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## **NON-TECHNICAL SUMMARY**

An archaeological building survey was required to inform a planning application for conversion to residential use of a barn at Lower Red Lumb Farm, Red Lumb, Rochdale (NGR SD 84011582). The work was carried out on behalf of Mr Harry Wright of 'Kasenmoor' Buckshaw Lane, Shaw, OL2 8LS by J. M. Trippier Archaeological and Surveying Consultancy. The buildings were found to be a small stone built combination barn and cottage which were attached to the adjoining house to form a *laithe house* type farmstead which was typical of this moorland region. Whilst *laithe*-houses could date from 1650 to 1880 the peak of development was between 1780 and 1820 (Brunskill 1987, 110) and this farmstead fits well within this period as demonstrated by the watershot stonework and the cartographic evidence. Both the barn and the adjoining cottage contained a number of attractive hand-cut roof timbers which appear to be largely in situ although it appears that the barn roof has been raised at some point.

## **ACKNOWLEDGEMENTS**

Thanks are due to Mr. Harry Wright who commissioned the survey and his architects, Goldcrest Design Services, who provided drawings of the buildings which have been utilised in Figures 3-4&6-7 of this report. The assistance provided by the staff of Rochdale Local Studies Library and Lancashire County Council Record Office is also acknowledged.

### **1. INTRODUCTION**

- 1.1 J. M. Trippier Archaeological and Surveying Consultancy was instructed by Mr. Harry Wright to carry out an archaeological building recording programme at Lower Red Lumb Farm, Red Lumb, Rochdale in order to inform a planning application to convert the building to residential use. Mr. 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 drafted the report and also prepared amended versions of the architect's drawings.
- 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.).

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

- 2.1 Lower Red Lumb Farm, Red Lumb, Rochdale is situated in a somewhat exposed moorland location on the southern slopes of Knowl Moor, an outlier of Scout Moor which has recently become the site of a major new wind farm development. It is situated approximately 200m north of the small industrial village of Red Lumb which lies some 6 kilometres north-west of Rochdale and just north of the A580 road to Edenfield. It is approached by a private road from Red Lumb Mill. The national grid reference of the site is SD 84011582. It's general location is marked by a red arrow on the map enclosed as Fig 1 and the buildings are shown more precisely edged red on the map enclosed at Fig 2.
- 2.2 The subject buildings lie at an altitude of 285m OD. The solid geology comprises millstone grit and other sandstones of the carboniferous period (IGS, 1969). The glacial drift deposits at these altitudes and the overlying soils are locally produced deposits of the Wilcocks Association. These comprise peaty gley and organic soils which are poorly drained and if left unmanaged rapidly revert to wet heath. However with drainage, liming and fertilisation they are capable of producing good grassland providing grazing for beef and dairy cattle as well as the sheep which predominate today (Hall and Folland 1970, 54-57).

## **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. Conversion and dereliction are steadily eroding the numbers of functional historical farm buildings in the area. The proposed development will have a significant impact on the character and appearance of the building and may result in the loss of some historic fabric.
- 3.2 The requirement for a programme of archaeological survey and recording recognises the rate at which vernacular buildings of this type are being altered and the likelihood that conversion can affect the historic character and appearance of the building.
- 3.3 The aims and objectives of the survey were to record and analyse the plan, form, function, age and development of the buildings and to provide a written, drawn and photographic archive for future reference as well as informing the planning process.

## **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. The only variation is in respect of item 1) of 'Other Considerations' which required that the Conservation Officer and Planning Archaeologist be consulted on the report before it is sent out to the client as this does not seem appropriate in a pre-application case.
- 4.2 Site visits were made on 9 & 10 August 2008 when detailed notes were made of the structural details of the building. Measurements were taken with hand held 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. 3 & 4 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 reference plans have been included at Figs. 5 -8 .
- 4.2 Historical research, including a full map regression, was carried at Rochdale Local Studies Library and the Lancashire County Council Record Office.
- 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 There has been no previous archaeological work in respect of Lower Red Lumb Farm or of other farmsteads in the immediate area so far as we are aware. It is neither a Listed Building nor is it listed on the Greater Manchester Historic Environment Record
- 5.2 Although Red Lumb has given its name to a small 19<sup>th</sup> century industrial village and some of the surrounding farmsteads it has no administrative significance. It is situated in the Wolstenholme and Cheesden Division of Spotland which was one of the ancient townships within the extensive parish of Rochdale and the early medieval Hundred of Salford. Neither of the standard place-name books for Lancashire (Ekwall 1922 & Mills 1976) mention Red Lumb although 'Lumb' which is on a tributary of the Irwell has been interpreted as deriving from the Old English *lum* or 'pool' (Mills 1976,

108) and 'Redlam' near Blackburn as from the Old English *hread lum* or 'reed pool' (Ekwall 1922, 74).

- 5.3 The name 'Red Lumb' has not been identified prior to its appearance on the 1<sup>st</sup> edition OS map of 1851 where the subject farm is clearly shown and named (Fig. 8). It is also apparent from the regular layout of the fields in the vicinity that they must be the result of enclosure from the common land of Knowl Hill or Moor. Yates map of 1786 (Fig. 9) clearly shows the same enclosure system and appears to show a number of the farms such as Middle, Higher and Further Red Lumb but not Lower Red Lumb itself. In 1878 Red Lumb was included in the local board area of Norden which now comprises an outer suburb of Rochdale to the south east and was originally called 'Blackpits'.
- 5.4 Prior to the Norman conquest of 1066 Rochdale was held by a Saxon Thane named Gamel. The lands between the Ribble and the Mersey were granted by William the Conqueror to Roger of Poitou, who made various grants to his followers including Gamel who held a much reduced holding. However by the time of the Domesday survey of 1086 Roger's lordship appears to have reverted to the King and his followers now held their land directly from the Crown. Before 1212 the whole manor of Rochdale had been given to the de Lacy Lords of Clitheroe from whom it subsequently passed back to the Crown. In 1625 Charles I sold the manor to the trustees of the Earl of Holderness who sold it to John Byron in 1638. It remained with that family until Lord Byron the poet sold it to the Deardens who were still Lords of the manor in 1911 (Farrer and Brownbill 1911, 5, 187 & 190-93).
- 5.5 The township of Spotland derives its name from the Spodden Brook. To the east and north west of the valley of the Spodden the land rises to over 1500ft. In the medieval period the principal landowners were the monks of Whalley who acquired it through various grants. Upon the dissolution of the abbey the manor of Spotland was bought by the Holts of Gristlehurst who held it of the Crown. According to a Survey of 1626 Thomas Holt only held 197 acres out of the 14,174 acres comprising the township (Raines Mss xxi, 170 (Chet. Lib.) which seems to suggest that the estate was already being broken up by that date. The Holt estates were further dispersed soon after the Restoration of Charles II in 1660 and by 1718 the manor of Spotland was held by Robert Heywood and John Starky.
- 5.6 Wolstenholme no doubt derives from the Wolf-stone or – stane in Naden Water named as a boundary marker in a 1610 survey and in a charter of 1310 (Fishwick 1889, 526-8). In a deed said to be dated 20/6/1161 there was conveyed from Sir Henry Saville to Thomas, son of Thurstan de Wolstenholme, all the wastes of Spotland between Naden and Cheesden Brooks for a rent of 2/-pa; in 1626 this rent was 'a red rose and a peppercorn' (Manor Survey) (Farrer and Brownbill 1911, 5, 209). This must have included Knowl Moor where the Red Lumb farmsteads are now situated. In 1555 John Wolstenholme, who was the nephew of Abbot Paslew the last Abbot of Whalley but who accompanied Sir Thomas Holt of Gristlehurst to the wars, died seized of a messuage called Wolstenholme with lands water-mill etc.

