

**Barn at  
Manor Farm, Knowls Lane,  
Oldham**

**An Archaeological Assessment and Building Survey**

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## **NON-TECHNICAL SUMMARY**

An archaeological assessment and building survey was required as a condition of planning permission for conversion to residential use of a barn at Manor House Farm, Knowls Lane, Oldham, OL4 5RU (NGR SD 95948 04061). J. M. Trippier Archaeological and Surveying Consultancy carried out the work on behalf of Mr Andrew Butterworth. Although parts of the building had been reduced a number of typical features remained visible intact which enabled it to be reconstituted in this record. The building was found to be a stone built mid-19th century combination barn of the type that were being set up by part-time farmers as agriculture gave way to industry both in terms of land-use and employment opportunities. It could be closely dated to between 1848 and 1861 and it was also possible to establish the likely builders. It therefore can be regarded as possessing some heritage significance amply justifying its 'preservation by record' as contained in this survey. It was situated within a fold of four listed dwelling houses dating from the 17th and 18<sup>th</sup> centuries and, although considerably later, the barn's stone built vernacular construction is in keeping with them and helps to demonstrate the changes in building styles and priorities which took place in the post-medieval and early industrial periods.

## **ACKNOWLEDGEMENTS**

Thanks are due to Mr. Andrew Butterworth and his planning consultant Graham Hitchen who commissioned the survey on his behalf. Also to his architect Robert Schofield who provided drawings of the buildings and much other useful information. We are also most grateful to Mrs Christine Knott and Trevor Jones who provided us with historical information and to the latter for providing us with photos of the building before the current works began. The assistance provided by the staff of Ashton and Oldham Archives and Local Studies Services and Greater Manchester Archaeological Unit (GMAU) is also acknowledged.

### **1. INTRODUCTION**

- 1.1 In December 2009 Oldham MBC granted consent to planning and listed building applications (PA/057223/09 & LB/057224/09) for the 'Conversion of existing barn into a single dwelling house and erection of double detached garage'. The applications concern the conversion to residential use of a disused barn which has been treated as a listed building by reason of its association with Manor House.
- 1.2 Following consultation with Greater Manchester Archaeological Unit (GMAU) a condition was attached to both consents. Condition 6 of both consents stated,

**‘No development shall take place unless and until the applicant has secured the implementation and completion of an historic building survey to be undertaken in accordance with a written scheme of investigation which shall first have been approved in writing by the Local Planning Authority’** and follows the advice 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) issued by the (then) DOE but which has now been superseded by Planning Policy HE12 of Planning Policy Statement, *PPS5: Planning for the Historic Environment*. This came into effect on 1st April 2010 and requires that *“Where the loss of the whole or material part of a heritage asset’s significance is justified, local planning authorities should require the developer to record and advance understanding of the significance of the heritage asset before it is lost, using planning conditions or obligations as appropriate.”*

- 1.3 It is understood that, following advice on the structural condition of the barn, the stone slate roof was removed to relieve pressure on the walls and that at least one whole wall and part of another two walls were also dismantled. It is also thought the floor may have been lifted. This work was undertaken without a historic building survey having been done and so was undertaken in contravention of condition 6.
- 1.4 As a result of discussions between Karen Heverin, Oldham’s Conservation Officer, and GMAU it was decided that the conditioned requirement for a historic building survey should still be implemented and GMAU prepared a brief covering the requirements for the implementation and reporting of the survey. From this brief the appointed buildings archaeologist/ historic building architect was required to produce a written scheme of investigation (WSI) which had to be submitted for agreement with GMAU acting as archaeological advisors to the local planning authority. The contracted archaeologist has complied with this requirement.
- 1.5 Graham Hitchen Esq., planning consultant, acting on behalf of the developer Andrew Butterworth Esq., instructed J.M. Trippier Archaeological and Surveying Consultancy of Bolton to carry out the archaeological work. John Trippier BA (Hons), MRICS, PIFA is a Chartered Surveyor and Practitioner of the Institute of Field Archaeologists with over 40 years experience of surveying and recording buildings of many types. His company have carried out numerous analytical surveys of listed buildings as required in this case. He was assisted by Steven Price BA (Hons), M.Phil who also prepared the drawings took the photographs and carried out the documentary research.

## **2. SITE LOCATION AND GEOMORPHOLOGY**

- 2.1 The barn forms part of a group of buildings that includes Manor Farm, Manor House and Knolls Lane Farm, Knowls Lane Farm and Knowls Lane, Oldham. They are situated in an attractive semi-rural location overlooking open countryside about 4km south-east of Oldham town centre. The general location is marked by a red arrow on the map enclosed as Fig 1 and the barn is shown more precisely boxed in red on the map enclosed at Fig 2. Its National Grid Reference is SD 95948 04061.
- 2.2 The subject buildings lie at an altitude of 220m OD. The solid geology comprises millstone grit and other sandstones of the carboniferous period overlain by the Lower Coal Measures (IGS, 1969). Upto 600ft (182m) the glacial drift deposits are of the Brickfield Association. These soils are medium to fine textured till and Head derived from the millstone grit and coal measures sandstone and shales which underlie the drift. They occupy gentle to moderate slopes which rarely exceed 10%. Moderate rainfall and considerable run-off from adjacent slopes together with the impermeability of many subsoils are sufficient to cause widespread poor drainage. Much of the association is devoted to permanent grassland, poor and rush-infected where neglected. Above 600ft the glacial drift deposits are locally produced deposits of the Rivington Association. They are acidic and strongly leached frequent liming being necessary to control surface matt formation. Basic slag and farmyard manure have been the most common fertilisers (Hall and Folland 1970, 47-54, 58-59).

### **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. Alterations to such buildings 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 is to preserve 'by record' the information that may be lost during future alterations. This was achieved by recording and analysing the plan form, function, age and development of the buildings and by the provision of a written, drawn and photographic archive for future reference.
- 3.2 The brief prepared by the Greater Manchester Archaeological Unit (GMAU) requires the survey to provide a clear record of what remains standing, of how much has been dismantled, and a clear assessment of the impact of the demolition upon the significance of the barn and the wider group of listed buildings.

### **4. METHODOLOGY**

4.1 The survey record required 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.
- b) Detailed examination and basic tabulated record of dismantled stonework, roof slates, roof and internal timbers stored on-site. The results of this are contained at Appendix 4 to this report
- c) A set of measured survey drawings of the building, at appropriate scales, including the floor plan, external and, where appropriate, internal elevations, roof structure and at least one representative cross section.
- d) Incorporating, where possible, observations from (a-c), and with the help of pre-demolition images held by the applicant, the survey will attempt to provide a ‘reconstruction’ of the barn (elevations/ plans/ roof). In all such drawings a clear distinction will be made between what is left standing and what can be ‘reconstructed’ from the dismantled evidence.
- e) An account supported by photographs and cross-referenced to plans of evidence (drawn/ photographic) of i) phasing in construction or ii) changes in the internal organisation of space or iii) evidence for past processes cross referenced to a plan, plans and/or elevations clearly showing the viewing position, direction and image reference. Where this account is based on pre-demolition images it is in italics.
- f) Photographs capturing the building’s wider setting will be taken.
- g) A series of medium format monochrome record photographs will be taken for all available external elevations and, where possible, of key interior spaces. Other general or illustrative photography will be taken using colour 35mm film or high quality digital cameras. Visual scales appropriate to the subject will be incorporated in the images where possible.
- h) A thorough historic documentary search, which may reveal information about the barn or the complex within which the barn sits, will be undertaken.
- d) The survey will identify areas that are currently obscured but which might hold key information to inform our understanding of the barn’s origin and development and where an archaeological watching brief should be undertaken during stripping out/demolition/ groundworks.

- 4.2 A site visit was made and detailed notes were taken of the structural details of the building. Measurements were taken with hand held tapes and laser measures which enabled the architect's drawings to be checked and amended on site to show any additional features relevant to the survey. A revised version of the architect's floor plan was made for inclusion at Fig. 8 to this report at a scale of 1:100. A photographic record was made with a Fuji Finepix A510 digital camera (7.2 mega pixels resolution) for the provision of colour prints. Black and White medium format photos were taken with a Mamiya 645L Pro camera loaded with a Ilford HP5 120 film. These will be deposited in the site archive (see para.9.1 below). Digital photographs have also been included in this report at Appendix 3. A photographic index and a reference plan have been included at Figs.11& 12.
- 4.2 Historical research, including a full map regression, was carried at Oldham and Aston- under- Lyne Archives and Local Studies Libraries.
- 4.3 The project was carried out in accordance with the recommendations of *The Management of Archaeological Projects* 2<sup>nd</sup> 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. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND.**

- 5.1 No previous archaeological work is known to have been carried on the group of properties of which the subject barn is part. However Manor Farm, Manor House and Knowls Lane Farm are entered on the Greater Manchester Historic Environment Record where they are described as "a good group of early farm buildings" (HER 5745.1.0) which are listed grade II and retain evidence of probable C17ry origins. The Listed building descriptions for Manor Farm, Manor House and Knowls Lane Farm are:



*OLDHAM SD90SE KNOWLS LANE 780-1/4/48 (North East side) 23/01/73 Manor House and attached Cottage .GV II House and cottage. The house probably late C17, the cottage added during C18. Roughly coursed and square stone with stone flagged roof. 2 storeys. House a 2-unit plan, double-pile with subsidiary parallel wing to rear. Present entrance in gable return in new gabled porch flanked by 3-light mullioned windows on first floor. Single window in front elevation on each floor, paired 2-light casements with central mullions, other mullions removed. End wall stacks. Cottage projects from left-hand of front elevation. Single-unit plan with blocked square cut mullioned windows in gable and single window on each floor to left of doorway in front wall. Further doorway and mullioned windows in left-hand gable return to rear. (IoE Number: 388911)*



*OLDHAM SD90SE KNOWLS LANE 780-1/4/47 (North East side) 23/01/73 Knowls Lane Farm (Formerly Listed as: KNOWLS LANE Manor Farmhouse. Manor Farm. Cottage attached to Manor House.) GV II House. Probably later C18. Roughly coursed and squared stone with stone flagged roofs. 2 storeys, 3-unit plan with 2 doorways in centre and to right. Main entrance in centre has chamfered architrave and is flanked by inserted 3-light casement on each floor to right, tall square cut 2-light mullioned windows on each floor to left. Right-hand doorway giving access to service room. End wall and axial stack. Forms part of the same complex as the Manor House and attached cottage (q.v.). (IoE Number: 388909)*

In addition Knowls Lane Farm immediately to the northwest is also listed:





*OLDHAM SD90SE KNOWLS LANE 780-1/4/46 (East side) 23/01/73 Knowls Lane Farmhouse GV II House, formerly farmhouse. Originally early C18 but extensively altered. Roughly coursed and squared rubble with stone flagged roof. 2 storeys, 3-window range with doorway in added porch to left and renewed windows of 2 and 3 lights. Two original mullioned windows survive in return elevation of rear wing. End wall stack (IoE Number: 388910).*

