two hand cut timber beams run across the room east – west, the northern of which lies on the line of the northern wall. The ceiling slopes with the pitch of the roof to the appropriate side of each of these beams.
- 6.18 **Room 6** (plate 21). The room is accessed via the timber doorway in the west end of the north wall. In the southern wall is a large landscape window fitted with a modern uPVC frame. A thin chimney breast (plate 22) runs up the east

wall. The floor is timber boards and the ceiling is plastered. A single hand cut timber beam run across the room east – west. The ceiling slopes down on the south side of this, following the pitch of the roof.

- 6.19 **Room 7** (plate 23). The room is accessed via the timber doorway in the south end of the west wall. In the north wall is a square window fitted with a modern uPVC frame. The floor is linoleum over timber boards and the ceiling is plastered. A single hand cut timber beam run across the room east – west. The ceiling slopes down on the north side of this, following the pitch of the roof. The room is fitted out as a modern bathroom.

Internal Description-Barn

- 6.20 **Barn** (plates 24 & 25). The main area of the barn is located at the northern end and would have been accessed via either of the barn doors located in the east and west walls although the eastern one is now blocked with timber. It has a hand cut timber lintel (plate 26) whereas, and the western a machine cut timber lintel. The walls are all bare brick, whitewashed at ground floor level. The floor has a sandstone flag surface running between the two barn doors, and running south to the internal wall separating the main barn area from the stable to the south. North of the flags the surface is cobbled (plate 27). The room is open to the roof, with a first floor over the stables at the far southern end (plate 28). This is supported by a machine cut timber beam running east – west across the room. The southern internal wall has a timber framed personnel doorway at the west end leading to the stable.
- 6.21 **Stable** (plates 29 & 30). The stable lies at the southern end of the barn. The ceiling is plywood of the floor above, supported on timber joists and east – west beams. The floor is concrete with a drainage channel running south from the personnel doorway from the barn in the internal wall. At the north end of the west wall is a blocked portrait window with a timber frame. South of this is a large cattle doorway, hung with a timber door. The northern jamb and lintel protrude from the wall (plate 31). The southern jamb is composed of concrete blocs, as is the remainder of the wall to the south. Within the concrete block wall is a landscape window fitted with a timber frame. The remaining walls are brick, whitewashed. Two timber horse boxes are located on the eastern side of the room, at the south end (plate 32). These are constructed of modern machine cut timber posts and panels. To the north of this the area is clear
- 6.22 **First floor** (plate 33). The first floor was deemed unsafe to access, thus only a visual assessment from a safe distance was achieved. The floor is plywood and the ceiling open to the rafters above. Four machine cut king post trusses support the roof. The western wall has a loading door at the southern end, hung with a timber batten braced door. As with the stable below, this section of the wall is composed of concrete blocks. To the north the wall is brick, with a blocked portrait window within it. This has a concrete lintel with brick headers above it. The eastern wall has a round eye hole, blocked with timber in the southern end.

7. ANALYSIS AND INTERPRETATION

- 7.1 The farmstead is dispersed in plan, with farm buildings possibly originally lying to both the north and south of the house although only the barn to the south now remains. Lumb Lane divided the once singular farm into two distinct areas. This is shown on the Yates' map of 1786, suggesting that the division goes back to at least the mid-late 18th century.
- 7.2 The house shows an altered two-unit plan, with the hall and room 4 being inserted in room 2 and room 3 occupying a later extension. The barn is a combination barn for hand threshing at the northern end and a shippin to the south. This is shown through the opposing barn doors, required for threshing and the drainage channel in the southern end. Both, however, have undergone substantial remodelling in the 20th Century.
- 7.3 The house is shown on the 1863 mapping as having a larger unit on the western side, perhaps part of the house, or perhaps a farm building. This was removed between 1933 and 1960 leaving only the eastern side of the house and no trace is visible on the ground. However the western wall of the house is particularly thick in comparison to the rest (c. 0.7m), which may suggest that this wall is earlier, perhaps the (now demolished) western side of the house being earlier with the present eastern side as a later extension, before becoming the house proper.
- 7.4 The barn is relatively unmodified at the northern end, although the roof timbers and slates have been replaced at some point in the 20th century. The southern end of the barn, however, shows remodelling with the wall rebuilt in concrete block. The south wall has several brick pillars running up it, also suggesting that it may have been rebuilt in the past. This remodelling may have removed doorways or windows which demonstrate its function. Likewise, the drainage channel and floor in the southern end is concrete, possibly covering the original floor which may indicate its original use. Among the possibilities is that it was once intended to be lived in, as the Hulme family converted several farm buildings in the area for housing workers and the census for the 1860's records many of the farm properties being used as dwellings.
- 7.5 A watching brief on the house and the land to the west of the house would reveal further details regarding the age and function of the building. Specifically, the removal of the plaster would show whether the walls were of brick, as they appear on the exterior, or whether this is a façade over sandstone, as is suspected for the thick western wall. The removal of the plasterboard internally in rooms 1 and 2 would reveal more detail on the fireplaces and perhaps the location of the original fireplace.

8. CONCLUSIONS

8.1 The farmstead is dispersed in plan and comprises a threshing barn with a stable at one end with a hayloft over indicated by air vents and a pitching door in the external elevations. Threshing barns are usually indicative of pre-industrial times –probably early to mid 19th century – when there was sufficient labour to continue with traditional farming methods prior to industrialisation which saw a movement towards smaller ‘part time’ farmers also employed in textile production or the extractive industries and typified by ‘combination’ barns incorporating cowhouses and haybarns. It may be that the stable was originally a cow house although there is little evidence for this and it is possible that the hay latterly stored in the barn was used as feed elsewhere on the steading. There is as yet no physical evidence to indicate that the house is other than 19th century but it may be that the proposed watching briefs will lead to different conclusions.

9. ARCHIVING

- 9.1 An ordered site archive will be deposited with relevant Local Planning Authority archives.
- 9.2 Printed and bound hard copies of the report should be provided for the applicant and other interested parties including Tameside LPA’s Planning Control case officer, GMAAS and Tameside local studies library.

10. COPYRIGHT

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

11. BIBLIOGRAPHY

Abbreviations

OS - Ordnance Survey

Maps

Maps

Yates, 1786, *Map of Lancashire*

OS, 1863, *Lancashire*, 25 inch: 1 mile, Sheet 105.2, Southampton

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OS, 1909, *Lancashire*, 25 inch: 1 mile, Sheet 105.2, Southampton

OS, 1922, *Lancashire*, 25 inch: 1 mile, Sheet 105.2, Southampton

OS, 1933, *Lancashire*, 25 inch: 1 mile, Sheet 105.2, Southampton

OS, 1960, *Lancashire*, 25 inch: 1 mile, Sheet SD 9200 SW, Southampton

Census Records

1841 Census
1851 Census
1861 Census
1881 Census

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1901 Kelly's Directory of Lancashire
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Brief for an Archaeological Historic Building Survey & Watching Brief

Site Name: Wellstyle Farm, Lumb Lane, Ashton-Under-Lyne, Tameside OL7 9JY

NGR: SD 91989 00286

District Planning Officer: Ms C Blackett

Brief issued by: A. M. Myers (Greater Manchester Archaeological Unit)

Brief issued to:

Date: 21st September 2011

1.0 Background

1.1 On 28/05/09 Tameside MBC granted planning consent (09/00231/FUL) for the demolition of an existing cottage and outbuildings, construction of one new dwelling, the conversion of the existing barn and stable into two dwellings and construction of 5 stables, 3 garages and associated works (fig.1) at Wellstyle Farm, Lumb Lane, Ashton-Under-Lyne.



Fig. 1: Location of the development (red outline)

1.2 Conditions 17 and 18 attached to the consent state respectively that,

No demolition or development activity should be undertaken until the applicant has secured the implementation and completion of a historic building survey to be undertaken in accordance with a written scheme of investigation approved by Tameside Planning Authority.

and

No development should be undertaken until the applicant has secured the implementation of an archaeological watching brief during the development groundworks in accordance with a written scheme of investigation approved by Tameside Planning Authority.

1.3 This brief covers the requirements for the implementation and reporting of an archaeological historic building survey and watching brief. From this brief the appointed archaeologist will produce a written scheme of investigation (WSI). Prior to the work commencing the WSI will be submitted for agreement with Greater Manchester Archaeological Unit, acting as archaeological advisors to the local planning authority.

2.0 Background

2.1 The application indicates that the current cottage building exhibits evidence of serious structural failure in both the front and side. The precise age of the building is not known. The application indicates that it is approximately 200 years old.

