

**BRINSOP HOUSE FARM BARN,
CHORLEY ROAD, WESTHOUGHTON**

An Archaeological Building Survey

by J. M. Trippier Archaeological and Surveying Consultancy



Client: Sparkle Developments.

September 2011

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NON-TECHNICAL SUMMARY

An archaeological building survey was required as a condition of a planning permission for the change of use of an agricultural barn together with the erection of a single story extension to the rear to provide 4no. bedroomed dwelling house along with a planning application regarding a stable, both at Brinsop House Farm, Chorley Road, Westhoughton (SD 6355 0850). The work was carried out on behalf of Sparkle Developments by J. M. Trippier Archaeological and Surveying Consultancy. The buildings were found to be a Lancashire barn built of hand-made brick and typical of the early to mid 19th century. A shippoon was added to the west in the early 20th century. The stable-built at the turn of the century- appears to have been constructed as a cart shed and loose box with a granary over,

ACKNOWLEDGEMENTS

Thanks are due to Sparkle Developments who commissioned the survey and Hattrell DS One Architects, who provided drawings of the buildings which have been utilised in Figures 8 - 12 of this report. The assistance provided by the staff of Bolton Library and Westhoughton Library is also acknowledged as is the thanks to Pam Clarke, secretary of Westhoughton Local History Group for providing information.

1. INTRODUCTION

- 1.1 Planning permission (84196/10) has been granted for the change of use of an agricultural barn together with the erection of a single story extension to the rear to provide 4no. bedroomed dwelling house along with a planning application regarding a stable, both at Brinsop House Farm, Chorley Road, Westhoughton. It is a condition of the planning approval that the applicants undertake a programme of archaeological work in accordance with a written scheme of investigation.
- 1.2 This procedure followed the advice previously given by central government as set out in *Planning Policy Guidance: Planning and the Historic Environment* (PPG15) and *Planning Policy Guidance on Archaeology and Planning* (PPG16) which has now been superseded by Planning Policy HE12 of Planning Policy Statement, *PPS5: Planning for the Historic Environment*.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 J. M. Trippier Archaeological and Surveying Consultancy was instructed to carry out the archaeological programme by Hattrell DS One Architects on behalf of Sparkle Developments. 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.

He was assisted by Steven Price BA (Hons), M.Phil who carried out the site work and prepared amended versions of the architect's drawings

- 1.4 Greater Manchester Archaeological Unit (GMAU) prepared a brief on behalf of the planning authority which advised how the archaeological programme should be carried out. The survey was carried out at Level 3 of English Heritage's suggested recording levels (English Heritage 2006, 13 et seq) in accordance with that brief, a copy of which is attached at Appendix 1. As required by the brief a Written Scheme of Investigation (WSI) was prepared by the contracted archaeologist and submitted to GMAU on 19 August 2011.

2. SITE LOCATION

- 2.1 The barns forms part of a group of buildings at Brinsop House Farm, Chorley Road, Westhoughton BL5 3NH. They are situated about 7km west of Bolton town centre in a semi-rural location fronting the A6 trunk road and its busy junction with the A6027 link road to Junction 5 of the M61 motorway but with open countryside to the rear (west). The general location is shown by a red arrow on the map at Fig 1. The original site covered by planning application (84196/10) is edged red on the plan at Fig 2 but also now extends to include the barn immediately to the south-west of the building within the red line. Its National Grid Reference is SD 6355 0850. A large 'L' shaped pond lies directly to the south of the site.

3. AIMS AND OBJECTIVES

- 3.1 Farm buildings are of great historical importance. The siting of the buildings assists in determining the pattern of rural settlement and the making of the historic landscape. They provide evidence of the historic farming systems and methods used in the locality and of the design and materials used in the vernacular buildings of the area. The alteration of such buildings may remove evidence of their past uses and occupation and make it more difficult for future historians to understand and interpret them. The aim of the survey was to preserve 'by record' the information that may be lost as a result of demolition or alteration. This was achieved by recording and analysing the plan form, function, age and development of the building and by the provision of a written, drawn and photographic archive for future reference.

4. METHODOLOGY

- 4.1 An appropriate drawn and photographic record has been made of the farm buildings including floor plans, elevations and sections (at 1:100 or 1:50 scale). Existing plans (e.g. plans submitted with a planning application) were used as the basis for the drawn record and corrected where inaccurate. The drawn record shows all features of interest that have been recorded photographically, as well

as showing other features of historical significance that may not be directly affected by the proposal but which are necessary to put those features in context.

- 4.2 Construction techniques and sequences were appropriately illustrated and described, if visible.
- 4.3 The archaeologist on site identified and noted:
 - Truss positions and form;
 - Any significant changes in construction material – this is intended to include significant changes in stone/brick type and size, coursing, etc.
 - All blocked, altered or introduced openings;
 - Evidence for phasing, and for historical additions or alterations to the building.
- 4.4 Drawing conventions conform to English Heritage guidelines as laid out in *Understanding Historic Buildings – A guide to good recording practice*, English Heritage 2006.
- 4.5 All detailed photographs and general shots contain a 2-metre ranging-rod, discretely positioned, sufficient to independently establish the scale of all elements of the building and its structure.
- 4.6 The photographic coverage includes:
 - General photographs of the interior and exterior of the building/complex, along with photographs of the site/setting of the building.
 - The overall appearance of principal rooms and circulation areas.
 - Detailed coverage of the building's external appearance. In the case of a building designed by an architect, or intended to be seen from a certain point of view, it is important to have regard to the builder's intentions and to record the effect of the design or of the building's placing.
 - Any external detail, structural or decorative, which is relevant to the building's design, development and use and which does not show adequately on general photographs.
 - The building's relationship to its setting, and to significant viewpoints.
 - Internal detail, structural and decorative which is relevant to the building's design, development and use and which does not show adequately on general photographs. Elements for which multiple examples exist (e.g. each type of roof truss, column or window frame) have been recorded by means of a single representative illustration.
- 4.7 High quality digital images have been produced using an Olympus E-600 DSLR (12.3 megapixels). These have been included in the report. In addition medium format monochrome images of the elevations have been produced.
- 4.8 Record photographs have been printed at a minimum of 5" x 7".

- 4.9 A plan at a suitable scale (1:50 or 1:100), showing the location from which the photographs have been taken has been produced.
- 4.10 A photographic register listing all photographs taken has been produced. For ease of use each set of photographs have been numbered sequentially 1, 2, 3, etc.
- 4.11 Site visits were made on 22nd August when detailed notes were made of the structural details of the building. Measurements were taken with hand held and electronic ‘tapes’ which enabled the architect’s drawings to be checked and amended on site to show any additional features relevant to the survey. Revised versions of the architect’s floor plans were made for inclusion at Figs. 8 & 11 to this report at a scale of 1:100.
- 4.12 Historical research, included a full map regression, was carried out at Bolton Library and Westhoughton Library.
- 4.13 The project was carried out in accordance with the recommendations of *The Management of Archaeological Projects* 2nd ed. 1991 and the Institute of Field Archaeologists’ *Code of Conduct and Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures*.

5. HISTORICAL BACKGROUND

- 5.1 The name ‘Brinsop’ derives from the Old English *Bryne* (a personal name) and *hop* (a small valley opening up from a larger one-in this case that of the Borsden Brook) (Ekwall 1922, 43). Brinsop is the smallest and most northern of the three ancient manors which made up the township of Westhoughton (WLHG nd. 929.2), lying in the extreme north west corner of it. Brinsop, along with much of Westhoughton came into the possession of the Abbots of Cokersand Abbey in the early 13th century, when Henry de Sefton bestowed the lordship upon them. However, by 1235 it was in the hands of the Bartons, as Gilbert de Barton granted Brinsop to Richard de Bracebridge. However, by 1334 it was back in the hands of the canons, as the divided parts were granted to them or bought back (Farrer & Brownbill 1911).
- 5.2 Few disputes or incidents occurred during the time that Brinsop was a monastic estate. The abbot made complaints in 1343 and 1359 concerning the cutting down of his trees and an inquiry was made in 1385 concerning “the surrender of lands to find a lamp to burn for ever in the choir of the abbey church” (Farrer & Brownbill 1911). Shortly before the dissolution of the monasteries in the 1500’s the abbot came into conflict with his tenants over their right to renew their 19 year leases.
- 5.3 After the dissolution, the manor of Westhoughton was granted to James Browne, a haberdasher from London (WLHG 1950), by the king for £1035

11s 8d. At his death in 1587 it was found that he also held various lands of the queen, its value being £10 per year. His descendants continued to hold it for about 100 years before it went to the Brothertons. In the early 1700's Brinsop Hall was owned by John Widows, whose daughter married James Milnes, conveying it to him upon inheritance. It then passed to their son, who later gave it to his cousin, Benjamin Gaskell (Farrer & Brownbill 1911) a linen merchant.

5.4 It is noted that the Gregory family lived at Brinsop Hall farm in 1797 (WLHG 1950; BEN 5/5/1956) and continued to occupy the property for many years. However the family had to move out when the land was sold to the Collieries. By this time another part of the family had moved into Brinsop House farm.

5.5 The census returns for 1841 list Henry Gregory, a farmer, living at what was then known as Marsh's Farm. The first edition OS map, published 1847, notes that the property was known by two names; Brinsop House or Marsh's farm. Marsh's farm seems to be the preferred name in the census records whereas the trade directories use Brinsop House. The tithe schedule for 1846 also lists Henry Gregory at Marsh's farm, with Benjamin Gaskell as the land owner. The land held by Gregory included the following:

No.	Name	Meadow/Pasture/Arable
63	Garden Field	Meadow
63a	House etc.	
47	Nearer Meadow	Meadow
48	Lower Meadow	Meadow
49	Bridge Field	Pasture
50	Further and Lane Fields	Pasture
51	Middle Field	Pasture
62	Great Marled Field	Pasture
64	Little Marled Field	Pasture
14	Field in 2 parts	Arable
15		
16		
17		
18	Field in 3 parts	Arable

5.6 The OS map for 1845 shows the barn with a small extension on the west side. The stable isn't shown. The census for 1851 gives more information, listing Henry (age 49) and his wife Alice (age 47) living at the property with their 10 children, including Charles aged 8. The census's for the following years reveal little change although the eldest children left. Although Henry was listed in the 1871 census, trade directories show that by 1874 Charles had taken over the business. Charles went on to marry and in 1881 and 1891 he and his wife Deborah and their 8 children were living at Brinsop House farm where he farmed 30 acres and employed 2 labourers.

- 5.7 The map evidence for 1892 shows that by this time the barn had been extended at the south, creating an inverted 'T' shape and the stable block had been erected, consisting of 3 bays. By 1907 however, trade directories show that Deborah was trading as a farmer, rather than her husband, suggesting that by this time Charles had died. The mapping for this year shows that the western extension to the barn was added and the western end of the stable was extended to the north.
- 5.8 Deborah continued to trade as a farmer well into the 1920's and the mapping evidence for 1929 shows little change although the western side of the site has been enclosed. Deborah and Charles' son, also Charles, born in 1885 moved back into Brinsop Hall Farm in 1919, as the collieries had closed and the farm was reinstated (BEN 5/5/1956). The cartographic evidence for 1938 shows that a small extension had been made to the north end of the stable extension, which is shown more clearly on the 1959 mapping.

6. PHYSICAL DESCRIPTION

6.1 General Description (Plate 1)

- 6.1.1 The farm lies on the southern side of Chorley road and comprises a rectangular barn aligned northeast – southwest and a smaller stable aligned northwest – southeast. The farmhouse lies to the east of the farm buildings. There is a datestone of 1870 over the doorway. The house has recently been renovated but otherwise looks little different from a photo of 1988 (see Fig.16). However its footprint does look substantially different on the 1892 OS map from the 1847 one (figs 2&3) and it may be that the date of 1870 commemorates the rebuild. The barn is constructed in handmade brick in English garden wall bond (4 stretchers to 1 header) with a single story extension to the northwest of machine-made brick in a matching bond. The roof is double pitched of corrugated metal sheeting on the northwest side and slates coated with bitumen on the other. The two-storey stable is likewise constructed in handmade brick of a similar bond. This has a double pitched roof of slate.

6.2 Barn

- 6.2.1 East Elevation (Plate 2). This face comprises the front of the barn and is dominated by a large barn door in the centre with a decaying timber lintel. To the north the face is whitewashed and a line of bricks shows the location of a previous outshut. A straight joint runs down the face at the southern end, badly damaged, perhaps suggesting that the southern bay was extended. To the north of the doorway are two blocked windows, the southern most square and the northern portrait.
- 6.2.2 South Elevation (Plate 3). This elevation forms the gable end of the barn and has three brick piers supporting the face, at ground floor level only. At ground floor level, at the eastern end is a large cattle doorway with RSJ lintel and

timber door hung. To the west of this is a timber framed portrait window with sandstone lintel. The area below the window has been blocked with modern brick. At first floor level there is a square window in the centre at first floor level with timber cill and lintel. Air vents arranged in a diamond pattern cover the face. The west end is the face of the extension. This is constructed in machine made brick. At the east end is a personnel doorway. This has been inserted in a larger cattle doorway as shown by the blocking to the west and the large concrete lintel above. Above this, at first floor level is a blocked window. The western end of the face holds a blocked personnel doorway.

