

Dovecote Building at Lower Hill Top Farm, Grains Road, Delph

A Heritage Asset Assessment

By J.M. Trippier Archaeological and Surveying Consultancy



May 2010

Client: Mrs A.Byrom

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NON TECHNICAL SUMMARY

An archaeological assessment of a building at Lower Hill Top Farm, Grains Road, Delph, OL3 5RL was carried out in May 2010 by J. M. Trippier Archaeological and Surveying Consultancy on behalf of Mrs Alice Byrom on instruction from Chorlton Planning Ltd of 67 High Street, Lees, Oldham. The assessment was required in order to establish the significance of the building as a heritage asset a part of a planning application which involved the conversion of the building to residential use.

The subject building was found to be a dovecote and stable or shippon built in the late 19th century by the Lees family who had occupied the farm for generations. Dovecotes are extremely rare in this context and this one had additional characteristics which indicated that the Lees were using this opportunity to emphasise their rise from yeoman farmers to a higher social status. As well as its intrinsic merits the building has a high group value as an important component in a range of buildings which demonstrate the transition from an agricultural economy to a proto-industrial one heavily involved in the early textile industry and then to one of minor gentrification. As such it has a high significance as a local heritage asset

ACKNOWLEDGEMENTS

The documentary research was carried out by Ms Sara Vernon M.Phil BA (Hons). Mr. J. Trippier BA (Hons), MRICS, PIFA compiled the report and managed the project.

Thanks are due to the staff of the Greater Manchester Archaeological Unit for providing material from the Historical Environment Record and to the staff of Oldham Local Studies Libraries and Archives Services and to the Saddleworth Historical Society for their assistance in providing information for the documentary research.

1. INTRODUCTION

- 1.1 An archaeological assessment of a building at Lower Hill Top Farm, Grains Road, Delph was required in order to inform a planning application which involved the conversion of the building to residential use. The aim of the study was to assess the historic and archaeological significance of the building as a heritage asset in accordance with paragraph HE6.1 of *Planning Policy Statement 5* issued by the Dept of Communities and Local Government. The assessment was carried out in May 2010 by J. M. Trippier Archaeological and Surveying Consultancy on behalf of Mrs Alice Byrom on instruction from Chorlton Planning Ltd of 67 High Street, Lees, Oldham. John Trippier BA (Hons.), MRICS, PIFA is a Chartered Surveyor and Practitioner of the Institute of Field Archaeologists with over 30 years experience of surveying and evaluating buildings of many types.

2. AIMS AND OBJECTIVES

- 2.1 The aim of this study is to assess the archaeological significance of the subject building as required by paragraph HE6.1 of *Planning Policy Statement 5*. This has been achieved by carrying out a desk based assessment and a field evaluation of the structure and its setting as required by paragraph HE6.1 of *Planning Policy Statement 5* and paragraphs 61 & 62 of the accompanying Practice Note

3. METHODOLOGY

- 3.1 The historical and archaeological background to the building and its setting was studied via a variety of resources. This included consultation of the Historical Environment Record (HER) held by Greater Manchester Archaeological Unit in accordance with HE6.1 of *Planning Policy Statement 5* as well as the cartographic and documentary material held by Oldham Local Studies Libraries and Archives Services and Saddleworth Historical Society
- 3.2 The subject building was visited on 5 May 2010 to enable a visual inspection of the site and surrounding area to be carried out. A photographic record (Appendix 2) was made of the building and features of archaeological interest using a 35mm camera loaded with Fujichrome Provia film to enable the production of colour slides. High quality digital images were taken with a Fuji Finepix S5700 for use in this report. A 1 metre ranging rod was included in general shots sufficient to independently establish the scale of all elements of the buildings and structures.
- 3.3 The methodology and terminology utilised at the assessment stage follows Darvill's (1988) discrimination criteria, which have been employed by English Heritage and others to evaluate the significance of certain archaeological sites.
- 3.4 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' *Standard and guidance for archaeological desk-based assessment* (1994, revised, September 2001).

4. SITE LOCATION

- 4.1 The subject building is small single-storey stone- built freestanding structure located on the east side of Lower Hill Top Farm, Grains Road, Delph. The farmstead is situated some 6.5 km to the north -east of the town of Oldham in

a moorland location on the B6197 road between Grains Bar, some 2km to the north-west, and the village of Delph some 750m to the east. The location of the farmstead is pointed up by the red arrow on the location plan Fig.1 and the subject building is edged red on the site plan at Fig.2. The national grid reference is NGR SD 9785 0769.

5. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 5.1 Lower Hill Top Farm is not listed as a building of architectural and historic interest although a 'wool wall' north of Lower - Hill Top is Grade II Listed. Neither is the farmstead entered on the Greater Manchester Historic Environment Record (HER).
- 5.2 **Delph** is a village in the Saddleworth civil parish of the Metropolitan Borough of Oldham in Greater Manchester www.wikipedia.org/wiki/delph. The etymology of 'Delph' is derived from the Old English word '*Delf*', meaning a quarry and refers to the bakestone quarries which lay at the lower end of the Castleshaw Valley just north of the village. Bakestones were quarried as tiles up to three quarters of an inch thick and used to bake oatcakes and muffins. The industry was in existence well before 1330 and only died out in 1930 www.wikipedia.org/wiki/delph
- 5.3 The etymology of 'Saddleworth' is derived from the Old English '*Sadelword*' meaning a 'saddle-like ridge' (Ekwall 1951, 380). However this name can only be dated back to 1230. The first documentary evidence of Saddleworth appears in the Domesday Book of 1086 in which it is referred to as "Quick", spelt "Thoac" and where it is described as "Land of the King in Eurvicsire (Yorkshire), Agbrigg Wapentake." (www.wikipedia.org/wiki/saddleworth)
- 5.4 After the Norman Conquest, Saddleworth *Frith* or *Quick* (as it was alternatively known until the nineteenth century) formed part of the northern fief of Roger de Poitou and Ilbert de Lacy, the latter probably subinfeudating it to the Stapleton family around 1100. From this date Saddleworth became a part of the de Lacy's Honour of Pontefract in the West Riding of Yorkshire. In about 1250, the northern part of Saddleworth, known as Hildebrihtope (later Friarmere), was gifted by the Stapletons to Roche Abbey, near Sheffield whose monks established a grange in the Castleshaw valley. Following the dissolution of the monasteries the land passed to the King and was sold to Arthur Assheton of Rochdale in 1543 subsequently being sold onto the tenants in the seventeenth century (www.saddleworth-historical-society.org.uk).
- 5.5 The principal church of St Chad's was founded about 1200 by the Stapleton family under the auspices of the Deans of Whalley who were also rectors of the Church of Rochdale. Patronage was later transferred (with Rochdale) to the Cheshire-based Cistercian Abbey of Stanlaw later to be shifted to the Abbey of Whalley in Lancashire. On the dissolution of Monasteries, it was annexed to Rochdale Parish. Saddleworth was a chapelry within the parish of