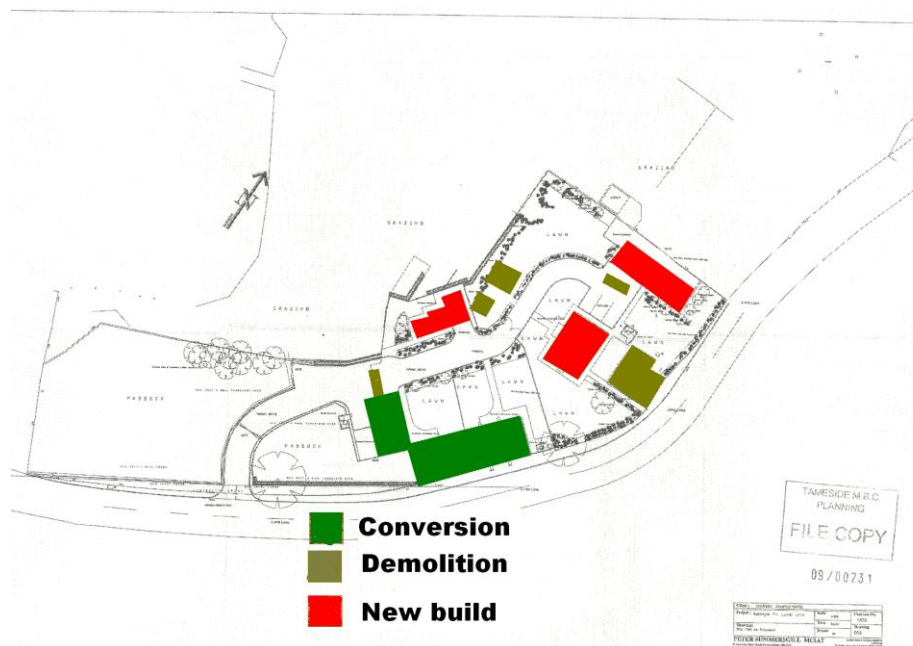


Fig.2: Proposed development

2.2 Yates' map suggests that there was a cluster of buildings in this general location in the 1770s when he undertook the survey. It seems likely that the cottage may have been standing at that time.

2.3 The 6" mapping of 1848-51 shows the farm layout (fig.3a), and possibly suggests that at that time the cottage had a rectangular extension, possibly a farm outbuilding, attached to the western gable. The 1848-51 mapping also clearly shows the rectangular outbuilding range that is proposed for conversion. A sizeable pond is also shown at the southern end of the site.

2.4 Nearly fifty years later the 25" 1892-4 mapping (fig.3b) shows the layout of the cottage and the rectangular outbuilding in greater detail. It suggests that little had changed during the intervening years to affect the layout and footprint of buildings on the site.

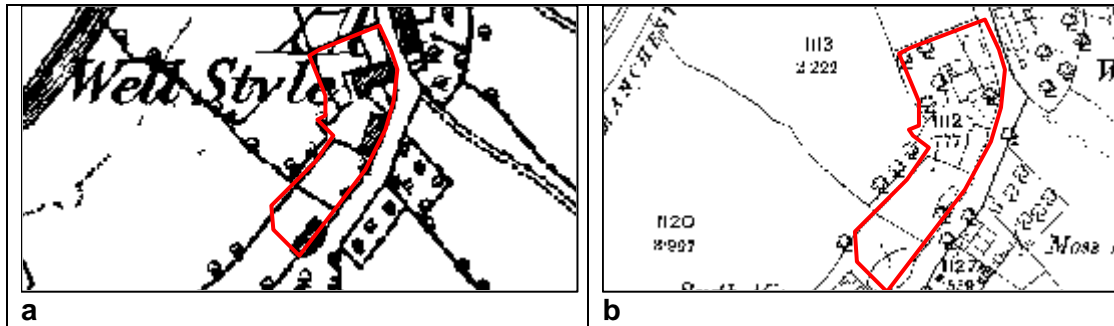


Fig. 3: a) 6" 1st Edition 1848-51, b) 25" 1st Edition 1892-4

3.0 Programme of Archaeological Works

3.1 The programme of archaeological works should commence with a building survey of the cottage and rectangular outbuilding at English Heritage level 3. The building survey will commence prior to the development-related works. Should the survey identify areas where historic fabric that is currently concealed and which may be exposed during demolition/ conversion works then a watching brief should be maintained during the relevant soft-strip/ demolition works to record the fabric.

3.2 The construction of the new dwelling, to the west of the present cottage, may expose traces of any former extensions to the cottage. An archaeological watching brief will be maintained during the groundworks for the construction of the new dwelling. Where the watching brief identifies previously concealed evidence this should be archaeologically investigated and recorded.

3.3 The building survey and watching brief should aim to produce the following:

- a) A formal description of the building, its architectural plan, elevations, roof structure, flooring, internal layout and spaces, detailing, form, fabric, and evidence for phasing and development. The descriptive account should include a more generalised description of associated buildings, structures, and of the immediate field system that form the setting.
- b) A set of measured survey drawings of the building, at appropriate scales, including floor plans, external and, where appropriate, internal elevations, roof structure and at least one representative cross section.
- c) A photographic record using high quality digital colour images with photographic scales with all photographs descriptively captioned and cross referenced to a plan, plans and/or elevations clearly showing the viewing position, direction and photographic image reference.
- d) A record of the archaeological watching brief (and any subsequent investigations) on the groundworks for the new dwelling including illustrations (plans, sections and features), photographs, a description (including tabulated results) of finds and any necessary specialist reports.
- e) An interpretative account of the history and development of the farm supported by the results of the programme of archaeological works and informed by background documentary and cartographic

research. This should include a discussion of evidence for phasing in construction and changes in the internal organisation of space including a phasing plan.

4.0 Output

4.1 A report should be produced to an agreed timetable and should include,

- a) A summary statement of the background to the project and the findings of work undertaken.
- b) The background to the survey including locational details (to include grid reference, reason for survey). The site should be located on a 1:50, 000 OS map and a more detailed OS map.
- c) An outline of the methodology employed.
- d) An account and description of the site's setting and the significance of the heritage assets.
- e) An illustrated developmental account, including a map regression, of the documented history of the complex including, as appropriate, historic mapping/ plans/ photographs (historic mapping extracts/ plans included should be enlarged sufficiently for the building's outline to be easily discernable).
- f) The results covering all of the objectives set-out in 3.3
- g) Photographic images should be included, at laser printer quality, no smaller than 5" x 4" and suitably captioned.
- j) A copy of the brief.
- k) A CD (with the project title, date and author noted on the CD) containing i) digital copy of the report (PDF) and ii) separate digital (TIF/JPG/BMP) copies of all photographic images.

4.2 An ordered site archive will be deposited with relevant Local Planning Authority archives.

4.3 Printed and bound hard copies of the report should be provided for the applicant and other interested parties including tameside LPA's Planning Control case officer, GMAU and Tameside local studies library.

5.0 Health and Safety

5.1 The appointed contractor will comply with the requirements of all relevant Health & Safety legislation.

5.2 Before any fieldwork commences a risk assessment should be completed by the appointed archaeological contractor.

6.0 Monitoring

6.1 The work should be undertaken by suitably qualified and experienced staff. Details of staff and their relevant experience should be supplied in the WSI to the Assistant County Archaeologist and agreed prior to the commencement of the project.

7.0 Publicity

7.1 The eventual results of the work may be of sufficient importance as to merit publication in an appropriate archaeological journal. This may take the form of a full definitive report or a short interim summary, depending upon the significance of the results. A contingency may be required for this and discussed with the client and the Assistant County Archaeologist.

