

**MELKIN FARM 137 MOOR END ROAD, MELLOR,  
STOCKPORT SK6 5NQ**

**An Archaeological Watching Brief**

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



**August 2015**

*Client: Mrs. G. Travis*

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The survey was carried out as a condition of planning permission for the erection of a small extension to the rear of Melkin Farm farmhouse. The survey comprised a photographic record of the areas to be affected by the works, showing these areas both before the works and after. The intrusions into the existing fabric were the piercing of the walls to provide two new doorways. Unexpectedly the wall constructions were revealed as modern cavity walls with stone outer skins and brick and blockwork internal ones. The works do not affect the significance of the Farmhouse as a Grade II Listed Building but do raise the question as to how much of the structure is of 18<sup>th</sup> century construction as the Listed Building Description suggests.

## **ACKNOWLEDGEMENTS**

Thanks are due to Mrs Travis who commissioned the survey and to Ann Hearle of the Marple Historical Society who kindly provided additional historical information about the above. The assistance of Norman Redhead of the Greater Manchester Advisory Service (GMAAS) who provided the project brief which has guided this survey and report is also acknowledged.

## **1 BACKGROUND**

1.1 Stockport MBC granted planning consent (DC/055238) and Listed Building Consent (DC/055240) for the addition of a sunroom at Melkin Farm, 137 Moor End Road, Mellor.

1.2 Condition 4 attached to the consent stated that

*No development shall take place until the applicant or their agent or their successors in title have commissioned archaeological recording works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:*

- 1. A methodology for an archaeological watching brief and any further appropriate recording during demolition of walls and on any ground-works.*

2. *A programme for post investigation assessment to include:*
  - *analysis of the site investigation records and finds*
  - *production of a final report on the significance of the heritage interest represented*
3. *Provision for archive deposition of the report, finds and records of the site investigation*
4. *Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.*

*Greater Manchester Archaeological Advisory Service should be contacted to supply a brief against which appropriate archaeological contractors can tender and submit WSIs. Contact Norman Redhead, University of Salford Joule House, The Crescent, Salford M5 4NW Tel: 0161 295 5522 Email: [gmaas@salford.ac.uk](mailto:gmaas@salford.ac.uk).'*

- 1.3 The Greater Manchester Archaeological Advisory Service (GMAAS) have helpfully provided a short brief explaining what is required In order to meet the requirements of the archaeological recording condition.
- 1.4 Ms Gill Travis, the owner–occupier, instructed J.M. Trippier Archaeological and Surveying Consultancy of Bolton to carry out the archaeological work required by the planning condition.. 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.. Accordingly the archaeological contractors submitted the WSI required by the planning condition and reflecting the further advice contained in the GMAAS brief. This WSI is attached as Appendix 1 to this report.

## **2. METHODOLOGY**

- 2.1 The survey record will comprise the following:
  - a) A short description of the exterior of the building based on the Listed Building Description and observations and photographs made during the site visits. A more detailed written and photographic description of the immediate wall areas to be affected by the proposed works
  - b) A photographic record amplifying the above descriptions using high quality digital cameras and photographic scales or ranging rods for scale. Photographs were taken with an Olympus E-600 Digital SLR camera. All photographs are descriptively captioned and cross-referenced to a floor plan based on the architect’s drawings and clearly showing the, direction of shot (Figure 3)

c) A short written account of the effect of the building work on the historic fabric

- 2.2 The survey was carried out over two visits. The first of these was on 18<sup>th</sup> June 2015, when the site was visited and photographs taken of the areas to be affected. General photographs of the farmhouse were also taken to provide context. A second visit was undertaken on 13<sup>th</sup> August 2015 when the intrusive works had been undertaken.
- 2.3 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*.

### 3. SITE LOCATION

- 3.1 Melkin Farm lies in open countryside in the extreme southeast of Stockport MD. It is shown arrowed red on the location plan at Figure 1 and the site of the proposed building work is shown edged red on the site plan at Figure 2. The National grid reference is SJ 995818834. The historic hilltop settlement of Mellor lies a short distance to the west.