Rochdale until 1866 when it became an independent Parish (www.saddleworth-historical-society.org.uk).

- 5.6 Historically (before 1974) Saddleworth lay on the very western edge of Yorkshire, alongside the Lancashire border. In many ways it is physically separated from the rest of Yorkshire by the Pennine range which forms the parish's eastern border. Much of the area consists of steep valleys formed by the River Tame and its tributaries flowing in from the Pennine watershed. Originally settlements of farmers were huddled on the hillsides, the only viable sites to maintain a living, as compared to the bleakly inhospitable higher moorlands or the swampy, unhealthy valley bottoms (www.saddleworth-historical-society.org.uk).
- 5.7 In 1823 Saddleworth was described as *'a bleak region, of which a part only is under cultivation; but industry has accumulated in it a large number of inhabitants, who gain a comfortable subsistence by the manufacture of woollen cloth, for which the place is peculiarly famous; indeed, many of the superfine broads made here, vie with those of the west of England'* (Baines's *Directory of the County of York* (1823) and, in 1853, as *'a rugged alpine region comprising about 18,000 acres of land, of which only 10,000 acres are cultivated. It is extensively engaged in the cotton and woollen manufactures, and increased its population from 10,665 in 1801 to 17,799 souls in 1851'* (White's *Leeds and the Clothing District of Yorkshire* 1853).
- 5.8 The desire to supplement income by the weaving of wool and the advent of basic industrialisation led to the taming of the valley floors in order to harness the power of water to power looms and other textile equipment in the newly-built mills, and the emergence of new villages (www.saddleworth-historical-society.org.uk). Delph is one such village the centre of which has barely changed from the 19th century, when a number of small textile mills provided employment for the local community (www.wikipedia.org/wiki/delph).
- 5.9 At the same time, the increasing pace of commerce, both that originating in Saddleworth as well as the trans-Pennine trade, saw the replacement of traditional pack-horse routes by a network of turnpike roads (www.saddleworth-historical-society.org.uk). On the 1st edition 6" OS map of 1849 Lower Hill House Farm is situated on the Grains and Delph Branch of the Oldham and Ripponden Turnpike Trust (Barnes 1983, 111) which was established in 1812 (The Saddleworth Story Hodge 1964 18). Hill Top Lane, which is parallel to Grains Road but further south, appears to have been the boundary between the Friarmere Division of Saddleworth and the Shawcross and Quickmere Divisions to the south (Barnes 1983, 6).
- 5.11 The name 'Hill Top' first appears in the historical record in 1696 when Abraham, son of Abraham Lees, was born. It appears that the Lees family owned a small estate comprising Hill Top, Knott Hill, Lower Hill Top and Beswicks – all properties identifiable on the 1st edition 6" OS map of 1849- which had been purchased from the Asshetons in the early 17th century. In the very early records it is very difficult to differentiate between these various properties (SHSB 1975, 67-69) and it is apparent from the 1861 census (RG

13/4088) that Hill Top referred to a locality as well as to an individual farmstead.

- 5.12 It seems highly likely that it was James the grandson of the 2nd Abraham Lees, who was described as a yeoman of Hill Top and who died in 1783, and his wife Esther nee Harrop who are commemorated in an inscription of 1746 over the farmhouse door at Lower Hill Top. This James Lees was described as a clothier and was one of the trustees for building a school at Delph (SHSB 1975, 72).
- 5.13 Lower Hill Top itself does not appear in the records until 1848 when John Lees is listed there in the West Riding Poll Book (SHSB 1975, 74). It is possible that this is the same John Lees who is listed on the 1841 census as being a 50 year woollen weaver of Hill Top where he lived with his wife Mary and children Joseph, James and John (HO107/1279/9). However it is more likely that it was another John Lees who was a 60 year old unmarried farmer of 60 acres on the 1851 census where he is shown living at Colls Farm, Hill Top, with his sister Jane, brother John and nephew Joseph. We understand from the current owner that Lower Hill Top was also known as *Colls* which is an Old English word meaning 'Hill' (pers. comm. S. Vernon) and the adjoining lane which lead upto Hill Top is called Colls Lane. John Lees is also shown in the Church rate book of 1852 as the owner occupier of Lower Hill Top. The same inhabitants are still listed at Colls Farm on the 1861 census (RG 9/3240/f11). It seems likely that one or both of these John Lees was the great grandson of James and Esther Lees who are commemorated in the 1746 datestone.
- 5.14 By 1871 Lower Hill Top had assumed its current name again and was occupied by William Lees a 52 year old farmer of 22 acres along with his wife Elizabeth and children William, Jane, Elizabeth and Samuel (RG 10/4335/f9). It seems highly likely that it was William and Elizabeth who are commemorated in the datestones over the cottage in the farm range and also on the south wall of the subject building. William Lees and William Lees junior were shown at Lower Hill Top in the Poll List of 1885 and William is also listed as a farmer at Lower Hill Top in the trade directories of 1871, 1875, 1880, 1884 and 1888-9. However in the 1891 trade directory and on the census of that year Elizabeth is now a widow of 74 living there alone. Another family comprising Charles L Byrom, a draper's assistant and his wife Elizabeth inhabited an adjoining dwelling, presumably the cottage between the farmhouse and the barn (RG 12/3550). The property appears to have been uninhabited on the 1901 census (RG 13/4008/f148).
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- 5.15 On the 1st edition 6" OS map of 1849 (**Fig 3**) the farmstead is shown as a single block but with a number of outriggers on the north side facing the road which suggests that the main frontage was facing south away from the road which it probably predated (**Fig.3**) However on the 1st edition 25" OS sheet of 1894 (**Fig 4**) the footprint for the farmhouse and barn is now a more regular rectangle conforming with its present appearance as four-square double pile dwelling with a 'polite' Victorian frontage facing the road. Attached to the east is a barn which formerly had a large cart door on the south elevation and a