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Appendix 2: Figures

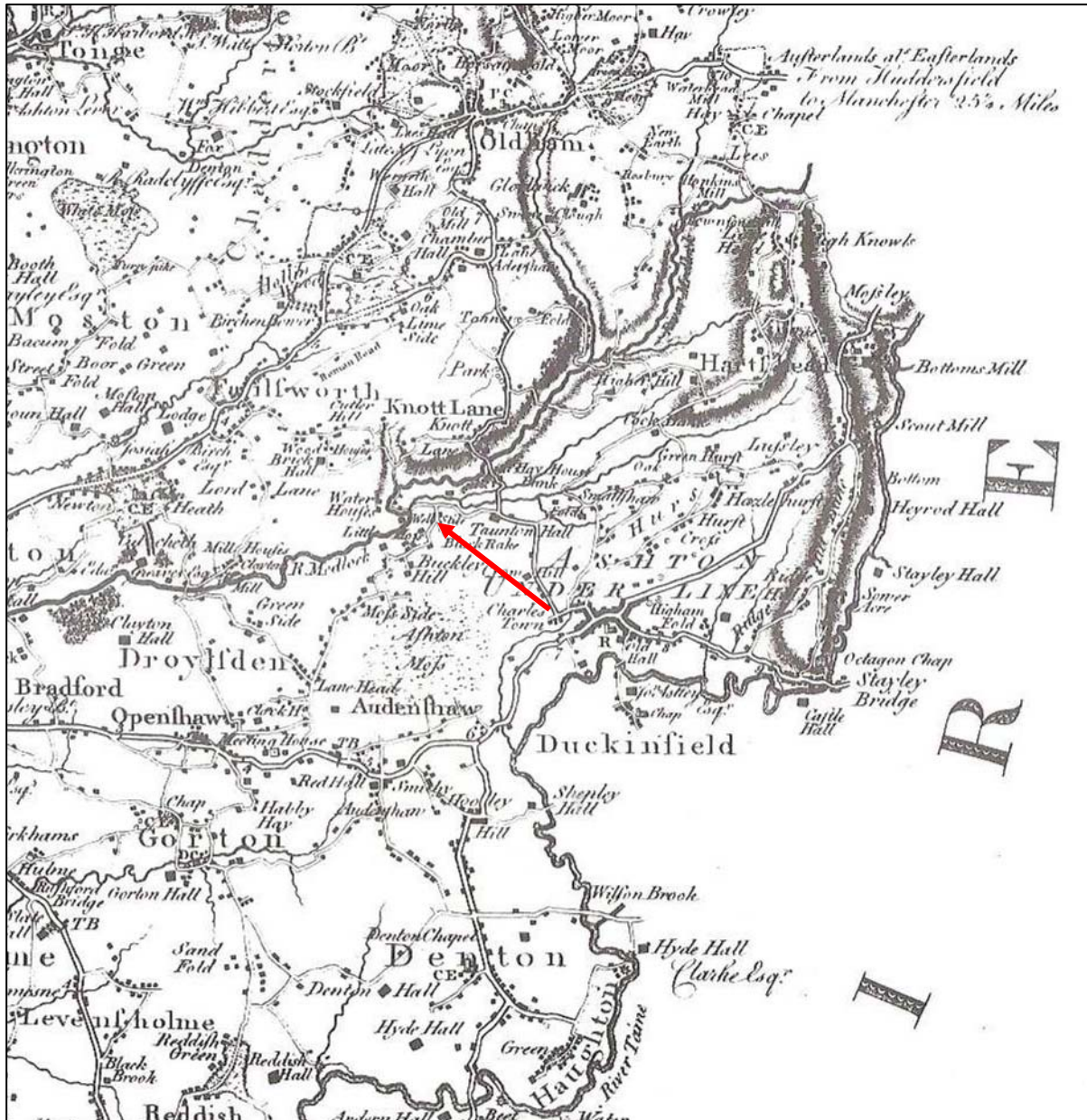


Figure 1: Richardson, N., 1982, Yates' 1786 Map of Lancashire 1" to 1 mile, Swinton