### 4. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 4.1 Melkin Farm is a Grade II Listed Building. The Listed Building Description describes the property as:

*Farmhouse, now house. Mid C18. Hammer dressed and random stone with graduated stone slate roof. 3-unit 2-storey plan with a parallel range behind bays 1 and 2 and a C20 garage wing to left. Porch between bays 1 and 2 with pitched roof and square-cut stone surround. A blocked doorway between bays 2 and 3. 3 windows to each floor each with 3 lights, flat-faced stone mullions and C20 casements. The rear range projects to the left and has 2 2-light mullion windows on each floor. The eaves of both ranges have been raised. 2 gablestacks.*

- 4.2 No other archaeological work is known in respect of the subject property although Mellor village has been the subject of extensive archaeological work over the years. Anne Hearle of the Marple Historical Society has kindly provided the following information:

*The 1836 (Land Valuation) Map shows the house as no 129. It was owned by Moses Hadfield of Shilo Farm. and occupied by John Taylor and John Cooper. Valued at £3.5s. about average for small cottages(sic). It was there when the enclosure of the*

*moors took place in 1778. The name is not recorded as Melkin, not sure when that came in,*

See Figure 5 for the 1836 Map

## 5. PHYSICAL DESCRIPTION

- 5.1 As explained in the Listed Building Description Melkin Farm is a house apparently of mid 18<sup>th</sup> century origins and built of *hammer dressed and random stone with graduated stone slate roof*.
- 5.2 It currently comprises three ranges (see front cover). The main range, which fronts Moor End Road, comprises 3 bays of 2 storeys (**Plates 15/1 &16/2**). A parallel range exists behind the two westerly bays of the main range and extends 2 bays further west (**Plate 17/3**). There is a single storey C20 garage wing to the west of this 2<sup>nd</sup> range (see **Cover photo and Figure 2**).
- 5.3 There is front porch with pitched roof and square-cut stone surround between the westerly 2 bays of the main range (see **Plate 16**). There appears to be a blocked doorway between the central and east bays.
- 5.4 In the main range the front ground floor windows are two light flat-faced stone mullions with C20 casements with three similar windows at first floor level (see **Plate 16**). The rear wall of the easterly bay of the main range has a four light stone mullioned window at both ground and first floor levels. However the mullions appear to be modern (see **Plates 1&2**). The rear range has two-light mullion windows which have timber mullions and transoms and also appear to be fairly modern (see **Plates 12&17**). The eaves of both ranges have been raised and there are chimney stacks on each gable of the main range. The easterly gables of both the main and the rear ranges are blank (see **Plates 4&14**).

## 6. BUILDING WORK AND WATCHING BRIEF

- 6.1. The works were to erect a single storey sun lounge which would fill the gap between the rear of the east bay of the main range and the east gable of the rear range (see **Plates 1 & 4**). This involved the removal of the sandstone 4-light mullion window in the rear wall of the main range (**Plate 2**) and its replacement with a doorway (see **Plate 6**). The insertion of the opening through the window revealed the wall to be a cavity wall composed of an external single skin of stone and an internal skin of modern brickwork (**Plate 7**). A further doorway was to be created through the east gable end of the rear range (**Plates 5&8**). The opening through the wall revealed an external single skin of stone and an internal concrete block skin with a cavity filled with insulation (**Plates 8&9**).

## 7. ANALYSIS AND INTERPRETATION

- 7.1 The intrusions through the existing walls to provide doorways for the new sun lounge revealed that both wall were of modern cavity construction. It was not possible to make any estimate within the existing scheme as to how far these modern constructions were likely to extend. However the current two range arrangement was in existence in 1836 (see para.4.2 above and Fig. 5). It may be that the cavity wall arrangement is in the area of comparatively recent alterations such as the insertion of the four-light mullion in the north wall of the east bay of the main range but this must remain conjectural for the time being at least..

## 8. CONCLUSION

- 8.1 The intrusions connected with the building work only affect a small area of the property and are not sufficient to affect its significance as a Grade II Listed Building.. However the intrusions have shown, rather unexpectedly, that areas which have been judged to be parts of an 18<sup>th</sup> century building are in fact modern. Notwithstanding that the current building footprint was in existence in 1836 this raises the question as to how much of the existing structure is of the date suggested by the Statutory Listing which is an issue certainly worthy of further archaeological investigation when circumstances permit.

