

# **Hollin Hey Barn, Romney Road, Bolton**

## **An Archaeological Building Survey**

*by J. M. Trippier Archaeological and Surveying Consultancy*



*Client: Robert Hammond Esq.*

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## **NON-TECHNICAL SUMMARY**

An archaeological building survey was required as a condition of planning permission for conversion to residential use of a complex of farm buildings at Hollin Hey, Romney Road, Bolton (NGR SD 84011582). J. M. Trippier Archaeological and Surveying Consultancy carried out the work on behalf of Mr Robert Hammond of Hollin Hey Farm. The buildings were found to be a stone built former threshing barn to which had been added a stable unit and two shippin buildings in response to the increase demand for dairy products in the mid to late 19<sup>th</sup> century. The original barn dated from at least 1754 and in the 18<sup>th</sup> and early 19<sup>th</sup> centuries, along with the 17<sup>th</sup> century house, formed an integral part of the farmstead which surrounded the farmyard. The name Hollin Hey has a possible droving connection and there are indications in the surrounding landscape of droving routes and back lanes and stock funnels connected with the movement of beasts from the lower pastures to the upland summer grazing.

## **ACKNOWLEDGEMENTS**

Thanks are due to Mr. Robert Hammond who commissioned the survey and his architects S. Hindley and E. Liston who provided drawings of the buildings which have been utilised in Figures 3&5 of this report. The assistance provided by the staff of Bolton Archives and Local Studies Service (BALSS) and Greater Manchester Archaeological Unit (GMAU) is also acknowledged. Maps and other monochrome illustrations were reproduced through the kind permission of Bolton Archives and Local Studies Service and Greater Manchester Archaeological Unit.

## **1. INTRODUCTION**

- 1.1 J. M. Trippier Archaeological and Surveying Consultancy was instructed by Mr. Robert Hammond to carry out an archaeological building recording programme at Hollin Hey, Romney Road, Bolton in order to comply with a planning condition appertaining to the conversion of the buildings to residential use (planning application no 71627/ 05). This required that 'no development shall take place unless and until a programme of archaeological work has been carried out in accordance with a written scheme of investigation

which has been submitted to and approved in writing by the Local Planning Authority. The scheme of investigation shall include provision for proposed action to be taken should archaeological finds be present’.

- 1.2 This procedure followed 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. It was carried out in accordance with a standard specification for such work prepared by the Greater Manchester Archaeology Unit (see Appendix 1). The resultant survey was at Level 2/3 of English Heritage’s suggested recording levels (English Heritage 2006, 13 et seq.).
- 1.3 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 recording buildings of many types. Steven Price M.Phil. BA (Hons), surveyed the buildings, drafted the physical description and also prepared amended versions of the architect’s drawings. Sara E. Vernon M.Phil. BA (Hons), who is a well known landscape and social historian of the Bolton area, carried out the historical research and also compiled the report

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

- 2.1 Hollin Hey comprises a farmstead of that name which included both the farmhouse and various agricultural buildings. The farmstead is situated in an isolated position to the south of the eastern end of Romney Road and off Chorley Old Road (B6402) some 4 kilometres north- west of Bolton town centre. It lies at the end of narrow unmade private trackway, which is a continuation of Romney Road, and lies upon high rough ground on the southern slopes of Winter Hill immediately above Johnson Fold Housing Estate and just below Midge Hole Clough which formed the township boundaries of Halliwell and Heaton. The principle frontage of the house faces southwards and the subject buildings are located immediately south-west of the house. The buildings are centred on national grid reference SD 68301105. The general location is marked by a red arrow on the map enclosed as Fig 1 and they are shown more precisely edged red on the map enclosed at Fig 2.
- 2.2 The subject buildings lie at an altitude of 210m OD. The solid geology comprises millstone grit and other sandstones of the carboniferous period and the Lower Coal Measures (IGS, 1969). The glacial drift deposits at these altitudes and the overlying soils are locally produced deposits of the Rivington Association. These soils occur chiefly on the foothills of the Forest of Bowland and Rossendale. They are acidic and strongly leached frequent liming being necessary to control surface

soil formation. Basic slag and farmyard manure have been the most common fertilisers (Hall and Folland 1970, 47-54).

### **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.

### **4. METHODOLOGY**

- 4.1 The project was carried out in accordance with a standard project specification prepared by the Greater Manchester Archaeology Unit. A copy of this specification is contained at Appendix 1 to this report. Briefly, this required the compilation of a written record providing a description and analysis of the building; appropriate scale drawings and a photographic record.
- 4.2 A site visit was made on 12 February 2010 when detailed notes were made 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. 3 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 and a 35mm Pentax P30 camera loaded with a Fujichrome Sensia ASA 400 colour slide 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.3&5.
- 4.2 Historical research, included a full map regression, was carried at Bolton Local Studies Centre.
- 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 The following assessment presents a summary historical and archaeological background of Hollin Hey Farmstead and its immediate area. This assessment has been compiled in order to place Hollin Hey into a wider historical and archaeological context.

5.2 Hollin Hey Farmhouse is a Grade II listed Building the description of which reads:

*Farmhouse. Probably early C17. Render over stone with slate roof. EXTERIOR: 2 storeys, 2-window main range with cross-wing to left. Doorway in centre of main range in gabled porch with 4-centred archway, flanked by 3-light hollow chamfered mullioned windows. Advanced cross-wing to left has 5-light plain chamfered mullioned window on each floor. Later rear wing. End wall and axial stacks in main range. INTERIOR: not inspected*

There has been no previous archaeological work in respect of Hollin Hey Farmhouse although University of Manchester Archaeological Unit (UMAU) did carry out a desk-based assessment of the Smithills estate which is in close proximity to the north-east of Hollin Hey (UMAU 1996). A number of prehistoric sites on the moors to the north and west are noted in the UMAU report and the GMAU Historic Environment Record contains details of a bronze age axe found in the vicinity of Dean Brook and a ‘Celtic’ stone head that was discovered at 21 New Church Road in 1973 both within 1000m of the subject property.

5.3 Hollin Hey is situated in the historic township of Halliwell which, although now largely a suburb of the Metropolitan (formerly ‘county’) Borough of Bolton was one of the ancient townships of the Parish of Deane which lay in the Salford Hundred, one of the six administrative area into which Lancashire south of the Ribble was divided prior to the Norman Conquest of 1066. Halliwell was described in 1911 as being ‘*divided into two portions by a brook, which runs east into the Tonge; the southern portion, Halliwell proper, adjoins Bolton, of which it is a suburb; the north-western, Smithills, is semi-rural. The whole has an area of 2, 479½ acres. Halliwell proper has a breadth of about two miles; the surface rises a little from east to west whereas Smithills stretches about three miles in a north-westerly direction, rising steadily from under 500 ft. to over 1,475, on the border of Horwich. Since the mid eighteenth century Halliwell has been famous for its bleach works; there were cotton mills too. A local board was formed in 1863 and in 1877 part of the township was taken into the borough of Bolton. In 1894 a separate civil parish was formed for Smithills four years later this also was absorbed*’. (Farrer & Brownbill 1911). Hollin Hey lies in ‘Halliwell proper’ but close to its westerly boundary where it protrudes into the neighbouring township of Heaton (**Fig 8**).

- 5.4 Halliwell is referring to the two Old English (OE) words of *Halig* + *Wella* meaning 'the holy well' (Ekwall, 1922. 44). Old English came into being before 1100. Halliwell is first recorded in c1200 being written down as *Haliwalle* c1200, *Haliwell* 1246, *Haliwall* 1292, *Haliwelle* 1332. Halliwell itself stands near a brook, called *Haliwellebroc* this brook is first record from c1200. Hollin Hey is 'a field enclosed with Holly'. Hey referring to the Middle English (ME) word 'Hay' simply meaning 'an enclosed field.' Middle English came into being c 1100 – 1500.
- Holly was important as browsings- a supplementary feed for animals in winter - and the cutting of holly was carefully controlled. 'Hollins' is one of a number of place names associated with *droving* ('Little Scotland' is another) and. 'Hollins' farm names can be overnight stopping points, with characteristic field patterns. Due to Hollin Hey being in close proximity to the old *drove* of Chorley Old Road the possibility of it being used as a stopping point seems very possible. Cattle could have been herded there for a quick 'fattening up' and rest prior to market or slaughter (pers. comm. S Vernon).
- 5.5 The winding single traffic lanes edging numerous farmsteads were called *back lanes* where individual farmers could herd their cattle off the common land into their own farmyard. In such instances the gate into the grazing field, pasture etc. should be opposite that into the yard. The back lane is also indicative of communal arable cultivation (pers comm. S Vernon). It appears as though the green lane which is a continuation of Romney Road around the back of Hollin Hey farmstead may constitute such a back lane although it should be mentioned that on a plan of 1784 (see para 7.1 and **Fig 6**) the way appears to go through the farm yard itself. It is also noticeable from this plan and that of 1786 (**Fig 7**) that there appears to be a stock funnel (field no.7) just east of the farmstead linking in to a track system coming down off the moor, where there may have been common grazing, and continuing down towards Johnson's Fold (see para 5.7 et seq and **Fig 7**). The presence of a smithy can indicate a stock route, especially if it is well away from a village. Could this be the origins of the well-known nearby public house-Bob's Smithy?
- 5.6 None of the places associated with Halliwell were mentioned in the Domesday survey of 1086 although it is clear that prior to the Conquest Salford Hundred was a royal manor. By the date of the survey Roger of Poitou, who had been created overlord of most of Lancashire by William the Conqueror, had given land in the Salford Hundred to a number of men-at arms but their holdings are not named (Morgan 1978, 270a). The township of Halliwell lay within a group of 20 townships in the northwest corner of the Salford Hundred which were held by the medieval Lords of Manchester perhaps from the time of the acquisition of the manor of Manchester by the Grelley family in the late 11<sup>th</sup> or early 12<sup>th</sup> century. The Lords of Manchester granted Halliwell out as part of the extensive Barton fee and by 1246 the Bartons had granted it to the de Pendleburys who in turn granted

it to the de Hultons (GMAU 1996, 7). By 1325-6 Richard de Hulton was giving land in Halliwell to his brother John 'of Halliwell'. However by 1485 the manor was in the possession of Sir Thomas Pilkington of Bury who forfeited it to the Earl of Derby following Henry VII's victory over Richard III at the Battle of Bosworth in 1485.