Figure 2: Detail of Yates' 1786 Map of Lancashire magnified 400%

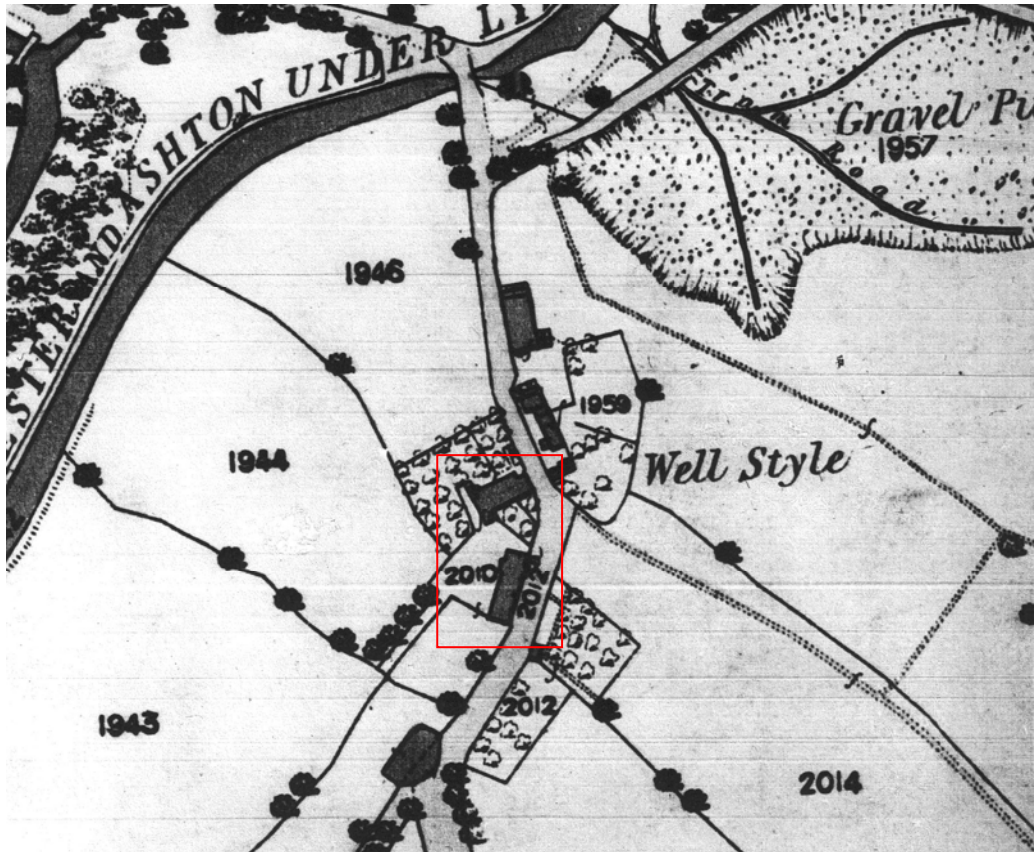


Figure 3: 1863 OS map 1:2,500 Lancashire sheet 105.2

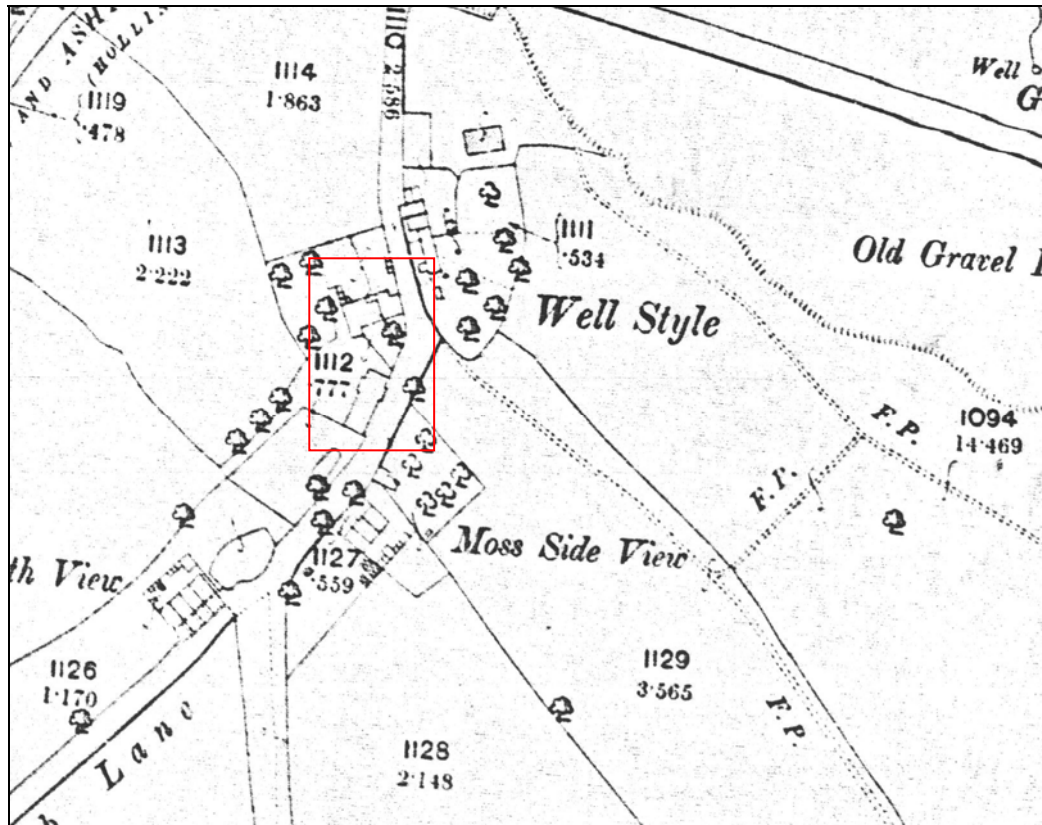


Figure 4: 1894 OS map 1:2,500 Lancashire sheet 105.2

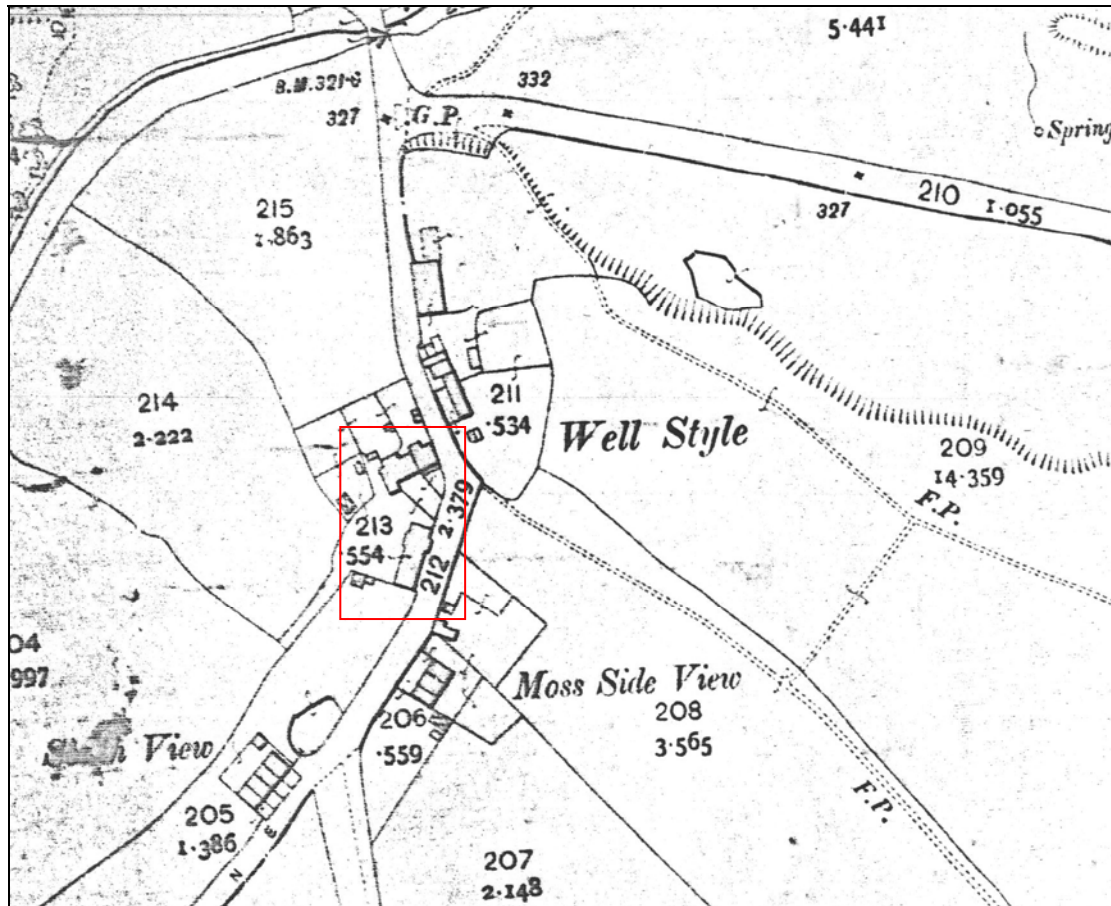


Figure 5: 1909 OS map 1:2,500 Lancashire sheet 105.2

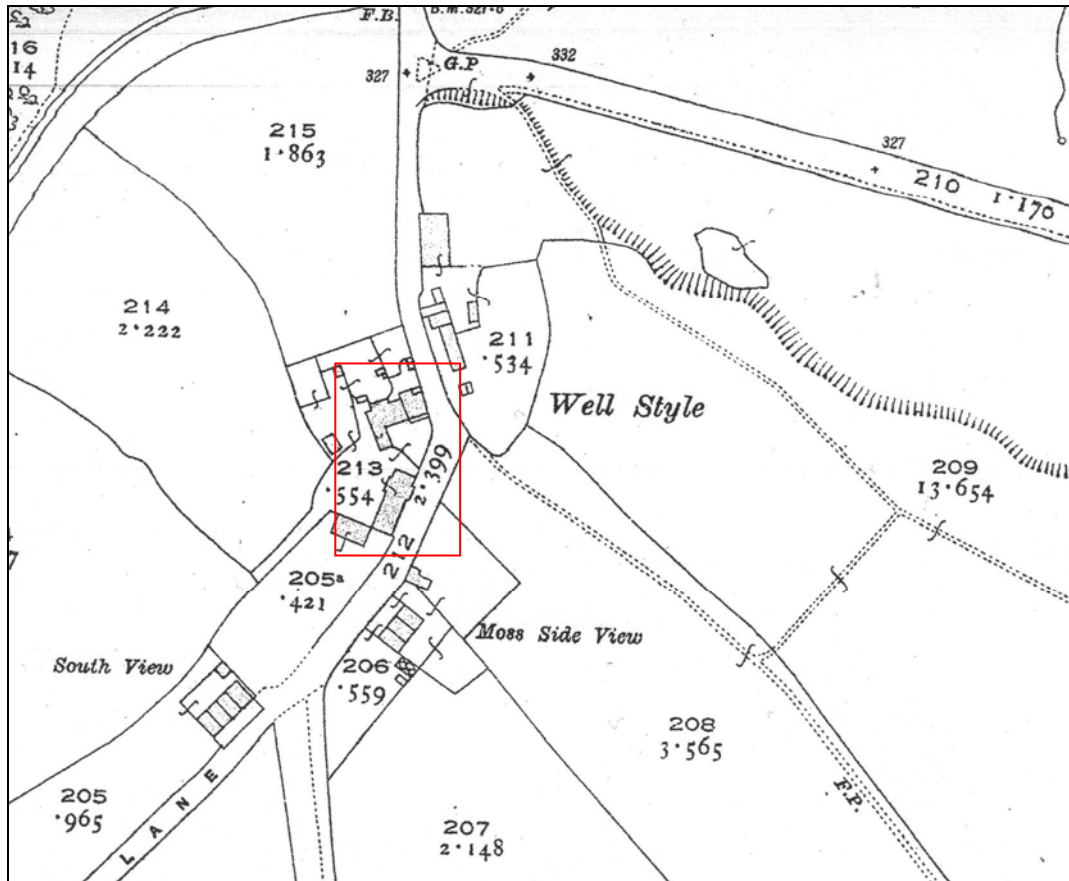


Figure 6: 1922 OS map 1:2,500 Lancashire sheet 105.2

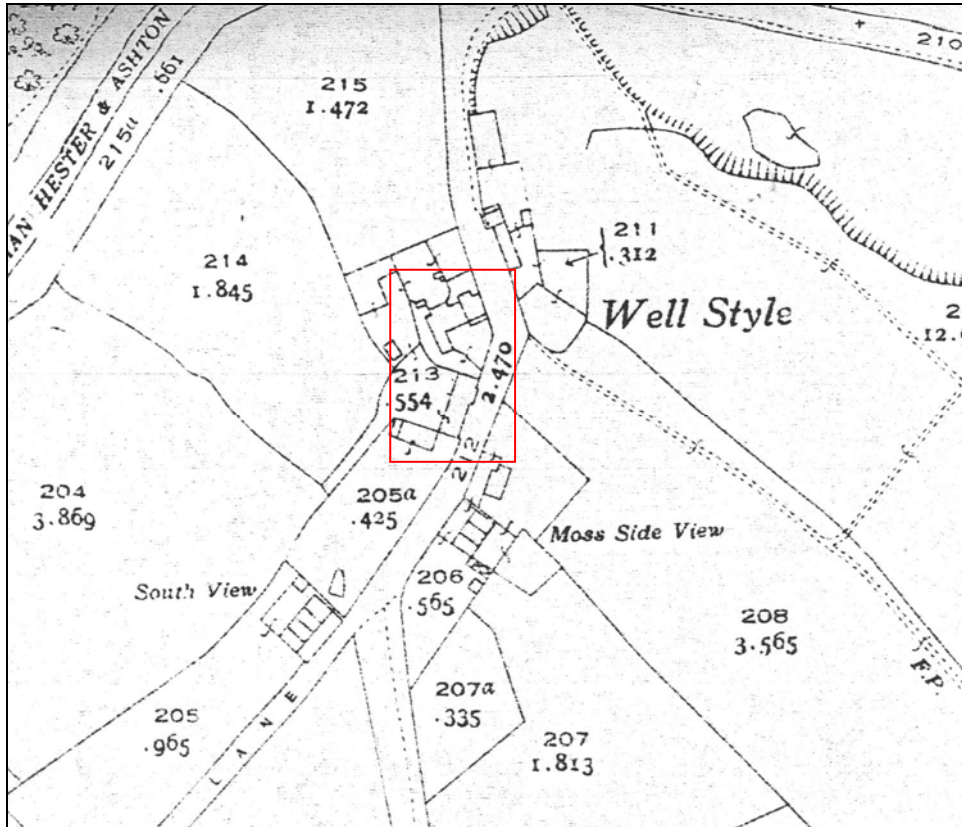