- 6.2.3 West Elevation (Plate 4). This face is the rear of the barn and is a single storey high in machine made brick. Three square windows line the face, the southern of which is square without a frame or cill. The two to the north are likewise square, but have sandstone cills. Also the lower half has been blocked, creating small landscape windows with timber frames. The roof runs down to the level with the window lintels. The roof is corrugated metal sheet. However the north end of the extension has a slate roof covered with felt.
- 6.2.4 North Elevation (Plate 5). This face forms the other gable end of the building and is mostly hidden from view by several trees. Three blocked doorways line the face with two personnel doorways flanking a central cattle doorway, each with a sandstone lintel. Above the central doorway is a timber framed square window with timber shutter fitted. To the west is the face of the extension. This has a small landscape window at the eastern end with a timber lintel and a personnel doorway at the west end with a sandstone lintel and no door hung.
- 6.2.5 Interior - Main Barn. This comprises a single open space accessed from the exterior via a large barn door in the centre of the east wall. Directly opposite this is another barn door with a timber frame and a hand cut timber lintel above (**Plate 6**). A wall of machine made brick has been inserted behind this, with a personnel doorway set within it, leading to the shippon. To the north of this are three square blocked windows. South of the doorway are two blocked personnel doorways, one c.0.75 south of the barn door, the other at the far south end (**Plate 7**). Between these is a small area of sandstone walling, mirrored in the opposite wall (**Plate 8**). Above these at first floor level are a personnel doorway to the south and a portrait window to the north. A large doorway is located in the eastern end of the south wall with square window to the west of it, inserted in the place of a personnel door (**Plate 9**). The east wall is thinner at the south end and two timber posts stand at the southern end to give the wall support (**Plate 10**). There is a small square blocked window, just to the south of the main barn door. North of the barn door are two further square blocked windows (**Plate 11**). The north wall holds three blocked personnel doorways (**Plate 12**). The floor of the barn is earth and the ceiling is open to the metal sheet of the roof. The roof is supported by four hand-cut timber trusses (**Plate 9, 12 & 13**).
- 6.2.6 Interior - Shippon. The shippon is now divided into four loose boxes by means of concrete blocks and timber panelling. It accessed from the exterior via a

personnel doorway in the east end of the south wall. The western end of this has been blocked up, revealing it to have once been a cattle doorway (**Plate 14**). To the west of this is a blocked personnel doorway. The western wall has three windows set within it. Between these windows are two small blocked landscape windows (**Plate 15**). The northern wall has a personnel doorway at the western end of the wall with a timber lintel and a small timber framed landscape window to the east (**Plate 16**). The eastern wall has three blocked window at its northern end and a personnel doorway within a modern brick wall in the centre, leading to the main barn. South of this are two further blocked doorways. The floor over the western end of the room is a badly degraded concrete, with the floor in the boxes being concrete with a brick path running down the east side (**Plate 17**), from the blocked door at the south end to the doorway at the north. The ceiling is timber boards and for machine cut timber beams run east – west across the ceiling. A hatch in the southwest corner leads up to a low loft space.

6.3 Stable

- 6.3.1 North Elevation (**Plate 18**). This face forms the front of the stable. A very long (c.5m) hand cut timber lintel runs from the east end towards the west, supported in the centre by a cast iron stanchion. A line of brick headers runs above this timber lintel. To the east of the stanchion a wall has been inserted in machine made brick with a large timber framed window within it. To the west the area is open creating a large open doorway. West of this again is a small timber framed landscape window with a timber lintel and to the west again is a timber framed personnel doorway with an arched lintel of brick headers. At first floor level, to the east of centre is a single timber framed portrait window with sandstone cill and lintel. To the west is an outshut of corrugated asbestos sheeting with a large open doorway to the west.
- 6.3.2 East Elevation (**Plate 19**). This face comprises the gable end of the barn with a timber framed personnel doorway slightly south of centre at first floor level. This is hung with a timber door and is accessed via a set of sandstone steps which lead up from north to south, ending at a sandstone slab landing in front of the doorway. To the south of this a small timber outshut has been added.
- 6.3.3 South Elevation (**Plate 20**). This elevation forms the rear of the building. At ground floor level, slightly east of centre is a small timber framed landscape window with a concrete cill. At first floor level are two portrait windows, one at the east end and one at the west. Both are timber framed with cement rendered jambs although no cills or lintels. To the west is an outshut of corrugated asbestos sheeting.
- 6.3.4 West Elevation (**Plate 21**). This face is the other gable end of the barn. A timber framed portrait window with sandstone lintel is in the centre of the first floor. The rest of the face is featureless although a single storey outshut of corrugated asbestos sheeting blocks much of it from view.

- 6.3.5 Interior - Ground Floor (Plates 22 - 24). The room is divided into three loose boxes, with the eastern and central accessed through the large opening in the north wall. The western one is accessed via the doorway in the west end of the north wall. The floor is concrete and the ceiling open to the timber boards of the floor above. The boxes are divided by low timber partitions and the central and eastern have a short walkway at the north end. This houses a large square timber framed window at the east end. A single landscape window lies west of centre in the south wall. At the eastern end of this wall the remains of a timber ladder are visible (**Plate 25**), although no evidence of a hatch remains above them. A hatch is present to the west of this however.
- 6.3.6 Interior - First Floor (Plates 26 – 27). The room is accessed via a personnel doorway in the east wall. Two timber framed landscape windows lie in the south wall, with another in the west wall and another at the eastern end of the north wall. The floor is timber boards and the ceiling open to the machine cut timber rafters. The roof is supported by a machine cut timber king post truss. The floor is timber boards with a small hatch in it along the south wall.

7. ANALYSIS AND INTERPRETATION

- 7.1 The site has been occupied since the early 1800's, with the house and barn appearing on the first edition OS map for 1847. The stable, or cart shed, as it was originally built, was constructed in the latter half of the 19th century and is visible on the 1892 map.
- 7.2 The barn is a Lancashire type barn, characterised by the three doorways at the northern end for cattle, and the two opposing large barn doors, which allowed for hand threshing (Brunskill 1981, 111). Brunskill (ibid.) notes that changes in the role of the barn which accompanied the increase in productivity of the arable fields combined with the increased efficiency in converting sheaves of corn into grain and straw led to the merging of other building uses with the barn. The Lancashire barn is a result of this, using the same building for threshing and keeping cattle. It appears as though the current stable was a granary at first floor level, with a cart shed beneath with a loose box at the east end and access to the first floor via the external steps (Brunskill 2000, 166).
- 7.3 The fact that the farm had two names is interesting in that it appears to have used one name for the census records and another for the trade directories. Brinsop House farm obviously comes from the association with Brinsop Hall and Brinsop Hall farm, where the Gregory's had lived since the late 1700's. The name may have travelled with the family, wanting to keep a similar name for their farm after the colliery took over the land for Brinsop Hall Farm in an effort to keep the same clients and make it apparent that their farming business continued. The name Marsh's farm may come from the large pond located immediately to the south of the stable. The size and shape of this pond may suggest that it was at some point in its past part of a moat. If this is the case it may hint to an earlier building, such as a hall, lying to the west of the site.

- 7.4 The extension on the west side of the barn appears to have originally been a shippon. The blocked doorway at the eastern end of the south wall lies opposite the personnel doorway in the north wall, with what was a cattle doorway at the east end of the south wall. The cattle would thus have been brought in through this southern doorway, with a feeding passage running north – south to the west. This is further evidenced by the brick flooring in this area marking the end of the boskins and the line of the feeding passage. It is probable that the construction of this at the turn of the century also marks a change in use of the barn and the removal of the shippon area in the northern end of the barn.

8. ARCHIVING AND PUBLICITY

- 8.1 An ordered site archive recording will be deposited with the Bolton Local Studies Centre.
- 8.2 Printed and bound hard copies of the report will be provided for the interested parties including Bolton LPA's planning case officer, The Greater Manchester Archaeological Advice Service (GMAAS) and Bolton local studies centre.
- 8.3 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, GMAAS may place the information on a web-site.
- 8.4 If the eventual results are of sufficient importance to merit publication this will be the subject of a further contingency ad discussions with client and GMAAS.

9. COPYRIGHT

- 9.1 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

10. BIBLIOGRAPHY

Abbreviations

WLHG	Westhoughton Local History Group
OS	Ordnance Survey
BEN	Bolton Evening News

Maps

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Ordnance Survey, 1892, Lancashire, Sheet 86/14, Scale 1:2500
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Appendix 1: Project Brief

BRIEF FOR A PROGRAMME OF HISTORIC BUILDING SURVEY (ENGLISH HERITAGE LEVEL 3)

Site Name: Brinsop House Farm, Chorley Road, Westhoughton BL5 3QH

NGR: SD 6355 051

District Planning Case Officer: Brian Johnson

Planning Reference: 4196/10

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

Brief issued to: J. Tighe (Hattrell DS One Architects)

Date: 29th July 2011

1.0 Background

1.1 Bolton MBC granted planning permission (4196/10) for the change of use of an agricultural barn together with the erection of a single storey extension at rear to provide a 4 no. bedroom dwelling Brinsop House Farm, Chorley Road, Westhoughton, Bolton BL5 3QH (fig.1).



Fig. 1: Location of the development

1.2 Attached to the planning consent is the following condition:

Prior to commencement of any construction works the existing building affected by the proposed development shall be recorded in accordance with a Level 3 survey as described by English Heritage's document 'Understanding Historic Buildings A Guide to Good Recording Practice', 2006. Copies of the resultant level 3 survey report shall be furnished to the Local Planning Authority for approval and discharge of the condition.

Reason:

To ensure that a permanent record is made for archival and research purposes of this heritage asset prior to its alteration as part of the proposed development

1.3 This brief covers the requirements for the implementation and reporting of a programme of historic building recording. From this brief the appointed buildings archaeologist will produce a written scheme of investigation (WSI) and the WSI will be submitted ahead of the survey's commencement for agreement with Greater Manchester Archaeological Unit, acting as heritage advisors to the local planning authority.

2.0 Background

2.1 The barn, designated as 'barn 1' in Hattrell DS One's Architectural Design and Access Statement (ADAS) submitted as part of the application, appears to be a brick built late eighteenth or early nineteenth century barn with later additions in the form of offshot or lean-to structures to front and rear. The ADAS proposes the retention of most of the character of the existing barn with minimal demolitions. It is however proposed that the extensions and lean-to structures will be demolished. Although the barn is architecturally unremarkable it does retain a great deal of original historic fabric, including original king-post roof trusses. It also provides physical evidence of a number of phases of additions and extensions, much of which is going to be lost through the proposed redevelopment. It is also noted that the proposals include alterations to the pitch of the existing barn roof.

2.2 MAU undertook a rapid assessment of available historic mapping. The barn appears to have been already present by the Ordnance Survey 1851 6" 1st edition survey as part of 'Brinsop House or Marsh's Farm' (fig. 2). By this time the barn appears to have already acquired an offshot extension midway along its north-western elevation.

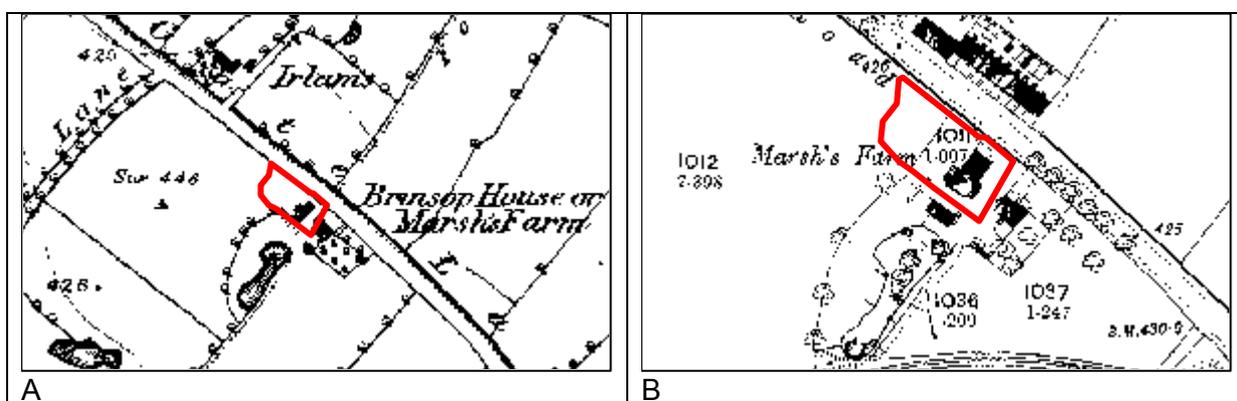


Fig.2: A) Ordnance Survey 1851 6" 1st edition, B) Ordnance Survey 1892 4 25" 1st edition

2.2 By 1892 offshots are shown on the north-west and south-east elevations towards the barn's southern end. It is not clear if the offshot on the north-west elevation is the same as that shown on the 1851. It is possible that the north-west elevation had seen an early centrally positioned extension removed and a later extension added in a different location. Physical evidence for this may survive in the north-west elevation's fabric. It is not clear if this in any way signifies changes in function or in the organisation of activities associated with the barn during the latter half of the nineteenth century.

2.3 By 1907-10 it appears as though the building had been extended along the full length of the north-west elevation (fig.3). This may be when the present extension containing the stabling area was created. At this point the footprint appears to be

remarkably similar to that of the present barn.