smaller one opposite on the north elevation (**Plate 1**). Latterly there was a small cottage between the house and the barn but this has now been incorporated in the barn conversion. The rear (south) elevation of the farmhouse is much more vernacular in appearance with mullioned windows although the mullions themselves have been replaced with modern equivalents (**Plate 2**). There are also two inscriptions on this elevation; one over the farmhouse door which contains the date 1766 and the initials 'JL' & 'EL' (**Plate 3**) and one over the former cottage door which contains the date 1866 and the initials 'WL' and 'EL' (**Plate 4**) (see paras.5.12 & 5.14 above). The presence of these inscriptions and of the large cart door on the south elevation suggests that this was originally the main frontage. This is reinforced by the 1849 OS map which shows various outriggers that would have been associated with the rear elevation. It is probably the case that the earlier mullioned house was rebuilt in the late 19th century to create a more modern frontage facing the turnpiked Grains Road. The subject building is not shown on the 1849 map (**Fig. 3**) although it does appear on the 1894 one (**Fig. 4**) as a freestanding building located east of the farmstead as it is today (**Plate 5**).

- 5.16 Other features of note are a waterwheel pit up against the west elevation of the farmhouse and a small lodge, which undoubtedly served it, which is situated just across Coll's Lane. It is understood that there was also a 'taking in' door at first floor level at the east end of the south elevation of the farmhouse although this has now been faced over (pers comm. Mr Byrom and SHCB 1975, 68). These features must all have been connected with textile production which would have been carried on within the farmhouse during the mid to 18th century when a number of members of the Lees family were described as clothiers. Also connected with this domestic textile production is the 'wool wall' which lies across Grains Road from the farmstead and is Grade II Listed structure (**Plates 2 & 6**). Listed Building Description: *Early C19. Dry-laid squared rubble. Approx. 25m long with vertical north face and angled south face. The south face is stepped by the manner in which the stones are laid. On edge coping stones. Used for the drying of yarn, wool or cloth.* This is a rare remnant of the woollen industry linked by A Wrigley to a small dam by the side of Lower Hill Top Farm and a small water wheel there (see Wrigley, A., 1949, *Rakings Up*, 76-77 in Barnes 1975, 31)

6. PHYSICAL DESCRIPTION OF SUBJECT BUILDING

6.1 General Description

- 6.1.1 The subject building is a single storey rectangular structure of stone construction with a double pitched slate covered roof. To the rear (east) is a smaller outrigger of matching construction (**Plate 7**). The latter contained a WC. The external dimensions of the main building are 6m x 4m.

6.2 Main Building –External Description

6.2.1 The elevations comprise two different types of stonework. The north elevation, which now faces the road, and the east elevation south of the rear extension, are constructed of thin sandstone blocks laid randomly but brought to courses (**Plates 7& 8**). By contrast the west and south elevations have pitch-faced gritstone blocks laid in a regular manner (**Plates 9&10**). There are a number of features on the external elevations that are worthy of note. At the east end of the south elevation are a number of small lancets which appear to have been nesting boxes for doves (**Plate 11**). There are four of these at varying heights although one has been blocked up. Another still has an alighting ledge intact (**Plate 12**). Others appear to have been broken off. Other features on this wall are two ventilation holes under the eaves and stone corbels supporting the wall plate for the roof. On the west elevation is the doorway the jambs of which are formed by the adjoining walls (**Plate 10**). There is a single stone slab threshold and a stone lintel with a chamfered front edge and stopped ends. Above is a moulded stone canopy and above this a triangular aperture filled with a board containing a large ‘owl hole’ with four smaller holes beneath. Above this is small stone shield standing in relief and containing a coat of arms of three crescents-two above and one below a central bar (**Plate 13**). The arms of Anthony Lee of Stafford (Argent, a fess between three crescents Sable) www.cheshire-heraldry.org.uk are the closest we can find or it may be an affectation. On this elevation there are also ‘kneelers’ supporting the bottom ends of the coping stones on the gable verges. On the south wall there is a window opening at its west end. This is lancet shaped with a protruding stone cill. To the east of this are two inscribed limestone plaques. The westerly one bears the initials ‘WL’ in a scroll which matches that over the cottage door at the farmhouse (see para 5.14 above). The easterly one is now very worn and largely illegible but presumably read ‘EL’ (**Plates 14&15**)

6.3 Main Building –Internal Description

6.3.1 The building is divided into two cells by a wall running north- south some 3.5 metres from the west elevation (**Fig.5**). The walls of both cells are of random stone construction and are lime washed. Against the east wall of the larger west cell are the remnants of boskins or stall dividers indicating that this was used as a shippon or loosebox (**Plate 16**). At the west end of the south wall is the window which appears as a lancet externally. Internally it is a simple rectangle with a stone cill and a timber lintel (**Plate 17**). In the east cell the west wall is rendered and the nesting boxes visible on the exterior are clearly visible on the north wall. The roof of both cells is underboarded (**Plate 18**).