- 5.2 Historically Knowls (Knolls) Lane (the rising ground –Butterworth 1842, 41) was situated in the ancient parish of Ashton –under-Lyne. It is situated in the north –east extremity of the parish and in the division of Knotts Lane which comprised the hamlets of Wood Park, Cross Bank, Alt Edge, Taunton, Waterloo, Bardsley, Lees or Hey, Mill Bottom, Birks, Rhodes Hill, Lanehead, High Knolls, Alt, and Alt Hill (Farrer & Brownbill 1911, 338-347). Knowls Lane was regarded as being in the hamlet of Alt Edge (Butterworth 1823, 34) In 1894, Stalybridge being added to Cheshire, the remainder of the parish of Ashton was divided into the existing townships of Ashton-under-Lyne, Audenshaw, Little Moss, Waterloo, Hurst, Woodhouses, Bardsley, Alt, Lees, Hartshead, Cross Bank, and (part of) Mossley (Farrer & Brownbill 1911, 338-347).
- 5.3 In the early 14<sup>th</sup> century Sir John de Assheton (Ashton) was lord of the Manor of ‘Assheton’. At the beginning of the 16<sup>th</sup> century Sir Thomas Ashton died, leaving his estate to his three heirs. But before the end of the century it was fully in the hands of the Booths of Dunham Massey from who it descended by marriage to George Harry Grey, the seventh Earl of Stamford, in 1736 (Farrer & Brownbill 1911, 338-347).
- 5.4 Knowls first entered the historical record in 1302 when Margery, wife of Roger de Barlow, and Alice her sister, daughters of Richard de Knolls, were heirs to messuages and lands in Ashton. Agnes (apparently the widow of Richard), then wife of Richard de Limepithurst, and Joan widow of Adam de Knolls, had dower. Gilbert son of Adam son of Thomas de Alt was called to warrant; De Banco R. 141, m. 75 d. 53 d. (Farrer & Brownbill 1911, 338-347). John de Leghes was a retainer of both Sir John Assheton and, after his death, his son, resulting in his family having permission to

lease land from the Lord of the Manor and graze pigs in the woodland. In 1400 Robert Leghes, a descendant of John's, paid two shillings for the lease of land at Knolls. (Millett 1996, 5). In the custom roll of 1422 Adam Wilson Doggeson paid 6d for le Knolles (Glover 1884, 360). Jak of the Leghes also paid 5s for Knolls meadow and the Haycroft and John of the Knolls paid various sums (depending on the term) for the Rhodes Field and for part of an intake in Paulden Wood (Glover 1884, 358-360)

5.5 By the late 16<sup>th</sup> century Knolls Lane was occupied by the Andrew family who resided there until the early 20<sup>th</sup> century (Bardsley 1960) and the Fifteenth book of 1617 shows Samuel Andrew as paying 1d for his 5 acres within the division of Knott Lanes with Park (Glover 1884, 365). In 1696 John Andrew of Knowls Lane was described as a 'threaddyer' (Bowman 196, 423). This appears to indicate an early involvement of the family in the textile industry. In 1740 John Andrew took over the tenancy from his father, Robert. Unlike previous tenancies, however, this one was not for a specific period of years, or the right to pass it onto his son, but was granted for a period of three lives (Bardsley 1960). It is also asserted that the Earl of Stamford used Manor House as a hunting lodge in the 1740s (Jones 2011), although this has not been verified.

5.6 When John Butterworth visited Knowls Lane in the hamlet of Alt Edge in 1823 he listed the residence of John Shaw and Samuel Andrew and a cottage inhabited by the widow Wrigley which appeared to be the oldest and which he asserts 'was doubtless the original mansion'. At the time this had an inscription over the door reading '1655 and J.B and M.B. (Uxor)' (Butterworth 1823, 34). According to the current residents this inscription is no longer extant. Nor is it possible to relate the initials to the various owners and occupiers identified in Knowls Lane to date. It may be that this was a datestone imported from elsewhere and it may be that the initials commemorate members of the Buckley or Bardsley families who have been landowners in Ashton and Saddleworth for centuries.

5.7 The census information for the Knowls Lane properties is as follows:

<b>Census year</b>	<b>Address</b>	<b>Household member</b>	<b>Age</b>	<b>Occupation</b>
1841	Knowls Lane	Samuel Andrew (head)	50	Cotton twiner
		Sarah Andrew(wife)	45	
		Plus 8 children		Cotton trade
		George Andrew (head)	52	Coal carrier
		Mary(wife)	50	
		Samuel Andrew (head)	73	Farmer
		JohnAndrew (son)		
<b>Census</b>	<b>Address</b>	<b>Household member</b>	<b>Age</b>	<b>Occupation</b>

year				
1841		Samuel Andrew (head)	37	Worsted dealer
1861	Knowls Lane	Margaret Buckley (head)	56	School teacher
		John Knott (head)		Plasterer and farmer of 4 acres
		George Andrew (head)	72	Coal carrier
		George Andrew (son)		Agricultural labourer
		Samuel Knott (head)		Plasterer and bricklayer employing 4 men
		Wife and family		Cotton trade
		Samuel Andrew (head)	56	Farmer of 4 acres
1891	2 Knowls Lane	Maria Whitehead (head)	67	Widow
	3	Charles Fowler (head)	45	Carter
		Mary Fowler (wife)		Cotton Trade
	4	Harry Thomason (head)	28	Cotton yarn maker up
		Elizabeth Thomason(wife)		
	5	George Andrew (head) (single)	64	Farmer

5.8 The above suggests that although the Andrew family maintained a presence at Knowls Lane during the 19<sup>th</sup> century parts of the holding were often let out to others. It is understood that the Andrew's tenancy was terminated in the 1920's on the death of Elizabeth Ann Bardsley, granddaughter of Samuel Andrew who resided at the property in the early 1800's. Elizabeth Ann was the grandmother of Leonard Shaw Bardsley, who has supplied some of this information (Bardsley 1960). Mrs Christine Knott (maiden name Burns- but does her husband's family have a connection with the Knotts who were residing at Knowls Lane in 1861?) has confirmed that her family rented Manor Farm from the Earl of Stamford and Warrington in the 1920s (when was still a working farm). At this time her grandparents (the Owens) lived in the current 'Manor Farm' (which was then called 'Manor House') and she and her parents (the Burns) lived in the current 'Manor House' then called 'Manor Farm'. Around

1956 her family bought these properties along with what is now Knolls Lane Farm (this appears to have been sold off a couple of years later). There is a document in the Ashton Archives referring to a sale by the Earl's estate of 'Alt Building Ground no. 27' (Archive Ref No.: Plan 215; Accession No.: 3742) dated 21st September 1953 but we have been unable to view this due to current cataloguing of the estate documents. Following Mrs Owen's death in 1965 the Burns family moved next door; the connecting door was blocked up; the names were changed to what they are today and the new Manor House was rented out. Mrs Knott also advised that during renovations in the 1930's when they were knocking through to Manor Farm papers were found dating to the 1600's possibly in a chimney. The whereabouts of these is unknown.

- 5.9 It appears from the cartographic evidence that the barn was not present on the 1<sup>st</sup> edition OS 6" map of 1844 (Fig 3). Although the subject building does not appear, a small square building does appear on the plot. By 1861 however (Fig.4), the barn is present, with two small lean-to's on the north-western side and another on the south-eastern corner. The OS mapping for 1891 (Fig.5) shows the barn, although the lean-to's on the north-west and south-east are not shown. By 1921 (Fig.6) the cartographic evidence shows the south-eastern lean-to to be present once again with another located on the southern end of the north-eastern wall. This latter lean-to was extended towards the north-east by 1930 (Fig. 7) and another added parallel to it.

## 6. PHYSICAL DESCRIPTION.

- 6.1 General description (Front cover). The subject building is a small stone built barn situated in a small fold or hamlet and immediately to the rear of the associated residential property. It is orientated north-west to south-east. At the time of inspection the building was already undergoing reconstruction. The roof had been removed and the whole of the north-east elevation. Parts of the upper walls had also been taken down on the other elevations. The gable ends were both particularly degraded in this respect. At the time of inspection the remaining structure was enveloped in scaffolding.
- 6.2 North-west Elevation (**Plate 1**). This elevation forms one of the ends of the building and is very dilapidated. The stone work is shaped gritstone rubble, brought to courses at ground floor level, with watershot gritstone blocks above. A square timber framed window of reinforced glass has been inserted centrally at ground floor level. The southern jamb is formed of brick and concrete. The remnants of a single storey stone built lean-to abuts the east end of this elevation. It has a plywood blocked window in the centre. *It is apparent from the photo supplied by Trevor Jones (Plate 2) that the gable wall was otherwise blank at first floor level and upto the apex*
- 6.3 South-east Elevation (**Plate 3**). This elevation forms the other gable end of the building and is likewise dilapidated. The lower courses are of shaped gritstone rubble with watershot gritstone at first floor level. The wall has collapsed along the line of

the south jamb of a window/pitching door at first floor level. Below this, at ground floor level is a timber framed blocked portrait window with concrete cill and gritstone lintel. The jambs have been rendered in cement. *It is apparent from the photo supplied by Trevor Jones (Plate 4) that at first floor level was a timber framed window with shaped gritstone jambs, cill and lintel. The gable wall was otherwise blank at first floor level and upto the apex. The plate also shows a waist-height brick structure abutting the east end of this elevation and extending round to enclose the junction with the north-east elevation. This may have been one of the structures shown on the 1930 OS map(Fig 7).*

- 6.4 South-west Elevation (Plate 5). This elevation comprises the front of the building and is constructed in watershot gritstone, regularly coursed, although collapsed in the centre. At the northern end is a large doorway blocked with gritstone with cement mortar. It has a heavy gritstone lintel above. To the south of this, is a timber framed landscape window with gritstone lintel above (Plate 6). It also has a gritstone cill and thin gritstone jambs. South of this again, in the centre of the face is a large barn door, blocked with ply. The bottom has been partially blocked with gritstone. *It is apparent from the photo supplied by Trevor Jones (Plate 7) that it had a timber lintel and it is understood that this is stored on the scaffolding above for reuse. There were no additional features in this wall prior to its partial demolition.*
- 6.4 North-east elevation (Plate 8). This elevation has been removed at the time of inspection. All that remained was the shaped gritstone rubble north-eastern wall of the single story lean-to. *However it is apparent from the photos supplied by Trevor Jones (Plates 9-11) that the undamaged wall was constructed of shaped gritstone rubble, brought to courses. It was not possible to establish whether any of them were 'watershot'. Just north-east of the centre of the face at ground floor level was a large timber framed portrait window of nine lights. The external lintel was of gritstone and lying at a comparable height to the barn door in the opposite wall, suggesting that this is likewise a blocked doorway with a window inserted (Plates 10 & 11). To the north-west of this was a doorway hung with a modern timber door. No features were present at the first floor level. A single story modern garage constructed of timber and corrugated metal sheets has been constructed on this face. The walls have been whitewashed in the area contained within this.*
- 6.5 Internal (Plates 8 & 12). The interior is constructed in rough gritstone rubble occasionally brought to courses and all walls are white washed. The roof has been removed. In the south-eastern wall at ground floor level is a small portrait window, covered with ply (Plate 13). Above this joist holes are visible along the length of the wall at the level of the first floor. The wall has collapsed above this. The south-western wall has a large barn door at the southern end, although this has been blocked at the bottom to create a large opening (a window?) now covered with ply. The internal lintel above had been removed but was observed amongst the timbers stored on the scaffolding but the external hand cut timber lintel was in place. The southern

jamb had been reinforced with brick (**Plate 14**). North of this is a small timber framed landscape window with a single pane of frosted reinforced glass. The cill is gritstone and the lintel timber. A slot to hold a timber beam is above this at the level of the first floor. North of the window is a blocked doorway. It has a gritstone lintel and has been blocked with brick (**Plate 15**). The wall has collapsed at first floor level, although more remains to the north. The north-western wall has a small timber framed portrait window at ground floor level to the west of centre. It is timber framed with a single pane of reinforced glass. The lintel and cill are both gritstone (**Plate 16**). Above is another row of joist holes at first floor level. East of this is the lean-to, which shows an internal construction of brick. The floor has been removed throughout the whole of the building, although concrete remains attached to the wall. At the north western end gritstone blocks are visible, suggesting a gritstone flagged floor in this area. *It is apparent from the photos supplied by Trevor Jones that the double pitched roof was supported by a single machine cut braced timber king post truss and two sets of machine cut timber purlins (Plate 17). The roof was covered with sandstone slabs. The south-eastern wall had a timber framed window with a timber lintel at first floor level. The former barn door in the north-eastern wall had an internal hand-cut timber lintel (Plate 18). The internal area was divided by painted half-height brick walls as shown on Fig 8 but these were no doubt later additions.*