- 5.7 In 1589 the Earl of Derby leased lands in Halliwell to Richard Johnson (Billington nd 2, 1). By 1640 the latter's grandson, John, was a leading Yeoman of Halliwell and his estate was subsequently known as Johnson's Fold, a name that is still applied today to the housing estate that lies just below Hollin Hey. Johnson was also a keen Parliamentarian during the Civil War (Billington nd,2 ).On Christmas Eve and Night, 1644 he was required to billet 9 horse and men of Colonel Copley's regiment and In 1647 he lost a horse saddle, bridle bridge and a case of pistols, sword and girdle '*in the service of his majesty and parliament*'. His status as an important local yeoman is demonstrated by his liability to pay 4 ¼ d under the 1/15<sup>th</sup> tax of 1648 (Billington 1983, 7) which rendered him the 4<sup>th</sup> largest landowner in Halliwell and in the hearth tax returns of 1662-1689 he was taxed on 4 hearths; only Harpurs and Marsh Fold being larger. It appears from the OS map of 1849 (**Fig. 8**) that Johnson's house may have stood on the north side of Chorley Old Road almost opposite the present Colliers Arms (Billington nd 2, 5)
- 5.8 Hollin Hey is first mentioned in a boundary maintenance survey by the township of Halliwell in 1656 which determined that:

*'From Greater Low field to Johnson Fold on the south side of Greater Hollin Hey Lane is John Johnson's fence and so along fold and along (sisly ant lane?). The hedge between Further Hollin Hey Lane and Greater Hollin Hey is John Johnson's fence. From thence to the Further Hollin Hey (Yate –Gate?) and on the south side of the Hey to the first oak is John Harpur's fence. From the oak to Robert Ward's land is John Johnson's fence. On the west side of the Further Hollin Hey from the ? hedge down toward the brook so far as ditched on both sides is Robert Ward's fence and from thence to the ...aling the brook between the coppice and Hollin Hey is John Harpur fence. From coppice all along the Further Hollin Hey across the Hollin Hey Lane and the nomosse? meadow of John Harpur's is John Harpur's fence .From the brook in Greater Hollin Hey between John Harpur's Moss meadow and John Johnson's moss meadow ? road is John Johnson's fence'* (Billington 1983, 37).

- 5.9 The Johnson family estates were alienated early in the 18<sup>th</sup> Century; the Johnson Fold Estate to an offshoot of the Morris's of Heaton and the Doffcocker estate to the Rothwells (Partington nd., 106) and by 1784 Adam Fletcher, a coal owner of Crompton Fold, Breightmet, was the owner of Hollin Hey, (Billington, W, D. nd 1, 27) which he had presumably acquired from the Johnson Estate. In 1790 William Seddon was a tenant farmer of Adam Fletcher but by 1795, when a list of



freeholders eligible to serve as jurors was compiled, William Seddon is shown as the 60 year old yeoman farmer of Hollin Hey (Billington 1983, 390). In 1816 William Seddon, the farmer of Hollin Hey, was present at the township meeting for assessing the new rate (Billington 1980, 19 and index). It seems most likely that he was the son of the first William Seddon who would have been about 81 by that date.

- 5.10 Census returns indicate that throughout the 19<sup>th</sup> century the farmstead had various occupiers. Hollin Hey Farm / Cottage is not cited within the 1841 census returns however by 1851 (**HO 107/2207 FOL 234**) there were two families consisting of twelve individuals with the heads of families (Richard Clarkson and William Heaton) being employed respectively as a quarry excavator and farmer of 24 acres employing one man. Ten years later in 1861 (**RG9/2812 FOL 12-13**) the census returns cite that there were three separate families who dwelt at Hollin Hey Farm with the heads of each family (Thomas Orrell, John Clegg and Thomas Smales) being a farmer of thirty acres, a shoe manufacturer, and a coachman respectively. The returns of 1871 (**RG 10/3925 FOL31**) cites two families living at the farm. Thomas Orrell was now farming sixty-two acres and the head of the other family was James Vause who was employed as a carter at the bleach works.
- 5.11 Ten years later in 1881 (**RG11/3823 FOL 12**) two new families now dwelt at Hollin Hey Farm with the heads, William Rothwell and Robert Rothwell, being listed as an agricultural labourer and a farmer of thirty two acres respectively. In 1891 (**RG 12/5101 FOL10**) Hollin Hey Cottage was the home of Arnold Morris who was an agricultural labourer whilst Hollin Hey Farm was still occupied by Robert Rothwell the farmer. The enumerator does not list any size of acreage. The 1901 census (**RG 13/3606**) cites the studied building as two separate dwellings, which are listed as Hollin Hey Farmhouse and Hollin Hey Cottage where fourteen and five individuals dwelt respectively. The heads of each household -John Brennand and Robert Wrightman- were employed respectively as a farmer (no acreage mentioned) and a blacksmith. Ten years later the 1911 census (**RG14/185**) cites nine persons dwelling at Hollin Hey Farm with the head (John Brennand) of the household being employed as a dairy farmer. Again, no acreage mentioned.

## **6. PHYSICAL DESCRIPTION**

### **6.1 General description**

- 6.1.1 The subject range of buildings comprises a composite structure of four elements; an original three-bay barn and extensions to the west, south and east (**Front Cover and Fig 3**). The southern extension is a shippon, with the eastern addition being an extension to this shippon and the western extension being a stable. The building is a two storey sandstone built structure, the frontage facing north (**Plate**

1). It is generally rectangular, although the north-western bay of the main barn protrudes slightly (**Plate 1**). The east and west ends comprised double gables and the southernmost of the eastern gables has been built up with brick to create a square profile (**Plate 2**). The exterior fabric of sandstone rubble is in some places shaped and regularly coursed, whereas in others it is rough and uncoursed. The whole building is in a ruinous state and the majority of the eastern wall has collapsed. The roof of the main barn comprised two double pitches running east – west, although the roof covering has been removed and only the timbers remain (**Plate 1**).

## 6.2 Barn

### External Description

6.2.1 This is a three bay barn with the bays being denoted by two king post roof trusses. Extensions have been built on the west (**Plate 3**) and east ends (**Plate 4**). The north elevation is constructed in shaped sandstone rubble, brought to courses. The west bay of the barn protrudes by about one metre. Each corner of the elevation, where the extensions butt against it, has large quoins as has the protruding corner of the west bay. However whereas those to the west bay were dressed those at the east end were larger and more rustic especially at the lower levels. The central bay houses a large barn door with a timber lintel and no jambs. It is now closed up with concrete blocks. The western jamb is formed by the protruding corner of the west bay. There is a blocked personnel door with a sandstone lintel and sandstone jambs in the west bay. The eastern gable of the barn, which is now partly within the east extension, is constructed in regularly coursed and shaped sandstone and has a small rectangular owl hole near the apex of the gable (**Plate 5**). The southern elevation of the barn is now located within the shippon and is constructed of shaped coursed rubble (**Plate 6**). At the western end is a personnel door with a timber frame but no door leading through to a storage area within the west bay the barn. East of this, in the wall of the central bay of the barn, is a large barn doorway. The lintel and wall above it has collapsed but the doorway has quoins and rebated jambs of dressed stone. The western gable is constructed of regularly shaped and coursed sandstone and is now within the stable.

### Internal Description

6.2.2 This comprises three bays denoted by two braced king post trusses which run north to south across the barn and support two overlapping purlins on each pitch. These in turn support the secondary rafters which are largely still in place although the roof covering has gone (**Plate 7**). All roof timbers are machine-cut and the height at the apex is c.7m. The west wall of the barn is constructed in uncoursed roughly shaped sandstone. Within the south-western corner of the barn is a storage area built of a low concrete wall with machine bricks built on top of it (**Plate 8**). The east and north walls are likewise constructed in roughly shaped sandstone, although here it is occasionally brought to courses (**Plate 9**). Within the eastern

wall are three blocked air vents at ground floor level, matched by three at first floor level. There are three more at ground floor level in the eastern end of the south wall with two above at first floor level and again two at ground floor level with two above in the eastern end of the north wall. Within the southern wall is the previously mentioned barn doorway with the collapsed lintel and wall above (see para. 6.2.1 above). Opposite this in the north wall is the blocked matching barn doorway with a timber lintel. In the north, wall of the west bay, which protrudes to create a rough 'L' shape, is a blocked personnel door, with a timber lintel and timber frame. This flanked by blocked square windows to either side, both with sandstone cills and lintels (**Plate 10**). The floor is concrete, with a small step up to the west bay. A low shallow concrete trough runs long the base of the west wall.

#### Storage Area

- 6.2.3 This area is located in the southwest corner of the original barn. The west wall is constructed in uncoursed roughly shaped sandstone and the south wall is built of the same material, although here it is occasionally brought to courses. The east and north walls are built of a low concrete wall with machine bricks on top of it, at ground floor level only (**Plate 8**). There is a large personnel door in the south end of the west wall. It is blocked although the timber lintel remains. Access to the room is via the personnel door at the west end of the south wall which has brick jambs and a timber lintel. A blocked air vent lies to the east of this. The floor surface is not visible due to debris and the ceiling has collapsed.

### 6.3 **Western extension -stables**

#### External description

- 6.3.1 This is western extension to the barn and the eastern elevation is formed of the Western wall of the barn. The north elevation, which abuts the north elevation of the west bay of the barn (**Plate 3**), is constructed in shaped sandstone rubble, occasionally brought to courses, with quoins at its western corner. It houses a single personnel door at its western end with sandstone jambs and a sandstone lintel. What appears to be another sandstone jamb and part of a lintel are housed within the wall just to the west of it. East of this door is a blocked portrait window with a shaped sandstone cill and lintel. The lower half of the window has been blocked with stone and the upper half with concrete block, suggesting the window was reduced in size before being blocked completely.
- 6.3.2 The west elevation comprises the northernmost of the double gable ends of this range of buildings (see **Plate 2** and para.6.1.1 above). It houses 3 windows at ground floor level and two at first floor level. The northern-most window at ground level is square with a sandstone lintel. To the south of this is a blocked square window with an entire sandstone surround. To the south of this again is a timber framed two light window with a sandstone surround. This is housed in a

blocked doorway, of a large personnel size. At first floor level a blocked portrait window with sandstone cill and lintel is at the north end of this elevation. South of this is a square window with a sandstone surround, identical to that in the first floor of the southern gable. The south elevation is constructed in sandstone rubble, roughly shaped and uncoursed and has 2 doors ( **Plate 11**). The westernmost of these has a blocked personnel door with a timber frame. To the east of this, at the eastern extent of the wall, is another personnel door with a timber frame and lintel.

#### Internal Description

- 6.3.3 This area is located to the west of the original barn. The east wall is formed by the original external wall of the barn and is constructed of regularly shaped and coursed sandstone. The remaining walls are all of roughly shaped sandstone occasionally brought to course. All have traces of lime wash at ground floor level. The room is accessed via a timber framed personnel door in the east of the south wall. Another door is located in the west of the north wall. This is blocked but still has its sandstone surround and timber lintel. A large blocked personnel door is located in the south of the east wall. This must be the same one described in the west wall of the storage area within the main barn (see para. 6.2.3 above). Three square windows line the north wall at ground floor level, all of which are blocked. The central one has a sandstone surround. Above these, at first floor level are two more windows. To the north is a blocked portrait window with a timber lintel. To the south is a square window with a sandstone surround. A landscape window is located at ground floor level in the north wall, east of the blocked door. This is also blocked and has a sandstone lintel. A central wall of rough sandstone rendered with cement runs east – west (**Plate 12**). To the north of this are two loose boxes (**Plate 13**). These have timber stable doors on their west and can also be accessed via a timber personnel door in the eastern end of the central wall. The ceiling has collapsed and the floor is covered with debris. A first floor is evident above the loose boxes.