6.4 Rear Building –External Description

6.4.1 The construction of this building matches that of the main building ie north and east walls of thin stone slabs randomly laid but brought to courses whilst the south wall is of pitch-faced gritstone. In the east gable wall there is a lancet window with jambs formed from the adjoining wall and a stone cill and shaped lintel. There is a double pitched Welsh slate roof with stone coping to the verges of the gable as with the main building (**Plate 19**).

6.5 Rear Building –Internal Description

6.5.1 Again the construction of this building matches that of the main building.

7. CHARACTERISATION

7.1 The subject building appears to be purpose-built stable or shippon combined with a dovecote and it is in the latter function that at least part of the archaeological significance of this building lies. English Heritage's Monument Class Descriptions provide helpful information on the identification, characterisation and archaeological significance of dovecotes (www.english.gov.uk/mpp/mcd/intro2.htm#a9)

7.2 Definition

7.2.1 A dovecote is a building or structure, usually of brick or stone, which was constructed for the breeding and keeping of doves. They are usually circular in plan with a conical roof but they may also be polygonal, square or rectangular with a pitched roof as in his case

7.2.2 Dovecotes are associated with the medieval and post medieval landowning aristocracy, both lay and secular. They were constructed for the breeding and management of doves in order to provide a constant and sustainable supply of meat, eggs, and manure. As such, the possession of a dovecote was a very valuable asset. However there is also evidence of dovecotes being built well into the 19th century as in this case.

7.3 General Description

7.3.1 The walls of a dovecote are normally constructed of local materials, usually stone or brick, and are vertical or near-vertical. In all dovecotes the walls are comparatively thick as nesting boxes are built into the thickness of the walls.

7.3.2 The external appearance of a dovecote is generally undistinguished with the walls being plastered or lime-washed. However, some have stone dressings and/or motifs built into their walls. Some dovecotes have external supporting buttresses and others may have external sunning ledges for the resting birds. Although doors are common, original windows in the exterior walls are rare. Most doorways consist of crude, square openings with roughly shaped stone or wooden lintels and jambs, but some are more elaborate with arched, lancet or segmental heads. Some later doorways were finely executed in ashlar stone and in other cases existing apertures were enlarged and dressed. All these features are visible in this building.

7.3.3 Nesting boxes are built into the interior face of the wall and it is these which form the most distinctive feature of a dovecote. They should be large enough to accommodate at least one parent and two squabs (young) but, as with the design of dovecotes as a whole, they also exhibit a variety of shape and design. The most basic examples were constructed as simple square-sectioned shafts built into the thickness of the wall, sometimes having a rough terminal

expansion as in this case (**Plate 18**). The overall construction of the boxes is sometimes crude and without a precise angle, but in later examples, the internal masonry or brickwork fits more accurately and often shows a high standard of craftsmanship.

- 7.3.4 Although other groupings are known, the nesting boxes are usually arranged in a linear or uniform pattern around the walls. There is also considerable variation in the shape of the nest entrances; square, rectangular, arched, circular and even wedge or ogee shapes are known but square appears to be the most common.
- 7.3.5 To help the birds enter and leave their nests, alighting ledges were added. These jutted out from the walls and are usually made of stone or wood. They are either continuous beneath each row of nesting boxes or have a random arrangement around the walls. One ledge is still extant in this case as the others have been broken off.

7.4 **Distribution and regional variation**

- 7.4.1 Writers on animal and farm husbandry in the 18th and 19th centuries suggested that a dovecote should be placed in a conspicuous position away from surrounding trees. This meant that the homing birds could see their house easily. Shelter from the prevailing winds was also important. Again the subject building matches these criteria.

8. **ASSESSMENT OF ARCHAEOLOGICAL SIGNIFICANCE**

- 8.1. The aim of this study is to assess the archaeological significance of the subject building as required by paragraph HE6.1 of *Planning Policy Statement 5*. English Heritage's *Monument Protection Programme* has regard to a number of standard discrimination criteria when evaluating the archaeological significance of buildings and other features (Darvil 1988 and PPG16 Annex 4). These can be applied to the subject building as follows
- 8.2 **Survival:** It is estimated that there are over 2000 dovecotes in England. However the Greater Manchester HER has only 10 listed and only 5 of these are extant. One is a bird house in the middle of a lake. The others are at Dunham Massey, Bramall Park, Sale Old Hall and Hulton Park, Bolton. These are all at the sites of halls belonging to the local aristocracy and the subject building is a rare, if not unique, example in a Pennine location and at a dwelling lower down the social scale. Furthermore this example is in relatively good condition. It therefore ranks **highly** under this criteria.
- 8.3 **Diversity:** The form, size and complexity of dovecotes are very varied. Several types can be recognised on the basis of ground plan and although broad chronological variations can be determined, no exact chronological or firm regional variations in types can at present be discerned. Apart from its design

as a dovecote this building is of significance because of its form of construction. The use of pitched-faced gritstone blocks on the south face, together with the inscribed tablets, indicates that this was intended to be the primary frontage. This matches the farmhouse and barn where the inscriptions on the south side and the large cart door of the barn suggest that this was also the primary frontage originally (see paragraph 5.16 above). The west elevation is of similar construction to the south and also has an ornate canopy over the doorway and a coat of arms in situ. The construction of a building more usually associated with the gentry, along with these 'gentrified' features, are all indicative of an aspiration to a higher status than that of a yeoman farmer and add to the diversity of this class of monument. It therefore ranks **highly** under this criteria also