- 5.7 The survey of 1610 speaks of 30 acres taken from Knowl Moor ‘about 30 years ago and now held by what title the jury knows not’ (Wadsworth 1922, 103 in Higson **1**) and Knowl Moor was decreased by 577 acres (in the hands of 40 holders) between 1590 and 1626 (Wadsworth 1922, 107) and a survey of 1639, which describes in great detail the boundaries of the commons in Spotland township, says that there were over 1000 acres less common land than in 1626 (see Raines Mss **2**, 73 in Fishwick’s *History of Rochdale* for 1639 survey). A study of the latter may demonstrate whether the enclosure of Red Lumb had taken place by 1639 but, be that as it may, it had certainly been enclosed by 1786 (see para. 5.3 above).
- 5.8 The census shows that in 1841 there were three farming families at Red Lumb; those of Betty Wolfenden, William Holt and Abraham Kay. Unfortunately the census does not distinguish between the various farms but it seems likely from what follows that Betty Wolfenden was at Lower Red Lumb. In 1851 the farmers were recorded as William Holt, Abraham Kay and Abraham Mills Snr. who was now presumably at Lower Red Lumb. Abraham Mills Jnr. and his wife and three small children are also listed as a household in the vicinity although he was employed as an outdoor labourer. By 1861 William Holt and Abraham Kay were still farming and their holdings are now given as Middle Red Lumb and Higher Red Lumb. Ann Mills, a widow of 52, was now farming the third holding which she had presumably taken over from her husband but which was now reduced in size from 33 to 12 acres. This must be the same Ann Mills who is shown as occupying Lower Red Lumb Farm on the Tithe Schedule of 1853 (LRO/DRM1/91) when the farm acreage was still given as 33. The owner of the land at that time was George Howarth who also owned and occupied Red Lumb cotton mill around which the small industrial village of that name was to grow. It is apparent from a comparison of the tithe map with the OS maps that in 1853 Lower Red Lumb Farm included a number of closes (Nos.796-799) that were to form the site of the village and this development was presumably the reason for the reduction in acreage. William Kay, who may have been a son of Abraham Kay the farmer, was also the head of a household in the vicinity and worked as a *coal banker*. By 1871 Abraham Kay and James Holt, William’s son, were still farming their family holdings

although the latter had now also been reduced from 27 to 15 acres. It seems likely that this had been done to provide Kay Kay, another son of Abraham with his own unnamed small farm of 10 acres. Ann Mills now appears to have been replaced by Thomas Barlow who had a wife and two daughters and a son. He also had three boarders, James and Nancy Wilkinson who appear to have worked at the Mill and Richard Hoyle an agricultural labourer of 78 years of age!

## **6. PHYSICAL DESCRIPTION**

### **6.1 General Description**

6.1.1 The subject building comprises a two story rectangular three bay detached stone built barn with an attached cottage to the east. The farmhouse is attached to the east of the cottage (**Plate 1**). The farmhouse is not included in this survey. The barn is aligned roughly east to west and the cottage, north-south. The ground level slopes down from the north so that the first floor of the cottage at the front is at ground level at the rear (**Plate 2**). Two single storey lean-to outriggers are attached to the main barn; one- to the north and another to the south. All walls where visible are bonded by a sandy lime mortar, although the west face of the barn has been re-pointed in cement. The internal walls and trusses in the barn and cottage carry purlins which support double pitched roofs of sandstone slabs. The outriggers also have stone slab roof coverings. The whole is in a fair state of repair.

### **6.2 The Cottage**

6.2.1 South Elevation (**Plate 3**). This elevation comprises the front of the cottage. It is partly hidden by plywood panels enclosing the eastern end of the southern outrigger. The elevation is constructed of roughly shaped sandstone blocks, regularly coursed and similar to those of the adjoining farmhouse. The door is located at the western end of the elevation within the outrigger. The doorway has a sandstone block surround and lintel and a timber brace and batten door (**Plate 4**). A small plinth, two courses high, runs along the base of the wall east from the door towards the farmhouse. The elevation has two modern timber casement windows one at ground level the other at first floor level located at the eastern end of the elevation. The ground floor window has three lights, while the upper window has two. Both have sandstone cills, lintels and jambs. At the east end of the ground floor window there is break in the plinth described above possibly indicating the position of a former doorway?

6.2.2 North Elevation (**Plate 5**). This elevation comprises the rear of the cottage and is constructed of regularly coursed roughly shaped

sandstone. This face is characterised by a small two light window, level with the ground at the west of the elevation and a personnel door approximately 0.5m above ground level at the eastern end. The window is timber framed and looks into the ground floor of the cottage. The door is of rough plywood panels in a timber frame with several timber steps leading up to the first floor of the cottage. Quoins are visible on the western end of the elevation, where the barn butts up to it (**Plate 6**).