Figure 7: 1933 OS map 1:2,500 Lancashire sheet 105.2

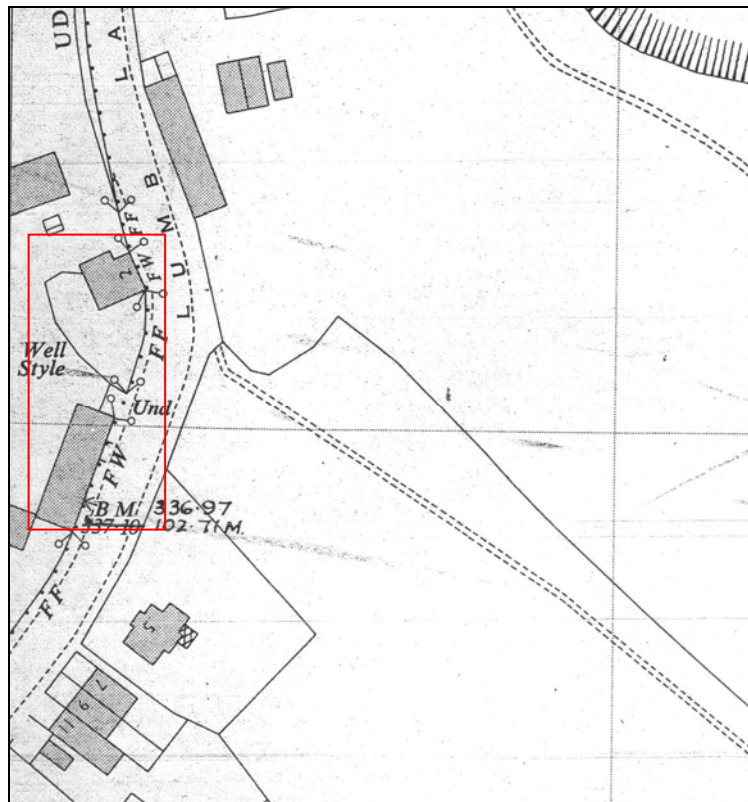
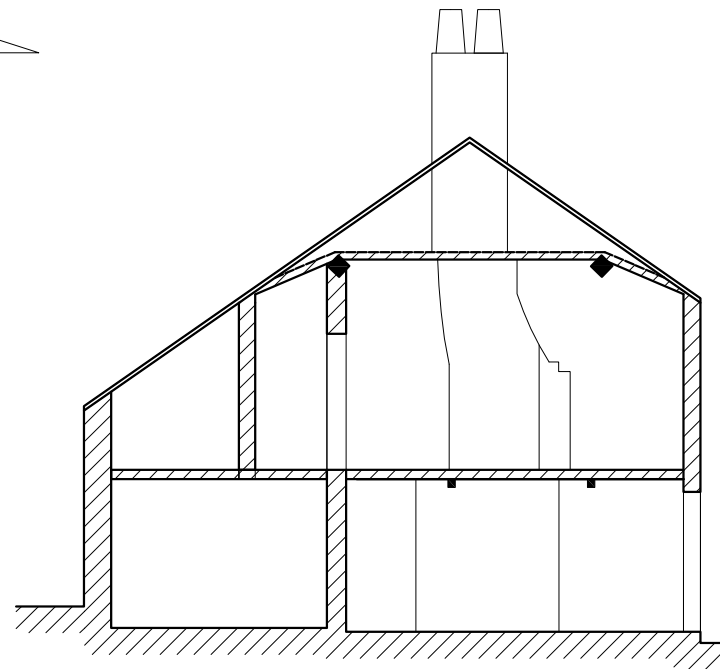
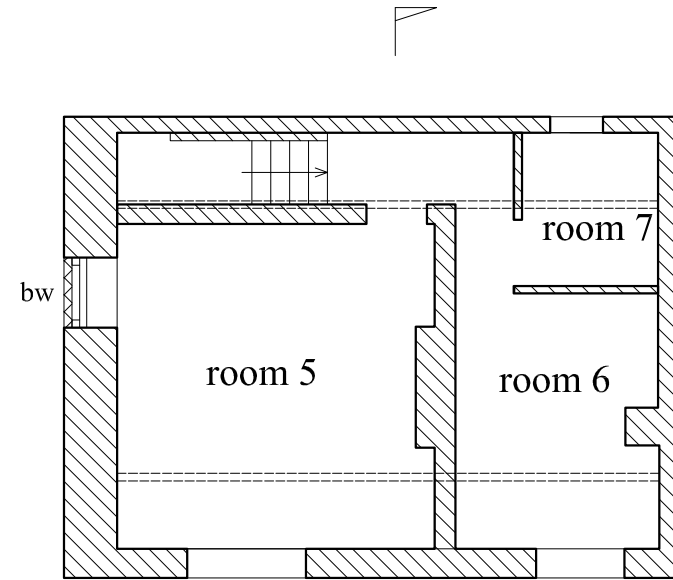
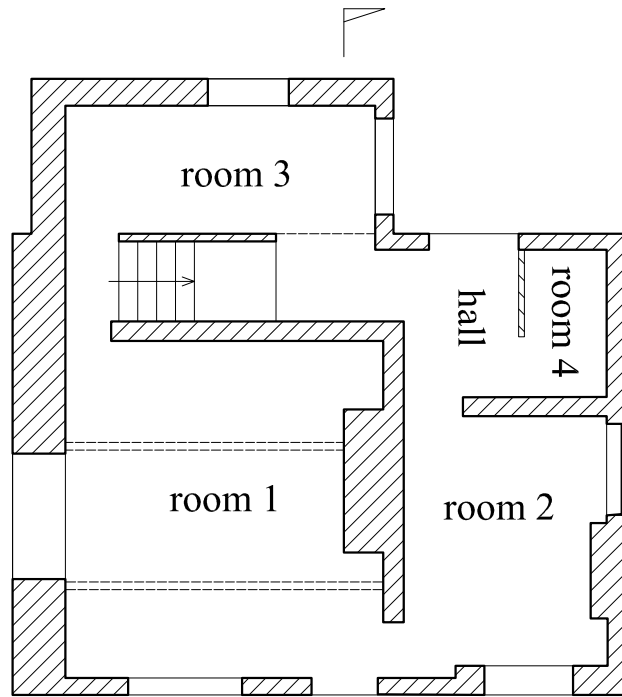


Figure 8: 1960 OS map 1:2,500 Lancashire sheet SD 9200 SW



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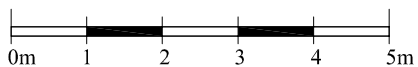
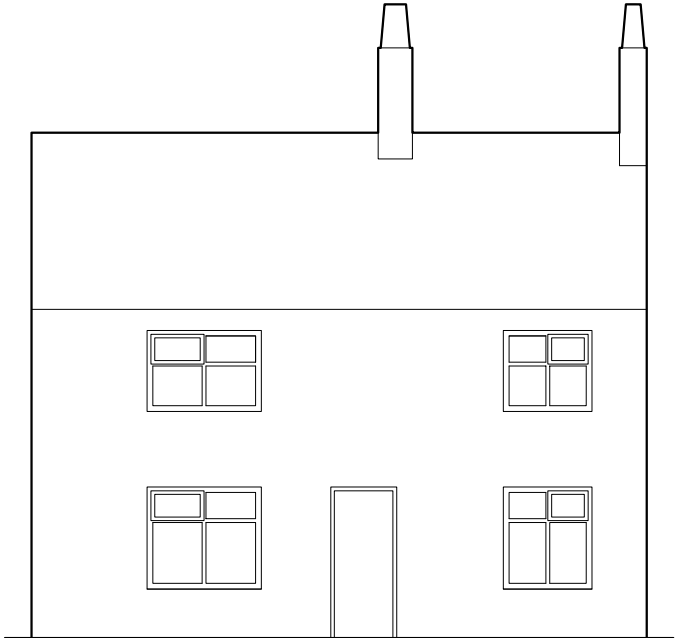
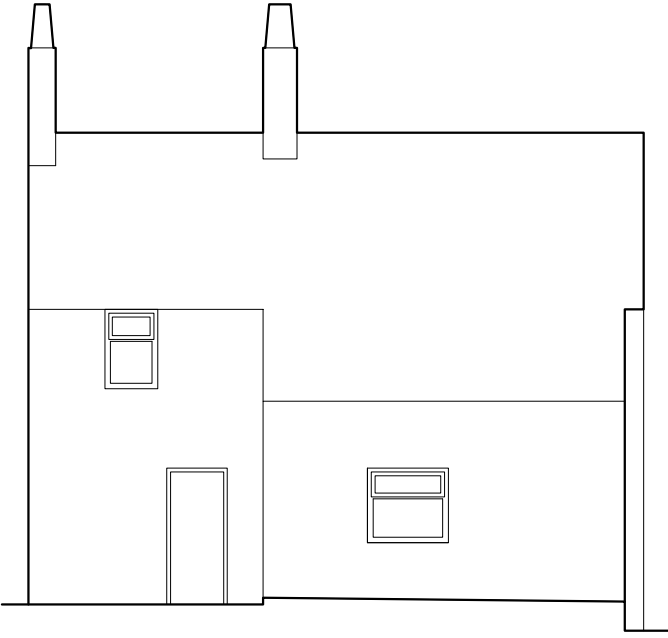


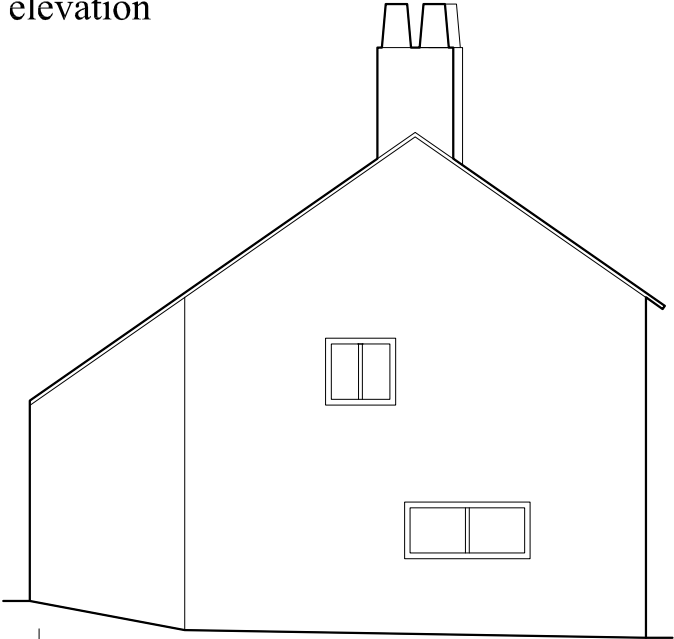
Figure Number 9. House plans and section