## 9. ARCHIVE

- 9.1 The archive resulting from the building recording will be deposited with the Stockport Local Studies Library in a format to be agreed with the Archives Officer and within a timescale to be agreed with the Specialist Archaeological Adviser or the Planning Officer (Archaeology) and with Marple Historical Society
- 9.2 The site archive shall be prepared and stored according to the UKIC *Guidelines for the preparation of excavation archives for long term- storage* (1990) and the Museum and Galleries Commission *Standards in the Museum Care of Archaeological collections*(1992) ‘Standards for the preparation and transfer of archaeological archives’.
- 9.3 A copy of this report will be supplied to the Greater Manchester Sites and Monuments Record on the understanding that it will become a public document after an appropriate period (six months after completion of the field work unless another date is agreed with GMAAS. A copy of the report will also be supplied to the Local Planning Authority responsible for the planning decision.
- 9.4 The archaeological contractor will complete the *Online Access to Index of Archaeological Investigations* (OASIS) form. Once a report has become a public document by submission into the *Greater Manchester Historic Environment Record*

(HER) GMAAS may place the information on a web-site. Unless we hear to the contrary it will be assumed that our client is agreeable to this. Provision and agreement will be made for the appropriate academic publication of any results that are not to form part of further work.

## **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**

GMAAS – Greater Manchester Archaeological Advisory Service

HER – Historic Environment Record

### **Published Sources**

Dept of Communities and Local Government, 2012, *National Planning Policy Framework*, London

English Heritage, 1991, *The Management of Archaeological Projects*, 2<sup>nd</sup> edition, London

English Heritage, 2006, *Understanding Historic Buildings: A guide to good practice*, Swindon

Institute For Archaeologists, 1999, *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures*, Reading

Institute For Archaeologists, 2000, *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*, Reading

Institute For Archaeologists, 2000, *Code of Conduct*, Reading

Institute For Archaeologists, 1999, *Standard and Guidance for Archaeological Watching Briefs*



## APPENDIX 1

### WRITTEN SCHEME OF INVESTIGATION FOR AN ARCHAEOLOGICAL PROGRAMME OF WORK AT MELKIN FARM 137 MOOR END ROAD, MELLOR, STOCKPORT SK6 5NQ

#### 1. Background

1.1 Stockport MBC granted planning consent (DC/055238 and Listed Building Consent DC/055240) for the addition of a sunroom at the above property (see Figure 1)

1.2 Condition 4 attached to the consent stated that

*No development shall take place until the applicant or their agent or their successors in title have commissioned archaeological recording works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:*

- 1. A methodology for an archaeological watching brief and any further appropriate recording during demolition of walls and on any ground-works.*
- 2. A programme for post investigation assessment to include:
  - analysis of the site investigation records and finds*
  - production of a final report on the significance of the heritage interest represented**
- 3. Provision for archive deposition of the report, finds and records of the site investigation*
- 4. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.*

*Greater Manchester Archaeological Advisory Service should be contacted to supply a brief against which appropriate archaeological contractors can tender and submit WSIs. Contact Norman Redhead, University of Salford Joule House, The Crescent,*

*Salford M5 4NW Tel: 0161 295 5522 Email: gmaas@salford.ac.uk.'*

1.3 Ms Gill Travis, the owner –occupier, has instructed J.M. Trippier Archaeological and Surveying Consultancy of Bolton to carry out the archaeological work and the latter hereby submits this WSI as required by the planning condition. 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. His company have carried out numerous analytical surveys of agricultural buildings as required in this case.

## **2 Description**

2.1 137, Moor End Road is a Grade II Listed Building. The National grid reference is SJ 9958188345. The Listed Building Description is *Farmhouse, now house. Mid C18. Hammer dressed and random stone with graduated stone slate roof. 3-unit 2-storey plan with a parallel range behind bays 1 and 2 and a C20 garage wing to left. Porch between bays 1 and 2 with pitched roof and square-cut stone surround. A blocked doorway between bays 2 and 3. 3 windows to each floor each with 3 lights, flat-faced stone mullions and C20 casements. The rear range projects to the left and has 2 2-light mullion windows on each floor. The eaves of both ranges have been raised. 2 gablestacks.*

## **3. Programme of Archaeological Works**

3.1 The Greater Manchester Archaeological Advisory Service (GMAAS) have helpfully provided a short brief explaining what is required In order to meet the requirements of the archaeological recording condition. This is as follows:

*'unless there are groundworks to be undertaken for service trenches, the only piece of archaeological recording to be undertaken would be for the new opening through the wall and the external walls prior to the new construction which would require two site visits.*