- 6.2.4 East Elevation. This is formed by the west wall of the adjoining farm house.
- 6.2.5 West Elevation. This elevation is located within the barn, comprising the eastern wall of it. It is constructed of shaped sandstone brought to courses. The lower part is whitewashed and the southern end is rendered smooth. A plinth, similar to that on the southern elevation of the cottage runs along the northern end.
- 6.2.6 Ground Floor (Plate 7). The ground floor comprises a single room with a sandstone flag floor and an inserted ply board ceiling on timber joists. The latter are supported by one hand-cut and one machine-cut timber beams running east-west. The walls are roughly shaped sandstone, regularly coursed, with lime plaster over parts of the west and south ones. Access from the exterior is via a timber personnel door in the western end of the southern wall (**Plate 8**). Another door is located in the southern end of the west wall. This is blocked with concrete blocks and would have, at one time, given access to the barn. The jambs of this door are rough, suggesting the door was not original. There are two windows in this room. In the southern wall, east of the door, is a timber framed casement window with three lights. The lower two lights are fixed. In the north wall at a higher level is a square timber framed window, with two fixed lights (**Plate 9**). A stone fireplace with a brick flue-stack is located south of centre along the east wall (**Plate 10**). A low (0.18m) plinth runs along the north wall.
- 6.2.7 First Floor (Plate 11). As with the ground floor, the first floor is a single room. The floor is of modern ply board, replacing the earlier timbers and the ceiling open to the rafters. Although there is no roof truss the two purlins north of the ridge pole are hand cut (**Plate 11**), as is the most southern purlin south of the ridge (**Plate 12**). The ridge pole and the remaining purlin are machine cut. The walls are rough sandstone blocks brought to course in places. Patches of lime plaster are found on all of the walls. A small timber trap door is located in the southwest corner of the room, giving access to the ground floor, although there is no evidence of a staircase. Access to the exterior is via a solid modern timber door in the eastern end of the north wall, which leads out to a series of small timber steps to ground level. The western jamb of this has been partly rebuilt with concrete. At the eastern end of the southern wall is a timber framed casement window with two fixed lights. The walls



around this have been rendered with concrete. The flue-stack from the ground floor fireplace runs up the east wall, south of centre. It is covered with a plaster render, although bricks are visible.

### 6.3 **The Barn**

- 6.3.1 South Elevation (Plate 13). This elevation forms the long wall of the barn and is the front of the building although it is now largely obscured by the southern outrigger. The elevation is constructed in watershot regularly coursed sandstone although to the west of the southern outrigger it appears to change to millstone grit (**Plate 14**). A ledge, batten and braced timber personnel door with a sandstone external lintel and recessed timber frame is located at the western end of the elevation. A large barn door with a semi-circular arch and quoined surround is located slightly east of centre. It is blocked with brick and stone and is now contained within the southern outrigger. There are no windows in this elevation.
- 6.3.2 West Elevation(Plate 15). This elevation comprises one of the gable ends of the building and is constructed of watershot millstone grit blocks, regularly coursed, with quoins at either end. It has a timber framed casement window with two fixed lights located centrally at ground floor level. There are no other features other than a small owl hole near the top of the gable.
- 6.3.3 North Elevation (Plate 16). This elevation forms the original long wall of the barn and is the rear of the building. It is constructed of millstone grit blocks, regularly coursed but not watershot unlike the southern and western elevations. This face is characterised by a 'barn door' to the east end, with a semi-circular sandstone arch and quoin surround. The lower part has been infilled with stone up to 0.65m above the current ground level which appear to have been made up and the jambs may extend lower down. This door now only gives access to the first floor of the barn. A modern timber panel now blocks the door.
- 6.3.4 East Elevation. This elevation is within the cottage, forming the internal western wall. It is constructed in roughly shaped sandstone, regularly coursed. It is characterised by a door in the southern end of the west wall, leading through to the barn, although this has been roughly knocked through and later blocked with concrete block. Patches of lime plaster are still present over parts of the elevation.
- 6.3.5 Ground Floor (Plate 17). This area has been substantially altered from its original use and now comprises an open room with a mainly concrete floor and several concrete walls, approximately 1.5m high, forming five pens of varying size fitted with timber gates. The external walls within the pens are rendered smooth as are the north wall and the southern end

of the east wall. Otherwise they are all shaped sandstone brought to courses and lime washed. The sandstone blocks at the south end of the west wall are watershot. A sandstone plinth, similar to that on the southern elevation of the cottage runs along the base of the east wall. The space is accessed from the exterior through a timber ledge, batten and braced door in the western end of the southern wall. It has a hand-cut timber lintel (**Plate 18**). There is a single timber framed casement window in the west wall with two fixed lights.

6.3.6 The building originally comprised a shippon at the west end and a barn to the east. A wall stub projects slightly from the south wall into the room, where the earlier dividing wall has been removed (**Plate 19**). The shippon floor still remains in situ at the west end and comprises an access/manuring passage floor with diagonally laid tiles, a drainage channel running north–south to the east side of the door and a step up to the stall floors(**Plate 20**). A passageway runs west to east between the pens with a small step up just beyond the drainage channel. At the eastern end of the room is another step leading to a timber staircase in the north-eastern corner of the room which leads up to the first floor. The ceiling is formed by the timber floor above which is supported on machine-cut timber joists.

6.3.7 First Floor(**Plate 21**). The first floor comprises a single room open to the underside of the roof. The walls are of shaped sandstone occasionally brought to course. The floor is of timber T&G boarding. It is accessed from the floor below by the stairs in the north-east corner. The roof is supported by two machine cut king post trusses running north to south. A hand-cut beam, also running north to south is located between these trusses (**Plate 22**). A number of purlins are also hand cut. It appears from the stonework at the top of the north and south walls that the roofline has been raised at some time-presumably when the king trusses were inserted (**Plate 23**). The room can also be accessed from the exterior by the barn door in the north wall the foot of which is aligned with this floor. Opposite this is the top of the barn door in the south wall now blocked with bricks (**Plate 24**). This runs down to the floor below, but is not visible on the ground floor due to the rendering. In the centre of the east wall is a rectangular opening, now blocked with sandstone. It seems likely that this was a pitching hole between this floor and the first floor of the cottage next door

#### **6.4 Southern Outrigger.**

6.4.1 General This lean-to structure is located to the south of the main range and butts up against it obscuring most of the south elevation of the barn and part of the cottage. It has a stone slab roof covering on machine cut timber joists.