#### 6.4 **Southern extension -shippon**

##### External Description

- 6.4.1 This building is built against the south walls of the main barn and the stables extension. These have been fully described at paras.6.2.1 and 6.3.2 above. The roof has collapsed and although there are joist holes in the south wall of the barn the height of the remaining east and west walls suggest that these are more likely to have been for ceiling joists or tie beams than to have marked the roof line itself (see **Plate 6**). The two beams remaining suggest that they were more likely the former.
- 6.4.2 The south elevation is constructed of shaped sandstone rubble, occasionally brought to course. Seven portrait windows line the south wall, all of which are

blocked and have sandstone cills and lintels (**Plate 14**). The first, third and fifth windows from the west all have sandstone jambs on their east side only, where as the second, fourth and sixth have both jambs of sandstone. The seventh window has a sandstone jamb on its western side, but the sandstone cill extends to the west, suggesting that the window may have been relocated slightly to the east.

- 6.4.3 The western elevation is a gable, built up with machine made brick to provide a flat roof (see **Plate 2**). Within this face are two doors. The northern-most is a blocked cart door with a sandstone surround. Within this is another blocked window and a blocked personnel doorway. The southern-most is likewise a cart door but fitted with a modern roller shutter. At first floor level there is a single square window with a sandstone surround.
- 6.4.4 Much of the eastern wall has been demolished and it only remains at ground floor level (**Plate 15**). What remains is constructed of roughly shaped sandstone, occasionally brought to course. Within this wall is a large personnel door at the south end and an opening at the north end both leading in from the shippon extension (see para 6.5 below).

#### Internal description

- 6.4.5 The interior surface of the south wall is covered with lime wash and all the other walls also bear traces of this at ground floor level. The seven blocked windows in the south wall retain their timber window frames which each had two lights with the lower one fixed. In the east wall is a large personnel door with a sandstone surround leading through to the shippon extension. Opposite this, in the west wall, is a similar large personnel door, likewise with a sandstone surround. This is fitted with a modern roller shutter door on the exterior (**Plate 16**). To the north of this is a cart door with a sandstone surround and with a blocked personnel door and a blocked window within it. Above these, located roughly centrally at first floor level, is a square window with a sandstone surround. The shippon has a low brick wall, 0.8m high running east – west from the east wall, ending 1m from the west wall, although the centre part of this is no longer present. The area to the south of this wall shows evidence of concrete boskins running from this wall to the south creating stalls large enough for 2 cows facing north. South of these is a drainage channel running from west to east (**Plate 6**). The floor in this area is rendered in concrete, whereas in the feeding passage, to the north of the wall, the floor is cobbled. A large concrete trough has been constructed against the south wall of the barn to the west of the barn door.

### 6.5 **East extension - shippon**

#### External Description

- 6.5.1 This is a lean-to single storey extension or outshot to the main barn and south shippon. The roof, now collapsed, still bears evidence, in the form of a truss at the east end, showing a single pitch falling from the west to the east (**Plate 17**). The eastern face is built in rough sandstone rubble without coursing and has quoins at its corners (**Plate 5**). The majority of the wall has since collapsed leaving no indication of doors or windows save for the far north end. There is a large blocked personnel door with a sandstone lintel. To the south of this is a small portrait window likewise with a sandstone lintel and cill and also blocked. The northern face is constructed in rough sandstone rubble without coursing and has quoins at its eastern corner (**Plate 18**). A single, blocked, personnel door is located at its western end. It has a sandstone lintel and evidence of its timber frame still remains. A blocked portrait window, which has a sandstone cill and lintel, is located to the east of this. The southern elevation is constructed in a similar manner, with a small blocked portrait window with a sandstone cill and lintel.

#### Internal Description

- 6.5.2 The eastern, northern and southern walls are all constructed in uncoursed rough sandstone rubble. All of the walls have traces of lime wash at ground floor level. As mentioned in para. 6.5.1, the eastern wall is partially collapsed (**Plate 15**). Within the north and south walls are portrait windows, both of which are blocked. In the northern wall, to the west of the window, is a blocked personnel door with a timber lintel. A door is also located in the northern side of the east wall, likewise blocked and having a timber lintel. A square blocked window is located to the south of this, with a timber lintel. The northern end of the west wall is formed of the eastern wall of the original barn. The southern end of the west wall is constructed in roughly shaped sandstone, occasionally brought to course and now only exists at ground floor level. Within this wall is a large personnel door at the south end leading to the south shippon. The two parts are separated by a large opening, the size of a cart door, with a small step up to the south shippon (**Plate 19**). The floor to the east of this opening is cobbled with stone flags further to the east. To the south of this area, the floor shows evidence of cow stalls in the form of a concrete platform on a brick base. To the north are the remains of further cow stalls with boskins running east-west. Low brick walls running north-south separate the stalls area from a feeding passage to the west and a manuring/access passage to the east.

## **7. ANALYSIS AND INTERPRETATION**

- 7.1 The earliest depiction of Hollin Hey farmhouse and buildings occurs on a plan of 1784 drawn up for Adam Fletcher by John Albinson, the prolific Bolton surveyor (BLSC ZALL/1206) (**Fig 6**). It is not known why this plan was made or why a similar one was drawn up in 1786 (BLSC ZALL/929) (**Fig 7**). However it does show a building of similar shape and size to the main barn described at

section 6.2 above. It seems safe to assume therefore that this building, which stands obliquely to the front of the house at Hollin Hey dates from at least the third quarter of the 18<sup>th</sup> century. It should also be noted that the projection at the north- east corner of the building is more pronounced on the plan than it is today.

- 7.2 Where the farmstead comprises a farmhouse with a single building across the yard the latter is most likely be a combination building housing a number of functions, such as threshing and a cowhouse, under one roof (Brunskill 1987, 104). Combination barns largely date from 1750 to 1850 and are mainly associated with the north-west of England (Brunskill 1987, 113). However it should be noted that on the 1784 plan there was also another large building to the north of the subject one and some smaller ones in front of the farmhouse which create more of a U-shaped farmstead layout (Brunskill 1987, 104-5) indicative of an earlier multi-building farmstead. The farmhouse itself dates from the 17<sup>th</sup> century and must have had ancillary buildings from, or soon after, that date.
- 7.3 The OS Map of 1849 (**Fig 8**) depicts a similar range of buildings to that outlined above although the projecting feature at the north-east corner of the subject building is not visible (this may be an accident of scale). On the OS Map of 1892 (**Fig 9**) the Barn now shows the projecting feature again but it is shallower than on the 1784 plan. However whereas the range was previously smaller than the house it is now much bigger indicating that it has been extended, possibly to its current footprint. There is also now a small free standing building to the north-east of the barn and what may be either a midden, or a building in the course of construction, to the south-east. However the large building to the north of the subject one has now gone and Hollin Hey farmhouse has what appears to be an ornamental garden surrounded by trees screening it from the barn range. This appears to be an attempt at gentrification and a distancing of the house itself from the working farm (Brunskill 1987, 106).
- 7.4 The OS Map of 1907 (**Fig 10**) shows little change although the previously detached outbuilding is now attached to the north- east elevation of the barn and a number of smaller buildings have appeared on the site of the demolished large building to the north. On the OS Map of 1927 (**Fig 11**) those smaller buildings have achieved a more solid form, the former (midden ?) south- east of the barn range has been replaced with a free standing outbuilding and a new triangular building links the barn range to the south-east corner of the farmhouse. There is no change on the OS Map of 1938 (**Fig 12**) except for the beginnings of a small building attached to the south elevation of the barn range. This is completed on the OS Map of 1953 (**Fig 13**) but there are no other changes. By 1996 (**Fig 2**) the various small appendages to the barn range have been removed leaving its footprint as it is today.

- 7.5 The major alteration to this range of buildings occurred between 1849 and 1892 when the west stable block, the south shippon and the east shippon extension were added to the main barn. The construction of these new buildings reflected the changed economic realities of the mid to late 19<sup>th</sup> century as the prospering urban economy and a rapid increase in importation of foodstuffs, especially grain and meat, led to local farming switching to the production of milk to serve the industrial towns of Lancashire (Brunskill 1987, 140-1). This heralded the end of the traditional threshing or combination barn which was associated with the earlier phases of the Industrial Revolution, when farming was often a part-time occupation combined with other work such as textile production and quarrying (Brunskill 1987, 113), in favour of more specialised dairy units. It is also worth noting from the census information that the farm more than doubled in acreage from 30 to 62 acres between 1861 and 1871 (see para. 5.10 above), either by acquisition (leasing or purchase) or by taking in from the surrounding wasteland and due no doubt to the high-productiveness of dairy farming. It seems most likely therefore that the addition of the stables and shippons can be dated to this 10 year period or shortly afterwards as by 1881 the holding had shrunk back to 32 acres in size.

## **8. CONCLUSION**

- 8.1 Hollin Hey is an extremely interesting farmstead and it is rare in the Lancashire hill country that there is sufficient documentary and cartographic evidence to enable a survey and analysis as detailed and informative as this to be carried out. A major benefit in this instance was the extremely good range and quality of material for this area held by Bolton Local Studies Centre.
- 8.2 Hollin Hey first entered the documentary record in the mid-17<sup>th</sup> century and the current house dates from this period. It was located at the centre of a landscape which was dominated by agricultural life and was possibly a stopping point on a droving route as well as being at a focal point of access routes for beasts from the lower pastures to the summer grazing on the high moorland. A century later the house was part of a working farmstead laid out around a yard of which both the house and the original stone barn were integral features. The barn certainly dates from at least 1784 and could be considerably earlier although the comparatively late king-post roofs indicate that it has been reroofed at least once in its lifetime.
- 8.3 The barn was probably built as a threshing barn as indicated by the opposing winnowing doors which face the prevailing south-west winds. As economic conditions changed in the mid-to late 19<sup>th</sup> century arable farming was replaced by dairying resulting in the addition of further land to the farmstead and new stables and shippons to the barn range probably between 1861 and 1871. By 1892 the farmstead had been reorganised with some of the older buildings swept



away and a 'distance' created between the house and the working farm with the laying of a tree ringed ornamental garden. There is an obvious platform at the front of the house which is no doubt the remnant of this.