## **7 Analysis and Interpretation**

- 7.1 The large openings on the south-west and north-east elevations show evidence of having been blocked at the base, suggesting their earlier use as doorways prior to the insertion of the windows. This layout is consistent with a threshing barn used for hand threshing with large barn doors located centrally opposite one another to provide a through draft for winnowing.
- 7.2 The location of holes for joists and beams demonstrates that first floor levels were present at either side of the barn but probably did not extend over the central space of the threshing floor which would have been open to roof. The presence of two opposing doors below the floor at the north-western end suggests that this was a shippon. The area below the first floor at the south-east end may have been used for stabling although there is no evidence of separate external access to this area.
- 7.3 This analysis is consistent with the interpretation of the building as a classic three bay combination barn designed for use both as a threshing barn and for housing of animals (Brunskill 1987, 39). Traditionally threshing barns comprised three bays; a central bay for use as a threshing floor and bays on either side used for storage of sheaves prior to threshing and for the threshed straw. In this design all three bays were open to the roof (Brunskill 1987, 43). However during the Industrial Revolution the increasing demand for milk and dairy products and the growing practice of storing sheaves of corn outside prior to threshing resulted in cow-houses and stables being installed in

barns which may have stored hay as well as sheaves (Brunskill 1987, 68). This was the origin of the 'combination barn' one version of which was where there were lofts rather than full-height bays on either side of the threshing floor, one being over a stable and the other being over a cow-house (Brunskill 1987, 111). The subject barn appears to have largely conformed to this pattern.

- 7.4 Small combination barns such as this were particularly suited to part-time farmers as agriculture gave way to industry both in terms of land-use and employment opportunities and it is apparent from the cartographic evidence that the barn can be closely dated to a 17 year period between 1844 and 1861 which fits this scenario. It seems likely that the barn was built by either John Andrew, who is shown on the 1841 census as living at home with his father Samuel the 73 year old farmer, or by his youngest son Samuel, who is shown on the 1861 census as the 56 year old farmer of 4 acres, but who died in 1880 (Bardsley 1960).
- 7.5 We have also been asked to provide an account and description of the site's setting and the significance of the barn within the context of the listed buildings as required by Policy HE6.1 of Planning Policy Statement PPS5. Although built in the mid-19th century the barn is contained within a fold of four listed dwelling houses dating from the 17th and 18th centuries (**Plates 19 & 20**). We would mention however that when various antiquarians made a tour of the district in the early to mid-19th century few of them included this group of buildings in their lists of significant residences eg Edward Butterworth in 1842 who refers only to the hamlet of Knowls Lane and not to any individual properties. John Butterworth (para. 2.7 above) seems to be an exception. It seems likely that the houses have been listed because of the perceived 17th or 18th century vintage (DOE Circ.8/87) and their vernacular appeal. We would add that there seems absolutely no justification for the appellation 'manor' being applied to these dwellings. This only appears first on post-1930 mapping (Fig.7) although it appears to have been in use when Mrs Knott's family moved in during the 1920s (see para.2.9 above). Another aspect worthy of mention is the relationship between the three listed buildings at Knowls Manor. The Listed Building Descriptions suggest that Manor Farm is the earliest followed by the Manor House and then by Knolls Lane Farm. However it seems to us that from the way the buildings butt up against each other the development sequence may be the other way round. Judging by its original small size it also seems possible that the Manor House may have originated as a loomshop rather than a dwelling.
- 7.6 The barn is considerably later than the adjacent listed dwelling houses and is functionally and stylistically different. However the barn's stone built vernacular construction is in keeping with its setting amongst a fold of vernacular dwellings justifying its sympathetic conversion rather than its demolition or continuing deterioration. Whilst the barn does not contribute significantly to the setting of the dwellings (or they to it's) it nevertheless does have some heritage significance in that it is a recognisable example of a mid 19th century combination barn. A number of

features connected with this use are still recognisable and these are enhanced by its close dating and by the probable identification of the builder and his circumstances. Together with the adjacent dwellings and a possible 17<sup>th</sup> century loom shop, it does provide a useful illustration of how economic changes affecting a closely knit rural community were reflected in the function and style of their buildings.

## **8. CONCLUSION**

- 8.1 *Manor House Farm Barn* is a clear example of the type of small combination barn being constructed by part-time farmers in the mid- 19<sup>th</sup> century and a number of features connected with this use are still recognisable indicating that it has some heritage significance albeit at a low level. This significance is enhanced by the close dating of the barn to a 17 year period between 1844 and 1861 and the probability that it was built by same Samuel Andrew who was farming 4 acres at Knowls Lane on the 1861 census or possibly is father John.
- 8.2 The barn is situated within a fold of four listed dwelling houses dating from the 17<sup>th</sup> and 18<sup>th</sup> centuries and whilst considerably later than those in terms of construction date its vernacular nature and use of local materials is in keeping with those of the listed dwelling houses. It also complements the latter by demonstrating how changing usages and styles as a result of varying economic and social conditions. Whilst probably not justifying Listed Building status in its own right it fully justified its inclusion in the HER and ‘preservation by record’ as required under Policy HE12 of Planning Policy Statement PPS5. There are no areas obscured that would justify further archaeological work such as a watching brief during the development process.

## **9. ARCHIVES**

- 9.1 The archive resulting from the building recording will be deposited with the Oldham MBC Archives. This will comprise record sheets, original drawings and plans, photographs, notes, documentary material and a copy of the report. Hard copies of the report will be provided for the interested parties including GMAU. A digital copy of the report (PDF Format) will be submitted to GMAU on CD (with the project title, date and author noted on the CD) along with digital copies of all photographs.
- 9.2 The archaeological contractors will complete the online OASIS form at <http://ads.ahds.ac.uk/project/oasis/>. Once a report has become a public document by submission to or incorporation into the HER, GMAU may place the information on a web-site.



## 10. BIBLIOGRAPHY

### Abbreviations

- AALSS Ashton Archives and Local Studies Service  
GMAU Greater Manchester Archaeological Unit  
IGS Institute of Geological Sciences  
OS Ordnance Survey

### Maps

- IGS, 1969, *Geological Map of the British Islands*, Southampton  
OS 1844, 1:10,560 Scale Lancashire Sheet 97  
OS 1861, 1:2,500 Scale Lancashire Sheet 97/11, Southampton  
OS 1891, 1:2,500 Scale Lancashire Sheet 97/11, Southampton  
OS 1922, 1:2,500 Scale Lancashire Sheet 97/11, Southampton  
OS 1930, 1:2,500 Scale Lancashire Sheet 97/11, Southampton  
OS 2004, 1:1,250 Scale Lancashire Sheet SD 9504 SE, Southampton  
OS, 2004, 1:25000 *Explorer 277*, Southampton

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## APPENDIX 1 : BRIEF FOR A HISTORIC BUILDING SURVEY

**Site Name:** Manor House Farm Barn, Knowls Lane, Oldham, OL4 5RU

**NGR:** SD 95948 04061

**District Planning Officer:** Mark Ollerenshaw

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

**Brief issued to:**

**Date:** 23rd May 2011

### 1.0 Background

1.1 In December 2009 Oldham MBC granted consent to planning and listed building applications (PA/057223/09 & LB/057224/09) for the 'Conversion of existing barn into a single dwelling house and erection of double detached garage'. The applications concern the conversion to residential use of a disused barn which has been treated as a listed building by reason of its association with Manor House.

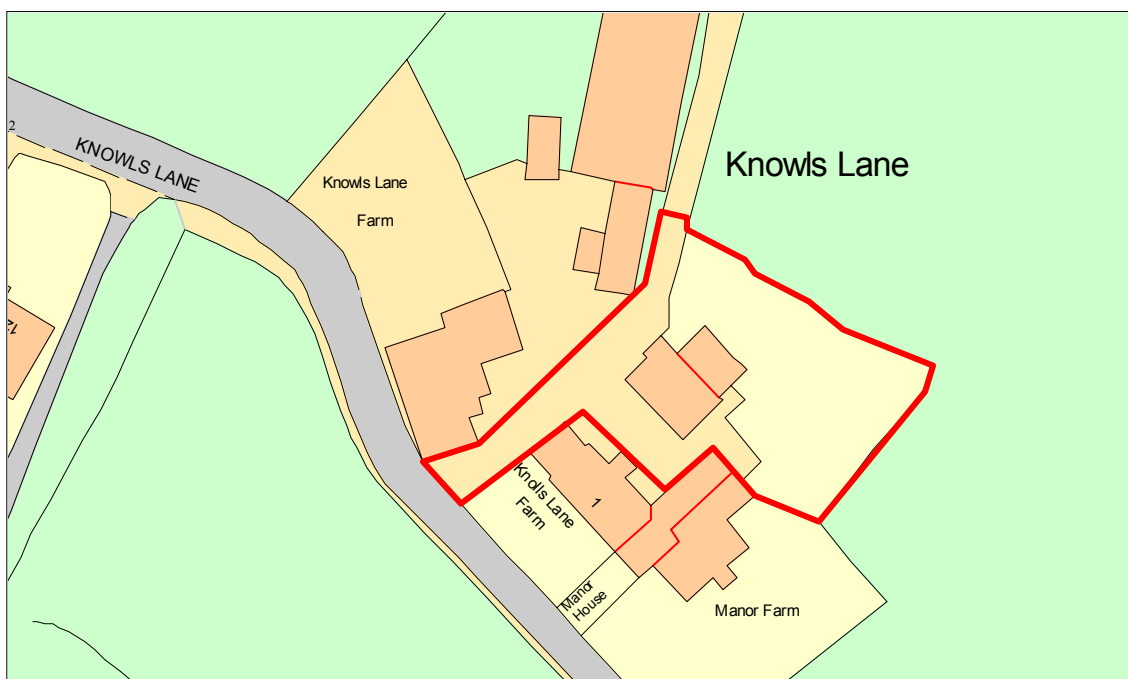


Fig. 1: Location of the development

1.2 Following consultation with Greater Manchester Archaeological Unit (GMAU) a condition was attached to both consents. Condition 6 of both consents stated,

**‘No development shall take place unless and until the applicant has secured the implementation and completion of an historic building survey to be undertaken in accordance with a written scheme of investigation which shall first have been approved in writing by the Local Planning Authority.’**

1.3 Subsequently, GMAU were contacted by a Mr Schofield acting on behalf of the applicant. Mr Schofield explained that following advice on the structural condition of the barn the stone slate roof had been removed to relieve pressure on the walls. It became clear however that far from just removing the stone slates at least one whole wall and part of another two walls had been dismantled. It is also thought the floor has been lifted. This demolition was undertaken without a historic building survey having been done and so was undertaken in contravention of condition 6. Discussions with Karen Heverin, Oldham’s Conservation Officer, confirmed the demolition took place in 2011.