- 8.4. **Documentation (historical).** There is a moderate amount of historical documentary material available for Lower Hill House Farm as a whole and by using this together with the epigraphic and cartographic evidence it has been possible to establish the building of the structure to within a 50 year period (between 1849 and 1894) and to identify the owner of the property at that time as William and Elizabeth Lees. This comparatively **high** level of documentation for a building of this type enhances its significance. A study of the title deeds may enhance this further.
- 8.5 **Group value (association).** The buildings and landscape features at Lower Hill Top Farm have a **high** group value of which the subject building is a significant component. The datestone over the farmhouse door on the south elevation indicates a building date of 1746 and commemorates John and Elizabeth Lees. Those over the cottage door and on the dovecote building commemorate William and Elizabeth Lees who were no doubt related but who occupied the farm over 100 years later. Taken together these buildings, along with the water wheel pit, lodge and wool wall, provide a clear demonstration of how a yeoman farming family progressed through the transition from an agricultural economy to a proto-industrial one where they were heavily involved in the early textile industry and then to one of minor gentrification where they became leading figures in the local community and highly conscious of their increasing social status.
- 8.6 **Potential for further archaeological investigation.** The potential for further archaeological investigation in order to fully understand the transition from an agricultural and proto-industrial site to that of the home of a gentlemanly farming family is **high**. The importance in this respect of individual elements such as the subject building, which contribute to an understanding of the overall historical development of the farmstead, should not be overlooked and in view of the non-designated status of the building its sympathetic redevelopment is most likely to ensure its future preservation.
- 8.7 **Amenity value .** Lower Hill Top Farm lies in close proximity to public roads and footpaths and has **moderate** potential as an educational and amenity resource. Further development of this would increase the site's attraction as a

tourist destination. Although modest in itself the subject building is a significant component in providing a full understanding of the site and the proposed development scheme recognises this by ensuring that the extension will be visually separated from the dovecote building, all four walls of which will remain visible.

9. CONCLUSION

- 9.1 The subject building is a combined dovecote and stable or shippon which was built in the second half of the 19th century by William and Elizabeth Lees whose family had been in possession of a number of farms in the Hill Top area of Delph from the late 17th century. An inscription on the building commemorates the Lees as do others on the farmhouse and other buildings. The existence of a dovecote building as substantial as this is a rarity at a Pennine upland farmstead and it has a number of other features, such as the quality of the stonework and ornamental embellishment, which demonstrate the aspirations of the Lees for a more gentrified lifestyle.
- 9.2 In addition to its intrinsic significance as an unusual historic building in its own right the dovecote has a high group value as one of a range of buildings and features which demonstrate how, over the centuries, the family moved from an agricultural economy to a proto-industrial one where they were heavily involved in the early textile industry and then to one of minor gentrification. Using the criteria that English Heritage and their advisers have formulated for judging archaeological significance the dovecote must therefore have a high ranking as a local heritage asset.

10. ARCHIVING

- 10.1 A fully indexed archive is to be compiled consisting of all primary written documents, plans, and a complete set of labelled colour slides. Labelling will be in indelible ink and will include film and frame number; date photographed and photographer's name; name and address of feature/building; and NGR.
- 10.2 The resulting archive will be deposited with the Oldham Local Studies Centre in a format to be agreed with the Archives Officer. A summary record will be deposited with the Greater Manchester HER. A copy of this report will also need to be supplied to the..
- 10.3 The site archive will be prepared and stored according to the UKIC Guidelines for the preparation of excavation archives for long term- storage (1990) and the Museum and Galleries Commission Standards in the Museum Care of Archaeological Collections(1992) 'Standards for the preparation and transfer of archaeological archives'.
- 10.4 The archaeological contractor will also complete the *Online Access to Index of Archaeological Investigations* (OASIS) form.

11. COPYRIGHT

- 11.1 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

12. BIBLIOGRAPHY

Abbreviations

GMHER	Greater Manchester Historic Environment Record
OLSL	Oldham Local Studies Library
OS	Ordnance Survey
SHSB	Saddleworth Historical Society Bulletin

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www.cheshire-heraldry.org.uk