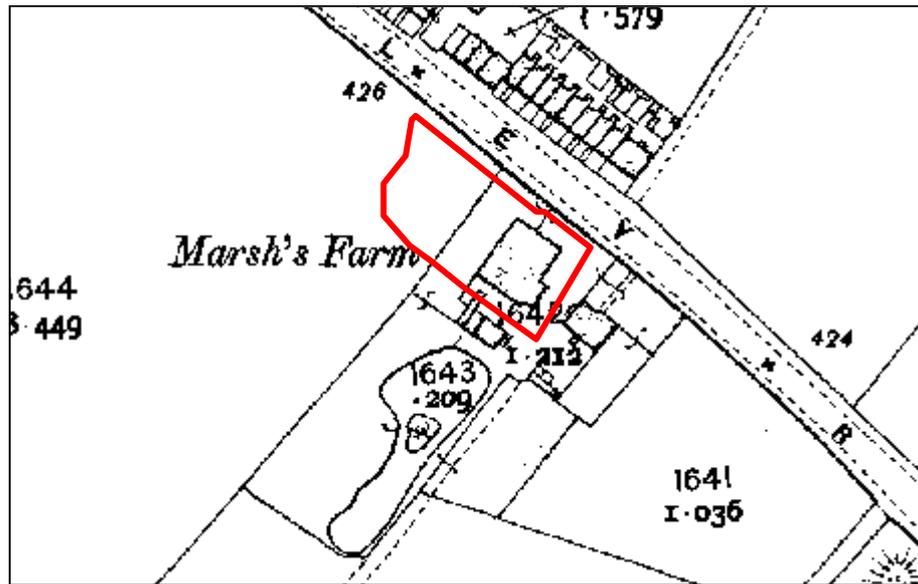


Fig. 3: Ordnance Survey 25" 1907-10 1st edition

3.0 Programme of Survey

3.1 The programme of archaeological works should commence with a building survey at English Heritage level 3. The building survey, supported by background documentary research, will commence prior to the development-related works being undertaken, but will then continue as a watching brief during the internal soft-strip, demolitions and groundworks, including those for the single storey extension. Where the watching brief identifies previously concealed evidence this should be investigated and recorded.

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

- a) A formal description of the building, its architectural plan, elevations, roof structure, flooring, internal layout and spaces, detailing, form, fabric, and evidence for phasing and development. The descriptive account should include a more generalised description of associated buildings, structures, and of the immediate field system that form the setting.
- b) A set of measured survey drawings of the building, at appropriate scales, including floor plans, external and, where appropriate, internal elevations, roof structure and at least one representative cross section.
- c) A photographic record using high quality digital colour images with photographic scales with all photographs descriptively captioned and cross referenced to a plan, plans and/or elevations clearly showing the viewing position, direction and photographic image reference.
- d) A series of monochrome medium format record photographs with photographic scales should be obtained for all available external elevations

e) An account of the archaeological watching brief (and any subsequent investigations) on the groundworks for the extension and garage including illustrations (plans, sections and features), photographs, description (including tabulated results) of finds and any necessary specialist reports.

e) An interpretative account of the history, development and function(s) of the barn supported by the results of survey, watching brief and informed by background documentary research. This should include a discussion of evidence for phasing in construction and changes in the internal organisation of space including a phasing plan that takes into account associated extensions and lean-to structures.

4.0 Output

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

a) A summary statement of the background to the project and the findings of the programme of archaeological works.

b) The background to the survey including locational details (to include grid reference, reason for survey). The site should be located on a 1:50,000 OS map and a more detailed OS map.

c) An outline of the methodology employed.

d) An account and description of the site's setting and the significance of the heritage asset.

e) An illustrated developmental account, including a map regression, of the documented history of the complex including, as appropriate, historic mapping plans photographs (historic mapping extracts plans included should be enlarged sufficiently for the building's outline to be easily discernable).

f) The results covering all of the objectives set out in 3.3

g) Photographic images should be included, at laser printer quality, no smaller than 5" x 4" and suitably captioned.

h) A copy of the brief.

i) A CD (with the project title, date and author noted on the CD) containing i) digital copy of the report (PDF) and ii) separate digital (TIF/P/BMP) copies of all photographic images.

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

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

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BRIEF FOR A PROGRAMME OF HISTORIC BUILDING SURVEY (ENGLISH HERITAGE LEVEL 3)

Site Name: Brinsop House Farm, Chorley Road, Westhoughton BL5 3QH

NGR: SD 6355 0051

District Planning Case Officer: Brian Johnson

Planning Reference: 4196/10

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

Brief issued to: J. Tighe (Hattrell DS One Architects)

Date: 29th July 2011

1.0 Background

1.1 Bolton MBC granted planning permission (4196/10) for the change of use of an agricultural barn together with the erection of a single storey extension at rear to provide a 4 no. bedroom dwelling Brinsop House Farm, Chorley Road, Westhoughton, Bolton BL5 3QH (fig.1).

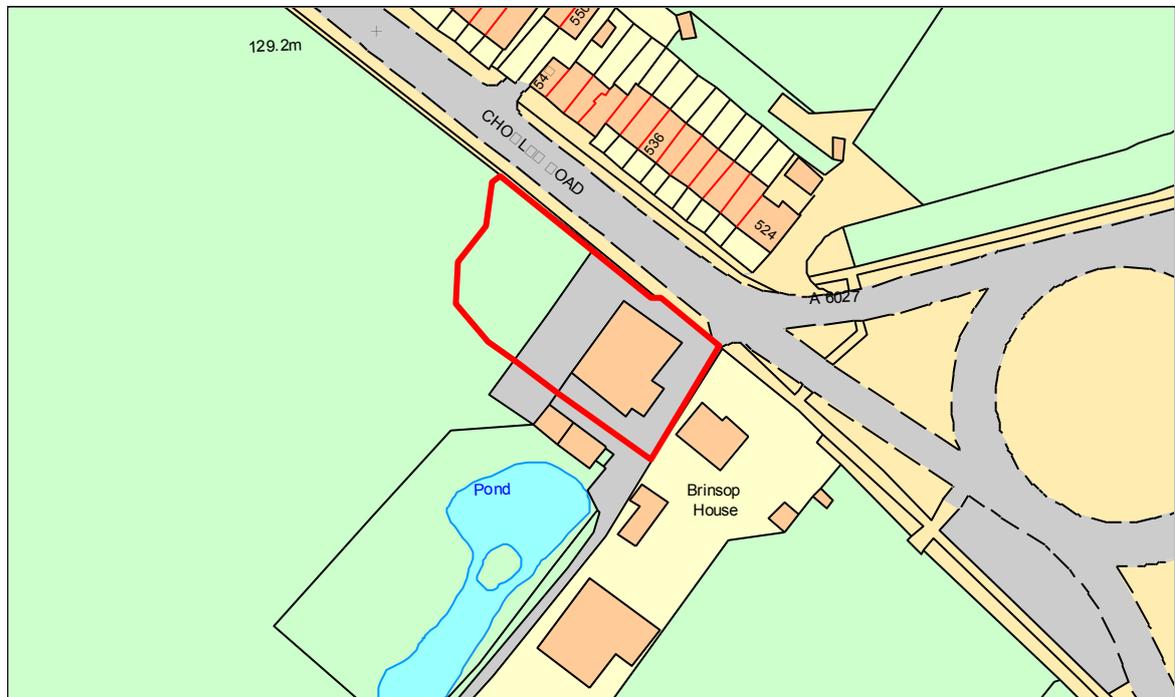


Fig. 1: Location of the development

1.2 Attached to the planning consent is the following condition:

Prior to commencement of any construction works the existing building affected by the proposed development shall be recorded in accordance with a Level 3 survey as described by English Heritage's document 'Understanding Historic Buildings A Guide to Good Recording Practice', 2006. Copies of the resultant level 3 survey report shall be furnished to the Local Planning Authority for approval and discharge of the condition.

Reason:

To ensure that a permanent record is made for archival and research purposes of this heritage asset prior to its alteration as part of the proposed development

1.3 This brief covers the requirements for the implementation and reporting of a programme of historic building recording. From this brief the appointed buildings archaeologist will produce a written scheme of investigation (WSI) and the WSI will be submitted ahead of the survey's commencement for agreement with Greater Manchester Archaeological Unit, acting as heritage advisors to the local planning authority.

2.0 Background

2.1 The barn, designated as 'barn 1' in Hattrell DS One's Architectural Design and Access Statement (ADAS) submitted as part of the application, appears to be a brick built late eighteenth or early nineteenth century barn with later additions in the form of offshot or lean-to structures to front and rear. The ADAS proposes the retention of most of the character of the existing barn with minimal demolitions. It is however proposed that the extensions and lean-to structures will be demolished. Although the barn is architecturally unremarkable it does retain a great deal of original historic fabric, including original king-post roof trusses. It also provides physical evidence of a number of phases of additions and extensions, much of which is going to be lost through the proposed redevelopment. It is also noted that the proposals include alterations to the pitch of the existing barn roof.

2.2 MAU undertook a rapid assessment of available historic mapping. The barn appears to have been already present by the Ordnance Survey 1851 6" 1st edition survey as part of 'Brinsop House or Marsh's Farm' (fig. 2). By this time the barn appears to have already acquired an offshot extension midway along its north-western elevation.

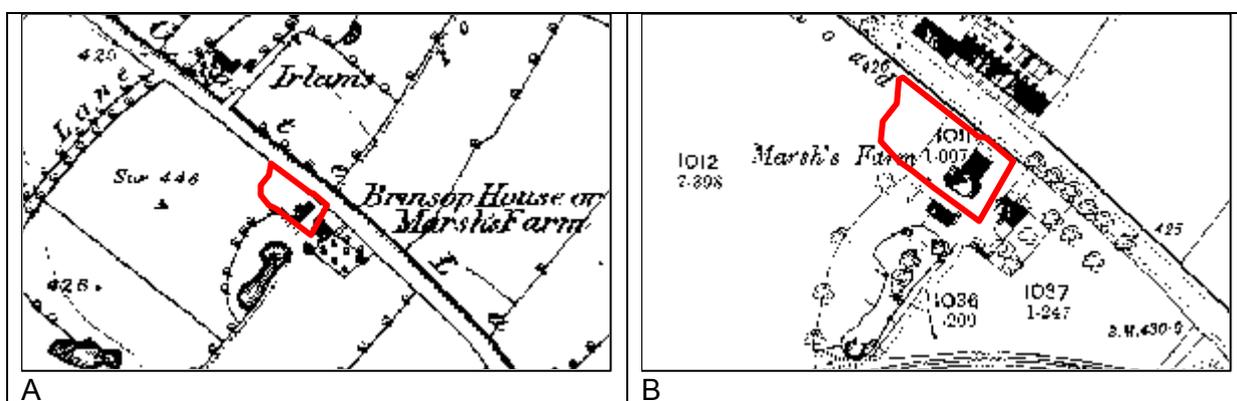


Fig.2: A) Ordnance Survey 1851 6" 1st edition, B) Ordnance Survey 1892 4 25" 1st edition

2.2 By 1892 offshots are shown on the north-west and south-east elevations towards the barn's southern end. It is not clear if the offshot on the north-west elevation is the same as that shown on the 1851. It is possible that the north-west elevation had seen an early centrally positioned extension removed and a later extension added in a different location. Physical evidence for this may survive in the north-west elevation's fabric. It is not clear if this in any way signifies changes in function or in the organisation of activities associated with the barn during the latter half of the nineteenth century.

2.3 By 1907-10 it appears as though the building had been extended along the full length of the north-west elevation (fig.3). This may be when the present extension containing the stabling area was created. At this point the footprint appears to be

remarkably similar to that of the present barn.

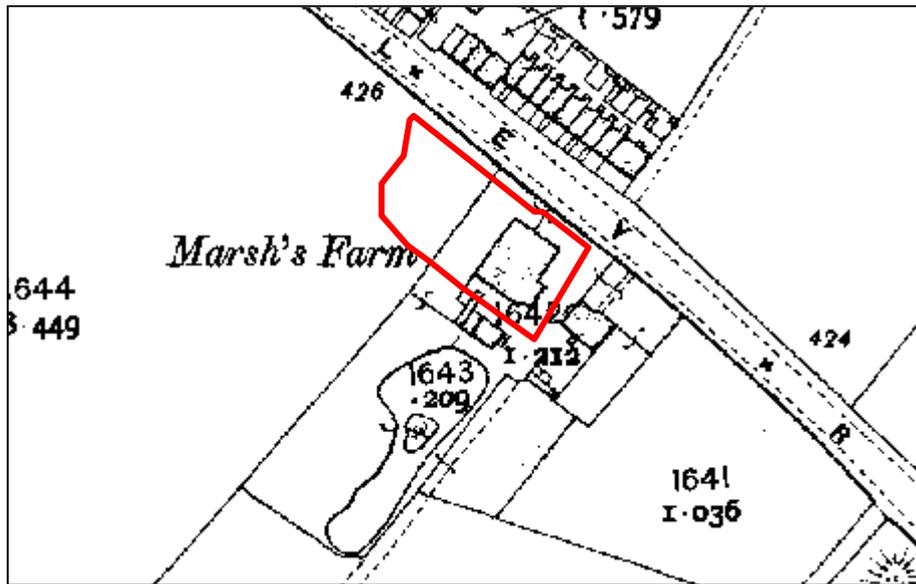


Fig. 3: Ordnance Survey 25" 1907-10 1st edition

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3.1 The programme of archaeological works should commence with a building survey at English Heritage level 3. The building survey, supported by background documentary research, will commence prior to the development-related works being undertaken, but will then continue as a watching brief during the internal soft-strip, demolitions and groundworks, including those for the single storey extension. Where the watching brief identifies previously concealed evidence this should be investigated and recorded.