- 6.4.2 South Elevation (Plate 25). This elevation is largely constructed of roughly squared sandstone rubble only occasionally brought to courses with very large quoin stones at the eastern end. There a timber framed personnel doorway west of centre on this elevation. It is fitted with a timber gate to half height. The eastern jamb of this doorway is formed of modern brick, which butts up to the stone wall east of it and a concrete lintel has also been inserted. West of the door is a timber framed casement window with four fixed lights. The extreme western end of this elevation is a separated by a visible straight joint and is constructed of regularly coursed sandstone blocks matching those on the west elevation. A stone 'buttress' has been added to the base of the wall and there are quoins above. There is a matching buttress immediately east of the doorway.
- 6.4.3 Western Elevation. This blank elevation is constructed with watershot sandstone blocks, regularly coursed and with large quoin stones (**Plate 14**).
- 6.4.4 North Elevation. This comprises the south wall of the barn described at para. 6.3.1 above.
- 6.4.5 East Elevation. This face is comprised entirely of modern plywood boarding, with a large rectangular entrance to the north (**Plates 2 & 4**).
- 6.4.6 Internal. This outrigger comprises two spaces situated east and west of a dividing wall built of coursed watershot sandstone on its east side and random stone on the west. The north wall of the western space comprises the south elevation of the barn and contains the blocked barn door (see **Plate 26** and para. 6.3.1 above). The south and west walls of this space are of roughly shaped sandstone, with the west wall coursed and the south wall random. All of the walls are whitewashed. The space is accessed from the exterior via a timber framed personnel doorway in the east of the southern wall, fitted with a timber gate. A single timber framed casement window with four lights and a timber lintel is located to the west of this doorway in the same wall. The space contains two pens formed by a 'T' shaped low concrete wall, running south from the north wall. A drainage channel runs east-west across the room, south of the 'T', turning south at the west end of the room to exit via a hole in the south wall. There is a concrete floor.
- 6.4.7 The eastern space partly covers the south elevation of the barn and the cottage which forms its north wall (see **Plate 4**). Both the south and west walls are regularly coursed, but the southern is constructed of rough sandstone and the western of watershot sandstone. This indicates that the latter was originally an external wall and that the covered area comprising this east space was added later. The south wall appears to butt up against it. The OS 25" map of 1910 (Fig 10) confirms that the addition was not made until after that date. The east wall is constructed

of modern plywood board as already described. A large opening gives access from the exterior. There is a concrete floor and two pens in the northwest corner built of machine cut brick.

## 6.5 Northern Outrigger.

- 6.5.1 West Elevation (Plate 13). This elevation is constructed of regularly course watershot sandstone, which has been re-pointed in cement. At the north end is a timber framed personnel door with sandstone jambs and lintel fitted with a half-height timber gate. A timber framed casement window is located south of this.
- 6.5.2 North Elevation (Plate 27). This wall is of regularly coursed partly watershot sandstone re-pointed with cement mortar. It has a single timber framed two lights casement window located centrally.
- 6.5.3 East Elevation (Plate 27). This elevation is of regularly coursed slightly watershot sandstone re-pointed in cement. This face clearly abuts the north elevation of the barn where it lies right up against the quoins of the barn door. This seems to indicate that, whilst the door was still capable of use, the close proximity of the outrigger was something of a compromise which would not have been necessary if both buildings had been constructed as part of the same overall scheme. High in the southern end is a single square timber framed window with a sandstone southern jamb and lintel.
- 6.5.4 Internal (Plate 28). This comprises a single space the southern wall of which is the northern elevation of the barn. It has a concrete floor and the ceiling is open to the underside of the timber rafters of the single pitch roof which has a stone slab covering. The walls are rough rubble with random coursing, with the exception of the south wall. All of the walls, including the south are rendered in concrete up to a level of 1.15m, with the stonework whitewashed above this, to a level of 2.87m. A low 'L' shaped concrete wall runs from the east wall and turns north, to form a pen. A drainage channel runs from the south wall towards the north and along the west side of this low wall. The only entrance to this building is from the personnel door in the north end of the west wall. There are three windows in this room. A timber framed casement window is located at the south end of the west wall. This contains a single fixed light and has concrete rendered surround and cill. Another timber framed casement window with cement rendered surround and cill is located centrally in the north wall. Finally, a timber framed window with two lights is located high in the southern end of the east wall.

## 6.6 External Features

- 6.6.1 In front of the buildings is a midden area with a stone built surround and a stone

trough (**Plate 29**).

## 7. ANALYSIS AND HISTORICAL CONTEXT

- 7.1 The complex of agricultural buildings at Lower Red Lumb Farm comprises a simple elongated rectangle comprising the farmhouse, adjoining cottage and barn to which two buildings (the outriggers) have been added at right angles. The elongated rectangular form is known as a *laithe house* from the Old Norse for 'barn' (Ekwall 1922,183) and is typical of a style of development taking place in the upland regions of the Pennines and the outlying areas of Rossendale and Bowland between 1650 and 1880 but most often dating from 1780 to 1820 (Brunskill 1987,109-110). It is associated in these regions with a society which enjoyed a profitable combination of hand-powered textile work and part-time farming often on land that had been the subject of recent enclosure. In the true *laithe house* the buildings would all be built at one time under a single roof but the form may also be achieved by adding later farm buildings to an existing house as appears to have happened in this case.
- 7.2 It is apparent that the types of stonework employed in the building of the farm house and cottage differ from those of the barn and outriggers. The former are of regularly coursed but rather roughly shaped sandstone blocks largely resting on significantly larger blocks at the bases of the walls which have plinth-like appearance. By contrast the barn is built of regular blocks of millstone grit laid in watershot fashion so the top of each block tilts outwards slightly (see **Plates 6&15**).
- 7.3 The northern outrigger and the west space within the southern outriggers are later additions to the barn itself although how much later is open question as they both appear on the 1<sup>st</sup> edition 6" OS map of 1851. The east space within the southern outrigger appears to have been created later as the south wall butts up against the watershot east elevation of the west space. As the space does not appear on the 25" OS Map of 1910 (Fig 10) it must have been added after that date.
- 7.4 Watershot stone is usually associated with the gritstone areas and can be found in many of the cottages, farm buildings and early textile mills throughout east Lancashire. It is normally regarded as having gone out of fashion as a method of construction c.1840 (Rossendale Groundwork). Together with the cartographic evidence this seems to indicate that, with the possible exception of east space within the southern outrigger, the farmstead had already achieved its current footprint by the late 1840s. However as the steading does not appear to be shown on Yates' Map of 1786 (Fig 9) it must have been built within those dates.
- 7.5 Turning to usage the barn has been substantially altered from its original layout and now comprises a number of pens at ground floor level with a first floor extending over its whole area. It is understood that these were used by a tenant

farmer in recent times for calf rearing (pers. comm. MrWright). Similar pens are in the outriggers. The original barn would have been mainly open to the underside of the roof but at the western end a transverse wall, now marked by the wall stub referred to at para. 6.3.6 above divided off a cow byre or shippon with a loft over (pers. comm. MrWright). This use is still evidenced by the tiled floor and drainage channel just inside the west door. The original also had opposing barn doors. This seems to indicate that the barn floor would have been used for threshing grain as the doors themselves were intended to be opened to allow maximum light and a through draught at the winnowing stage (Brunskill 1987, 40 & 43). The presence of a cow house with a loft over which was used for storing corn sheaves and straw or hay to be fed to the beasts was typical of the development of 'combination barns' during the Industrial Revolution and the increasing demand for milk and dairy products (Brunskill 1987, 68). The blocking of the barn doors, the installation of a first floor and the erection of the outriggers are no doubt indicative of the growing reliance on livestock production following the repeal of the Corn Laws in 1846 and the availability of cheap imported grain (Brunskill 1987, 31).