APPENDIX 1: FIGURES

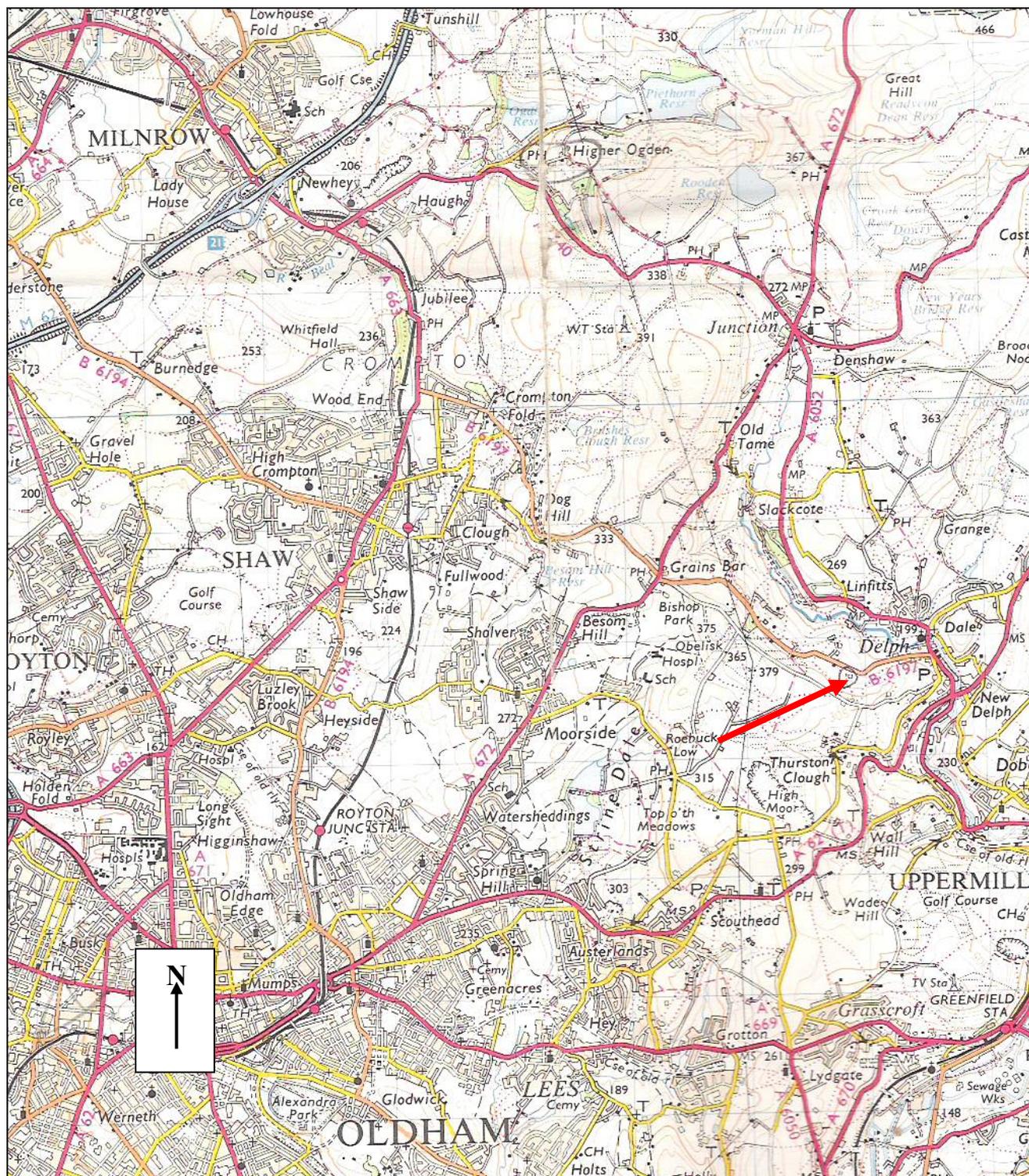
Fig. 1: Location Plan

Fig. 2: Site Plan

Fig. 3: 1848, 1:10560 scale OS Map

Fig. 4: 1894 1: 2500 scale OS Map