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

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

5.0 Health and Safety

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

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

6.0 Monitoring

6.1 The work should be undertaken by suitably qualified and experienced staff. Details of staff and their relevant experience should be supplied in the SI 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.

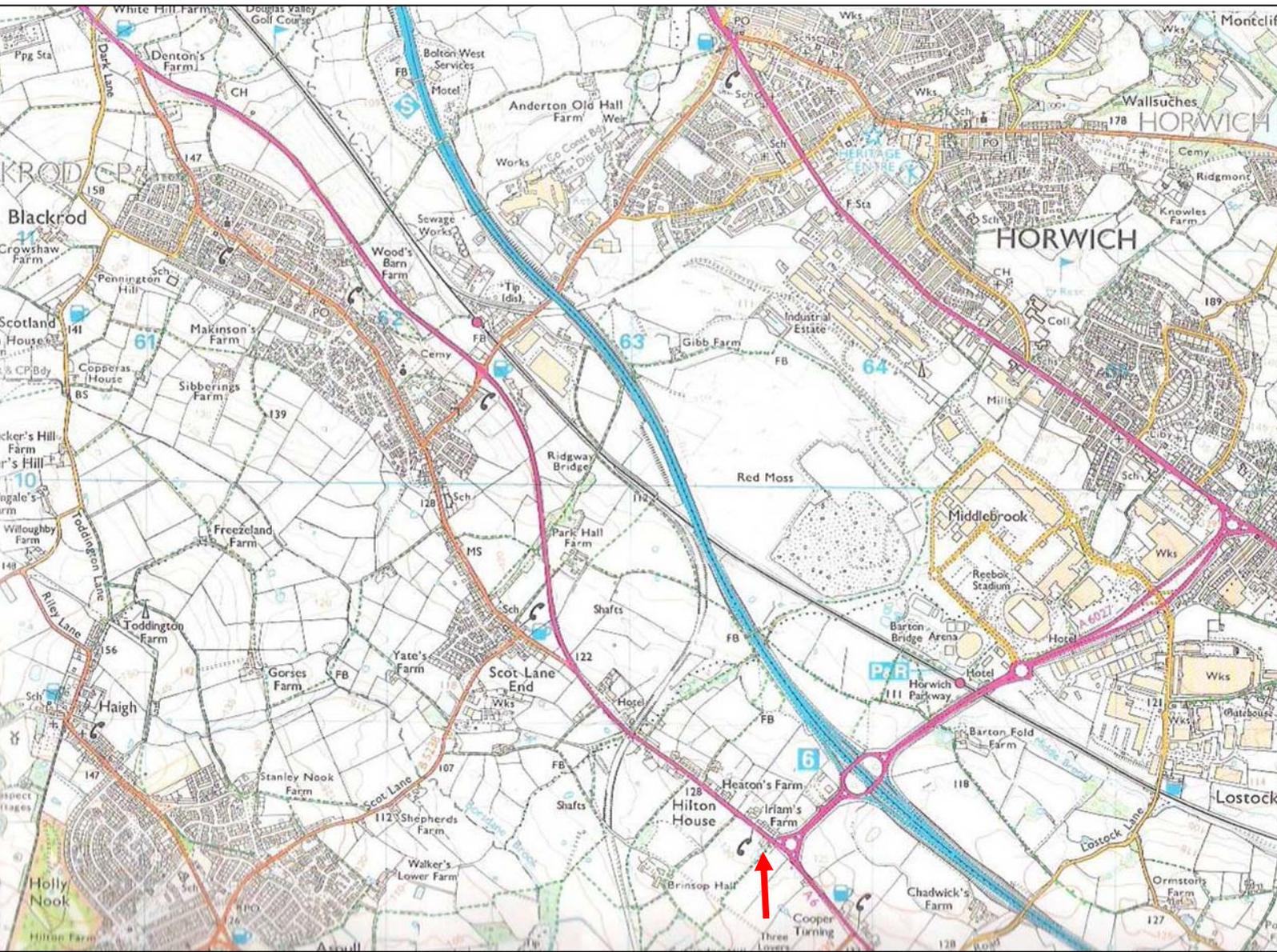


FIG.1: LOCATION PLAN

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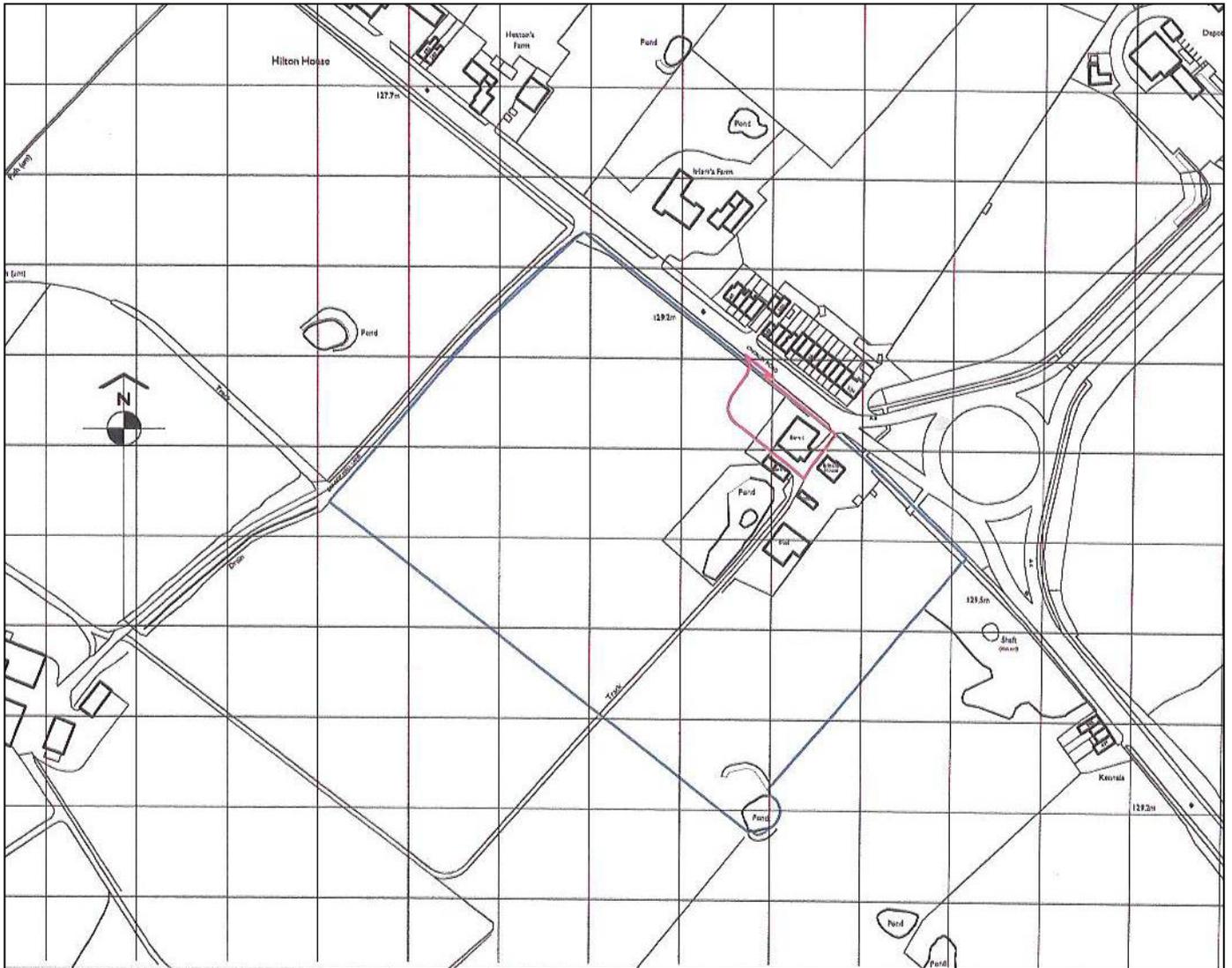