- 8.4 There are no areas where identification of areas that are currently obscured might hold key information to provide further understanding of the building's origin and development and where an archaeological watching brief should be undertaken during demolition, or where a watching brief might be appropriate for ground works affecting potential buried remains of archaeological interest.

## **9. ARCHIVE**

- 9.1 The archive resulting from the building recording will be deposited with the Bolton Local Studies Centre.
- 9.2 A copies of this report will also be supplied to Bolton Planning Department and to The Greater Manchester Archaeological Unit.
- 9.3 The archaeological contractor will also complete the *Online Access to Index of Archaeological Investigations* (OASIS) form.

## **10. COPYRIGHT**

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

## **11. BIBLIOGRAPHY**

### **Abbreviations**

BALSS Bolton Archives and Local Studies Service  
GMAU Greater Manchester Archaeological Unit  
IGS Institute of Geological Sciences  
LRO Lancashire Record Office  
OS Ordnance Survey  
UMAU University of Manchester Archaeological Unit

### **Maps and Plans**

IGS, 1969, *Geological Map of the British Islands*, Southampton  
OS, 1849, *1:10560 Scale Lancashire sheet 86*, Southampton  
OS, 1892, *1: 2500 Scale Lancashire sheet 86.12*, Southampton

OS, 1907, 1: 2500 Scale Lancashire sheet 86.12, Southampton  
OS, 1927, 1: 2500 Scale Lancashire sheet 86.12, Southampton  
OS, 1938, 1: 2500 Scale Lancashire sheet 86.12, Southampton  
OS, 1953, 1: 2500 Scale sheet SD 6811, Southampton  
OS, 1996, 1: 2500 Scale sheet SD 6811, Southampton  
OS, 2004, 1:25000 Explorer 276, Southampton  
*Plan of Hollin Hey in Haliwell the property of Mr Adam Fletcher 1784* (BLSC ZALL/1206)  
*Plan of Hollin Hey in Haliwell the property of Mr Adam Fletcher 1786* (BLSC ZALL/929)

#### **Unpublished Manuscripts**

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*Regulation of Contractual Arrangements in Field Archaeology*, Reading  
Institute of Field Archaeologists, 2000, *Code of Conduct*, Reading  
Morgan P., 1978, *Domesday Book Cheshire*, Phillimore

## **APPENDIX 1: PROJECT SPECIFICATION**

### **BRIEF FOR ARCHAEOLOGICAL SURVEY AT .....**

#### Background

#### Brief

The survey will take the following form:

**1)** A set of the architect's measured survey drawings of the plan and external elevations of the existing buildings (at 1:100 or 1:50 scale) will be provided to the archaeologist. These drawings will form the basis for annotation and phasing.

i) Additional details need to be added by the archaeological survey, such as evidence for blocking, repair, joints, fittings and fixtures, power and processing, and key architectural features.

ii) If an architect's measured survey is not available, then it will be necessary to produce a measured survey plan of each floor at a scale of 1:50 or 1:100 (depending on size of building to be surveyed).

**2)** Undertake a historic map regression exercise and a maximum of two days historic research (including Bolton Local Studies Library and consultation with the Greater Manchester Sites and Monuments Record) to aid interpretation of the site's evolution. There should be a short account of the history of the building and the group of buildings it belongs to. This includes items such as place name evidence, trade directories, tithe awards and any information derived from local history publications.

**3)** A written description, to include:

i) An analysis of the buildings' plan, form, fabric, function, age and development sequence and of the evidence supporting this analysis (illustrate with historic map sequence, reduced plans, elevations and photographs). If the study is for a barn conversion, then there should also be a brief analysis and description of the other buildings that make up the farm complex including the farm house.

ii) An account of the buildings' past and present use and of the uses of their parts, with the evidence for these interpretations.

iii) An account of the fixtures, fittings, plant or machinery associated with the buildings, and their purpose.

iv) Any evidence for the former existence of demolished structures or plant associated with the building.

v) 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.

vi) Identify any areas that might contain below-ground archaeological remains that could inform our understanding of the site's evolution and where an archaeological watching brief should be undertaken during development ground works.

**4)** There should be a detailed annotated photographic record showing:

i) The buildings' external appearance.

ii) The overall appearance of principal rooms and circulation areas.

iii) Any external or internal detail, structural or decorative, which is relevant to the buildings' design, development and use and which does not show adequately on general photographs.

iv) For the interior, detailed views of features of especial architectural interest, fixtures and fittings, evidence of power systems, blockings or jointing relevant to phasing the building which might be vulnerable to refurbishment and demolition.

v) Photographs should also be taken of other buildings that are linked to the study site, for instance in the case of a barn conversion survey it will be necessary to make a general photographic record of other outbuildings and the farm house.

vi) Photographs to be taken as 35mm colour slide and high resolution digital (or monochrome medium format). Show view point directions on plans.

**5)** For the whole survey a report should be produced to an agreed timetable. It will include:

i) A summary statement of the survey's findings.

ii) 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.

iii) An outline of the methodology of the survey.

iv) A description of the site's setting including topography and geology.

v) A short account of the history of the building and the complex it belongs to, and a brief description of the archaeological and historic interest of the site's hinterland (including relevant Sites and Monuments Record information).

vi) An account of the building's past and present use and of the uses of their parts, with the evidence for these interpretations.

- vii) An account of the fixtures, fittings, plant or machinery associated with the buildings, and their purpose.
  - viii) Evidence for the former existence of demolished structures or plant associated with the building.
  - ix) A description of the significance of the site in its local and regional context.
  - x) The identification of 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 demolition, or where a watching brief might be appropriate for ground works affecting potential buried remains of archaeological interest.
  - xi) A catalogue of archive items, including a list of photographs.
  - xii) A copy of the brief.
- 6)** An ordered site archive will be deposited with Bolton Local Studies Library.

#### Other Considerations

- 1) The Conservation Officer and Planning Archaeologist will be consulted on the report before it is sent out to the client.
- 2) The archaeological contractor will abide by the Institute of Field Archaeologists Bye-Laws of Approved Practice.
- 3) Contractors shall comply with the requirements of all relevant Health & Safety legislation and adopt procedures according to guidance set out in the Health & Safety Manual of the Standing Conference of Archaeological Unit Managers.
- 4) Copies of the survey report will be sent to:

The client (x2), Bolton Planning Dept, GMAU (to enter on to the Greater Manchester Sites and Monuments Record), Bolton Local Studies Library.