- 7.6 There remains the question of the 'cottage' located between the barn and the farmhouse. It seems likely that the 'pitching hole' at first floor level was connected with expanding the storage capacity in the barn for animal fodder as corn gave way to hay and the inserted doorway into the barn at ground floor level suggests that the accommodation was sometime used by a cowman. However the apparently original doorway to the first floor in the north elevation suggests the provision of separate sleeping accommodation from the beginning. It seems more likely that this would be for either for another farm worker or a domestic servant than a member of the family but there is no reference to any such worker on the census return for 1841 or 1851 so an itinerant seasonal worker might be a possibility. On the other hand the 1851 census lists 2 Mills families (Abraham Senr. and Abraham Jnr.) (see para. 5.8 above) so possibly the latter with his wife and two small children were living there by that time

## 8. CONCLUSION

- 8.1 Lower Red Lumb farm is an interesting example of the *laithe house* farmstead where the farmhouse and associated agricultural buildings are all situated in a single line under one roof. Such farmsteads are typically found on the Pennine moorlands, often associated with the informal enclosure of the common land, where small farms predominated and farmers and their families often supplemented their income by textile working, coal mining and quarrying. Red Lumb is a striking example of such a landscape where a number of *laithe houses* are scattered across the bleak southern slopes of Knowl Moor which is known to have been the subject of informal enclosure or encroachment from at least 1610. However *laithe houses* such as Lower Red Lumb are more typically associated with the late 18<sup>th</sup> and early 19<sup>th</sup> century and, as it does not appear to be shown on Yates' map of 1786 but is

on the 1<sup>st</sup> Edition OS map of 1851, it fits in well with this timescale. This is supported by the presence of watershot stonework which is also typical of this period and type of farmstead. There are also a number of attractive hand-cut purlins and lintels within the barn and associated cottage, the latter also amply demonstrating the cramped conditions in which rural families were often required to live during this period.

- 8.2 There are no currently obscured areas that might hold key information to inform our 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 Rochdale Local Studies Libraries.
- 9.2 A copies of this report will also be supplied to the Rochdale Planning Department and to The Greater Manchester Archaeological Unit for their consideration.
- 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**

RLSA Bolton Local Studies and Archives  
IGS Institute of Geological Sciences  
LRO Lancashire Record Office  
OS Ordnance Survey

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## **APPENDIX 1: 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 Tameside Local Studies Library and Archive Service 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 Rochdale Archives Service.**

#### 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.

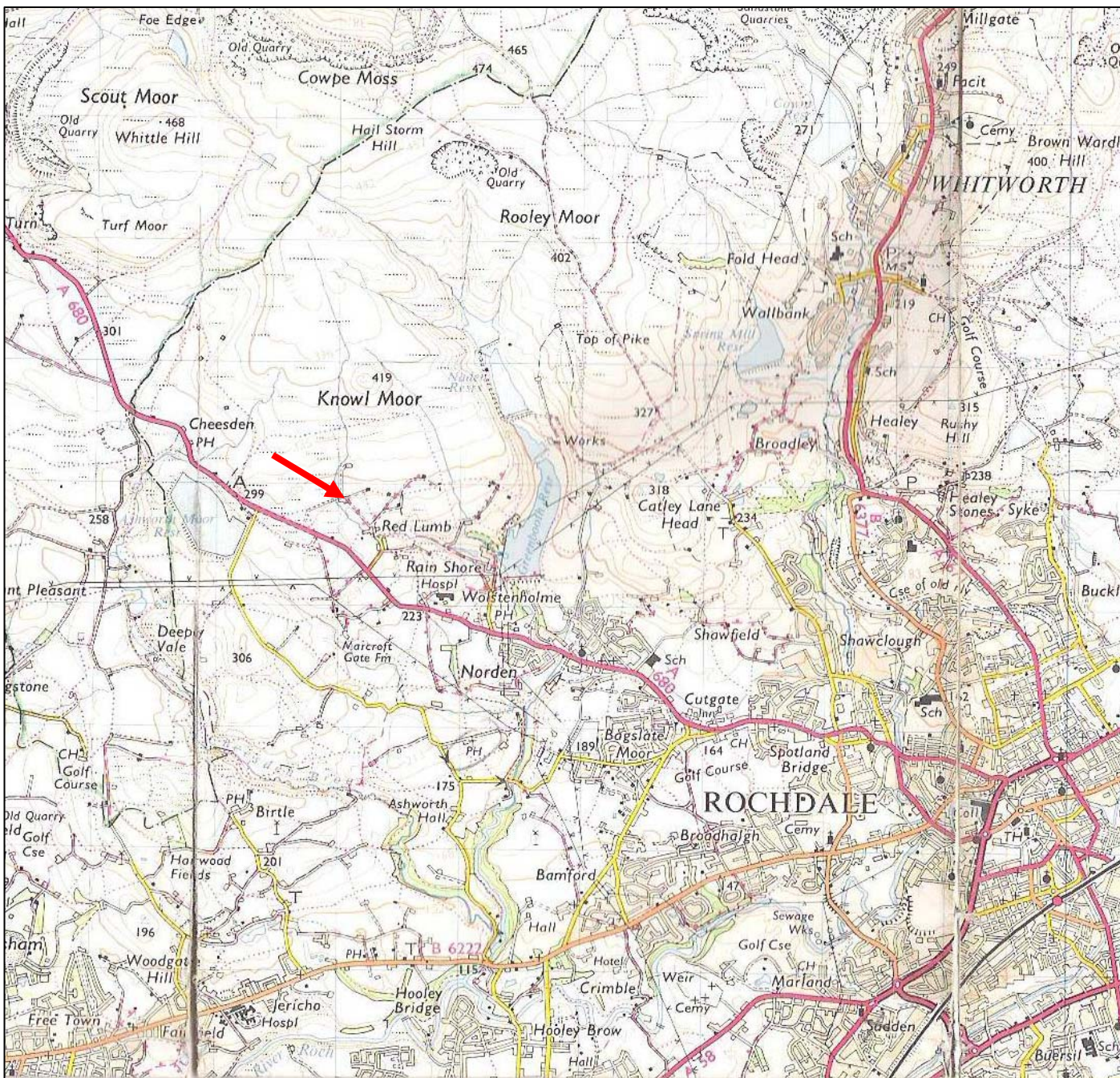
3) Contractors shall comply with the requirements of all relevant Health & Safety legislation and adopt procedures according to guidance set out in the Health & Safety Manual of the Standing Conference of Archaeological Unit Managers.