Fig. 2: Site Plan



Figure 3: OS map 1847, Scale: 6 Inch: 1 mile



Figure 4: detail of OS map 1847, Scale: 6 Inch: 1 mile at 400% magnification

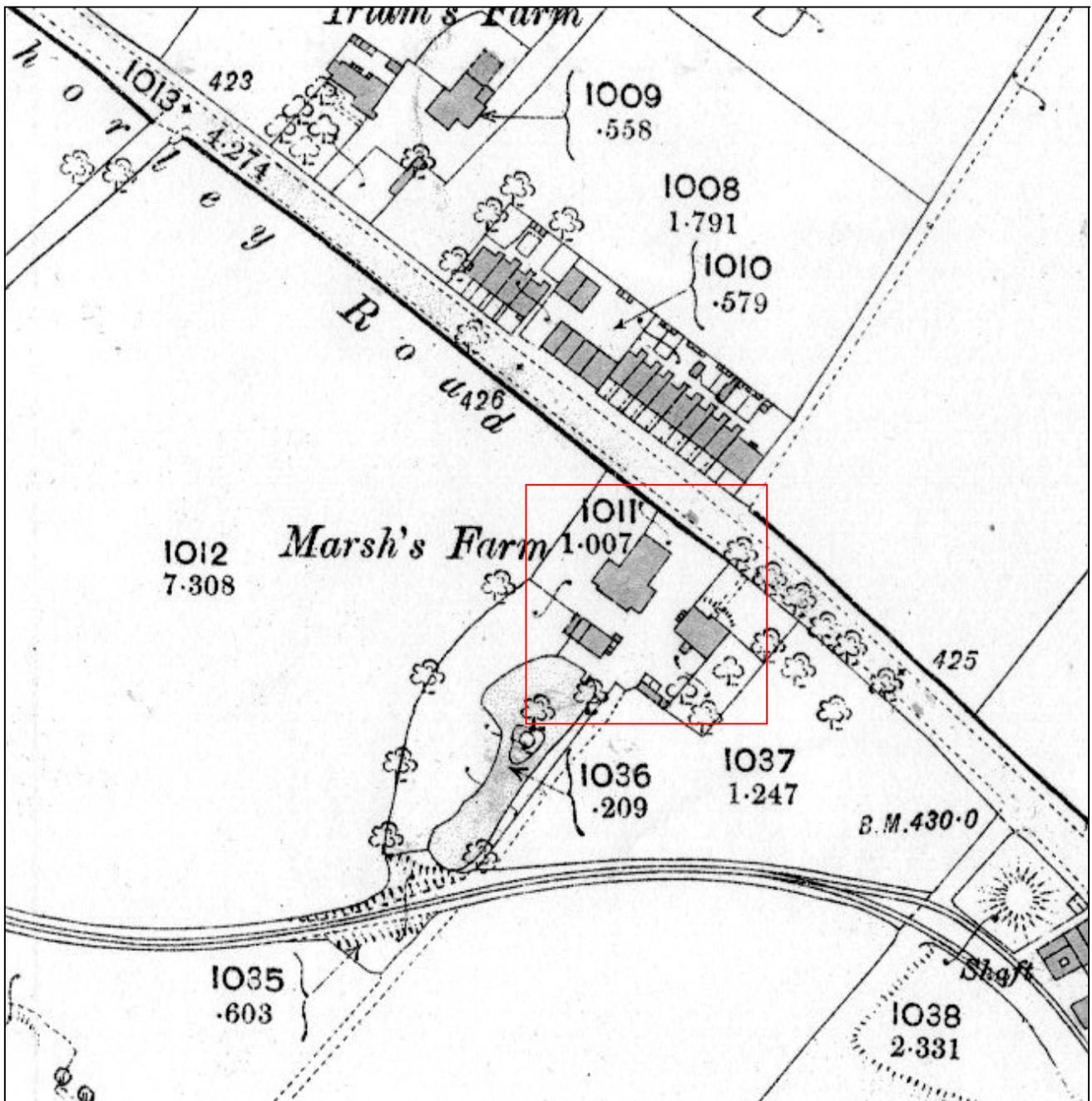


Figure 5: OS Map 1892, 1:2500 scale

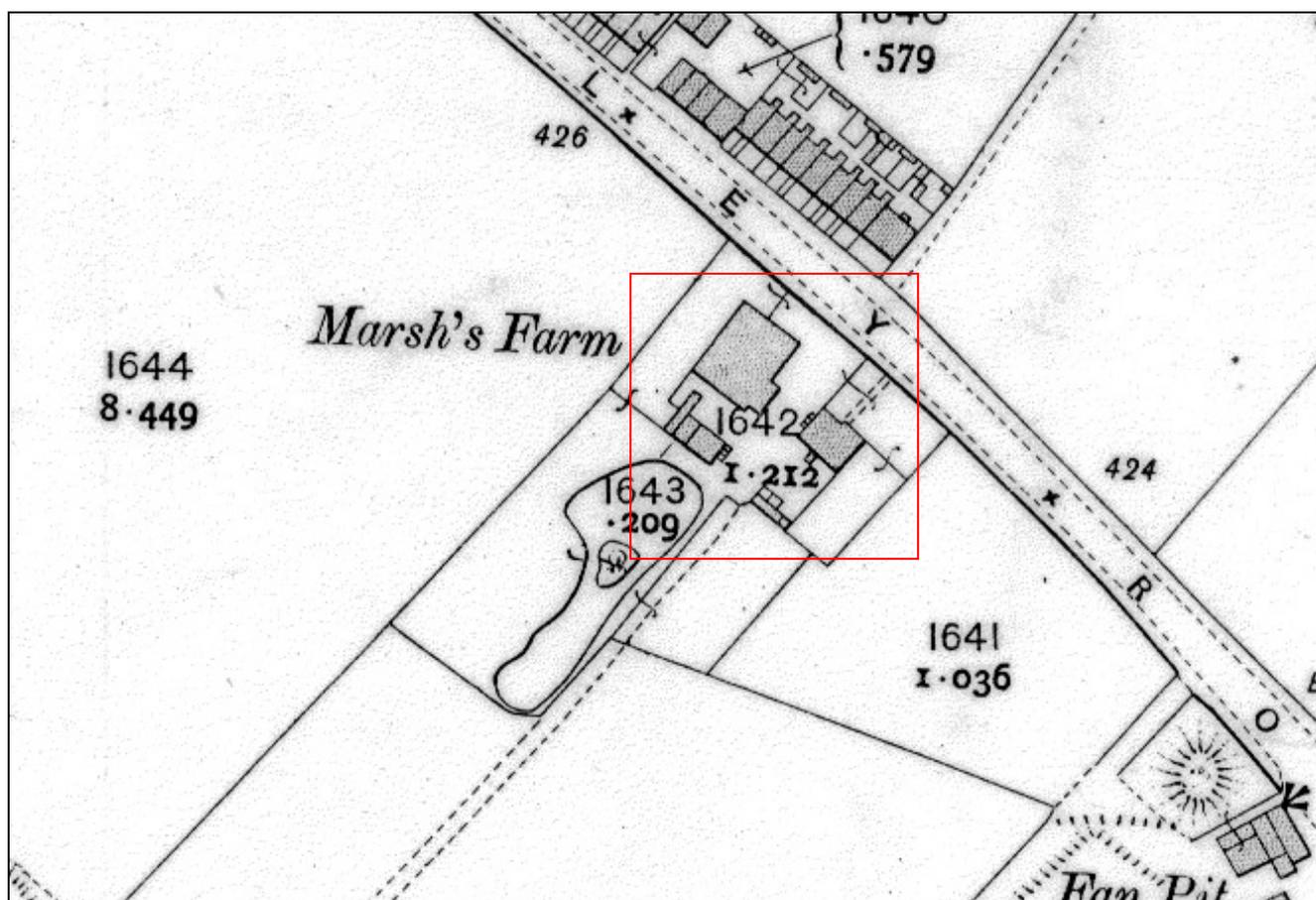


Figure 6: OS Map 1907, 1:2500 scale

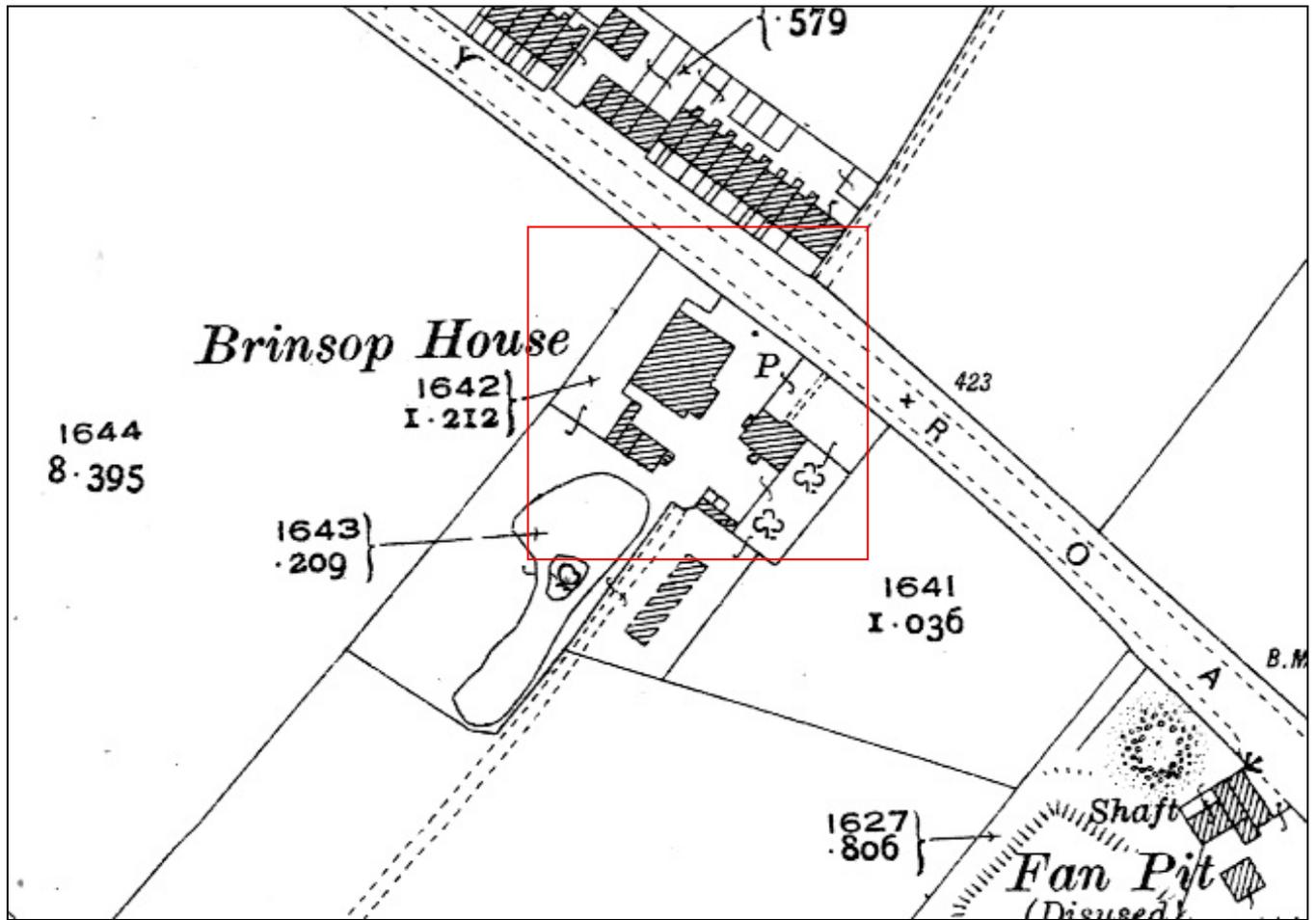


Figure 7: OS Map 1929, 1:2500 scale

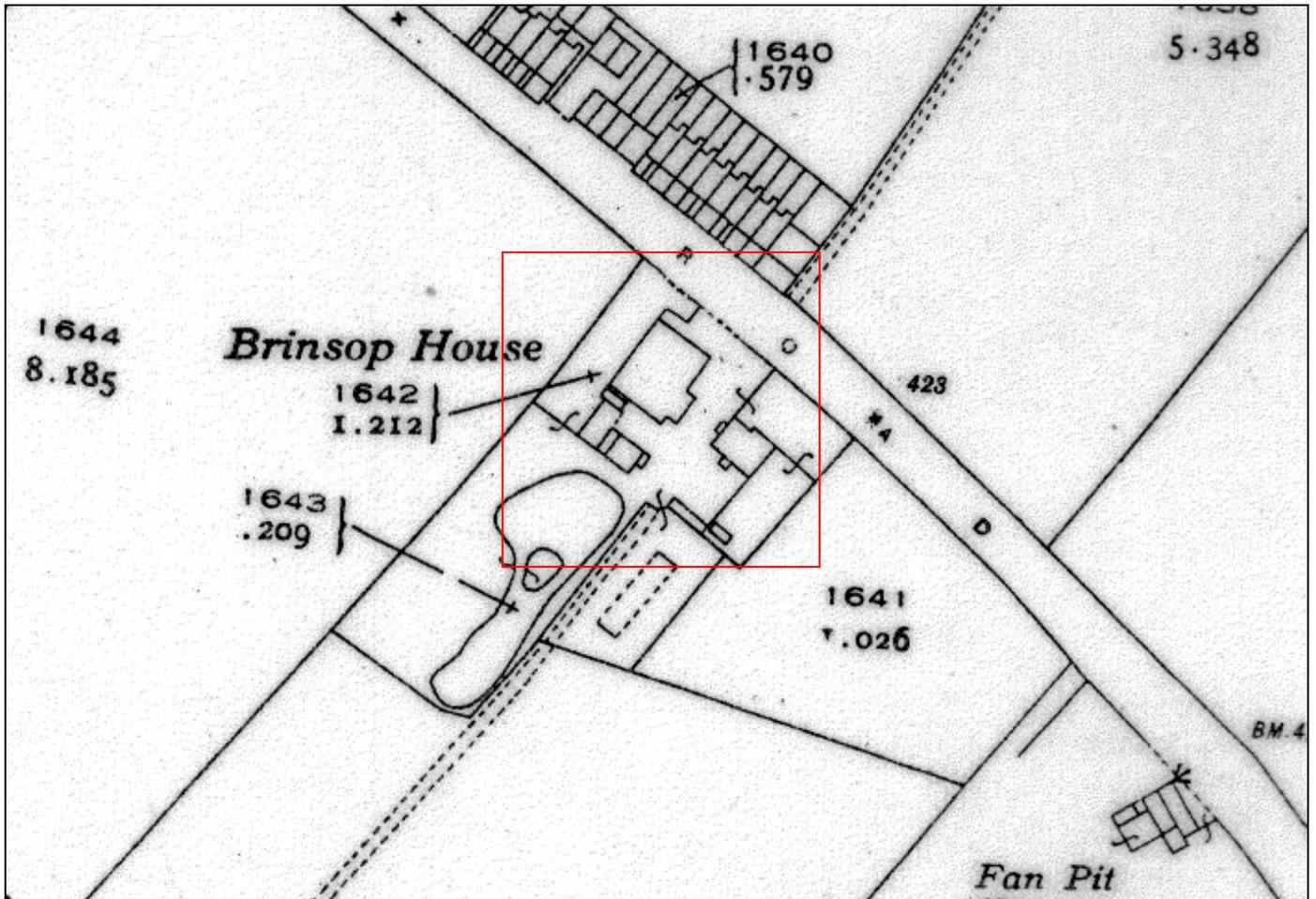


Figure 8: OS Map 1938, 1:2500 scale