## **APPENDIX 2: FIGURES**

**Fig 1. Location map: OS map 2004 1:25000 Scale**

**Fig 2. Site plan: OS map 1996 Scale 1:2500**

**Fig 3. Floor plan**

**Fig 4. Photo register**

**Fig 5. Photo location plan**

**Fig 6. Plan of Adam Fletcher's land at Hollin Hey, 1784**

**Fig 7. Plan of Adam Fletcher's land at Hollin Hey, 1786**

**Fig 8. OS Map 1849 Scale 1:10560**

**Fig 9. OS Map 1892 Scale 1:2500**

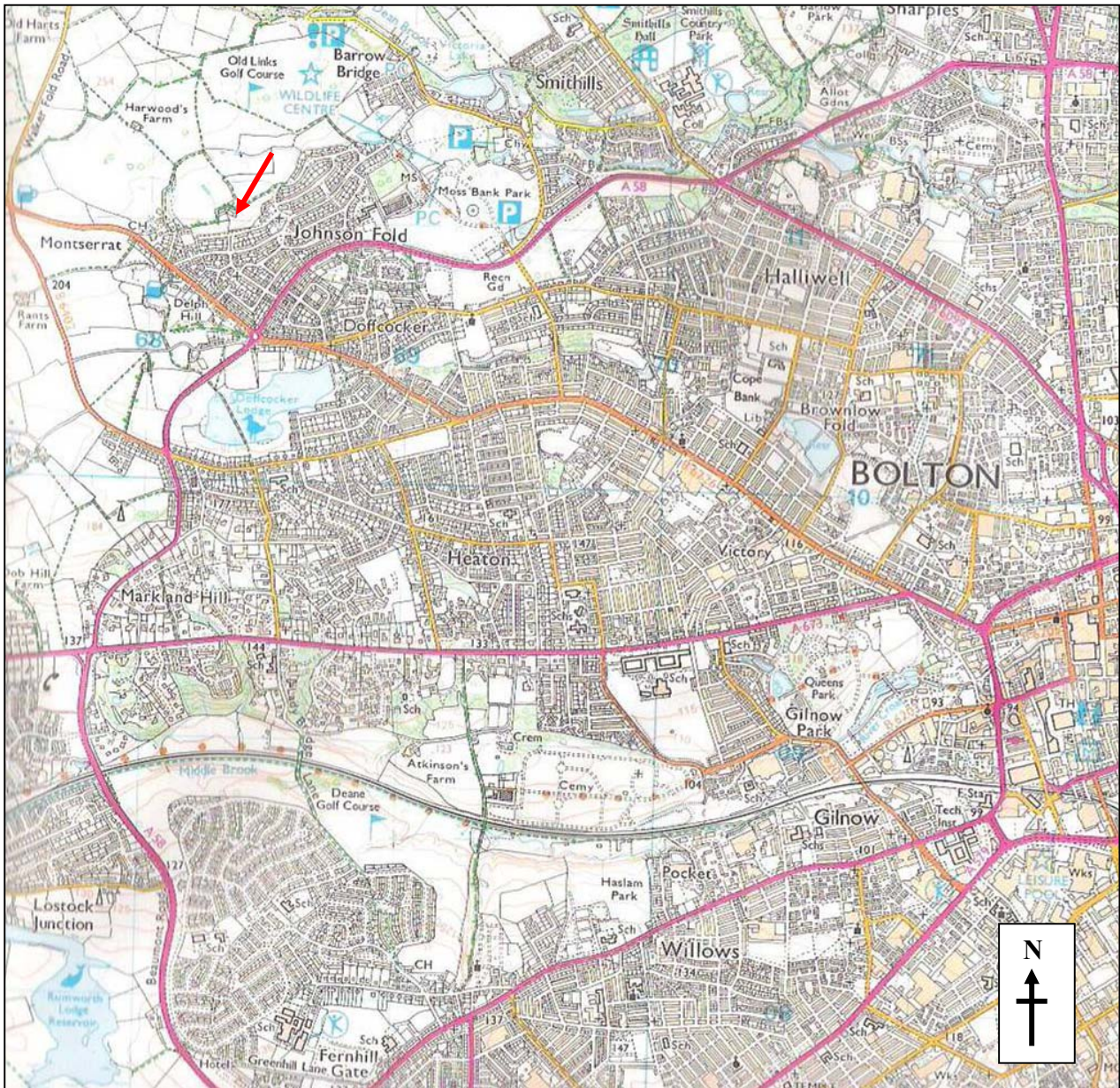
**Fig 10. OS Map 1907 Scale 1:2500**

**Fig 11. OS Map 1927 Scale 1:2500**

**Fig 12. OS Map 1938 Scale 1:2500**

**Fig 13. OS Map 1953 Scale 1:2500**

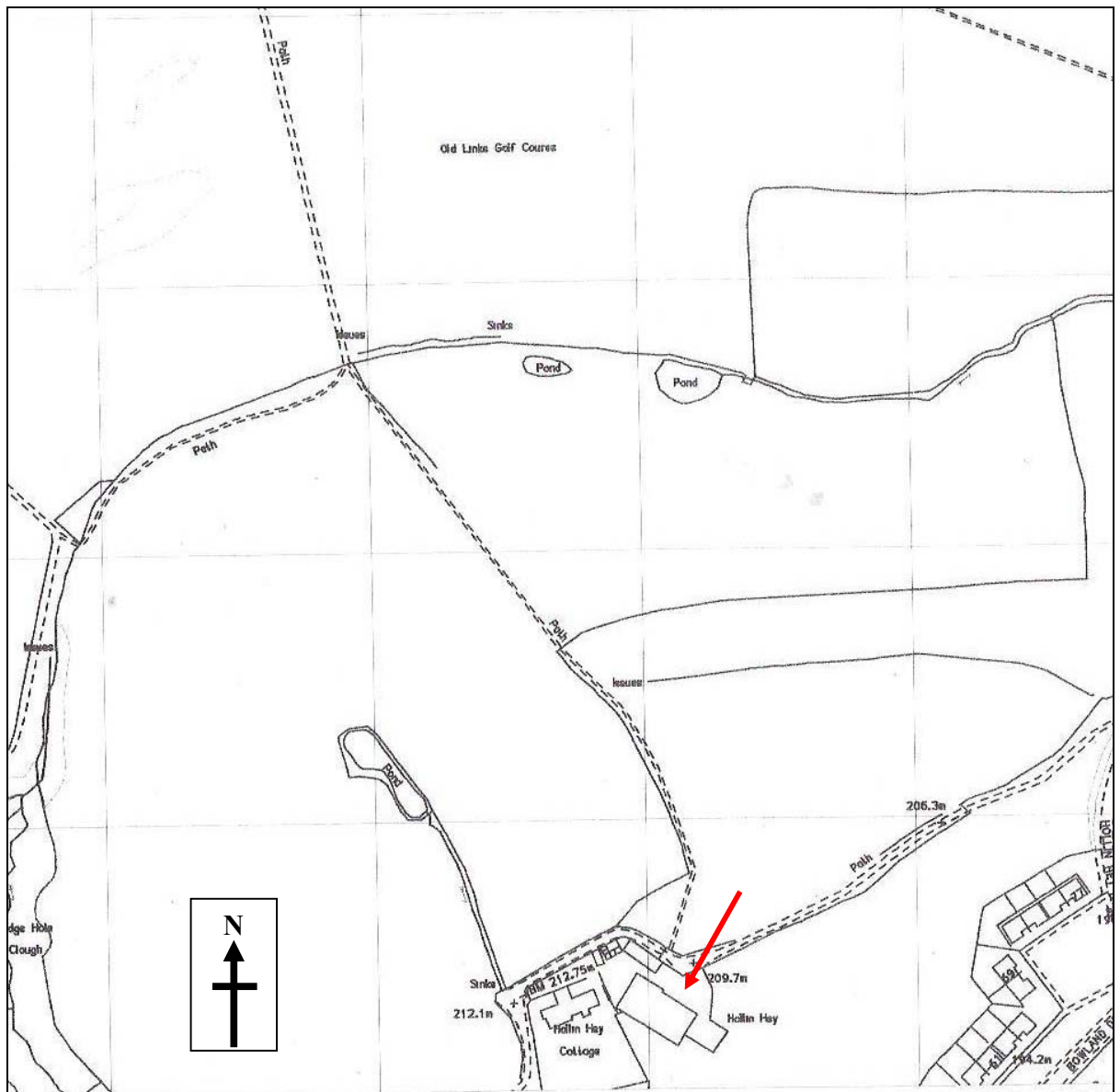




**Fig. 1: Site Location Map**

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with permission of the Controller of her Majesty's Stationary office. © Crown Copyright.  
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**Fig. 2: Site Plan**

Reproduced from OS MAP SD6811 Scale 1:2500, 1996  
with permission of the Controller of her Majesty's Stationary office. © Crown Copyright.  
All rights reserved. Licence number 00043600

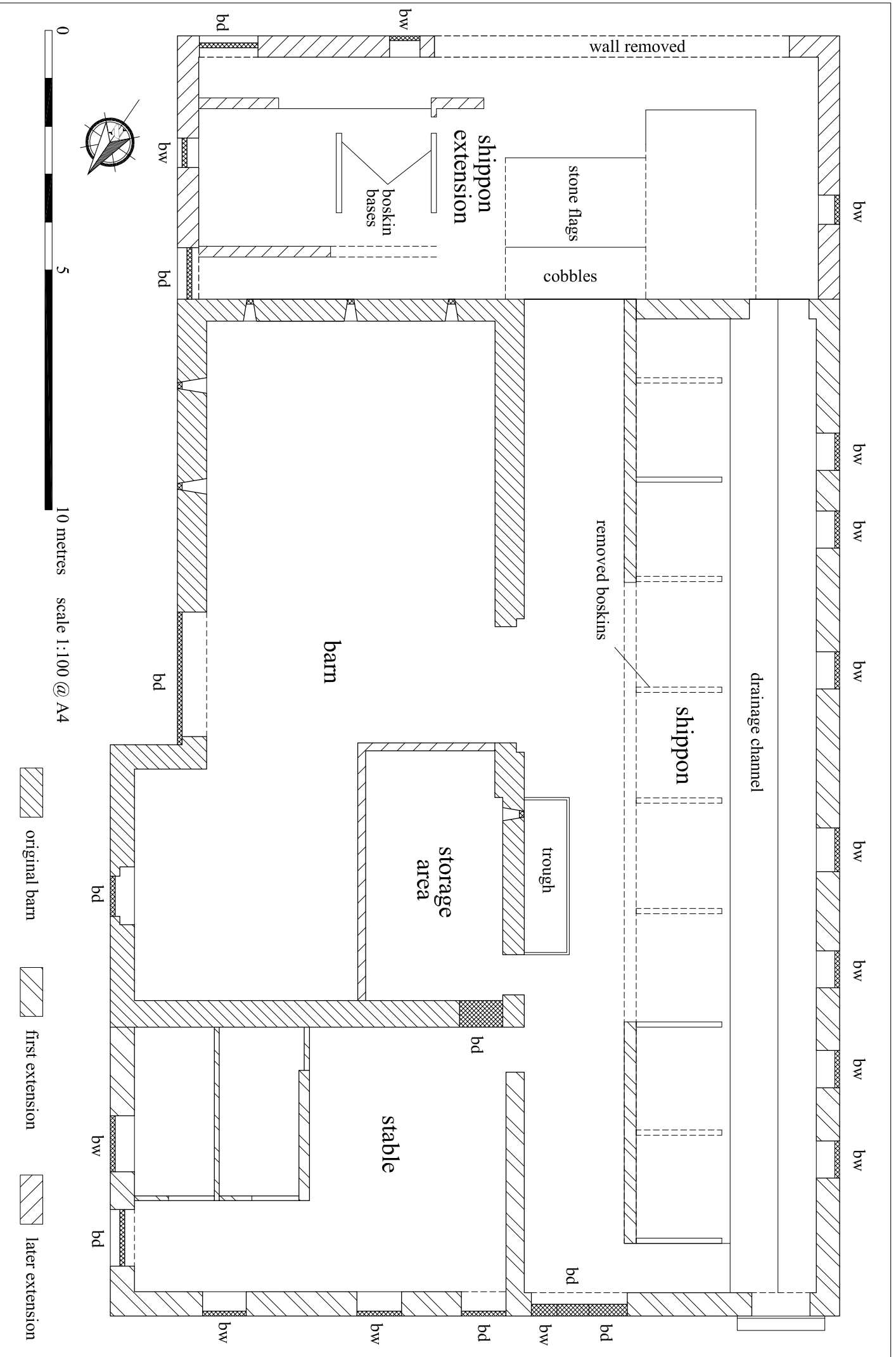
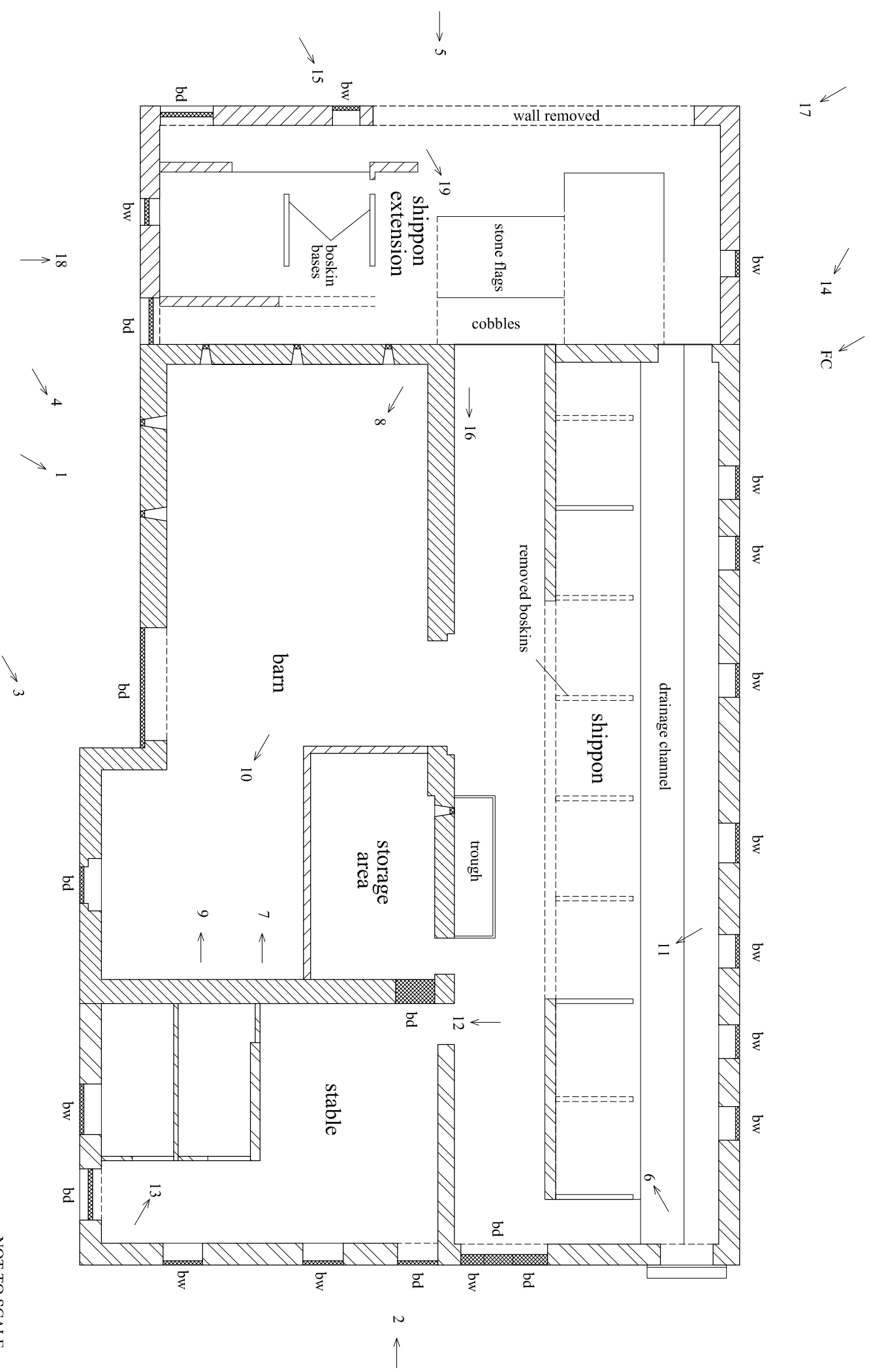