Fig. 5: Floor Plan



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Fig. 1: Location Plan

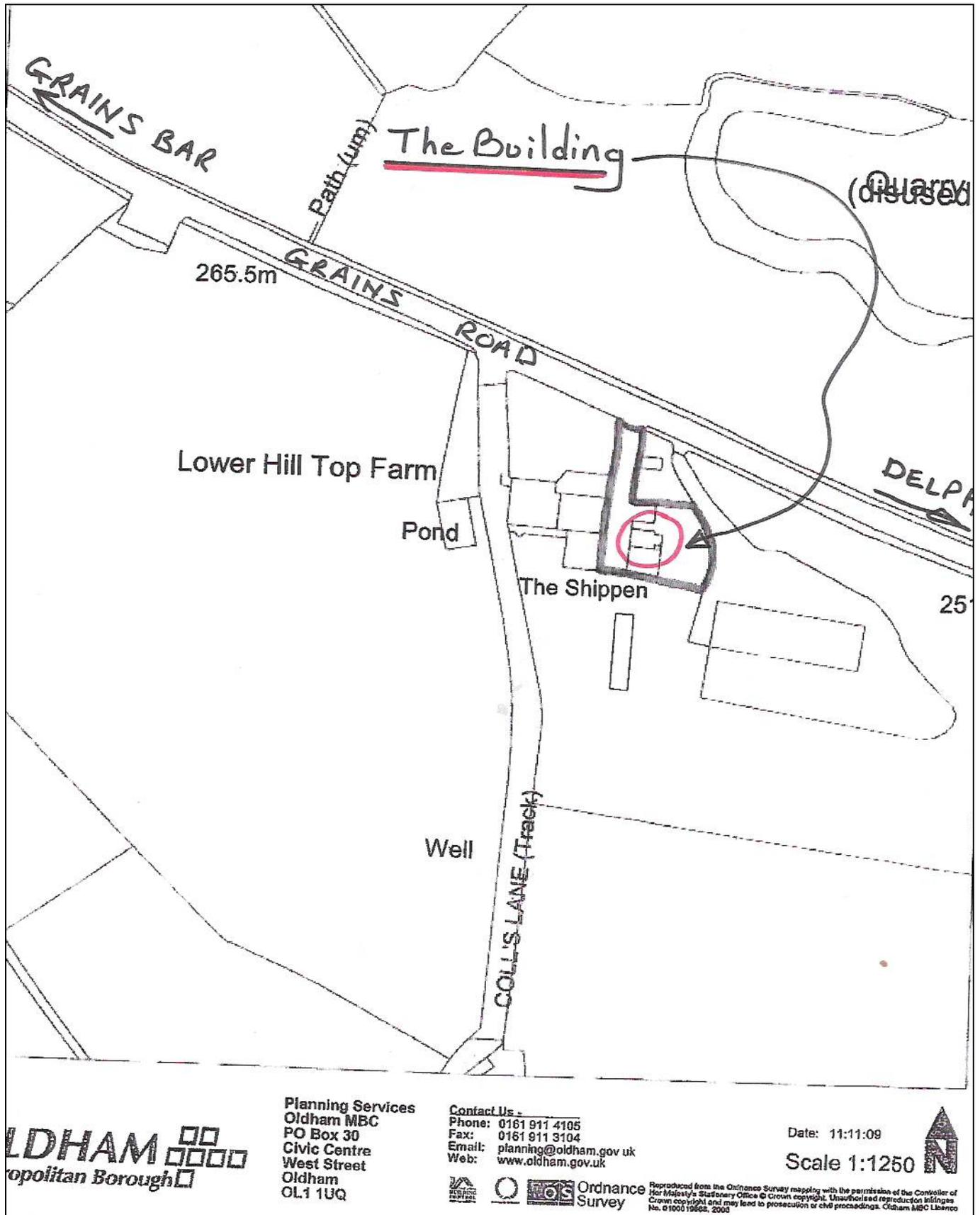
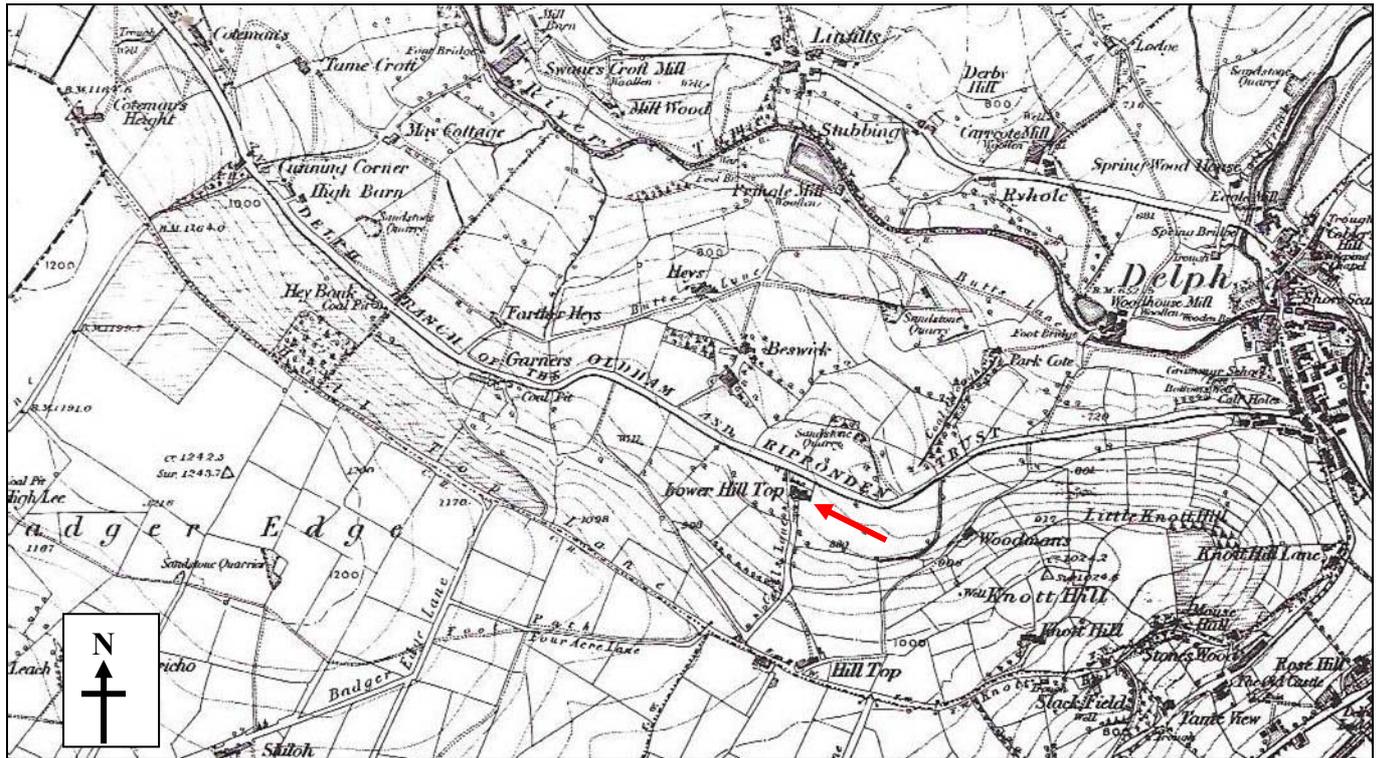