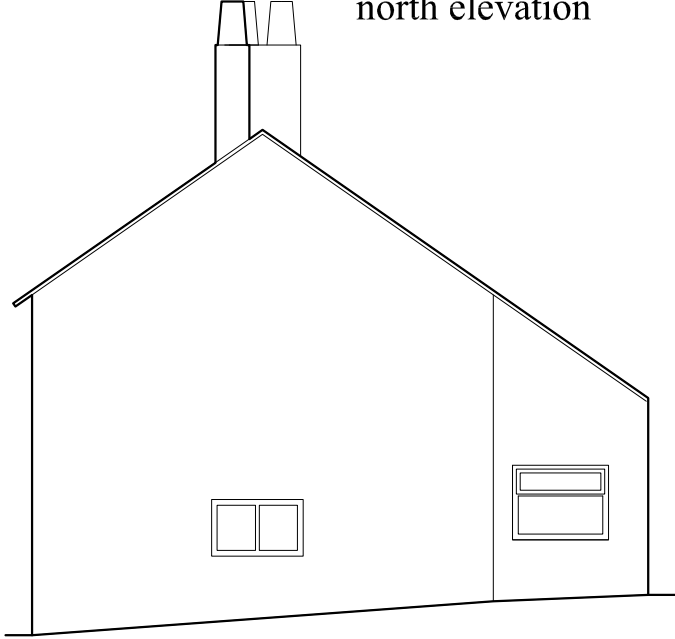
south elevation



north elevation



west elevation



east elevation

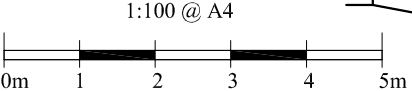


Figure Number 10. House elevations

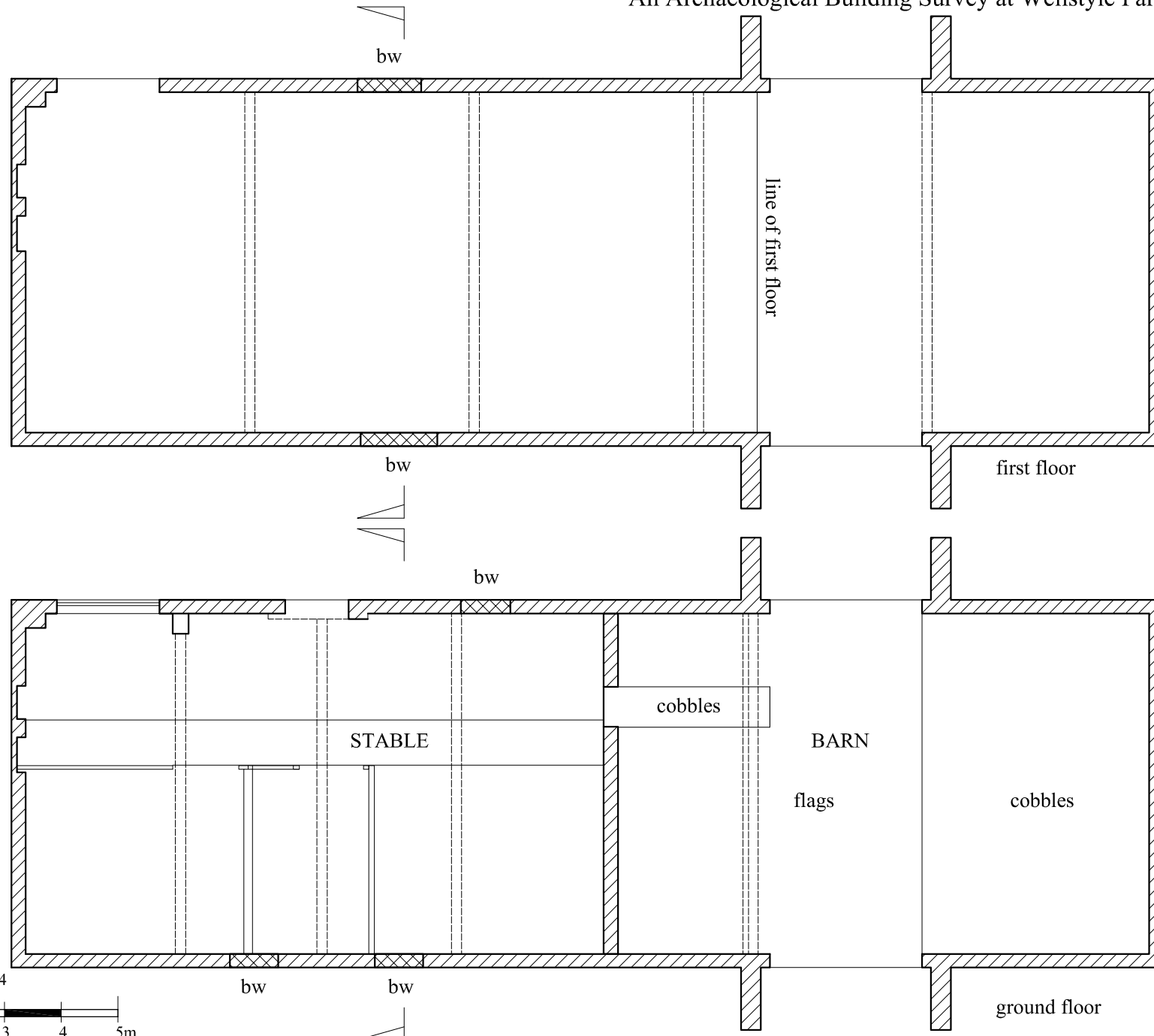
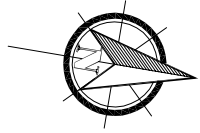
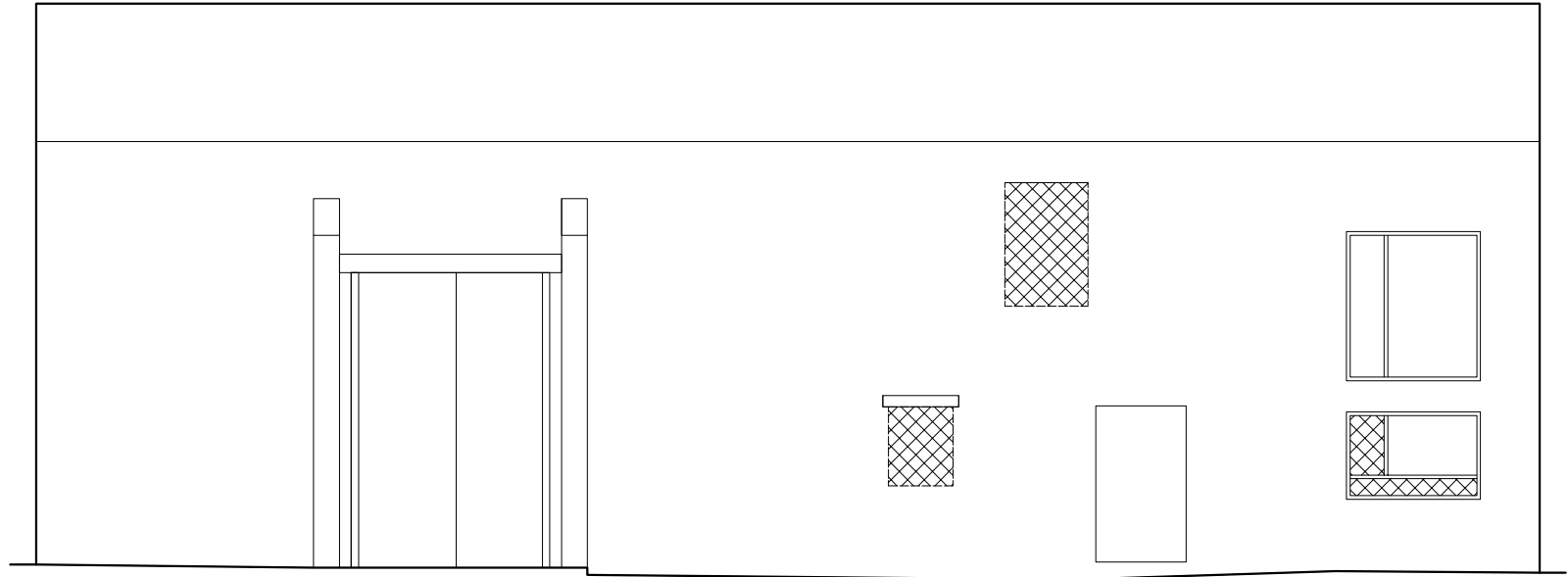
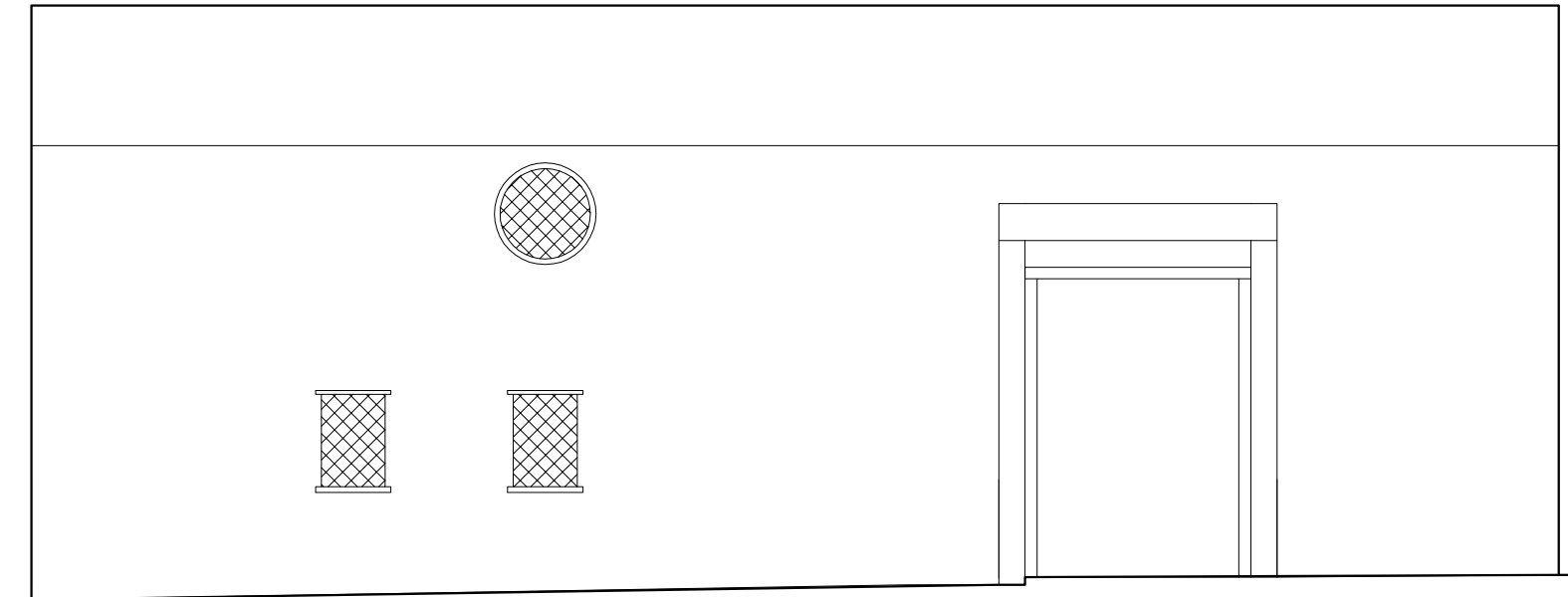