Fig.2: Condition of barn following partial demolition

1.3 It has been decided that the conditioned requirement for a historic building survey should still be implemented. This brief covers the requirements for the implementation and reporting of a historic building survey. From this brief the appointed buildings archaeologist/ historic building architect will produce a written scheme of investigation (WSI). Prior to the survey commencing the WSI will be submitted for agreement with Greater Manchester Archaeological Unit, acting as archaeological advisors to the local planning authority.

1.4 The survey should provide a clear record of what remains standing, of how much has been dismantled, and a clear assessment of the impact of the demolition upon the significance of the barn and the wider group of listed buildings.

## **2.0 Background**

2.1 The barn forms part of a group of buildings that includes Manor Farm, Manor House and Knolls Lane Farm. Manor House. The Manor Farm, Manor House and Knolls Lane Farm form “a good group of early farm buildings” (HER 5745.1.0) which are listed grade II and retain evidence of probable C17ry origins.



Fig.2: 6” 1848-51

2.2 The 1848-51 6” (fig.2) mapping indicates that the barn was not present, but that two smaller, square structures stood against the curtilage boundary behind the earlier buildings. By the time of the 1892-4 25” 1<sup>st</sup> edition (fig.3) the barn had clearly been constructed and occupied its recent footprint.

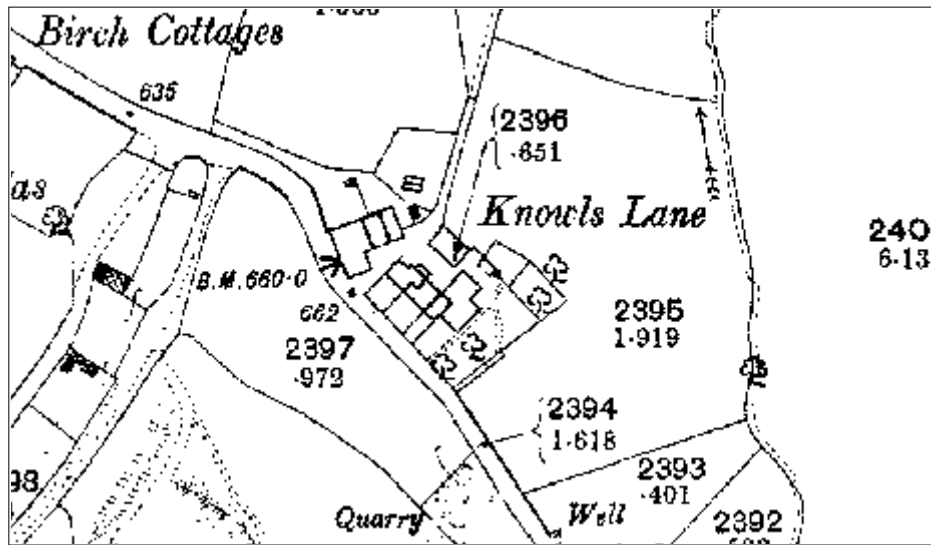


Fig. 3 Ordnance Survey 25"1892-4

### 3.0 Building Recording

3.1 The survey record requires 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.
  
- b) Detailed examination and basic tabulated record of dismantled stonework, roof slates, roof and internal timbers stored on-site.
  
- c) A set of measured survey drawings of the building, at appropriate scales, including the floor plan, external and, where appropriate, internal elevations, roof structure and at least one representative cross section.
  
- d) Incorporating, where possible, observations from a-c), and with the help of pre-demolition images held by the applicant, the survey will attempt to provide

a 'reconstruction' of the barn (elevations/ plans/ roof). In all such drawings a clear distinction should be made between what is left standing and what can be 'reconstructed' from the dismantled evidence.

e) An account supported by photographs and cross-referenced to to plans of evidence (drawn/ photographic) of i) phasing in construction or ii) changes in the internal organisation of space or iii) evidence for past processes cross referenced to a plan, plans and/or elevations clearly showing the viewing position, direction and image reference.

f) Photographs capturing the building's wider setting should be obtained.

g) A series of medium format monochrome record photographs should be obtained for all available external elevations and, where possible, of key interior spaces. Other general or illustrative photography can be obtained using colour 35mm film or high quality digital cameras. Visual scales appropriate to the subject should be incorporated in the images where possible.

h) Undertake a thorough historic documentary search which may reveal information about the barn or the complex within which the barn sits.

i) Identify areas that are currently obscured which might hold key information to inform our understanding of the buildings' origin and development and where an archaeological watching brief should be undertaken during stripping out/demolition/ groundworks.

#### **4.0 Output**

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

a) A summary statement of the survey's background and findings.

- 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 of the survey.
  
- d) An account and description of the site's setting and the significance of the barn within the context of the listed buildings.
  
- 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 survey results covering 3.1, including a discussion of the barn's origins, its uses, relationship to the other buildings/ spaces/ processes of the farm.
  
- g) In presenting the survey results there should be a clear distinction drawn between what fabric survives and what has been dismantled.
  
- h) A formal assessment of the extent of any loss of significance (*sensu* Planning Policy Statement 5) suffered by the barn and the wider setting.
  
- i) Photographic images should be included, at laser printer quality, no smaller than 5" x 4".
  
- j) A copy of the brief.
  
- k) A CD containing a digital copy of the report (PDF) and separate digital copies of all photographic images.



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

4.3 Hard copies of the report should be provided for the interested parties including GMAU and Oldham local studies library.

4.4 A digital copy of the report (PDF Format) should be submitted to GMAU on CD (with the project title, date and author noted on the CD) along with digital copies of all photographs.

4.5 The report illustrations should include: a location map at not less than 1 :25000 and a site plan at not less than 1:500; copies of all historic map extracts discussed in the report (where possible), with the boundary of the site clearly depicted; a plan indicating positions of photographs used within the report. All illustrations need to be suitably labelled or captioned.

## **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**

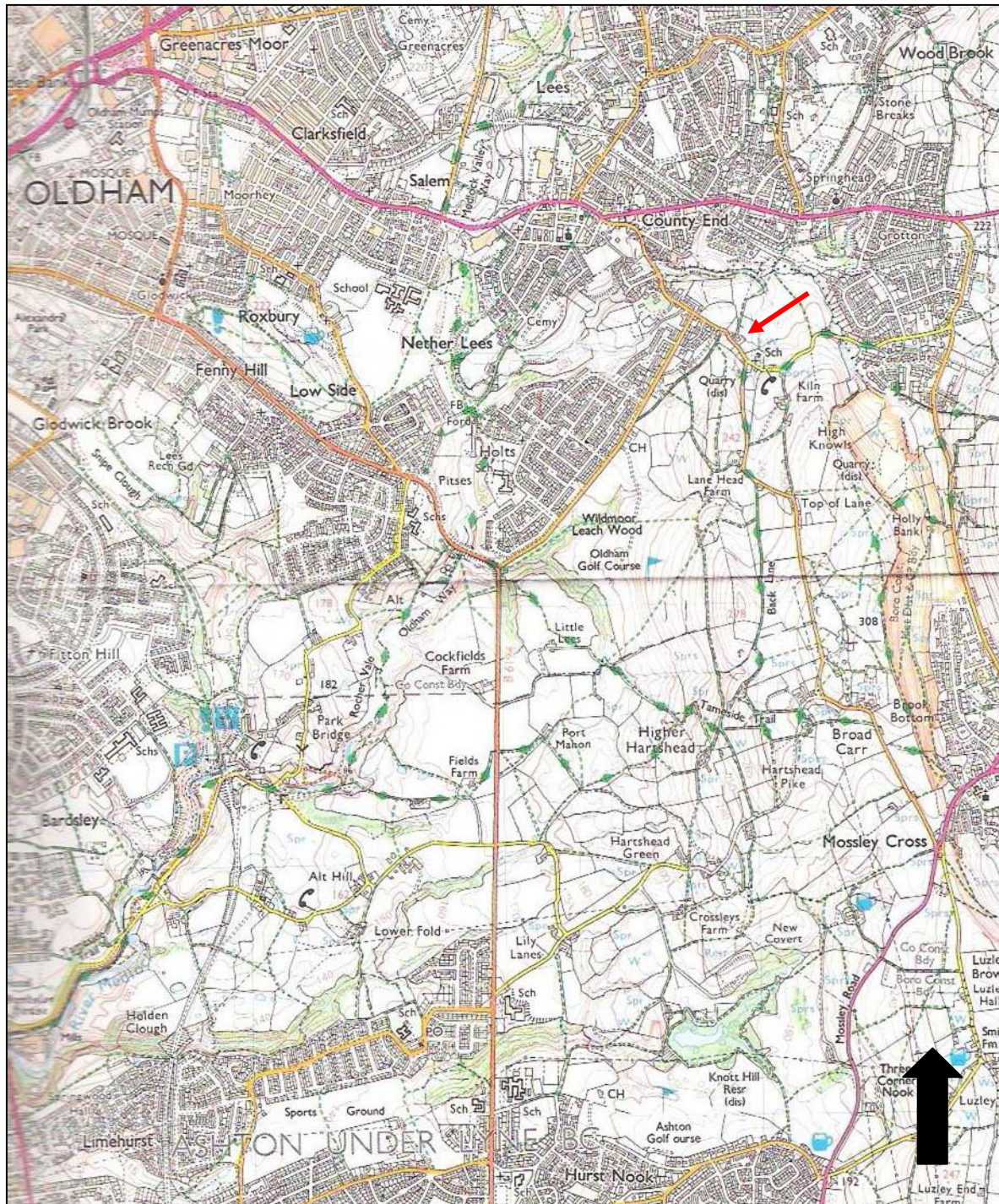
6.1 The work should be undertaken by suitably qualified and experienced staff. Details of staff and their relevant experience should be supplied in the WSI to the Assistant County Archaeologist and agreed prior to the commencement of the project.