FIG.2: SITE PLAN



Actual size



Actual size x 300%

Fig. 3: 1849 1:10560 Scale OS Map Yorkshire Sheet 270

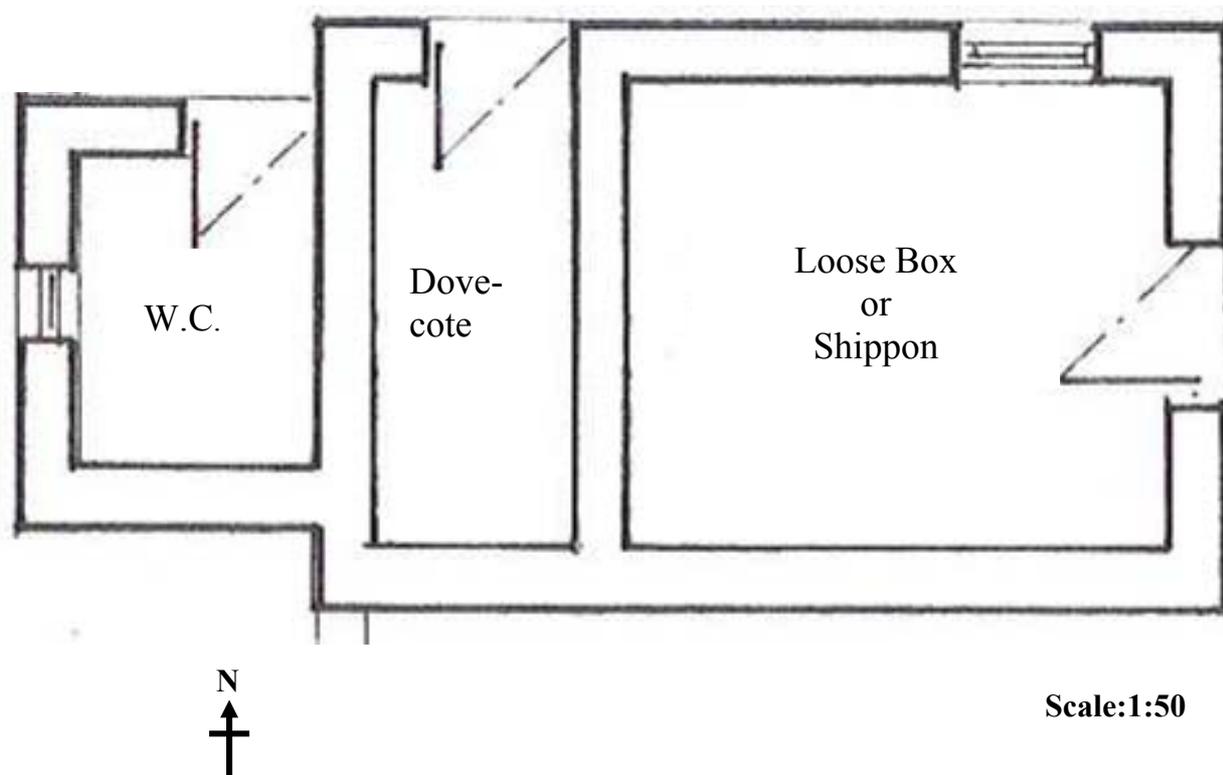


Fig. 5: Floor Plan

APPENDIX 2: PLATES

Plate 1: North Frontage of Farmstead

Plate 2: South Frontage of Farmstead

Plate 3: Inscription over Farmhouse Door

Plate 4: Inscription over Cottage Door

Plate 5: Freestanding Subject Building east of Farmhouse and Barn

Plate 6: Wool Wall

Plate 7: North Elevation of Subject Building

Plate 8: East Elevation of Subject Building

Plate 9: West Elevation of Subject Building

Plate 10: South Elevation of Subject Building

Plate 11: Nesting Boxes in North Elevation

Plate 12: Alighting Ledge to Nesting Box in North Elevation

Plate 13: Heraldic Shield on West Elevation

Plate 14: Inscribed Tablets on South Elevation

Plate 15: Detail of Inscribed Tablet on South Elevation

Plate 16: Interior of West Cell from West

Plate 17: Window in south Wall of West Cell

Plate 18: Interior of East Cell from South

Plate 19: East and South Elevations of Subject Building



Plate 1: North Frontage of Farmstead



Plate 2: South Frontage of Farmstead



Plate 3: Inscription over Farmhouse Door



Plate 4: Inscription over Cottage Door



Plate 5: Freestanding Subject Building east of Farmhouse and Barn



Plate 6: Wool Wall



Plate 7: North Elevation of Subject Building

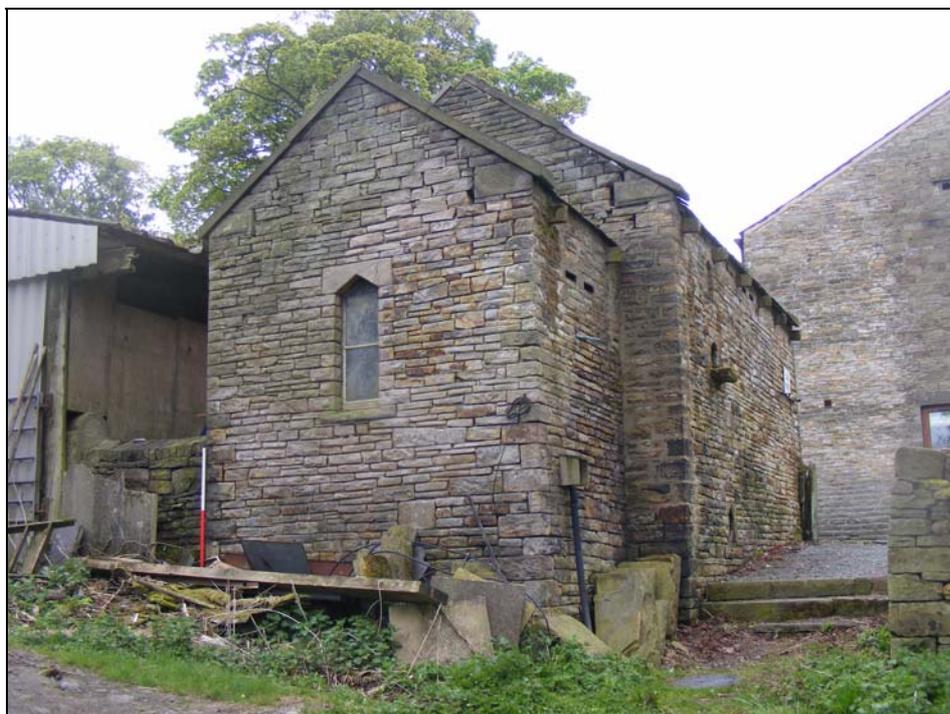


Plate 8: East Elevation of Subject Building



Plate 9: West Elevation of Subject Building



Plate 10: South Elevation of Subject Building



Plate 11: Nesting Boxes in North Elevation

Plate 12: Alighting Ledge to Nesting Box in North Elevation

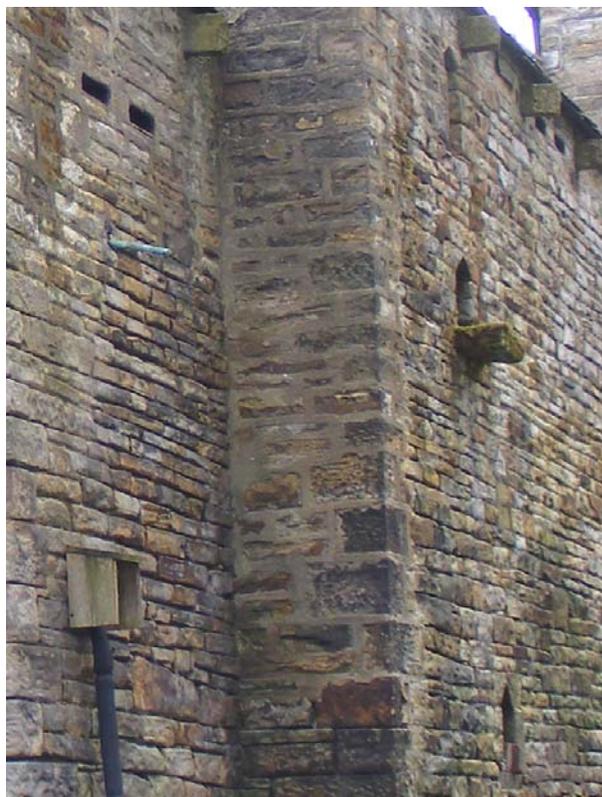




Plate 13: Heraldic Shield on West Elevation



Plate 14: Inscribed Tablets on South Elevation



Plate 15: Detail of Inscribed Tablet on South Elevation



Plate 16: Interior of West Cell from West



Plate 17: Window in south Wall of West Cell



Plate 18: Interior of East Cell from South



Plate 19: East and South Elevations of Subject Building