4) Copies of the survey report will be sent to:

The client (x2), Rochdale Planning Dept, GMAU (to enter on to the Greater Manchester Sites and Monuments Record), Rochdale Archives Service.

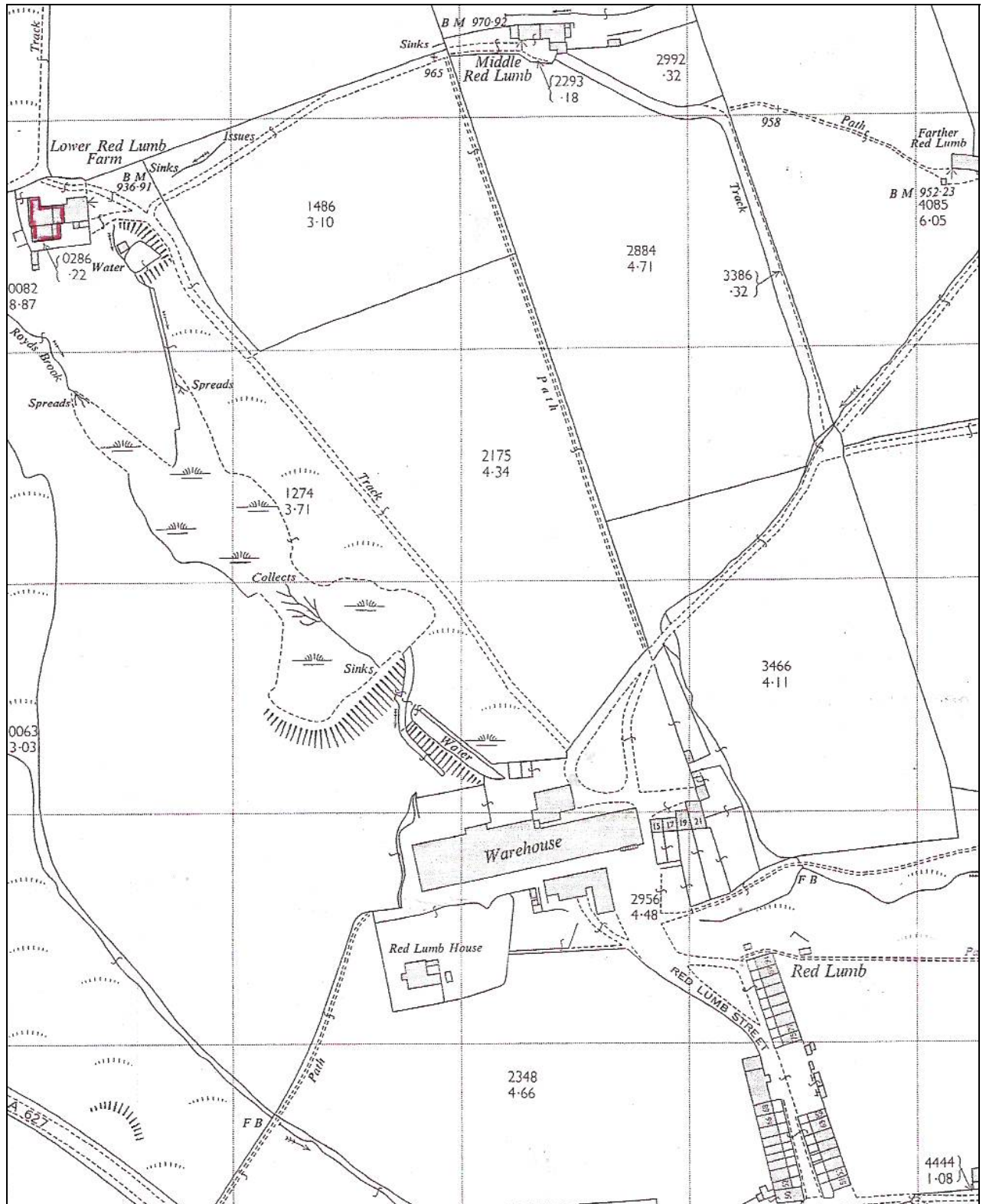
## **APPENDIX 2: FIGURES**

- Fig. 1: Site Location Map**
- Fig. 2: Site Plan**
- Fig. 3: Ground Floor Plan**
- Fig. 4: First Floor Plan**
- Fig. 5: Photographic Register**
- Fig. 6: Ground Floor Photograph Location Plan**
- Fig. 7: First Floor Photograph Location Plan**
- Fig. 8: OS 6" Lancashire Sheet 80, 1851**
- Fig. 9: Yates Map of Lancashire of 1786**
- Fig. 10: OS 25" Lancashire Sheet 80:14, 1910**



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**Fig. 1: Site Location Map**