## **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.

## Appendix 2: Figures

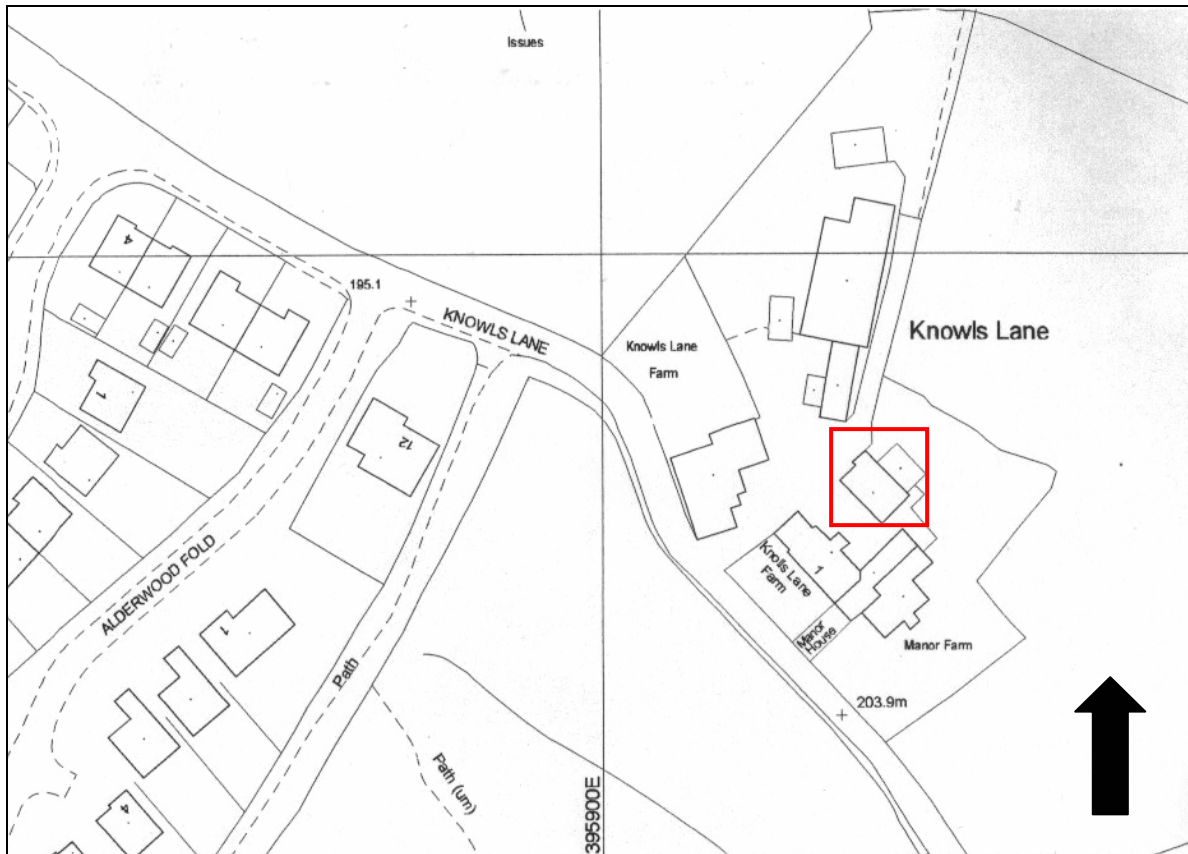
- Figure 1: Location Map
- Figure 2: Site Map -OS Map Dated 2004, 1:1,250 scale
- Figure 3: OS Map Dated 1844, 1:10,560 scale
- Figure 4: OS Map Dated 1861, 1:2500 scale
- Figure 5: OS Map Dated 1891, 1:2500 scale
- Figure 6: OS Map Dated 1922, 1:2500 scale
- Figure 7: OS Map Dated 1930, 1:2500 scale
- Figure 8: Plans
- Figure 9: Elevations
- Figure 10: Cross Section
- Figure 11: Photographic Register
- Figure 12: Photograph Location Plan



**FIG.1: LOCATION PLAN**

Reproduced from OS Explorer Map 277, 1:25000 scale, 2004, with permission of the Controller of her Majesty's Stationary office. © Crown Copyright.

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**Figure 2: Site Map with the subject building boxed in red**

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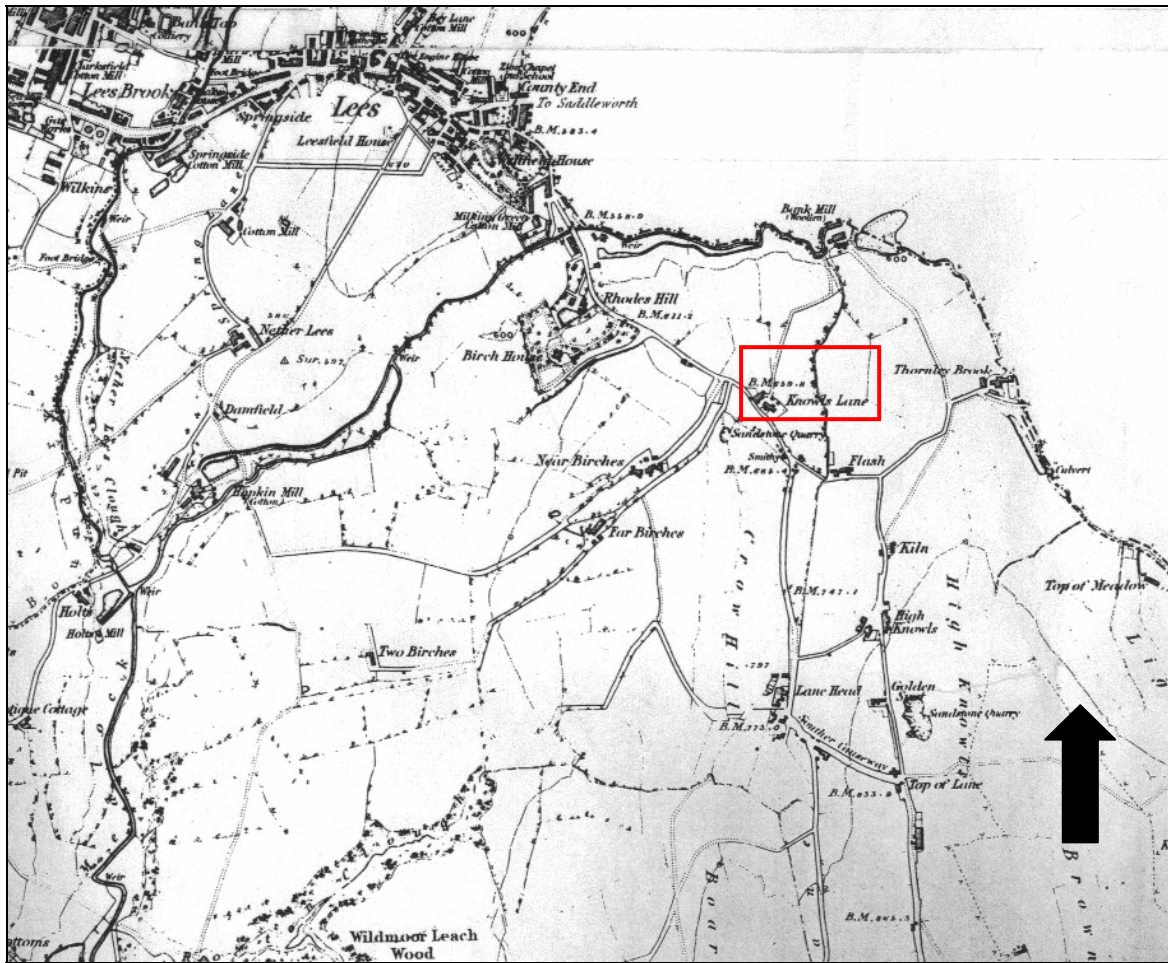