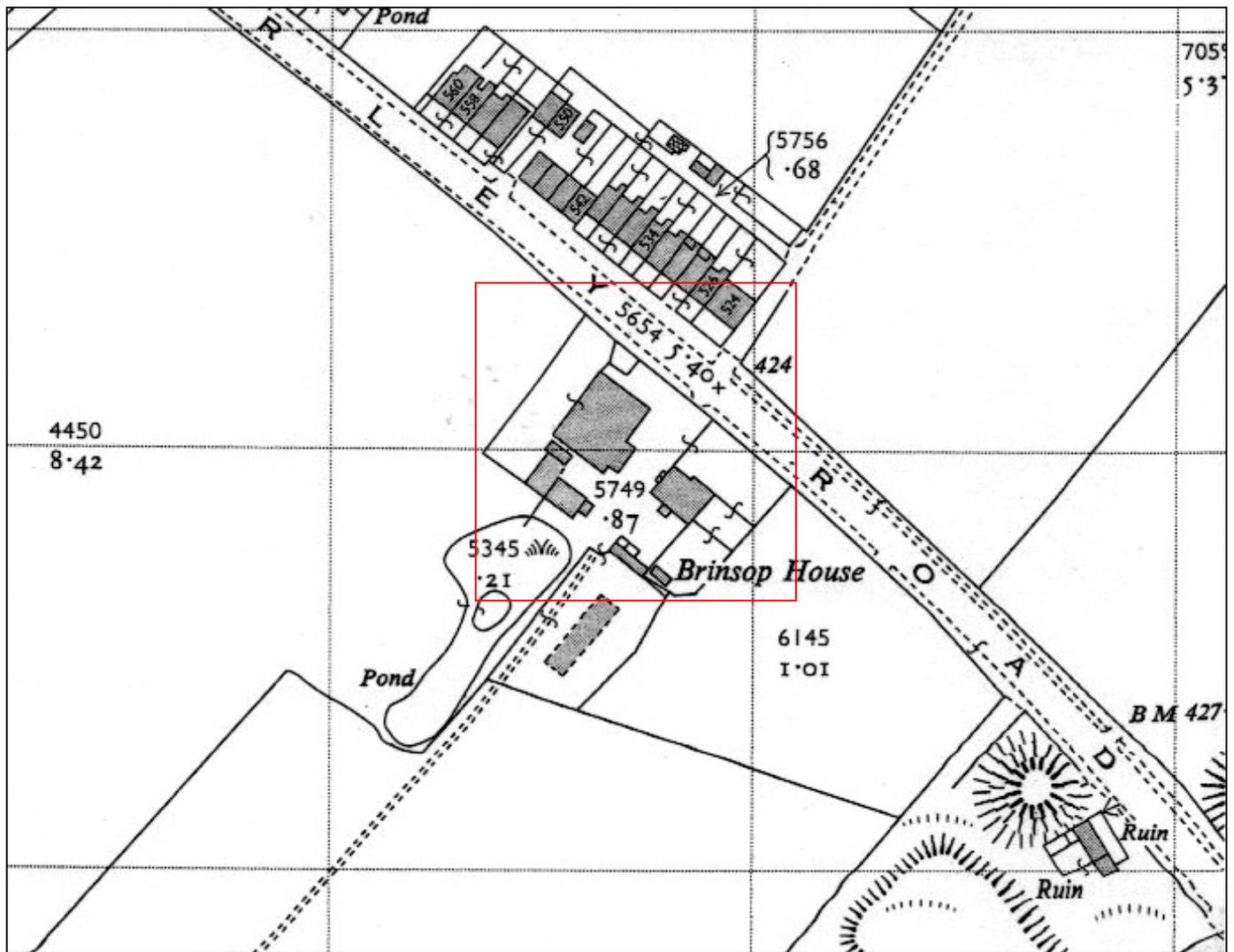


Figure 9: OS Map 1959, 1:2500 scale

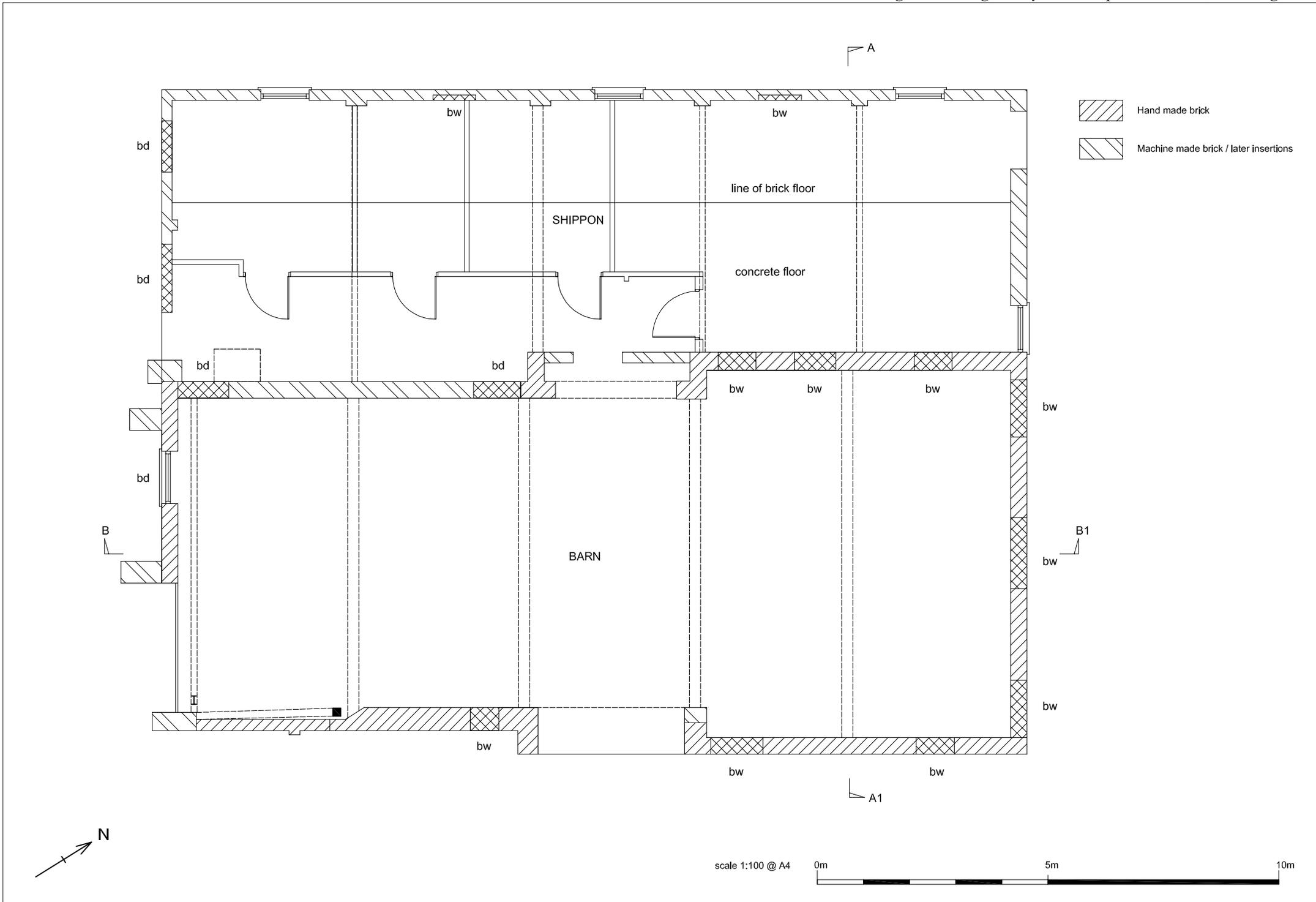
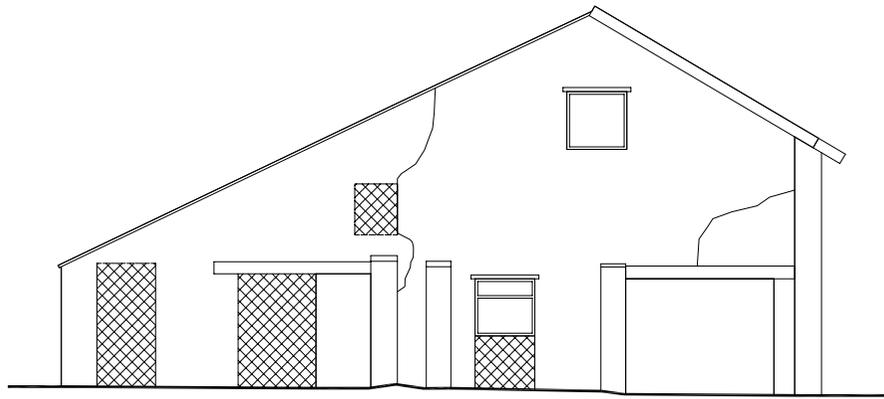
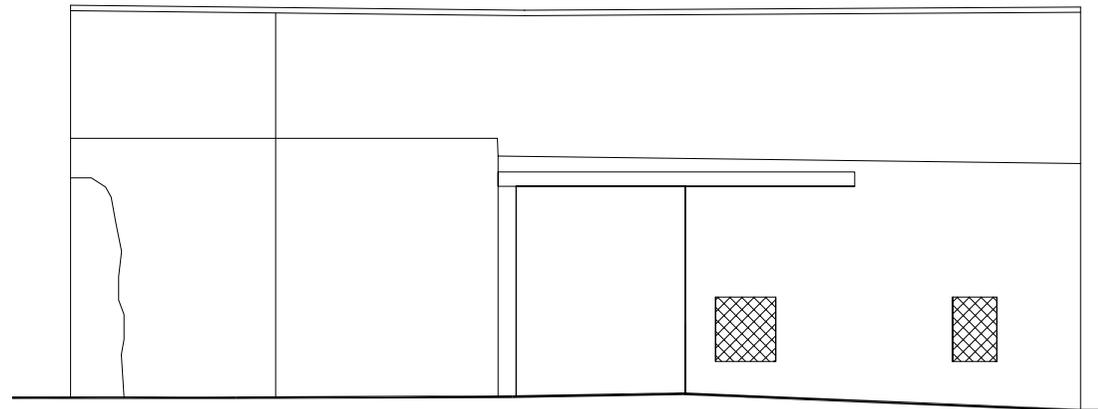


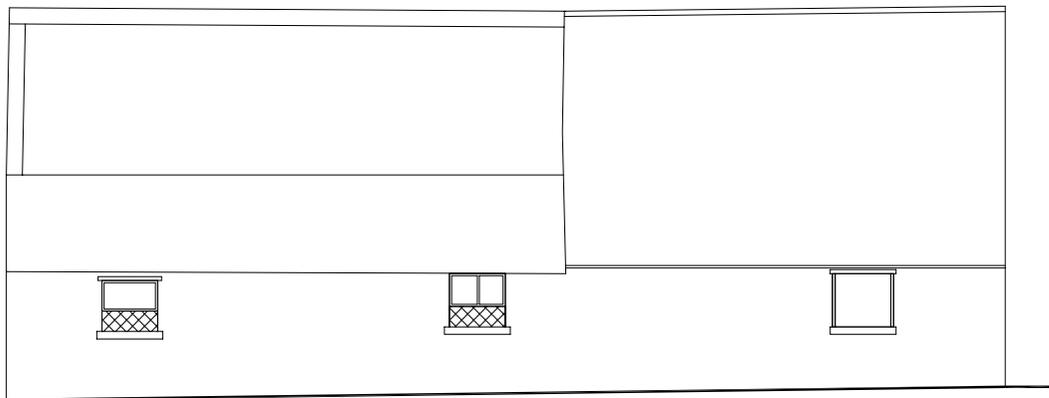
Figure 10: Barn plan



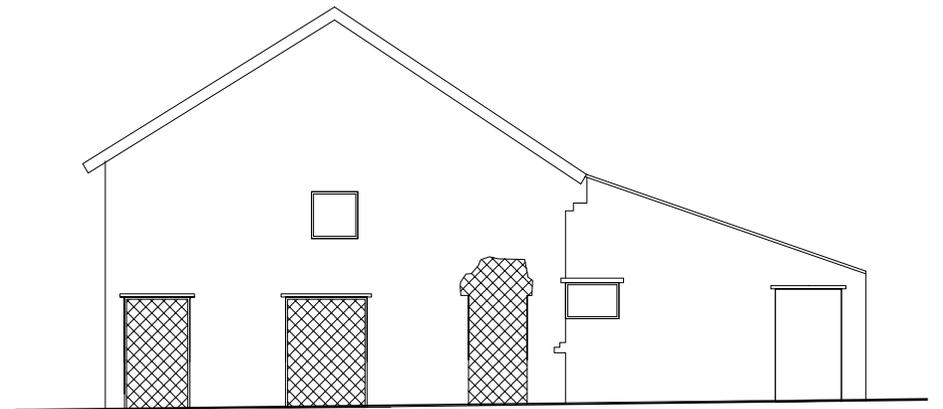
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

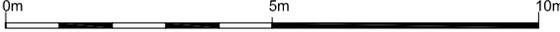
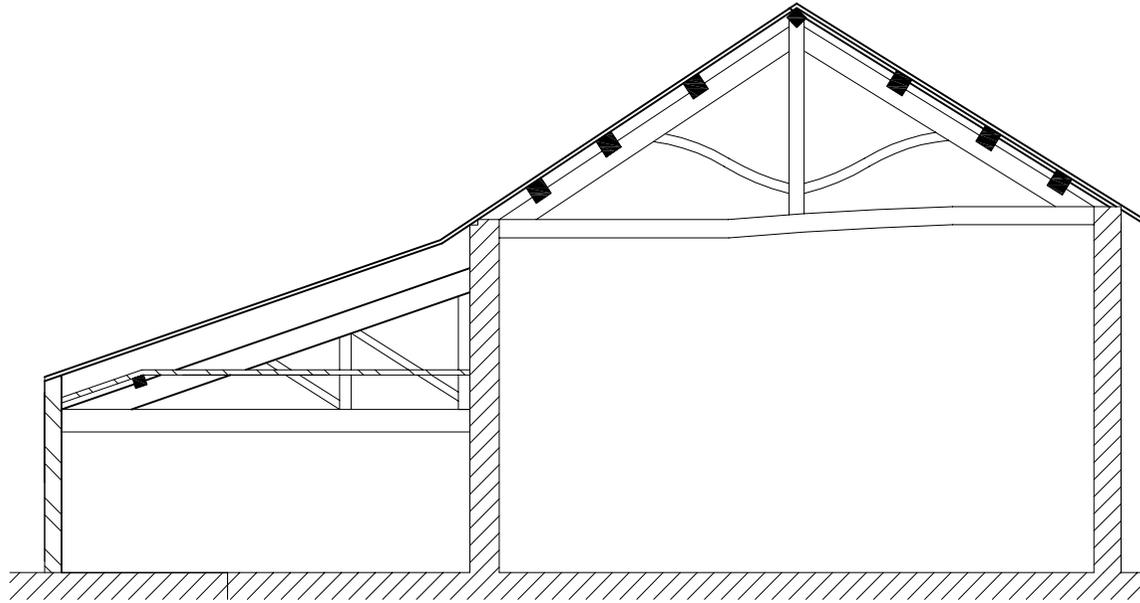
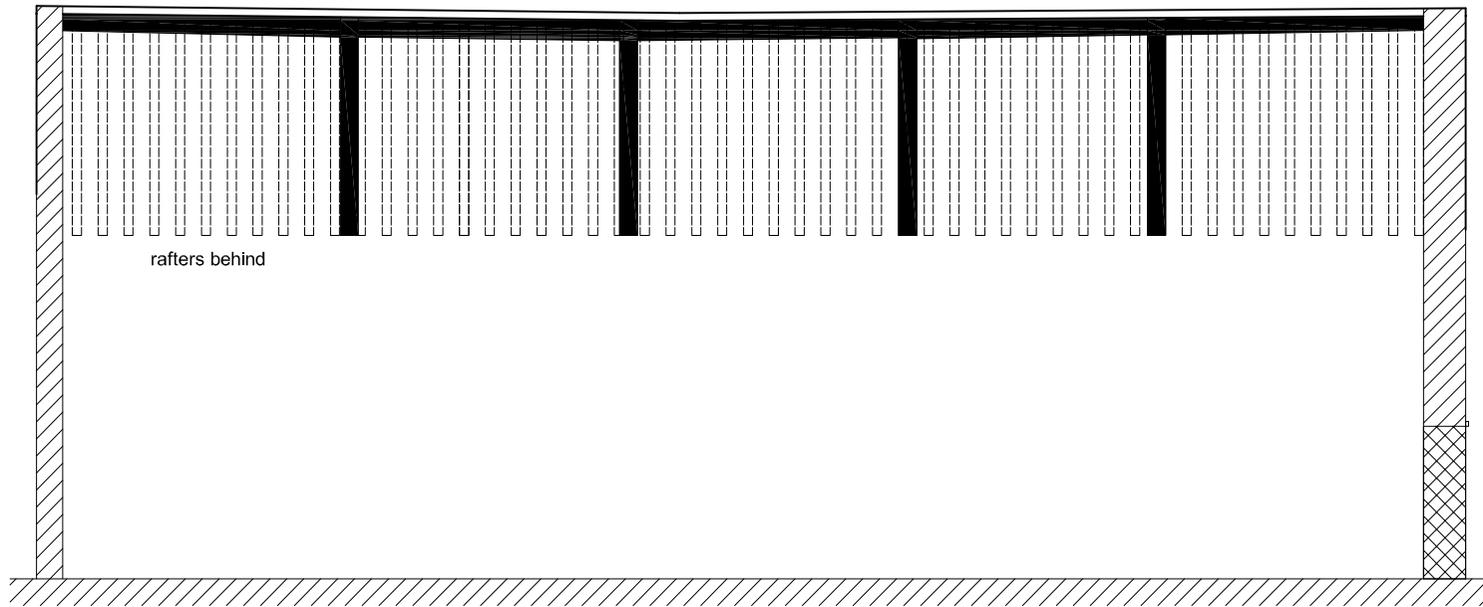
scale 1:100 @ A3 