*A short report will be produced to present the results. Context for this will be provided by a short description of the 18<sup>th</sup> century farmhouse. The archaeologist will contact Ann Hearle at the Marple Historical Society to see if any relevant and easily accessible historical information can be added to the account of the farmhouse*

*A ground floor plan will show photograph view directions*

*Once GMAAS are in receipt of a satisfactory report then we can advise Stockport Planning that the requirements of the condition have been met.*

*A copy of this report will be lodged with the Greater Manchester Historic Environment Record'*

#### **4. Methodology**

4.1 The survey record will comprise the following:

- a) A short description of the exterior of the building based on the Listed Building Description and observations and photographs made during the site visits. A more detailed written and photographic description of the immediate wall areas to be affected by the proposed works
- b) A photographic record amplifying the above descriptions using high quality digital cameras and photographic scales or ranging rods for scale. All photographs to be descriptively captioned and cross-referenced to a floor plan based on the architect's drawings and clearly showing the, direction of shot and to a short photographic log .
- c) A short written account of the effect of the building work on the historic fabric

**5. Output** This will take the following form:

5.1 A report produced to an agreed timetable and including:

- a) A summary statement of the survey's background and findings.
- b) The background to the survey including locational details (to include grid reference, reason for survey).
- c) An outline of the methodology of the survey.
- d) A description of the building affected by the proposed works.
- e) An illustrated developmental account covering the effect of the building work on the historic fabric
- f) Appropriate photographic images will be included, at laser printer quality, no smaller than 5" x 4" and suitably captioned.

5.2 Digital copies of the report will be provided for the interested parties including Stockport LPA's planning case officer and Conservation Officer, GMAAS, Stockport local studies library and Marple Historical Society. Hard copies will be provided at extra cost as required.

5.3 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, Greater Manchester HER may place the information on a web-site.

5.4 An ordered site archive recording will be deposited with the relevant Local Planning Authority archives.

## **6. Health and Safety**

6.1 The appointed contractor will comply with the requirements of all relevant Health & Safety legislation and with the Institute of Field Archaeologists Bye-Laws of Approved Practice and will adopt procedures according to guidance set out in the Health & Safety Manual of the Standing Conference of Archaeological Unit Managers. Before any fieldwork commences a risk assessment will be carried out by the appointed archaeological contractor.

## **7. Staffing and Monitoring**

7.1 The work will be carried out by appropriately qualified and experienced staff. Steven Price B.A., M.Phil will carry out the sitework and will draft the initial report and prepare the drawings. The project will be managed by John Trippier who will also edit the report.

7.2 It is intended to carry out the initial site work during on Thursday 18 June 2015

## **8. Bibliography**

Dept of Communities and Local Government, 2012, *National Planning Policy Framework*, London

English Heritage, 1991, *The Management of Archaeological Projects*, 2<sup>nd</sup> edition, London

English Heritage, 2006, *Understanding Historic Buildings: A guide to good practice*, Swindon

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Institute For Archaeologists, 1999, *Standard and Guidance for Archaeological Watching Briefs*