Figure Number 11. Barn plans



west elevation



east elevation

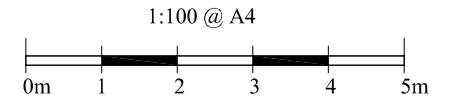
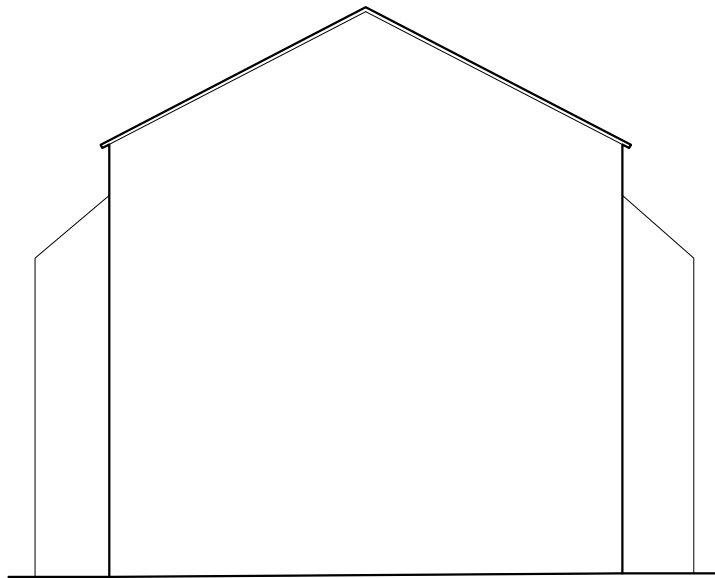
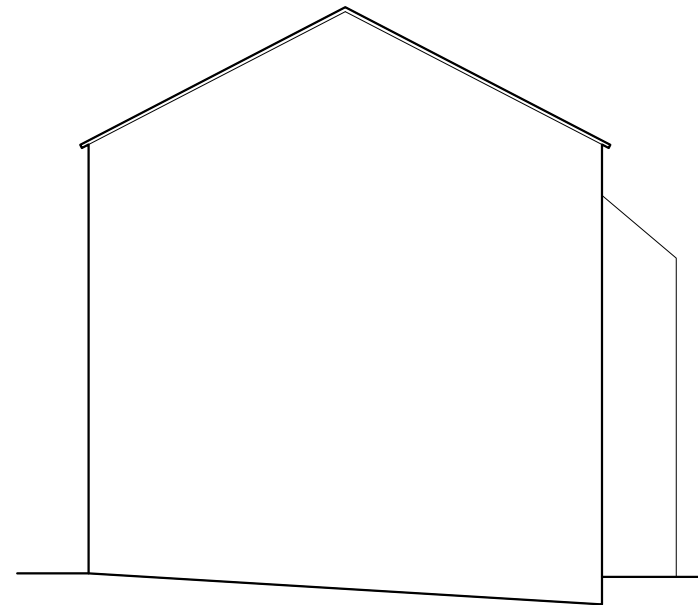


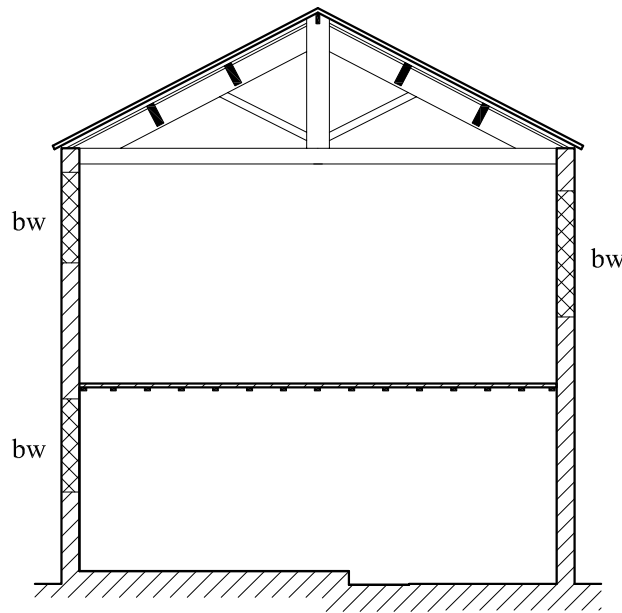
Figure Number 12. Barn elevations



north elevation



south elevation



1:100 @ A4

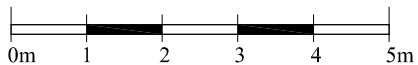


Figure Number 13. Barn elevations and cross section

Figure 14: Photograph register

Plate	Digital	Description	Direction
1		South elevation of house	NE
2		West elevation of house	E
3		North elevation of house	S
4		East elevation of house	W
5		South elevation of barn	N
6		West elevation of barn	E
7		North elevation of barn	S
8		East elevation of barn, southern end	NW
9		East elevation of barn, northern end	SW
10		Room 1	N
11		Room 1	SW
12		Room 1 Fireplace	E
13		Room 2 showing fireplace and converted blocked window	SE
14		Room 2	SW
15		Room 3	NE
16		Staircase to first floor	E
17		Hallway	S
18		Room 4	NE
19		Room 5	SW
20		Chimney breast in room 5	NE
21		Room 6	N
22		Chimney breast in Room 6	E
23		Room 7	NE
24		North wall of barn	NE
25		Internal wall of barn	S
26		Hand cut timber lintel of eastern barn door	E
27		Flag and cobble stone floor	W
28		First floor in barn	S
29		Stable	S
30		Stable	N
31		Loading door in stable	SW
32		Horse box in stable	SE
33		First floor above stable	S