Figure No. 3 Ground Floor Plan

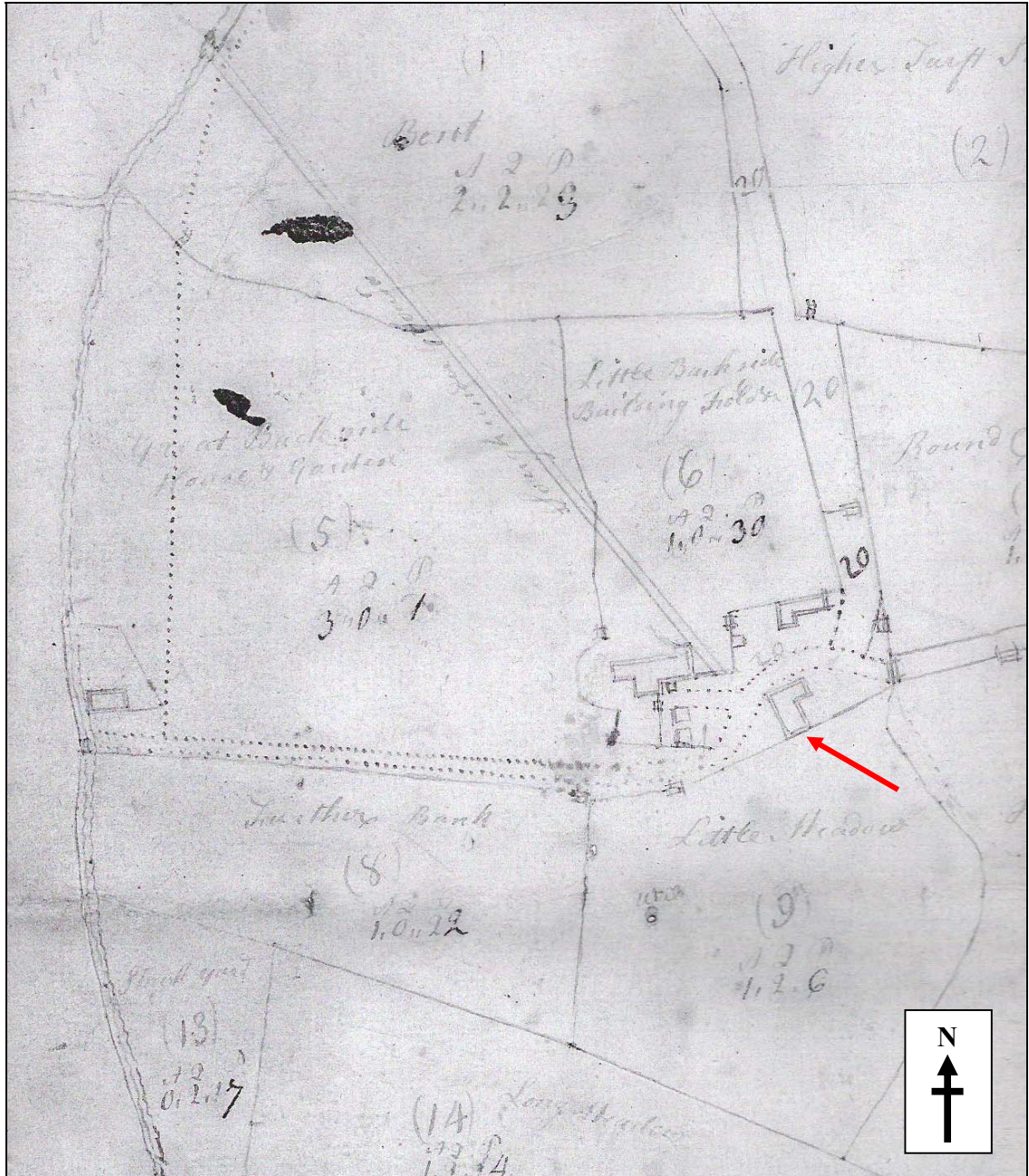
**FIG 4: PHOTOGRAPHIC REGISTER**

<b>Plates In Report</b>	<b>Digital Photos jpegs</b>	<b>Colour Slides Film/Frame</b>	<b>Description</b>	<b>Direction Of Shot</b>
17	004	1/19	EAST OUTSHOT	NW
4	027	2/18	BARN – NORTH ELEVATION EAST END	SW
18	028	2/17	EAST OUTSHOT	S
1	025	2/16	BARN – FULL VIEW NORTH ELEVATION	SW
	003	1/18	EAST OUTSHOT AND BARN – EAST ELEVATION	NW
2	024	1/E	BARN AND SOUTH SHIPPON– WEST ELEVATIONS	E
5	001 / 009 / 010	1/24	EAST OUTSHOT AND BARN – EAST ELEVATION	W
15	002	1/16-17	EAST OUTSHOT -INTERIOR, HOLLIN HEY BEYOND	SW
3	026	2/19	BARN – NORTH ELEVATION WEST END	SW
12	022	1/35	WEST EXTENSION –INTERNAL	N
	019	1/32-33	BARN – INTERNAL	W
8	020	1/32-33	BARN – INTERNAL	W
9	016	1/29-30	BARN – INTERNAL	E
10	021	1/34	BARN –INTERNAL BARN PROJECTION	NW
7	017 / 018	1/31	BARN – INTERNAL, KING POST ROOF TRUSSES	E
11	013 / 014 / 015	1/28	WEST EXTENSION –SOUTH ELEVATION	NW
6	012	1/26-27	SOUTH SHIPPON –INTERNAL AND SOUTH ELEVATION OF BARN LOOKING NORTH- EAST	
16	008	1/23	SHIPPON -INTERNAL	W
19	006 / 007	1/21-22	East outshot -internal -with south shippon beyond - looking west	W
14	005	1/5	SOUTH SHIPPON – SOUTH ELEVATION WITH BARN ROOF BEYOND	NW
Front Cover	011	1/25	SOUTH SHIPPON AND WEST EXTENSION WITH BARN ROOF BEYOND	NW
13	023	1/36	STABLES AGAINST EAST WALL OF WEST EXTENSION	SE