## **APPENDIX 2: FIGURES**

Figure 1: Location Map

Figure 2: Site Plan

Figure 3: Photo location plan

Figure 4: Photo location register

Figure 5: Map of 1836 provided by Anne Hearle

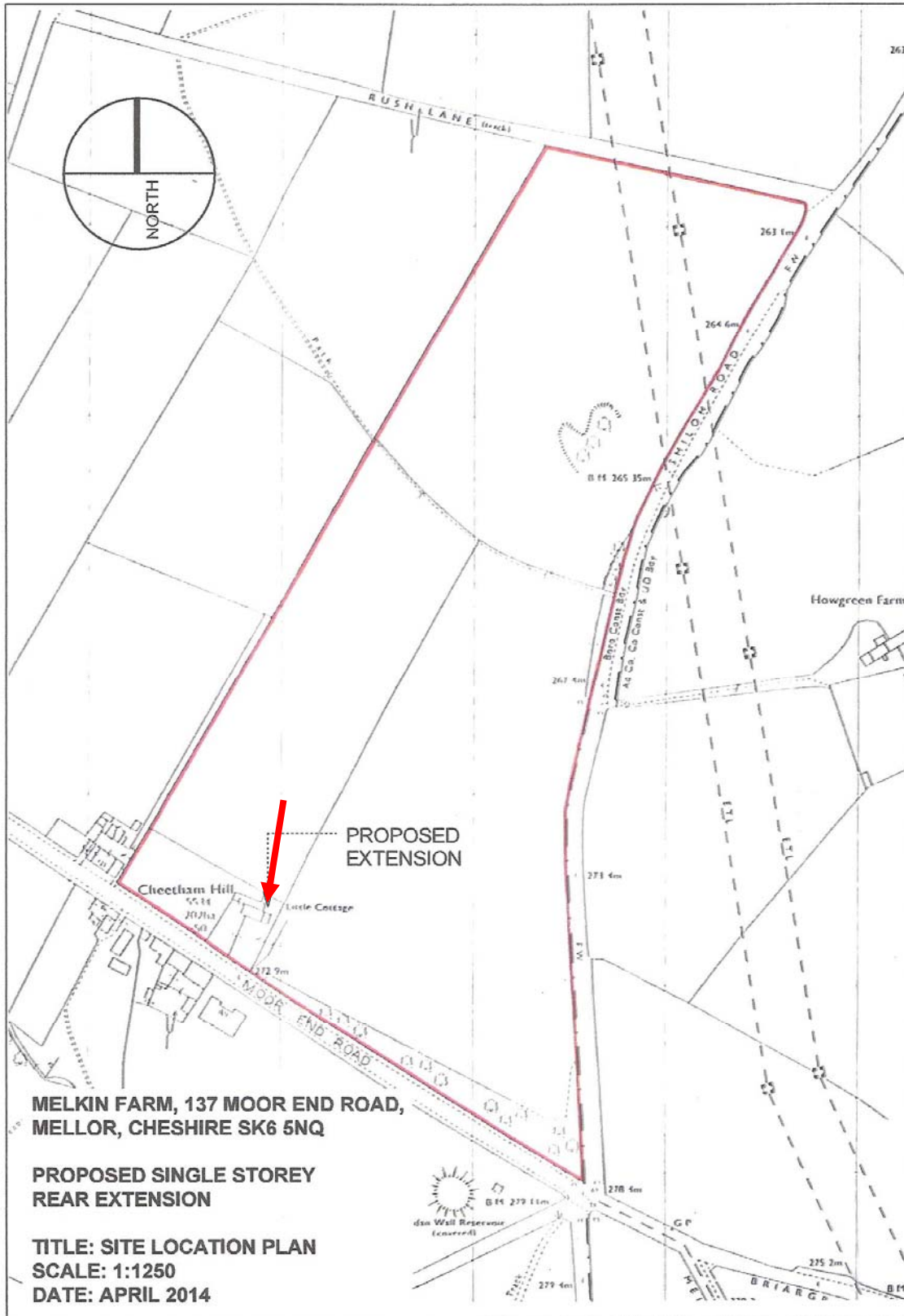


Figure 1: Location Plan (from planning application; not to scale)