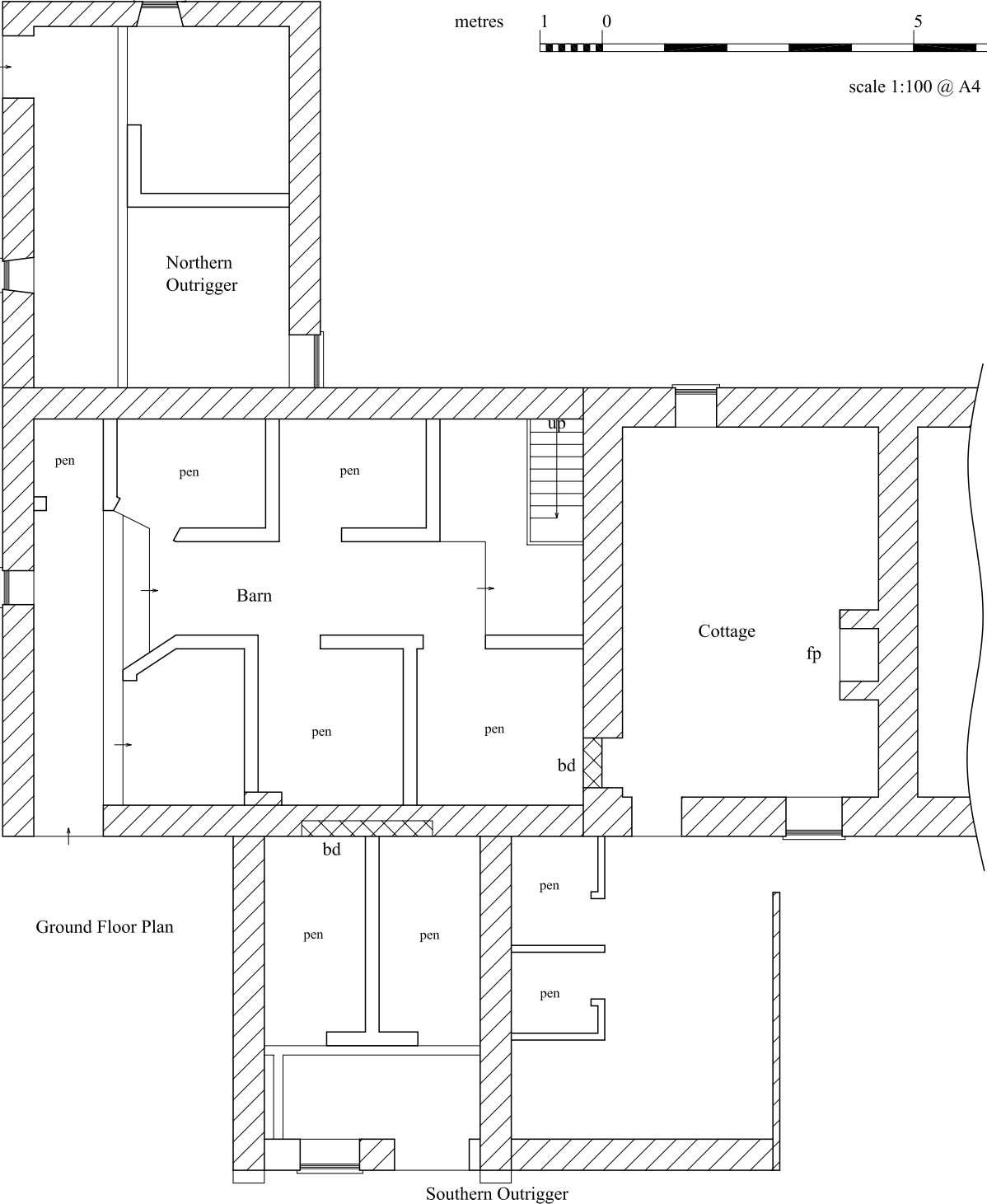
**Fig. 2: Site Plan**

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bw - blocked window  
bd - blocked door  
fp - fireplace