Figure 11: Barn elevations

SECTION A - A1



SECTION B - B1



scale 1:100 @ A4

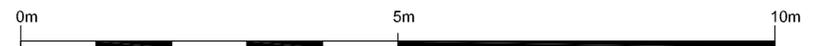
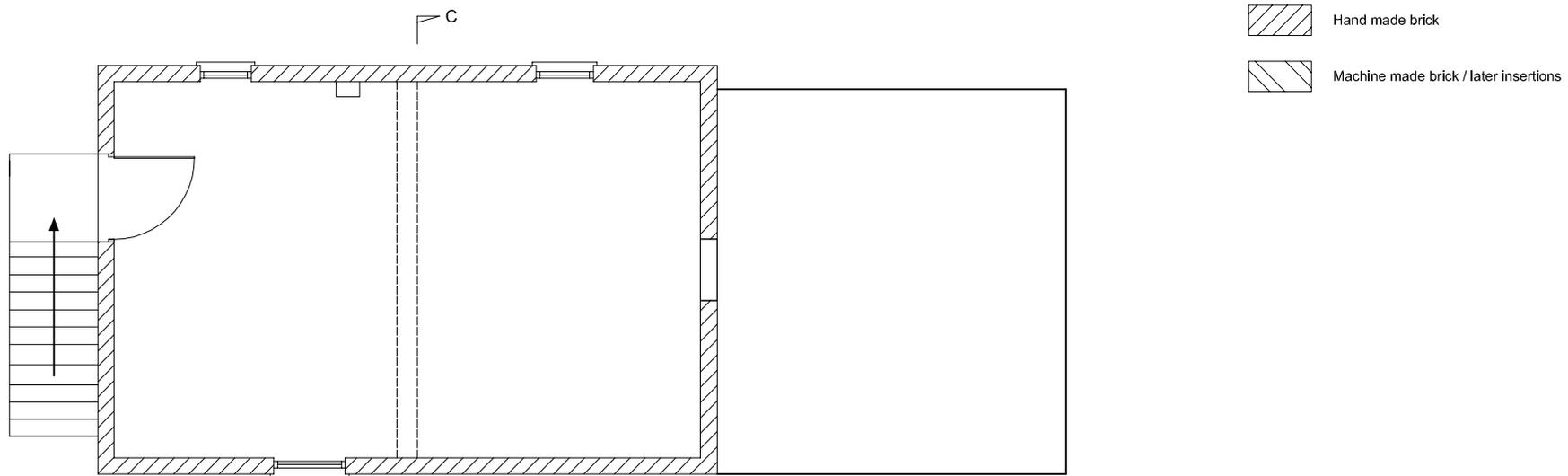
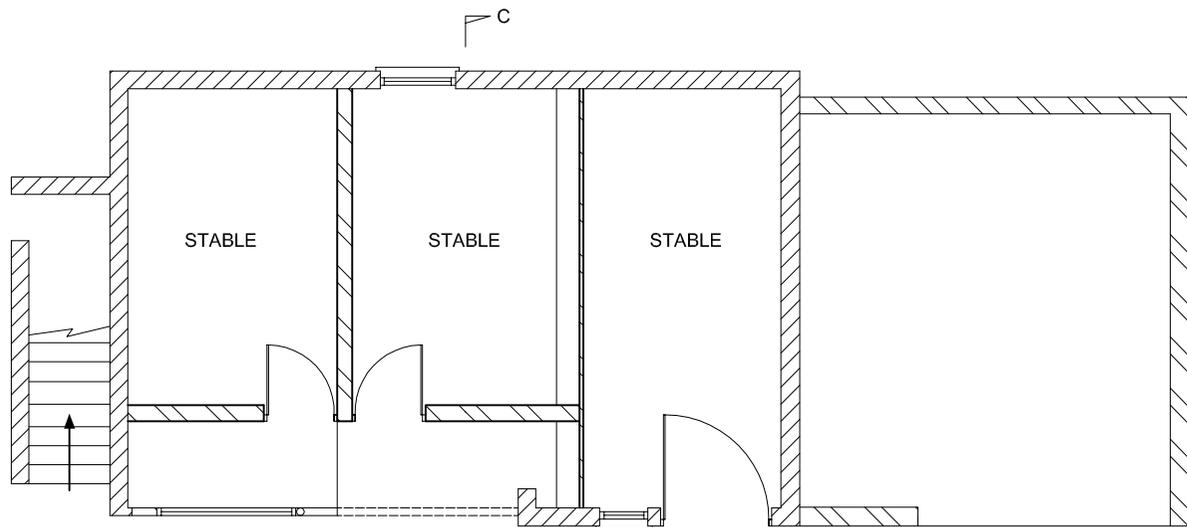


Figure 12: Cross sections through barn



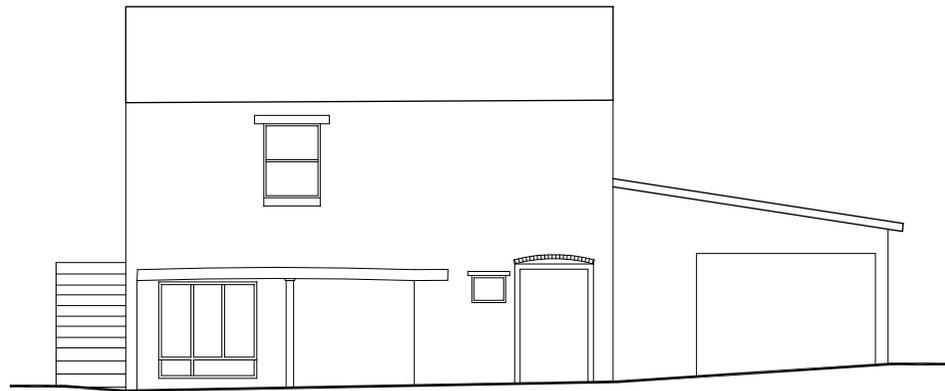
FIRST FLOOR PLAN



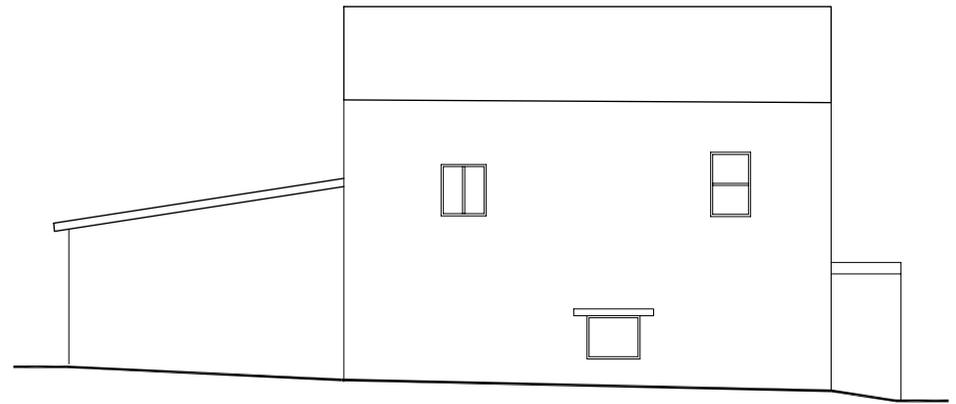
GROUND FLOOR PLAN



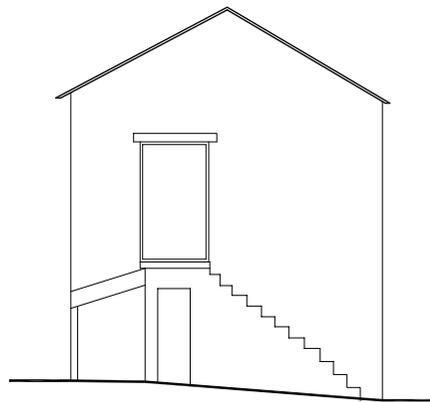
Figure 13: Stable Plans



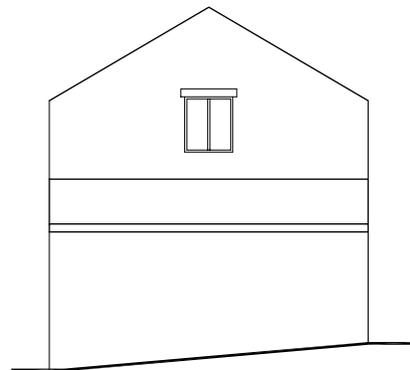
NORTH ELEVATION



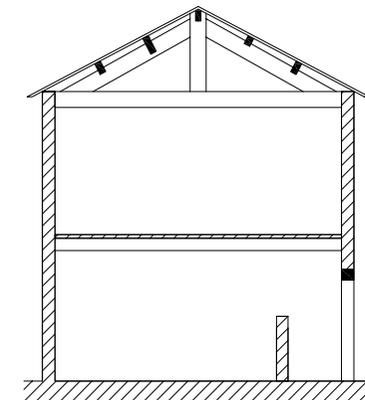
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SECTION C - C1

scale 1:100 @ A3 0m 5m 10m

Figure 14: Stable elevations and cross section

FIG. 15: PHOTOGRAPHIC REGISTER

Plates In Report	Digital Photos	Medium Format Film/Frame	Description	Direction Of Shot
		1/8-9	General view of farmstead	NW
2	4045	1/1-2&10	East Elevation of barn	SW
3	4041	1/3	South Elevation of barn	N
4	4052	1/4	West Elevation of barn	E
5	4046	2/1-2	North Elevation of barn	SW
6	4064		Barn door in west wall and blocked windows to the north	N
7	4067		Blocked doorways and first floor apertures in south end of west wall	W
8	4071		Area of sandstone wall in west wall of barn	W
9	4069		Southern wall of barn	S
10	4079		Southern end of east wall of barn showing timber post.	SE
11	4081		Blocked windows in north end of barns east wall	NE
12	4087		Three blocked doorways in north wall of barn	E
13	4089		Hand cut timber truss	N
14	4098		Inserted doorway in cattle door in south wall of shippon	S
15	4111		Blocked windows in west wall of shippon	SW
16	4102		North wall of shippon showing brick path and concrete floor	NE
17	4104		Brick and concrete floor at south end of shippon	NE
18	4060	1/11-12	North Elevation of stable	S
19	4056	1/5 &11	East Elevation of stable	NE
20	4017	1/6-7	South Elevation of stable	N
21	4061	1/7	West Elevation of stable	SE
22	4022		Interior of stable, ground floor, east and central loose boxes	S
23	4024		Interior of stable, ground floor, east and central loose boxes	N
24	4032		Interior of stable, west loose box	S
25	4028		Southern box showing remains of timber ladder against	SE
26	4037		Stable, first floor	E
27	4034		Stable, first floor	W