Fig 3: OS Map Dated 1844, 1:10,560 scale with the subject building highlighted



Fig 3: OS Map of 1844 (enlarged x 2) with the subject area arrowed in red

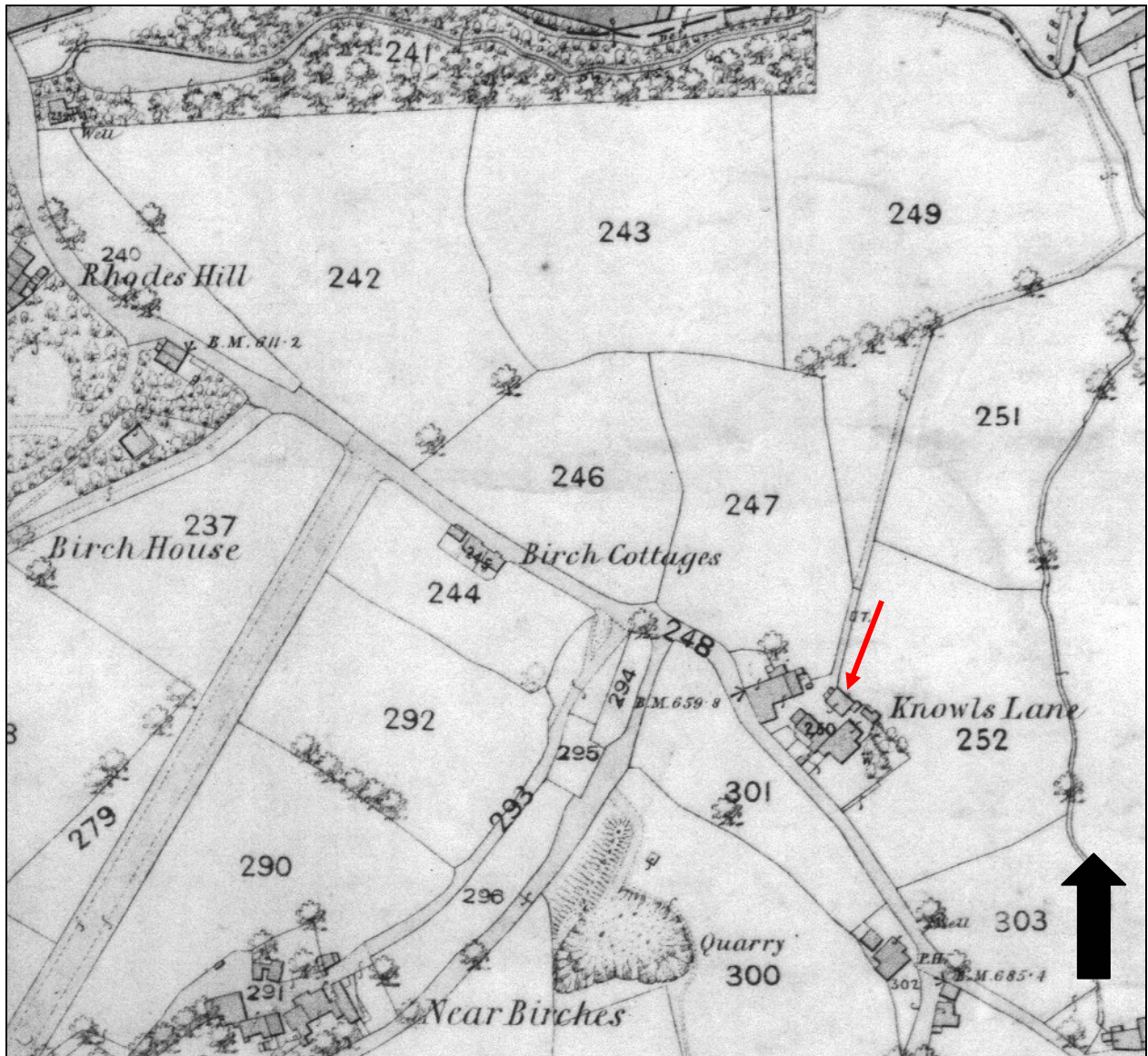


Fig 4: OS Map Dated 1861, 1:2500 scale with the subject building arrowed red

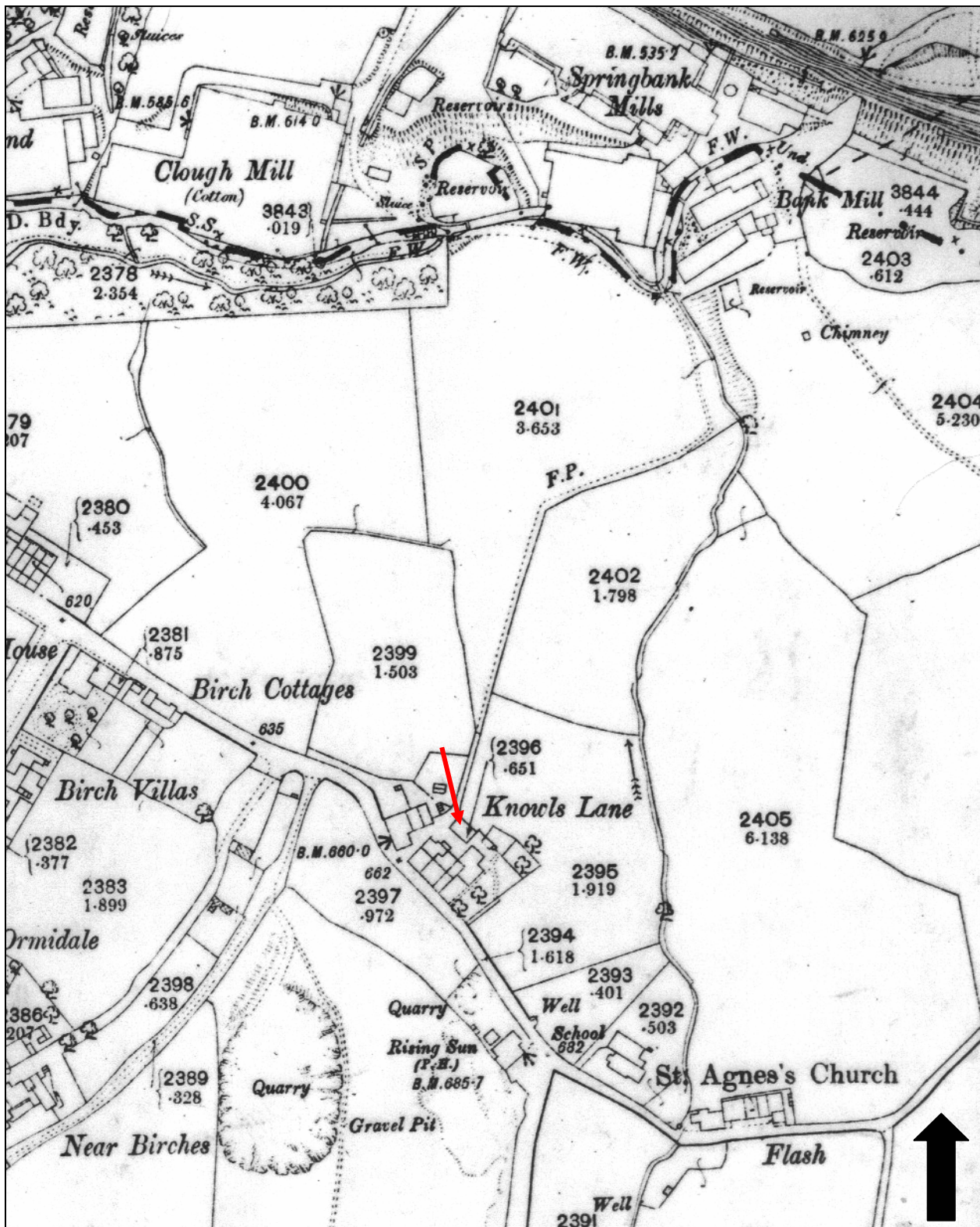


Fig 5: OS Map Dated 1891, 1:2500 scale with the subject building arrowed red

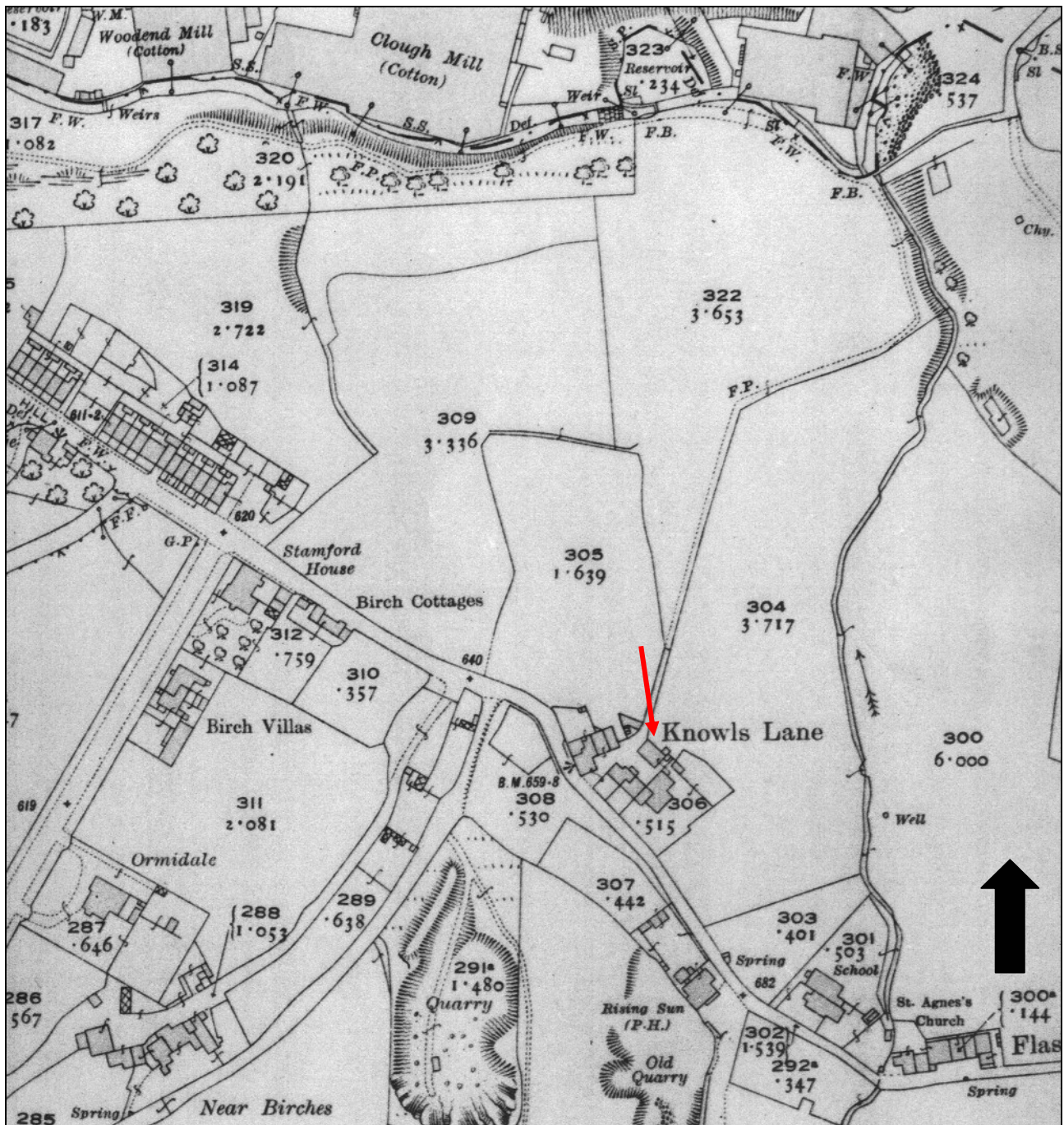


Fig 6: OS Map Dated 1922, 1:2500 scale with the subject building arrowed red



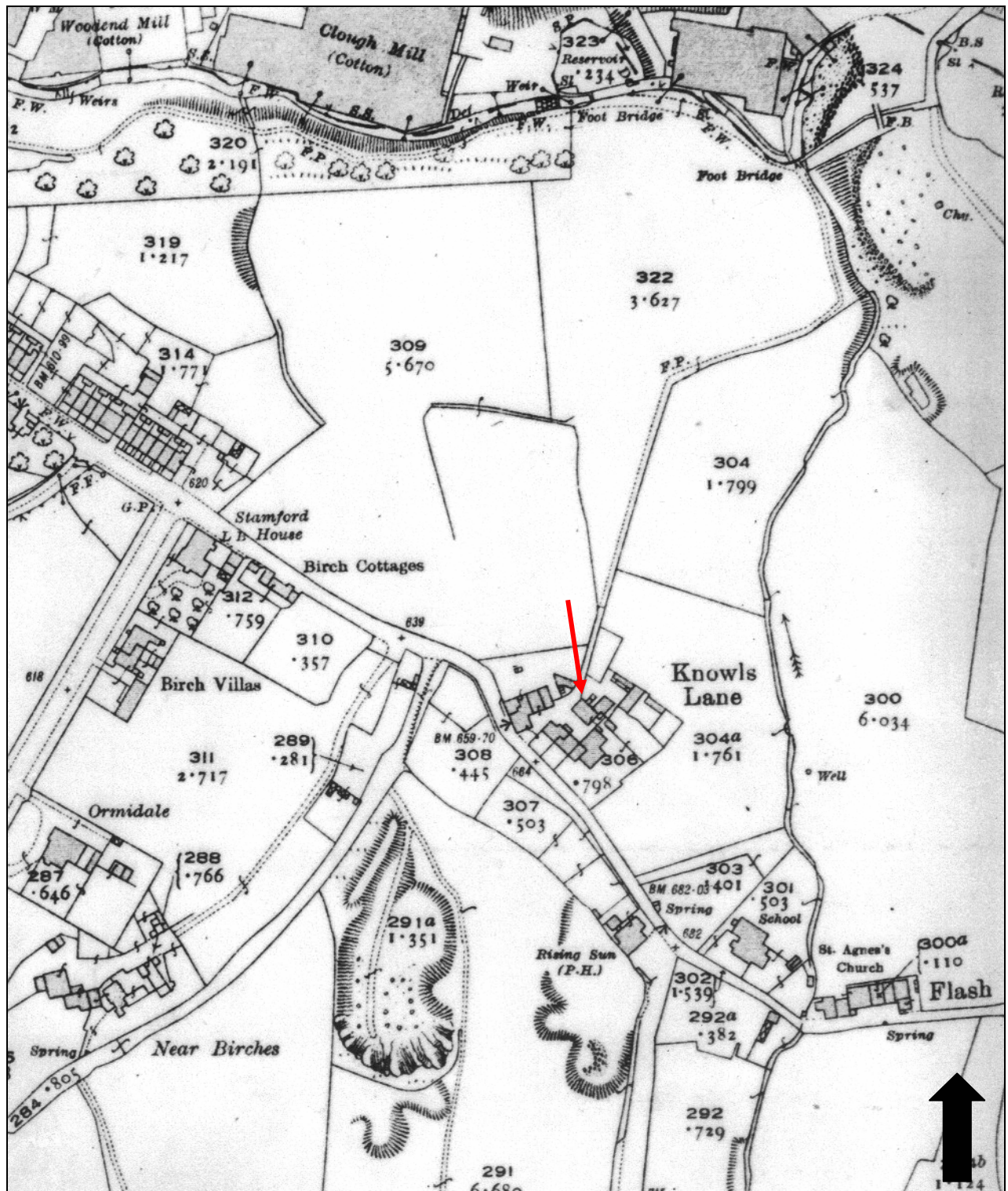