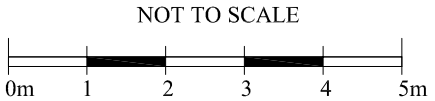
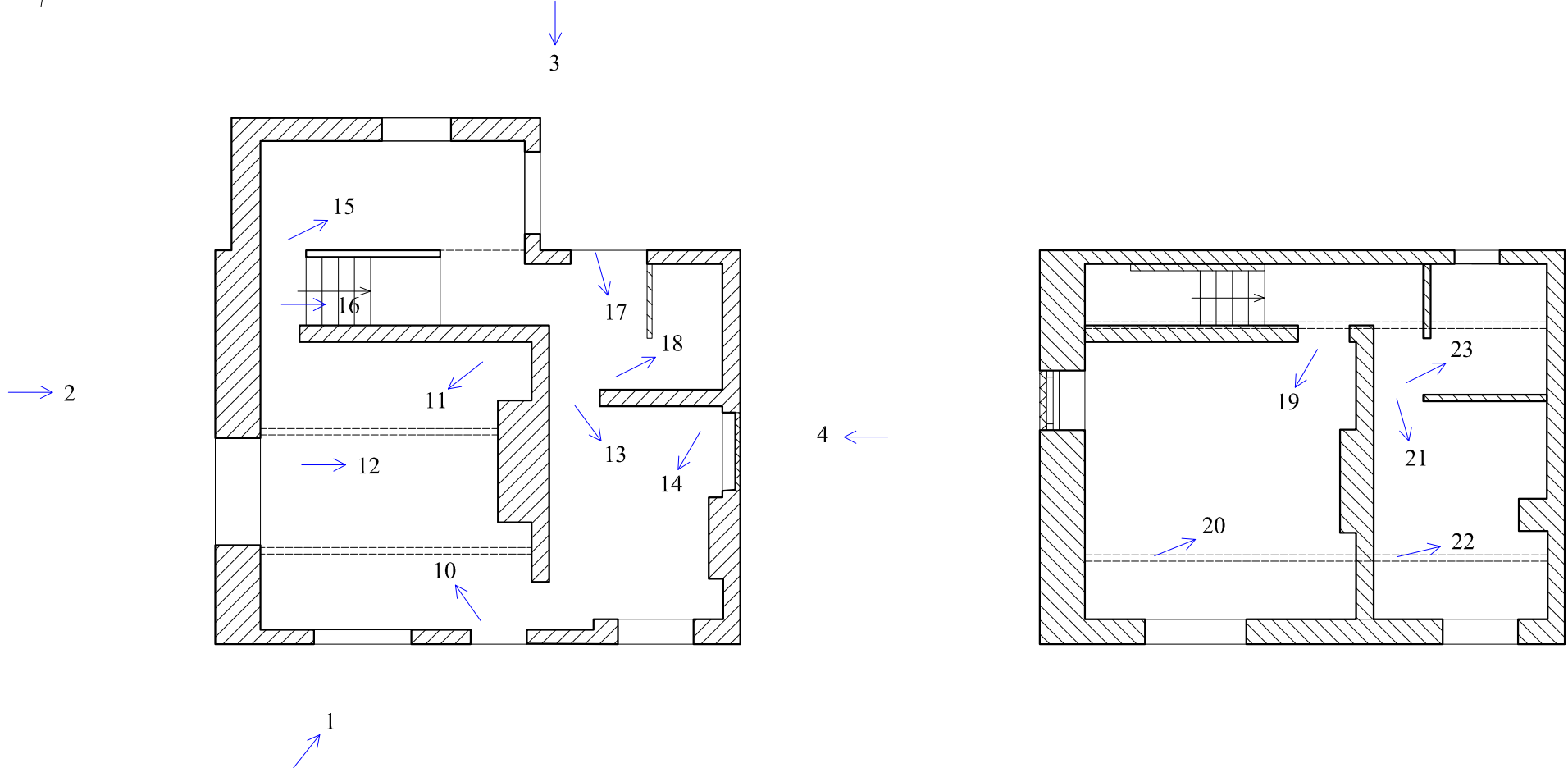
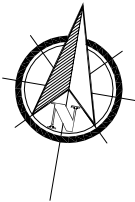


Figure Number 16. House photo location plan

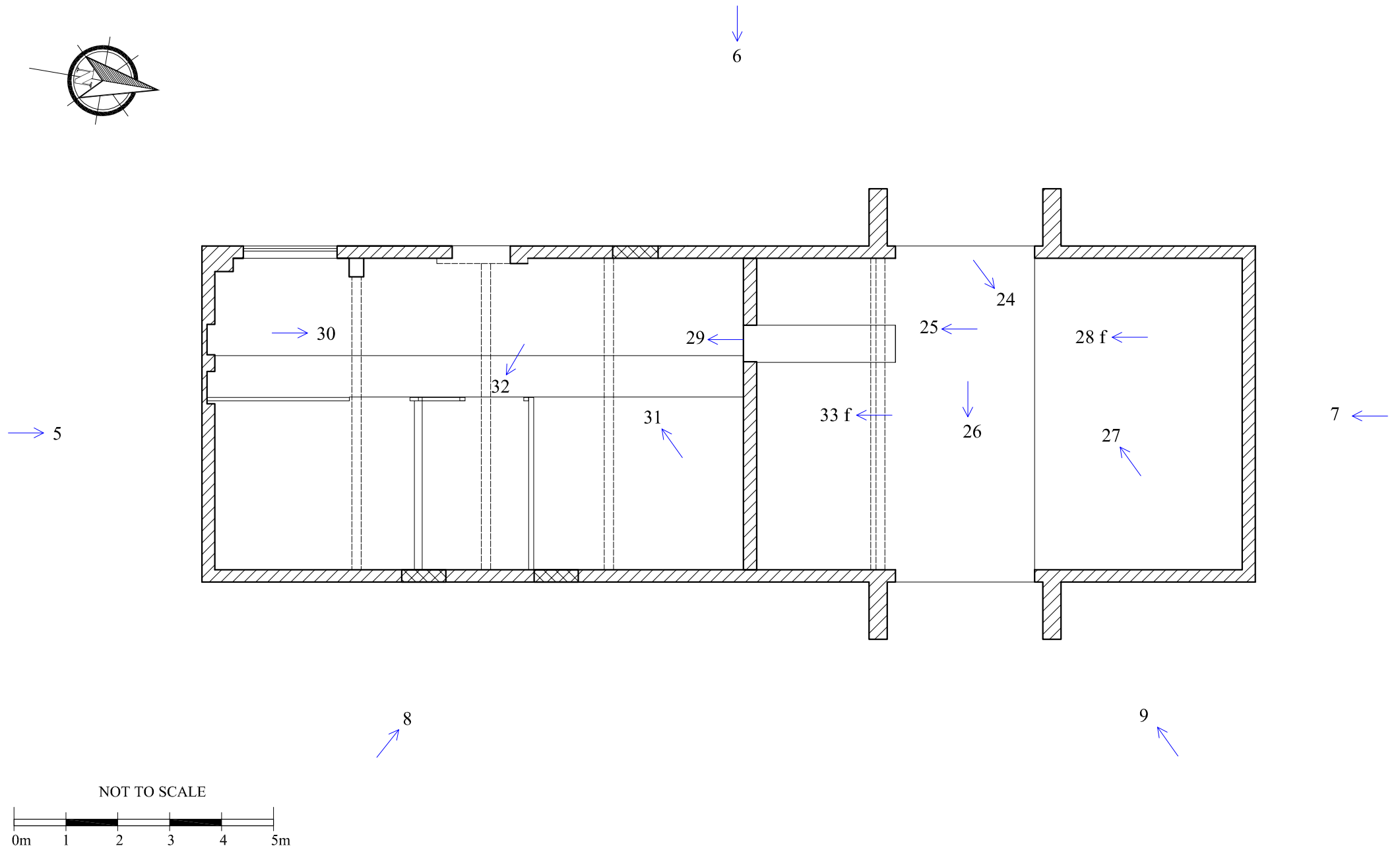


Figure Number 17. Barn photo location plan

Appendix 3: Plates



Plate 1: South elevation of cottage



Plate 2: West elevation of cottage



Plate 3: North elevation of cottage



Plate 4: East elevation of cottage



Plate 5: South elevation of barn



Plate 6: West elevation of barn



Plate 7: North elevation of barn



Plate 8: East elevation of barn, south end



Plate 9: East elevation of barn, north end



Plate 10: Cottage Room 1



Plate 11: Cottage Room 1



Plate 12: Cottage Room 1 Fireplace



Plate 13: Cottage Room 2 Fireplace



Plate 14: Cottage Room 2



Plate 15: Cottage Room 3



Plate 16: Cottage staircase in room 3



Plate 17: Hall of Cottage



Plate 18: Cottage Room 4



Plate 19: Cottage Room 5



Plate 20: Chimney breast in room 5 of cottage



Plate 21: Cottage; Room 6



Plate 22: Chimney breast in room 6 of cottage



Plate 23: Cottage Room 7



Plate 24: North end of barn



Plate 25: Internal wall in barn



Plate 26: Covered hand cut timber lintel of east barn door



Plate 27: Flag surface with cobbles to the north



Plate 28: Machine cut timber king post trusses and line of first floor



Plate 29: Stable



Plate 30: Internal wall with doorway from stable to barn



Plate 31: Loading door and rebuilt concrete block wall to the south



Plate 32: Interior of horse box



Plate 33: First floor over stable, showing king post trusses along with blocked window in west wall