NOT TO SCALE

Figure No. 5 Photo Location Plan



**Fig 6: Plan of Adam Fletcher's Land at Hollin Hey, 1784**







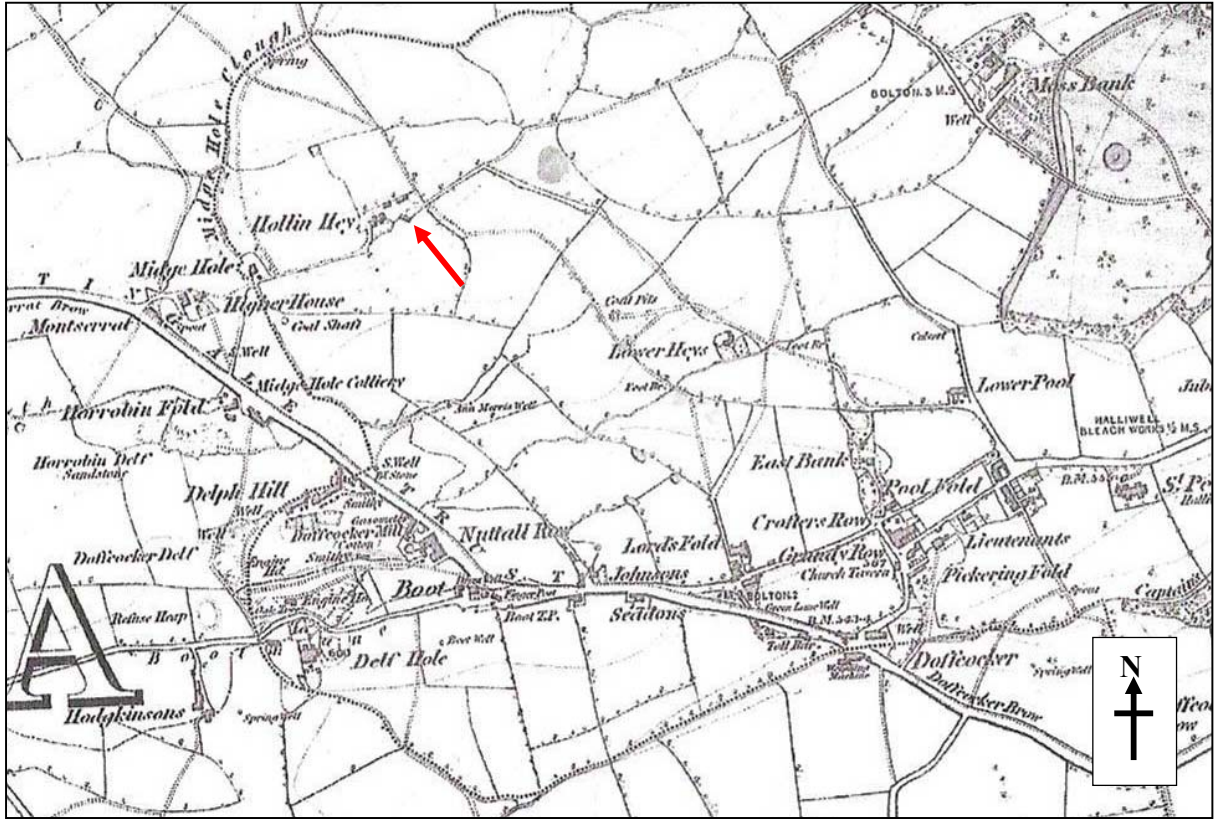


Fig 8. OS Map 1849 Scale 1:10560 –actual scale



Fig 8. OS Map 1849 Scale 1:10560 x 2

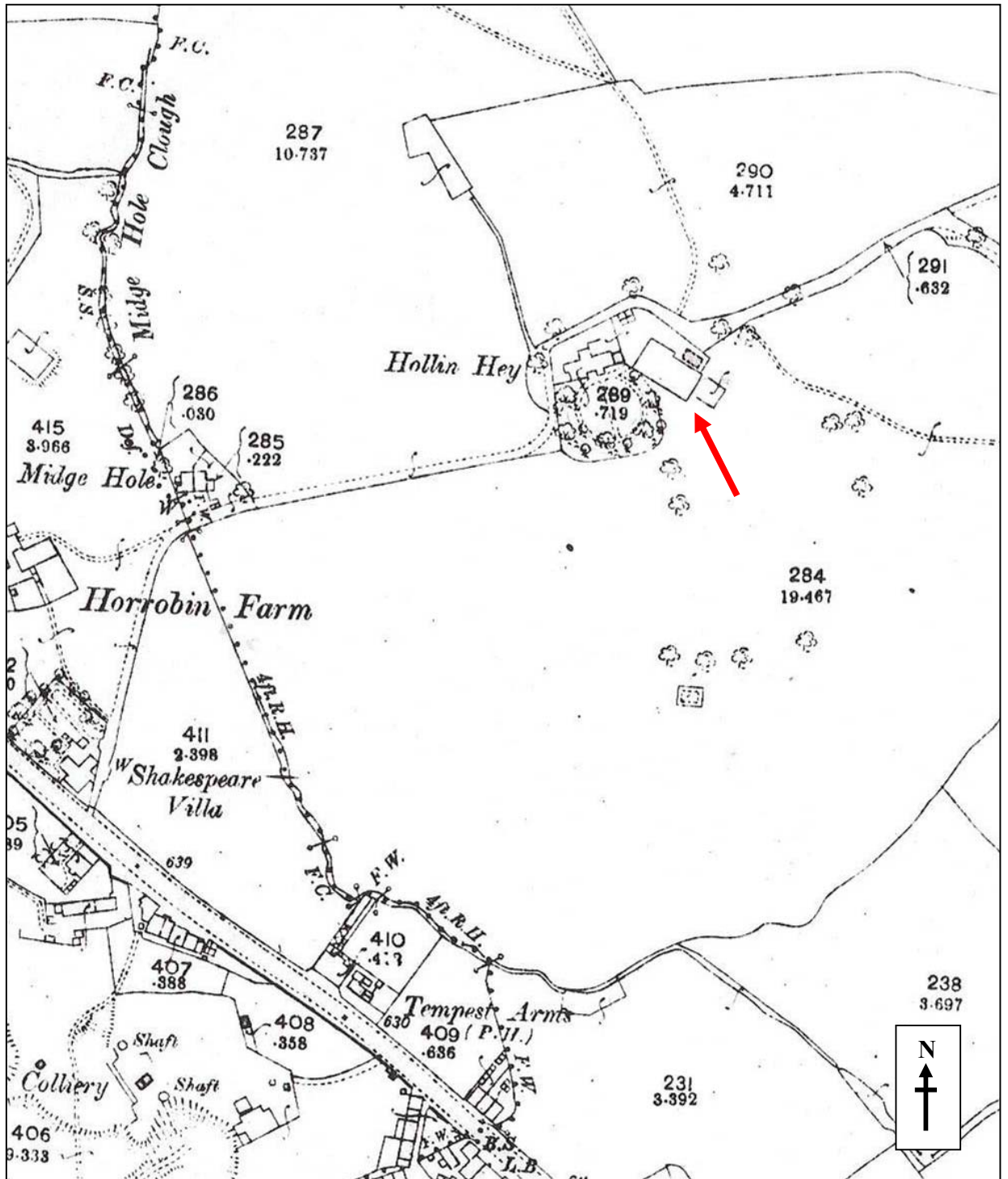


Fig 9. OS Map 1892 Scale 1:2500



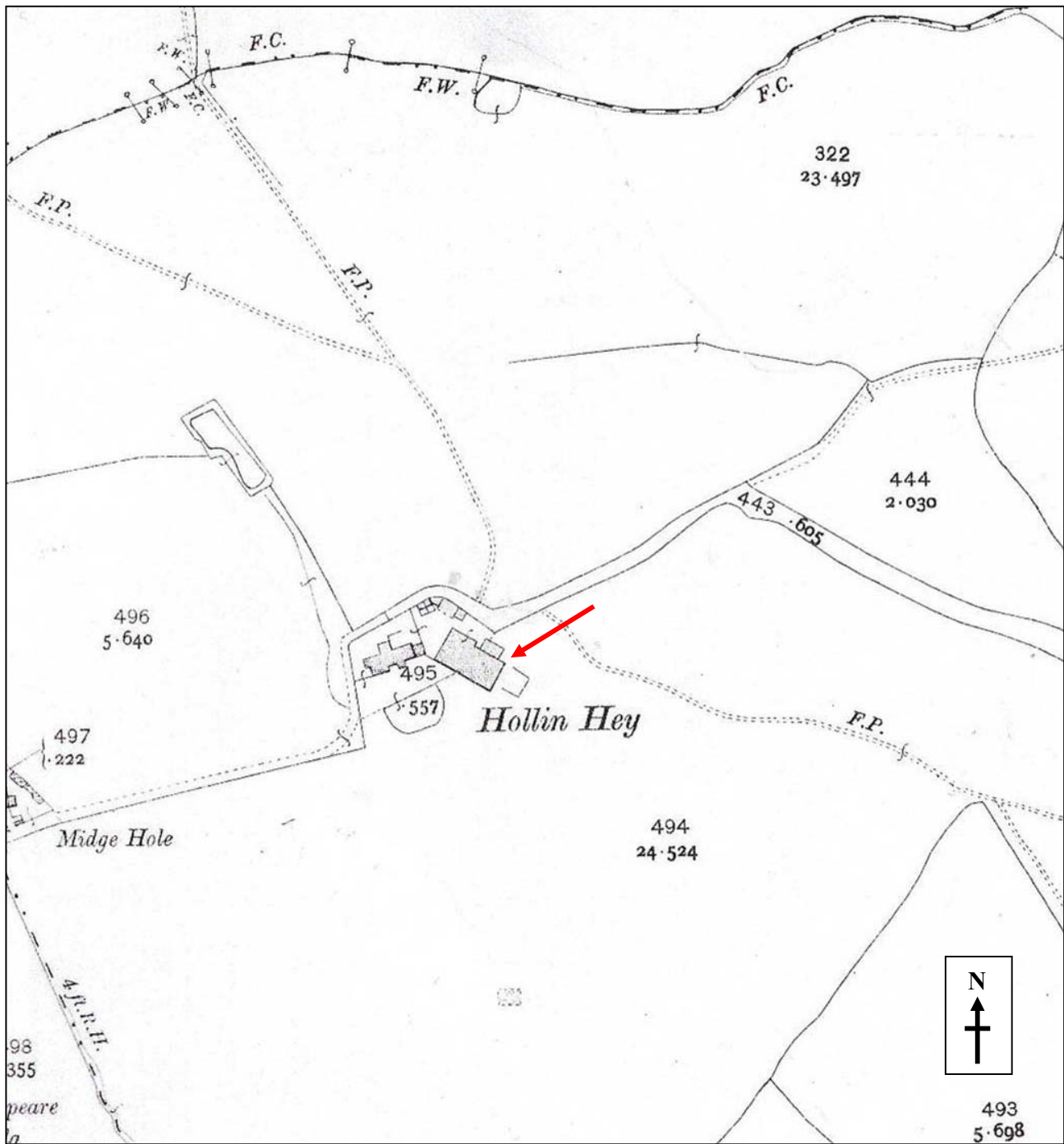


Fig. 10. OS Map 1907 Scale 1:2500

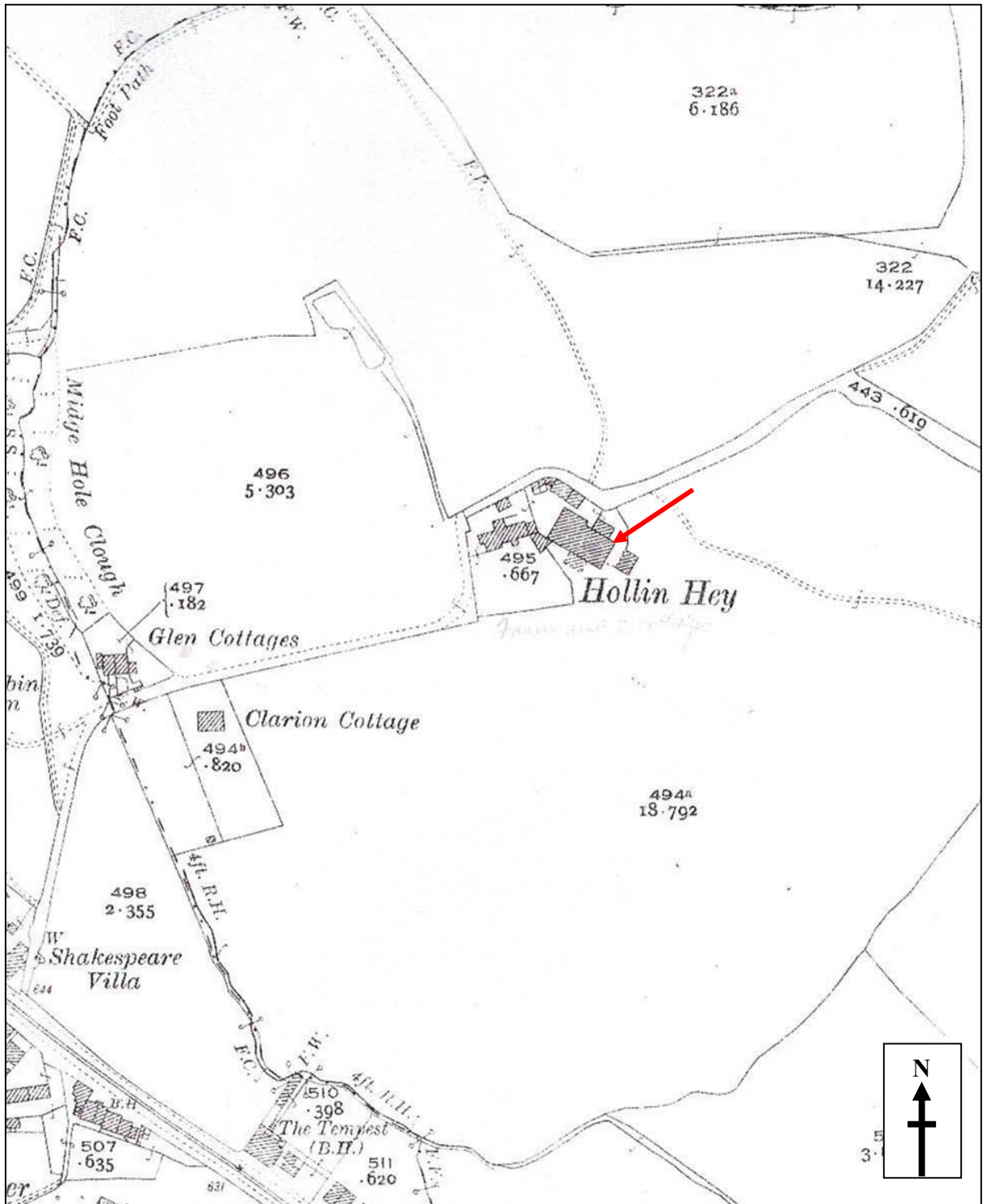


Fig 11. OS Map 1927 Scale 1:2500

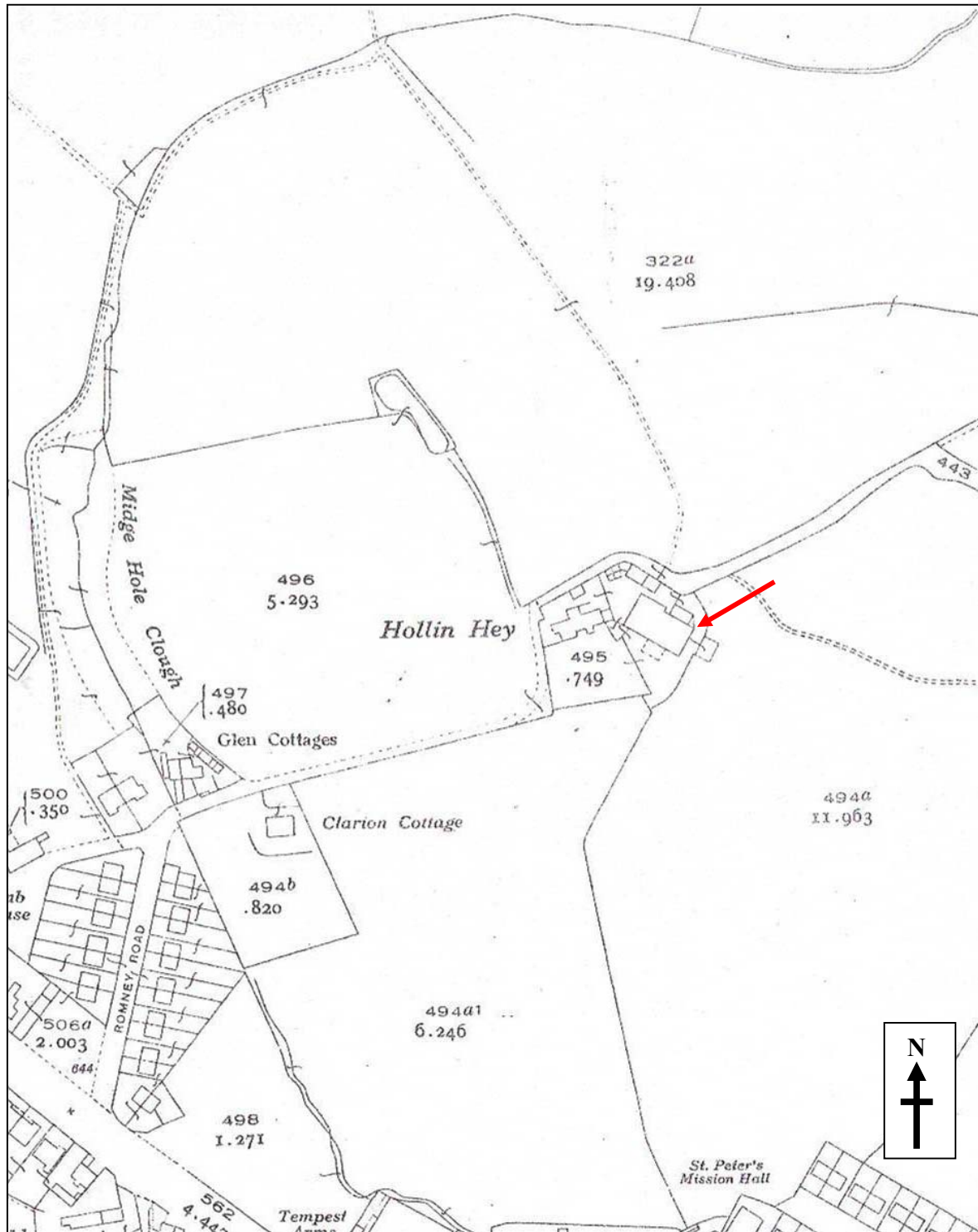


Fig 12. OS Map 1938 Scale 1:2500

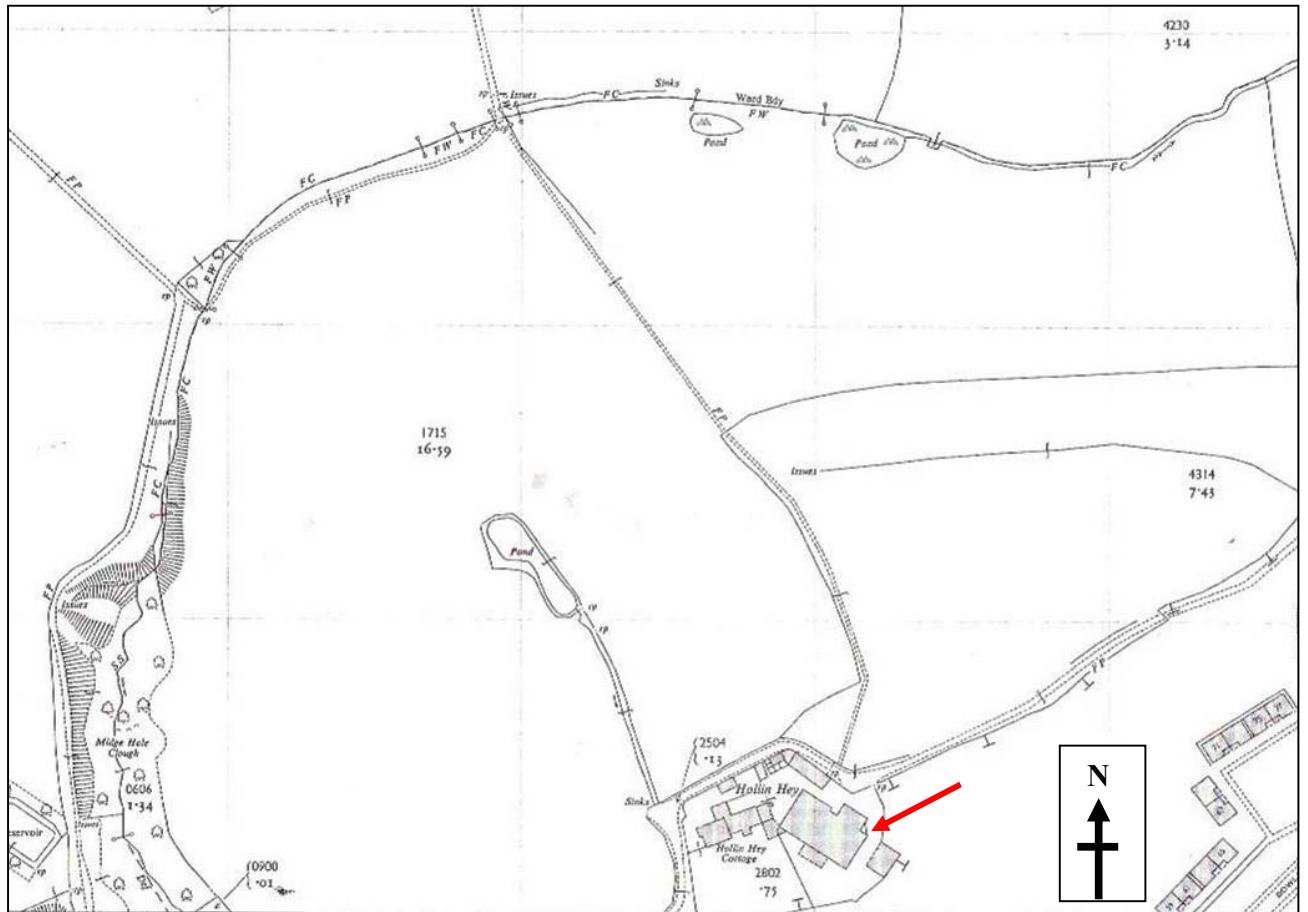


Fig 13. OS Map 1953 Scale 1:2500

### **APPENDIX 3 PLATES**

- Plate 1. Barn – full view north elevation**
- Plate 2. Barn and south shippon – west elevations**
- Plate 3. Barn – north elevation west end**
- Plate 4. Barn – north elevation east end**
- Plate 5. East outshot and barn – east elevation**
- Plate 6. South shippon – Internal and south elevation of barn looking north-east**
- Plate 7. Barn – Internal king post roof truss**
- Plate 8. Barn – Internal looking west**
- Plate 9. Barn – Internal looking west**
- Plate 10. Barn – Internal barn projection looking north-west**
- Plate 11. West extension – south elevation**
- Plate 12. West extension – Internal looking north**
- Plate 13. Stables against east wall of west extension**