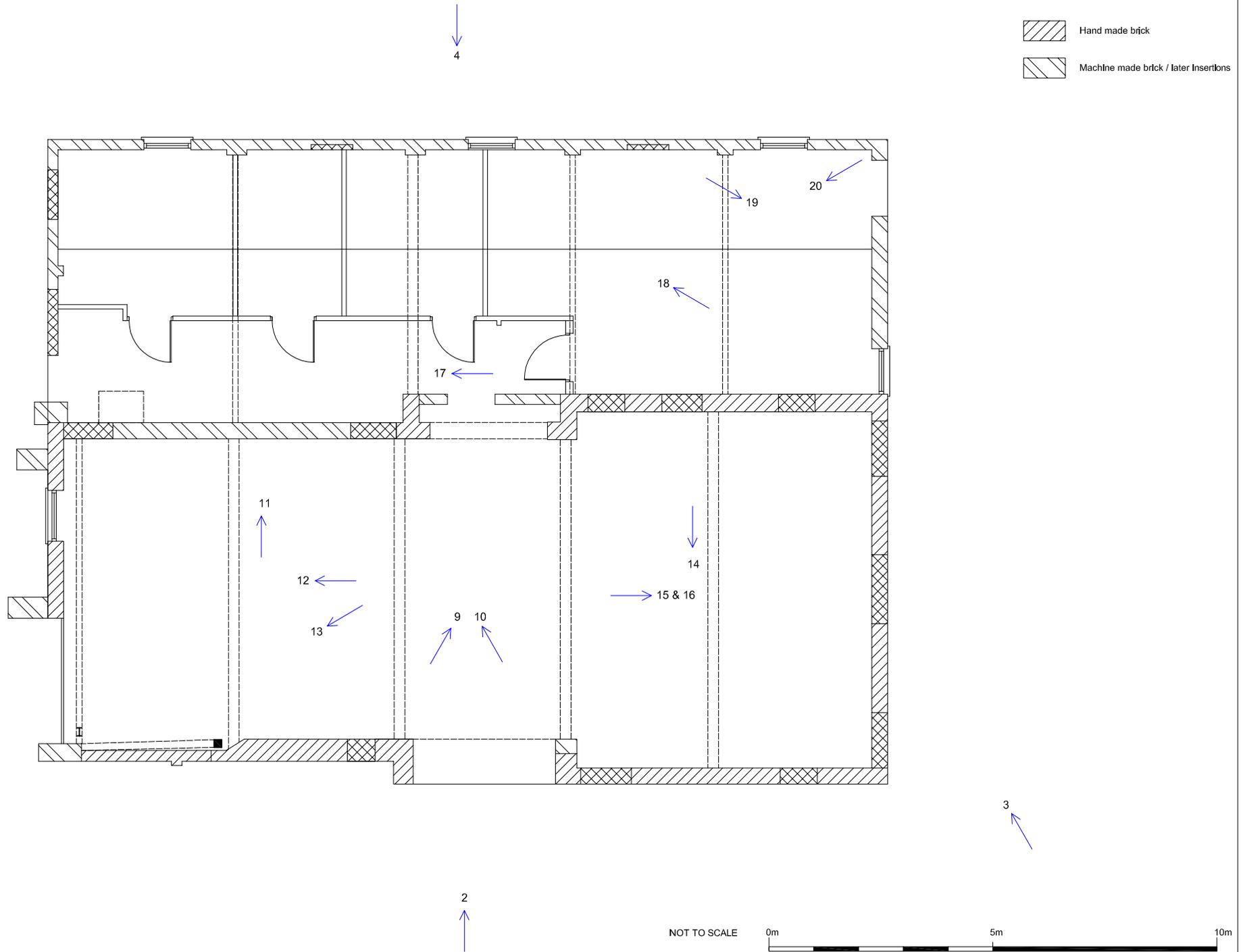
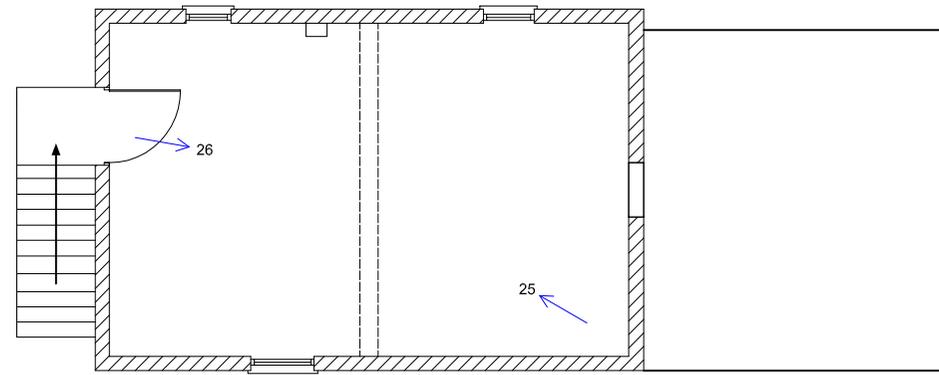
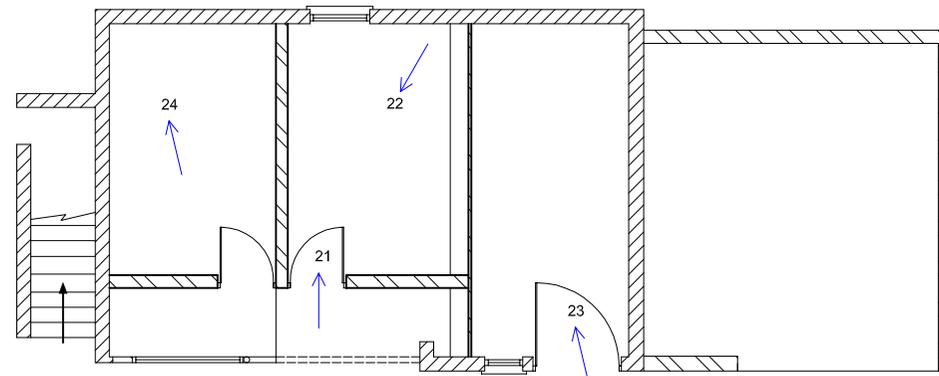


Figure 16: Barn photo location plan



FIRST FLOOR PLAN



GROUND FLOOR PLAN



NOT TO SCALE 0m 5m

Figure 17: Stable photo location plan

Appendix 3: Plates



Plate 1: General View of Farmstead c.1988



Plate 2: Eastern elevation (front) of barn



Plate 3: Southern elevation of barn



Plate 4: Western elevation of barn



Plate 5: Northern elevation of barn



Plate 6: Barn door in west wall of barn and blocked windows to the north



Plate 7: Blocked doorways to the south of barn door.



Plate 8: Area of sandstone walling in west wall of barn



Plate 9: Southern wall of the barn showing window inserted into doorway



Plate 10: Southern end of east wall of barn showing timber posts.



Plate 11: Blocked windows in north end of barn east wall



Plate 12: North wall of barn showing blocked doorways

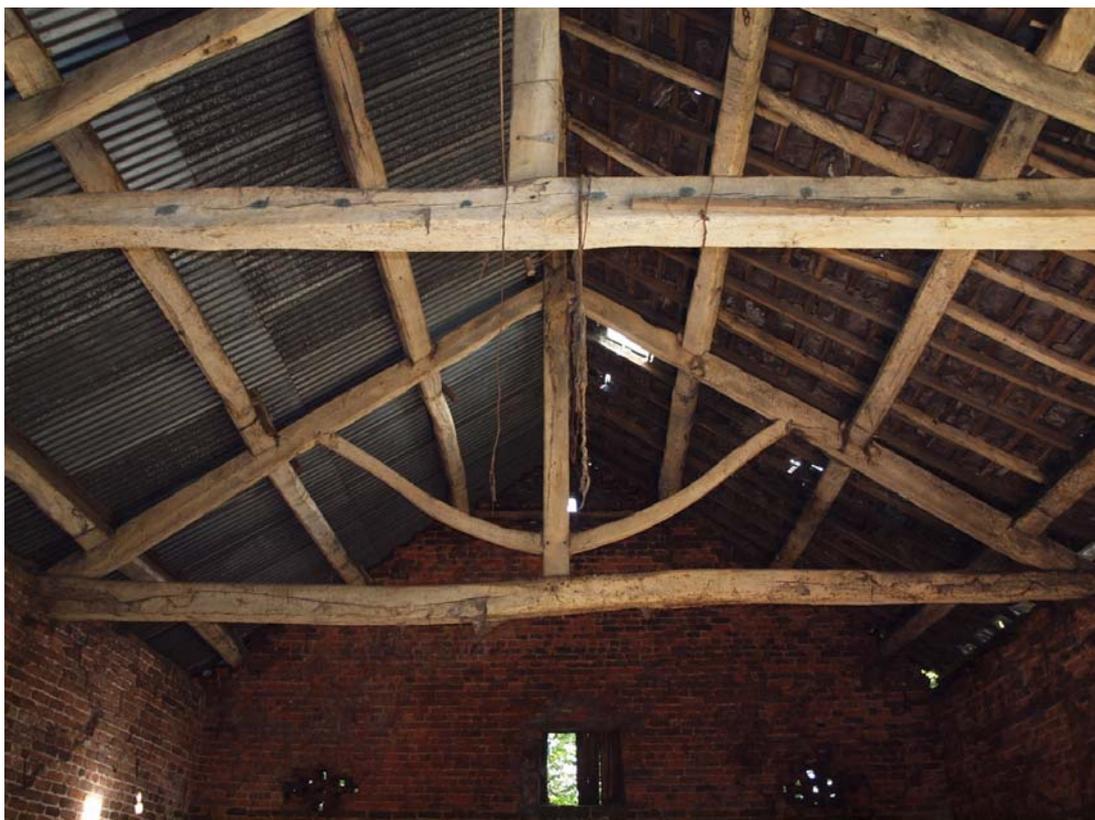


Plate 13: Hand cut timber truss in barn

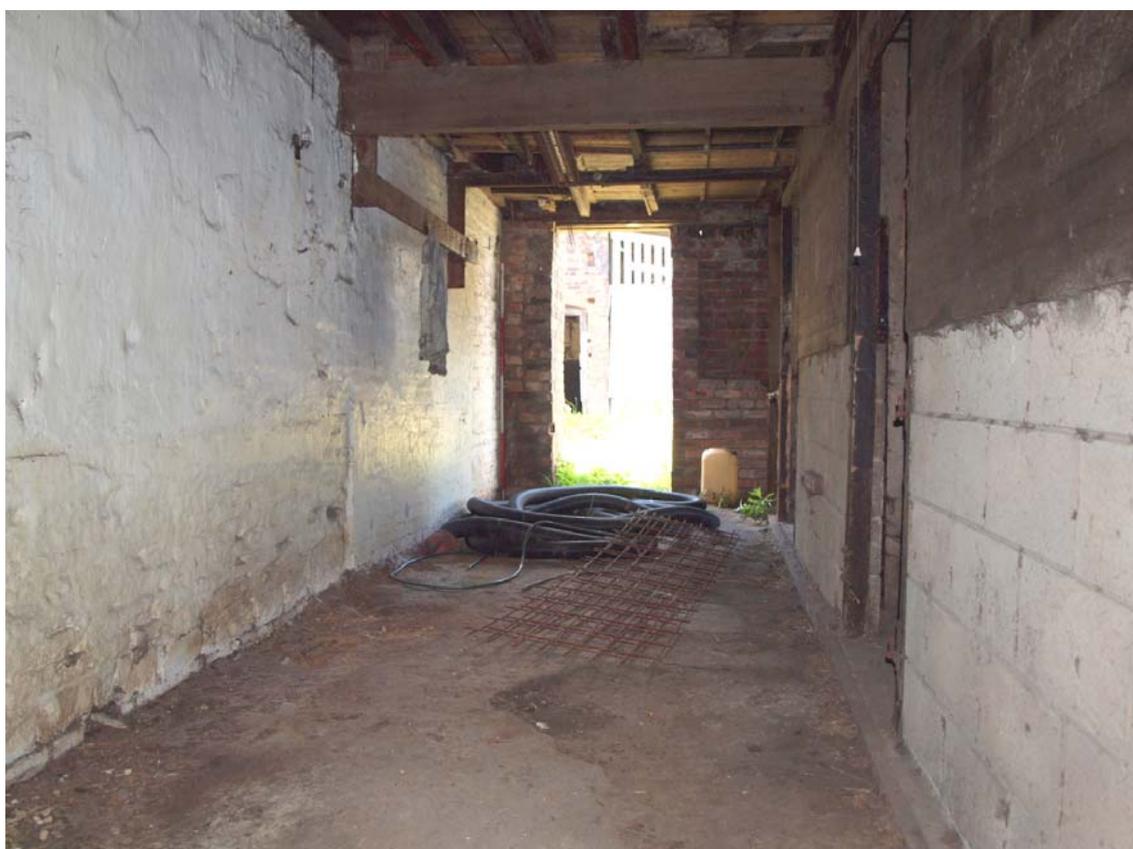


Plate 14: Doorway inserted in cattle door at south end of shippon.



Plate 15: Blocked window in west wall of shippon



Plate 16: North wall of shippon. Note the brick and concrete areas of the floor



Plate 17: Brick and concrete flooring.



Plate 18: Northern elevation of stable



Plate 19: Eastern elevation of stable



Plate 20: Southern elevation of stable



Plate 21: Western elevation of stable



Plate 22: Interior of ground floor of stable; passage between east and central loose box looking south



Plate 23: Interior of ground floor of stable; central and east loose boxes looking north



Plate 24: Interior of ground floor of stable, west loose box looking south



Plate 25: Remains of ladder in south- east corner of stable



Plate 26: Stable; first floor looking east



Plate 27: Stable; first floor looking west