Fig 7: OS Map Dated 1930, 1:2500 scale with the subject building arrowed red

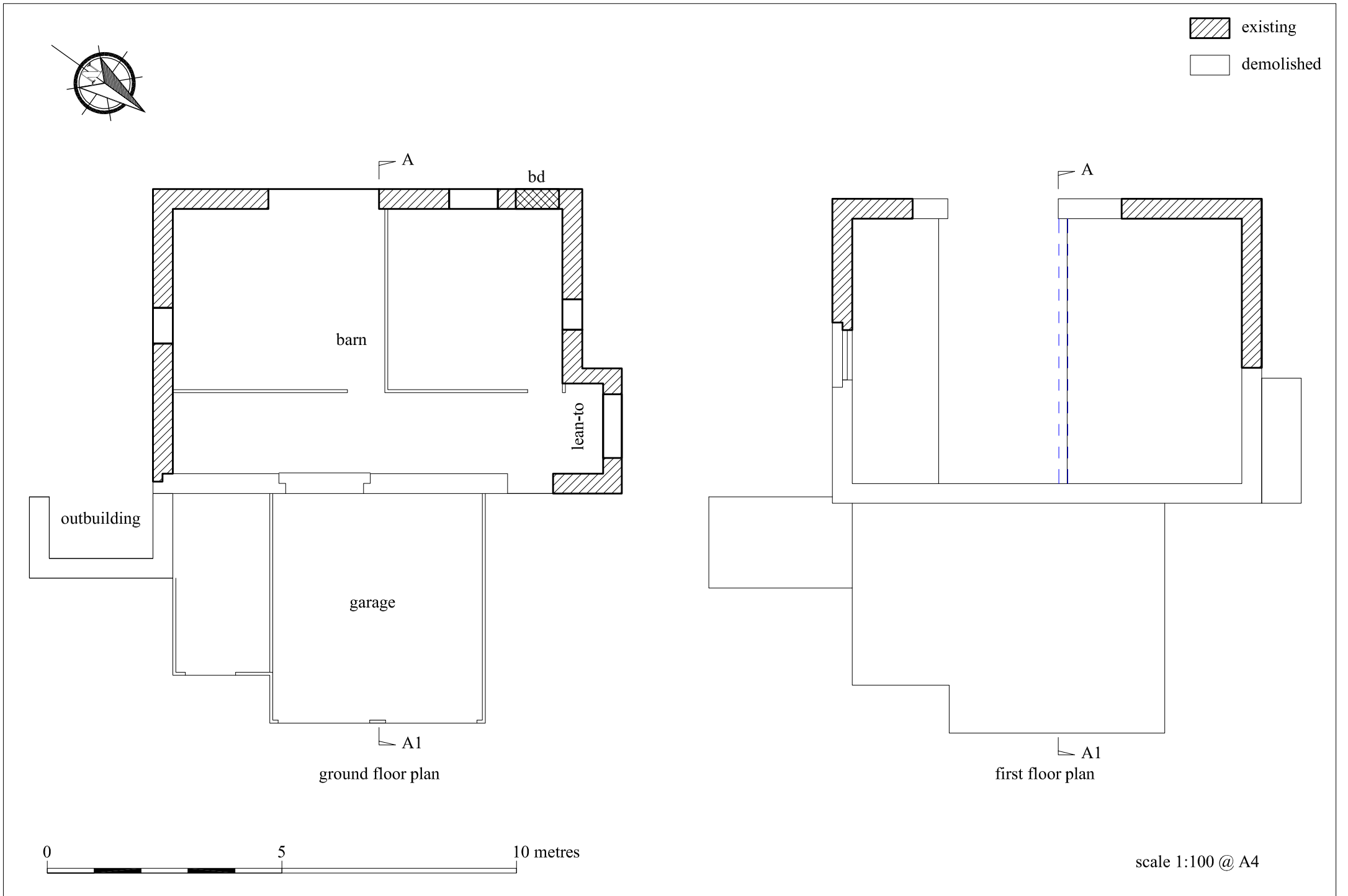
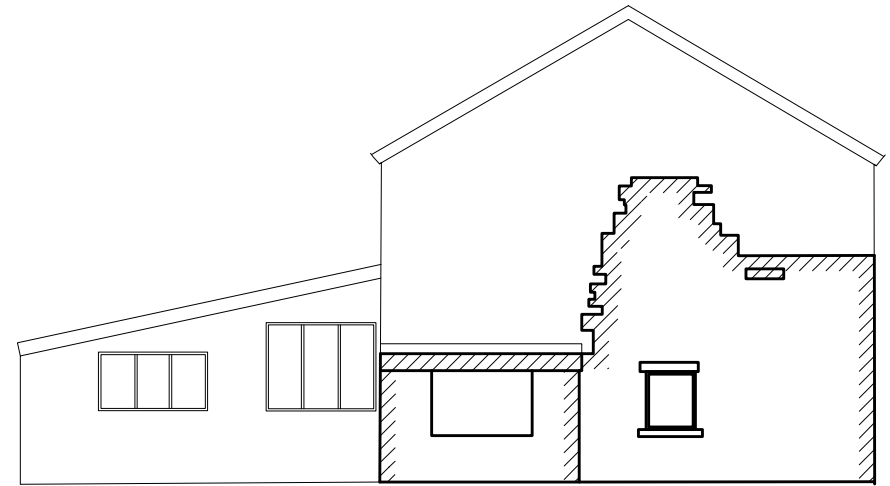


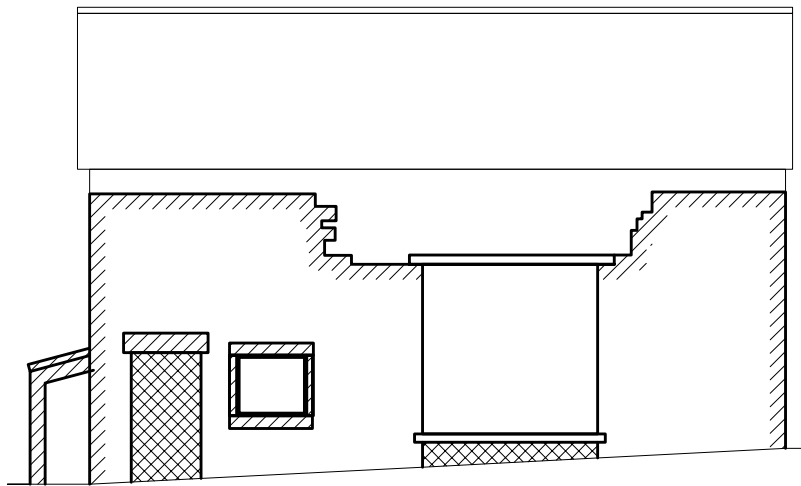
Figure 8: Plans



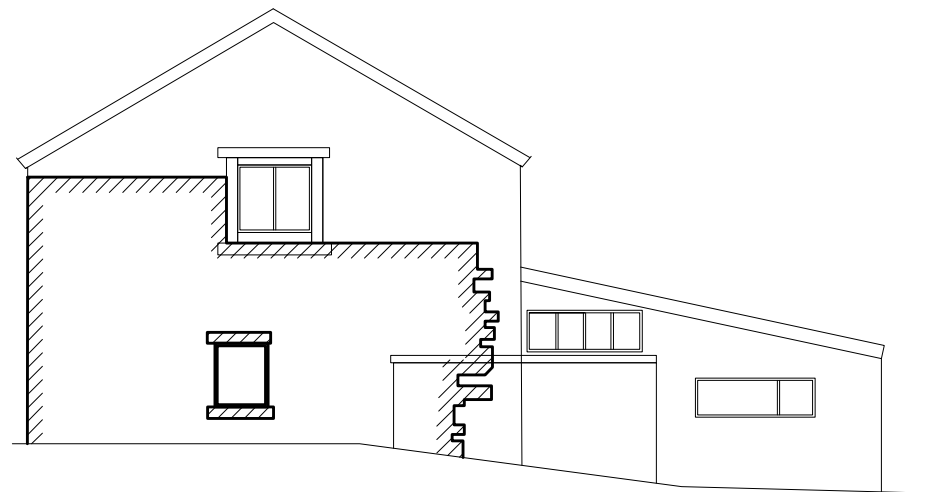
northeast elevation



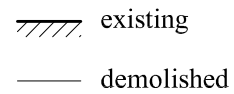
northwest elevation



southwest elevation



southeast elevation



scale 1:100 @ A4

Figure 9: Elevations

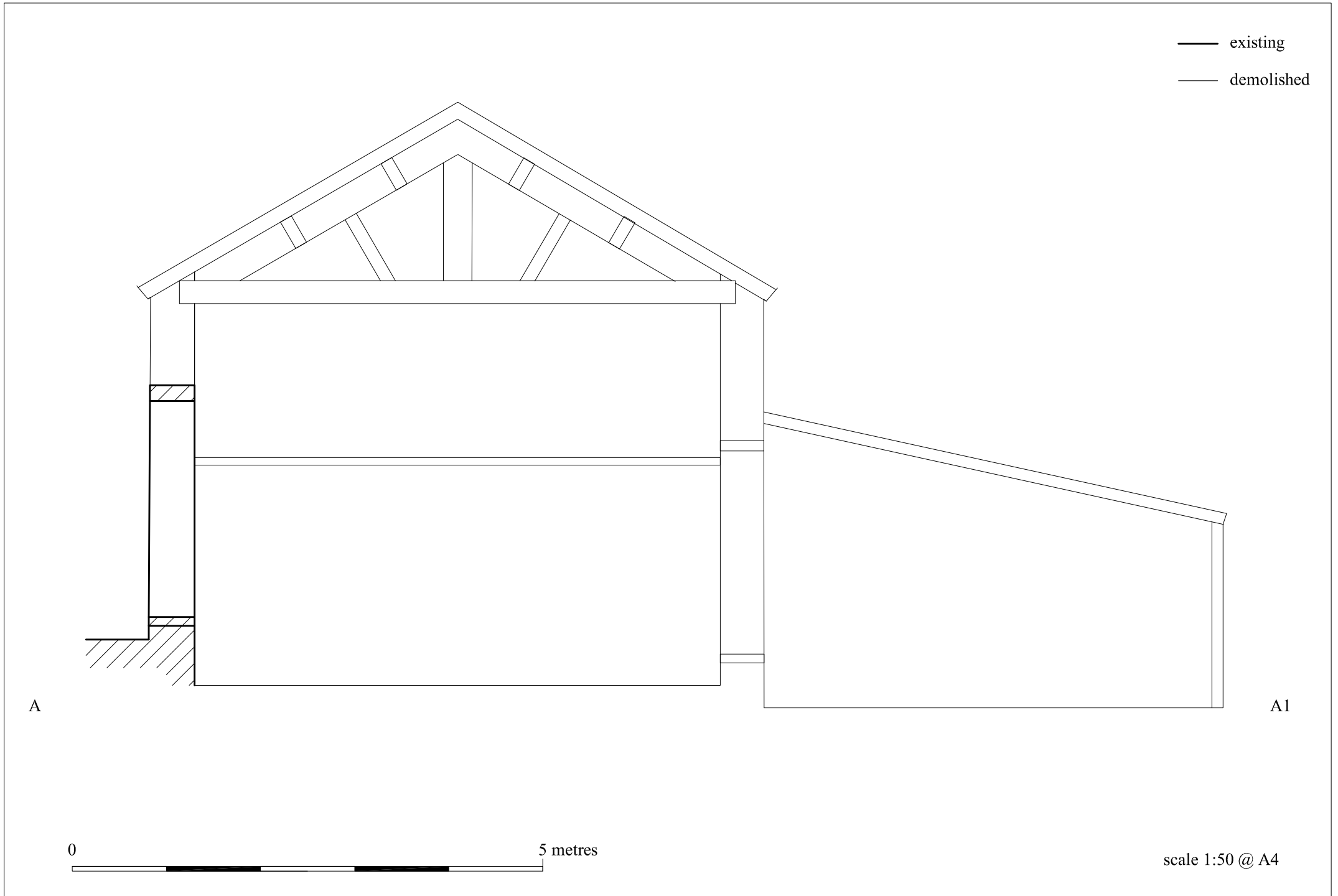
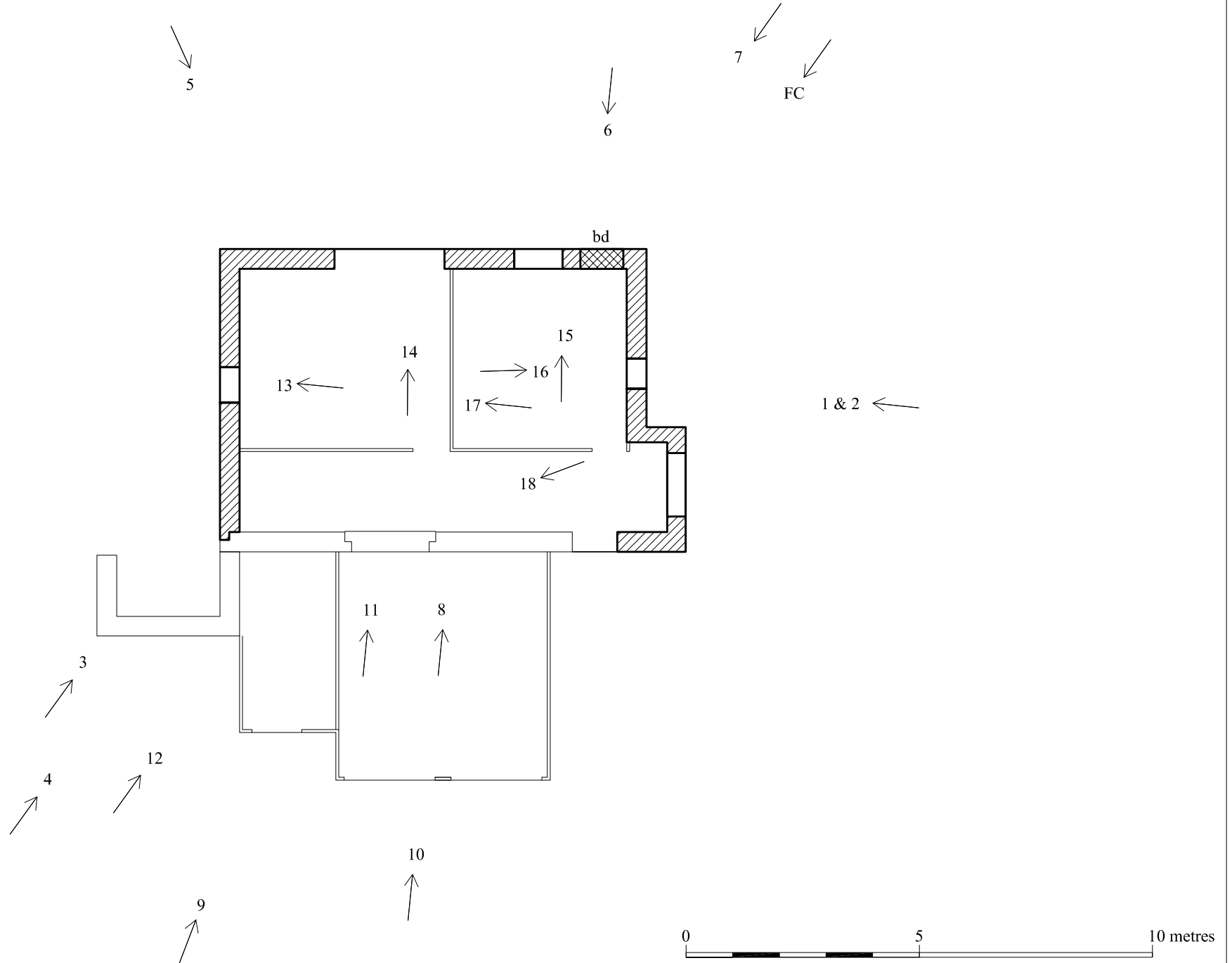
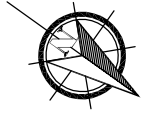