- Plate 14. South shippon – south elevation with barn roof beyond**
- Plate 15. East outshot – Interior- Hollin Hey beyond**
- Plate 16. Shippon - Internal looking west**
- Plate 17. East outshot – looking north-west**
- Plate 18. East outshot - looking south**
- Plate 19. East outshot -Internal -with south shippon beyond - looking west**





Plate 1. Barn – full view north elevation



Plate 2. Barn and south shippon – west elevations





Plate 3. Barn – north elevation west end



Plate 4. Barn – north elevation east end





Plate 5. East outshot and barn – east elevation



Plate 6. South shippon – Internal and south elevation of barn looking north-east





Plate 7. Barn – Internal king post roof truss



Plate 8. Barn – Internal looking west





Plate 9. Barn – Internal looking west



Plate 10. Barn – Internal barn projection looking north-west





Plate 11. West extension – south elevation



Plate 12. West extension – Internal looking north





Plate 13. Stables against east wall of west extension



Plate 14. South shippon – south elevation with barn roof beyond



Plate 15. East outshot – Interior- Hollin Hey beyond



Plate 16. Shippon - Internal looking west





Plate 17. East outshot – looking north-west



Plate 18. East outshot - looking south



Plate 19. East outshot -internal -with south shippon beyond - looking west