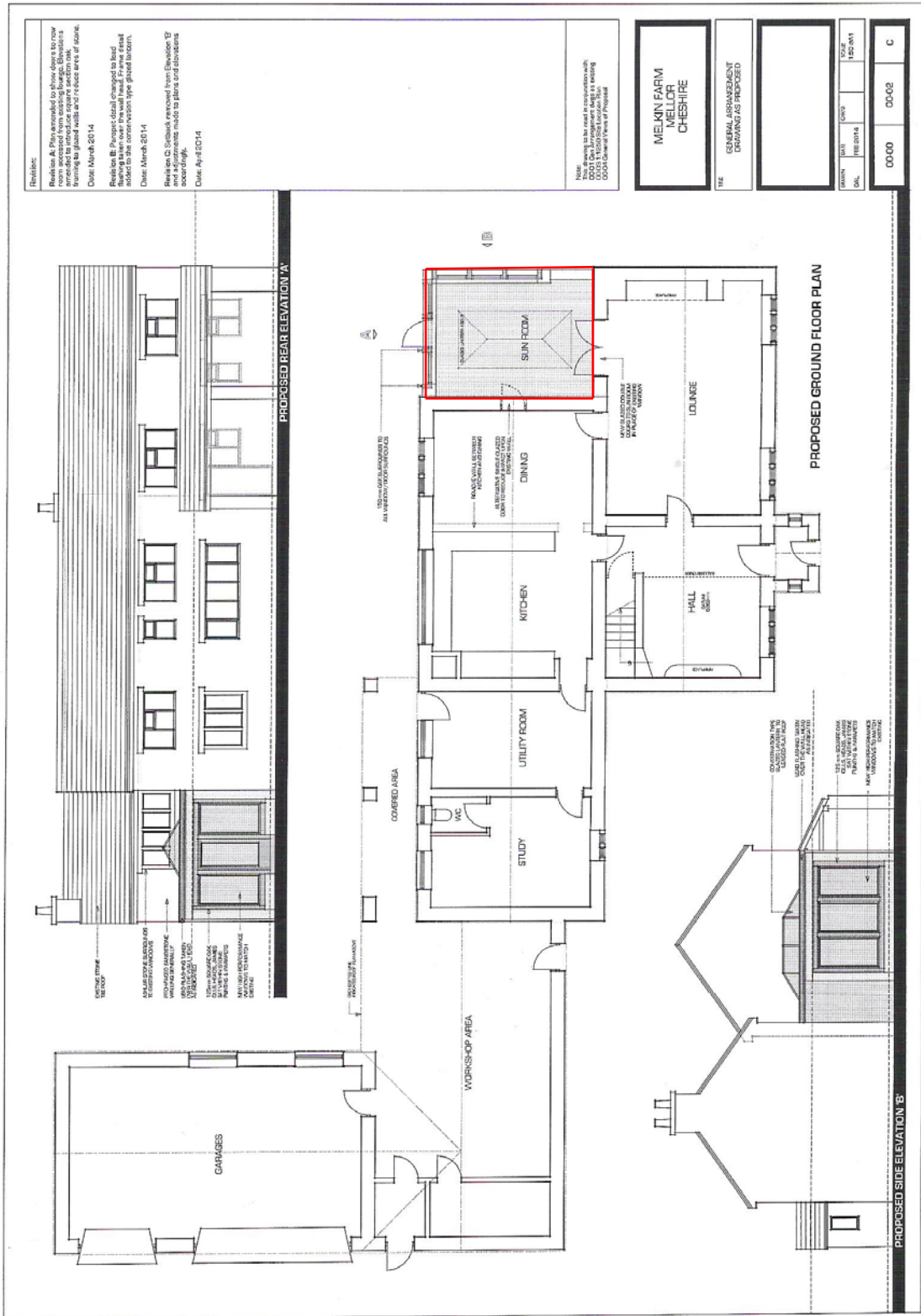


Figure 2: Site Plan(from planning application; not to scale)