Figure 10: Cross section

**FIG. 11: PHOTOGRAPHIC REGISTER**

<b>Plate No.</b>	<b>Digital Photos</b>	<b>Medium Format Film/Frame</b>	<b>Description</b>	<b>Direction of shot</b>
FC	2964	1/4	View of the barn from the west	E
1	2975	1/1	Northwest elevation	SE
2			Northwest elevation	SE
3	2977	2/1	Southeast elevation	W
4			Southeast elevation	W
5	3164	2/4	Southwest elevation	N
6	2989		Detail of blocked doorway and window	NE
7			Southwest elevation	E
8	2972	1/2	Interior and remains of northeast wall at right of plate	SW
9			Northeast elevation	SW
10			Northeast wall	SW
11			Window in northeast wall	SW
12	2966	1/3	Interior view	E
13	2983		Window in Southeast wall	SE
14	2980		Barn door in Southwest wall	SW
15	2979		Blocked doorway and window	SW
16	2981		Window in northwest wall	NW
17			Truss and window in southeast wall	SE
18			Window (former barn door) with hand-cut timber lintel in north-eastern wall.	SE
19		2/9	View of barn behind dwellings from road	E



NOT TO SCALE

Figure 12: Photo location plan

**Appendix 3: Plates**



Plate 1: North-west elevation



Plate 2: North-west elevation, taken 28/1/09. Courtesy of Trevor Jones.



Plate 3: South-east elevation



Plate 4: South-east elevation, taken 28/1/09. Courtesy of Trevor Jones.





Plate 5: South-west elevation



Plate 6: Detail of window and blocked doorway in south-west elevation



Plate 7: South-west elevation, taken 28/1/09. Courtesy of Trevor Jones.



Plate 8: Interior and remains of north-east wall at right of plate



Plate 9: North-east elevation, taken 28/1/09. Courtesy of Trevor Jones.



Plate 10: North-east wall after collapse of lean-to, taken 10/1/11. Courtesy of Trevor Jones.



Plate 11: Window in north-east wall, taken 10/1/11. Courtesy of Trevor Jones.



Plate 12: Interior view towards south-west corner



Plate 13: blocked window in south-east wall



Plate 14: barn door in south-west wall, blocked at the bottom



Plate 15: Window and blocked doorway at north end of south-west wall



Plate 16: Window in north-west wall.



Plate 17: Interior showing king post truss and window in south-eastern gable, taken 21/2/11.  
Courtesy of Trevor Jones.



Plate 18: Interior showing window (former barn door) with hand-cut timber lintel in north-eastern wall. Provided by R. Schofield.



Plate 19: Barn from Knowls Lane (visible behind Knolls Lane Farm)



Plate 20: Location of Barn in Fold (Knolls Lane Farm and Manor House to right)



**Appendix 4: Materials Catalogue and Plates**

<b>Material</b>	<b>Quantity</b>	<b>Average Size</b>	<b>Plate No.</b>
Sandstone roof slabs	24	650 x 950 x 30 mm	1
Sandstone roof slabs	45	480 x 900 x 30 mm	2
Sandstone roof slabs	39	330 x 500 x 20 mm	3
Sandstone roof slabs	24	330 x 500 x 20 mm	4
Sandstone roof slabs	55	330 x 450 x 20 mm	5
Sandstone roof slabs	30	890 x 420 x 30 mm	6
Sandstone roof slabs	45	700 x 450 x 30 mm	7
Sandstone roof slabs	50	600 x 450 x 30 mm	8
Sandstone roof slabs	31	650 x 350 x 30 mm	9
Sandstone roof slabs	60	500 x 330 x 30 mm	10
Sandstone roof slabs	71	400 x 250 x 20 mm	11
King post truss	1		12
Sandstone blocks	140	150 x 270 x 100 mm	13
Sandstone blocks	145	230 x 300 x 90 mm	14
Sandstone blocks	150	250 x 250 x 80 mm	15
Sandstone blocks	150	300 x 200 x 70 mm	16
Sandstone blocks	150	280 x 200 x 65 mm	17
Sandstone blocks	200	270 x 200 x 50 mm	18
Sandstone blocks	150	300 x 200 x 70 mm	19
Sandstone blocks	150	350 x 200 x 75 mm	20
Sandstone blocks	100	300 x 300 x 95 mm	21
Sandstone blocks	150	200 x 400 x 100 mm	22

Sandstone blocks	150	300 x 300 x 115 mm	23
Machine cut timber purlins	5	275 x 100 x 5000 mm	24
Machine cut timber purlins	1	275 x 100 x 2900 mm	24
Machine cut timber purlins	2	275 x 100 x 5000 mm	25
Machine cut timber purlins	2	275 x 100 x 2900 mm	25
Hand cut timber lintels	2	250 x 110 x 2420 mm	26
Foundation stones	75	270 x 270 x 120 mm	27
Foundation stones	75	280 x 200 x 140 mm	28
Foundation stones	50	300 x 400 x 120 mm	29
Foundation stones	50	200 x 450 x 150 mm	30
Foundation stones	50	400 x 250 x 130 mm	31
Foundation stones	65	300 x 320 x 150 mm	32
Sandstone door lintel	1	350 x 180 x 1800 mm	33
Sandstone door lintel	2	170 x 200x x 1700 mm	33
Sandstone roof slabs	45	600 x 520 x 30 mm	34
Sandstone ridge tiles	4	820 x 100 x 30 mm	35
Sandstone roof slabs	6	900 x 700 x 30 mm	36
Sandstone roof slabs	17	900 x 500 x 30 mm	37
Sandstone roof slabs	7	450 x 580 x 30 mm	38
Sandstone roof slabs	20	550 x 600 x 30 mm	39
Sandstone lintel	1	250 x 110 x 1700 mm	39
Sandstone roof slabs	20	500 x 700 x 30 mm	40
Sandstone roof slabs	7	550 x 450 x 20 mm	41
Sandstone roof slabs	18	900 x 700 x 30 mm	42
Sandstone roof slabs	17	450 x 700 x 30 mm	43

Sandstone roof slabs	15	500 x 700 x 30 mm	44
Hand cut timber lintel	1	240 x 110 x 2900 mm	45
Sandstone blocks	90	140 x 370 x 120 mm	46
Sandstone blocks	90	180 x 240 x 100 mm	47



Plate 1: Sandstone roof slabs



Plate 2: Sandstone roof slabs



Plate 3: Sandstone roof slabs



Plate 4: Sandstone roof slabs



Plate 5: Sandstone roof slabs



Plate 6: Sandstone roof slabs



Plate 7: Sandstone roof slabs



Plate 8: Sandstone roof slabs



Plate 9: Sandstone roof slabs



Plate 10: Sandstone roof slabs





Plate 11: Sandstone roof slabs



Plate 12: King post roof truss



Plate 13: Sandstone blocks



Plate 14: Sandstone blocks



Plate 15: Sandstone blocks



Plate 16: Sandstone blocks



Plate 17: Sandstone blocks



Plate 18: Sandstone blocks



Plate 19: Sandstone blocks



Plate 20: Sandstone blocks



Plate 21: Sandstone blocks



Plate 22: Sandstone blocks



Plate 23: Sandstone blocks



Plate 24: Machine cut timber purlins



Plate 25: Machine cut timber purlins



Plate 26: hand cut timber lintels





Plate 27: Foundation stones



Plate 28: Foundation stones



Plate 29: Foundation stones



Plate 30: Foundation stones



Plate 31: Foundation stones



Plate 32: Foundation stones



Plate 33: Sandstone door lintels



Plate 34: Sandstone roof slabs



Plate 35: Sandstone ridge tiles



Plate 36: Sandstone roof slabs



Plate 37: Sandstone roof slabs



Plate 38: Sandstone roof slabs



Plate 39: Sandstone roof slabs



Plate 40: Sandstone roof slabs



Plate 41: Sandstone roof slabs



Plate 42: Sandstone roof slabs





Plate 43: Sandstone roof slabs



Plate 44: Sandstone roof slabs



Plate 45: Handcut timber lintel



Plate 46: Sandstone blocks



Plate 47: Sandstone blocks