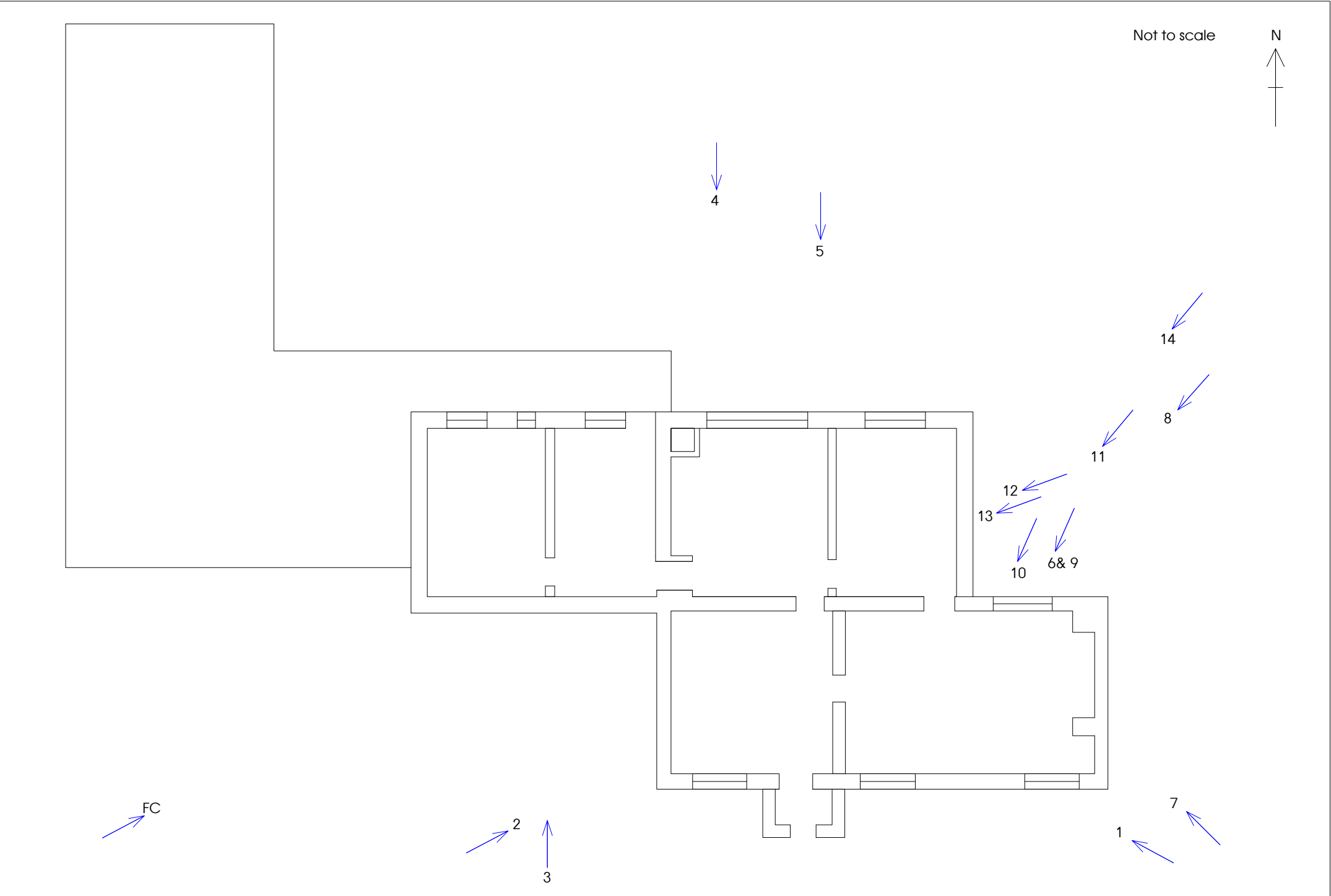


Figure 3: Photo location plan

**Figure 4: Photo register**

| Plate no. | Digital no. | SP's Plate No | Description   | View to |
|-----------|-------------|---------------|---|---------|
| FC        |             | 18            | Front (south) elevation of the buildings  | NE      |
| 1         |             | 15            | Front (south) elevation of main range   | NW      |
| 2         |             | 16            | Front (south) elevation of main range   | NE      |
| 3         |             | 17            | Front of west bay of main range with parallel range behind  | N       |
| 4         |             | 13            | Whole north side of the farmstead   | S       |
| 5         |             | 12            | North elevation of parallel range   | S       |
| 6         |             | 2             | Detail of window in north frontage of east bay of main range where doorway is to be inserted      | S       |
| 7         |             | 14            | Eastern gable of the main range   | NW      |
| 8         |             | 1             | Corner of buildings where openings were to be inserted  | SW      |
| 9         |             | 6             | Opening inserted in window  | N       |
| 10        |             | 7             | Opening in window showing cavity wall with stone & brick skins                                    | SW      |
| 11        |             | 10            | : Location of openings in relation to one another.  | SW      |
| 12        |             | 8             | Opening inserted in gable wall of parallel range/   | SW      |
| 13        |             | 9             | Detail of above showing cavity wall with single skins of stone and concrete block and insulation. | SW      |
| 14        |             | 11            | Sun Lounge housing openings   | S       |
|           |             |               |   |         |



**Fig 5: Map of 1836 provided by Anne Hearle**

**Plates**



Plate 15/1: Front (south) side of the building



Plate 16/2: Front (south) side of the building, east end





Plate 17/3: Front (south) side of the building, centre



Plate 13/4: Whole north side of the building



Plate 12/5: Rear (north) side of the building



Plate 2/6: Detail of window to have doorway inserted





Plate 14/7: Eastern gable of the main range



Plate 1/8: Corner of building where openings were to be inserted



Plate 6/9: Opening inserted in window



Plate 7/10: Opening in window showing cavity wall with stone & brick skins





Plate 10/11: Location of openings in relation to one another.



Plate 8/12: Opening inserted in gable wall



Plate 9/13: Detail of above showing single skin stone with concrete block and insulation



Plate 11/14: Sun Lounge housing openings