scale 1:100 @ A4



Ground Floor Plan

Southern Outrigger

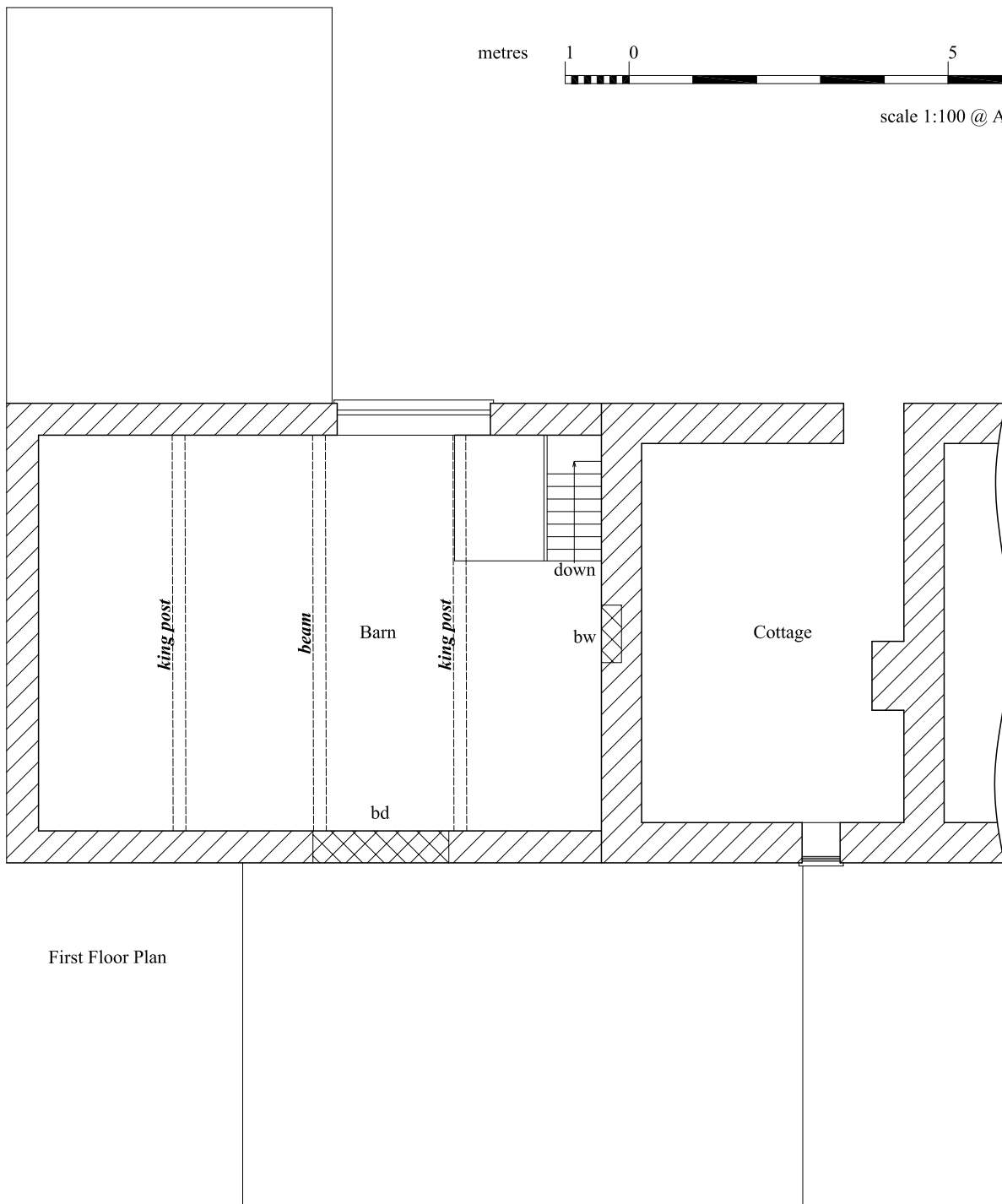
Figure 3. Ground Floor Plan

bw - blocked window  
bd - blocked door  
fp - fireplace

metres



scale 1:100 @ A4



First Floor Plan



**FIG. 5: PHOTOGRAPHIC REGISTER (1 of 2)**

<b>Plates In Report</b>	<b>Digital Pictures</b>	<b>Colour Slide Film/exposure</b>	<b>Description</b>	<b>Direction Of Shot</b>
FC	001	1/3	Landscape view from south	N
1	002	1 /4	Farmstead from south east	NW
2	003	1/5	Farmstead from north east	SW
	004	1/6	South elevation of cottage and east elevation of south outrigger	NW
3	005		South elevation of cottage	N
4	006	1/7	South elevation of cottage and door	N
5	007	1/8	North elevation of cottage and barn	SW
6	008	1/9	North elevation of cottage	S
	009		Ground floor of cottage	NE
10	010	1/13	Ground floor of cottage	NE
7	011	1/14	Ground floor of cottage	NW
9	012		Window in north wall of cottage	NW
8	013	1/15	Doorways in south west corner of ground floor of cottage	SW
11	014	16A-17A	Doorway in north east corner of first floor of cottage	NE
	015	1/16	Hand-cut purlins in north pitch of cottage roof	N
12	016	1/17	Hand-cut purlin in south pitch of cottage roof	SE
	017	1/18	West elevation of farmstead	
14	018	1/19	South elevation of barn and west elevation of south outrigger	NE
15	019	1/20	Watershot west elevation of farmstead	
13	020	1/21	West elevation of farmstead	SE
	021	1/22-23	North elevation of barn	SW
16	022	1/24	North elevation of barn	SW
18	023	1/25	Handcut lintel over doorway in south elevation of barn	S
	024	1/26	Handcut lintel over doorway in south elevation of barn	S
17	025	1/27	Ground floor of barn	E
20	026	1/28	Shippon floor in ground floor of barn	NE
19	027		Stub of former wall between shippon and ground floor of barn	S
24	028	1/29	First floor of barn showing stairwell and head of south cartdoor	SE

	029	1/30	Head of south cartdoor	SW
21	030		First floor of barn showing stairwell and head of north cartdoor	NE
22	031		Queen-post roof truss and hand-cut roof tie	E
23	032		Raised top of south wall of barn	S
25	033	8A	South elevation of south outrigger	NW
	034	1/31	Buttresses against south elevation of south outrigger	NW
26	035	1/32	Interior of south outrigger	N
27	036	1/11&33	North and east elevations of north outrigger	S
28	037		Interior of north outrigger	SW
29	038		Water trough and edge of midden	W

**FIG. 5: PHOTOGRAPHIC REGISTER (2 of 2)**

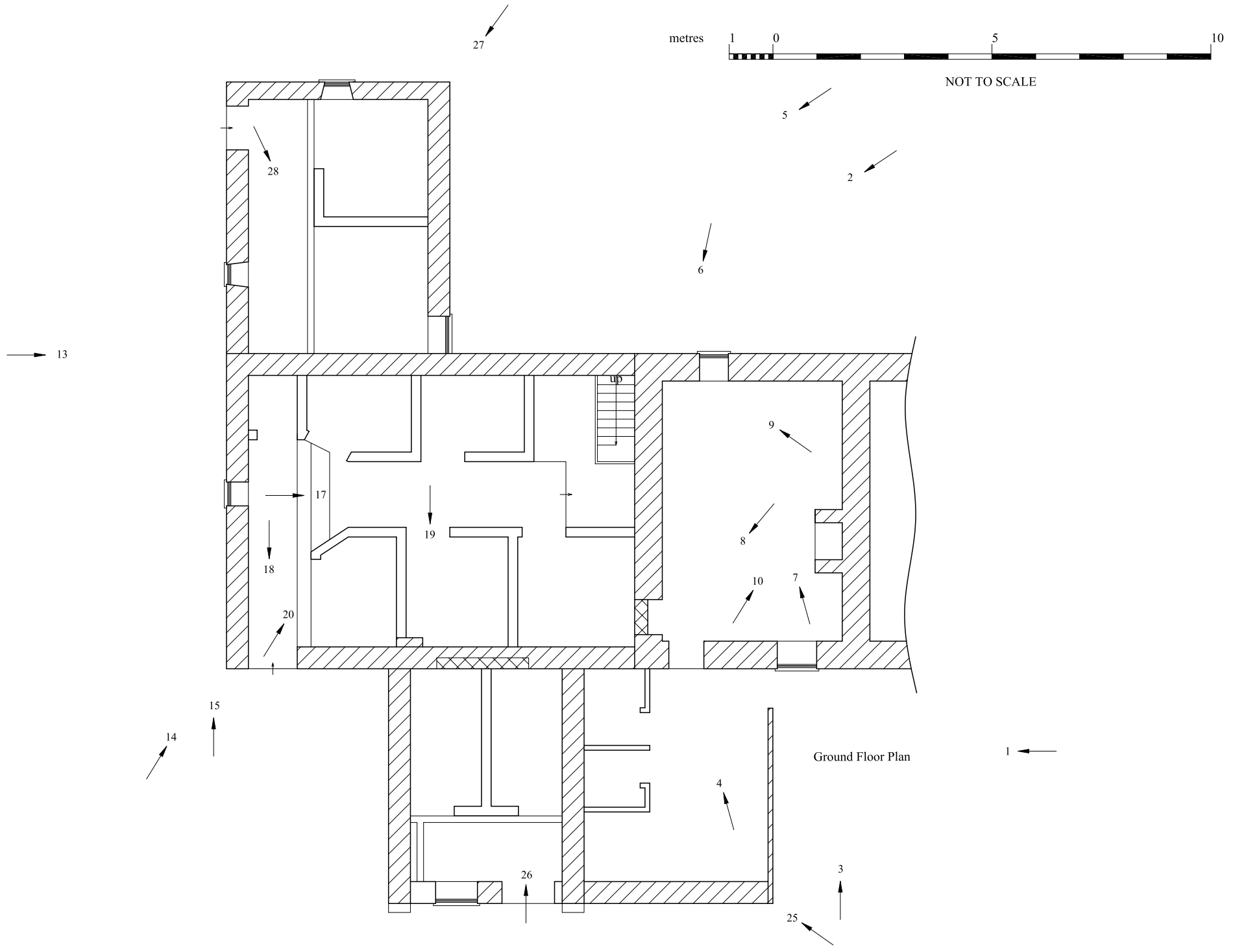


Figure 6. Ground Floor Photo Location Plan

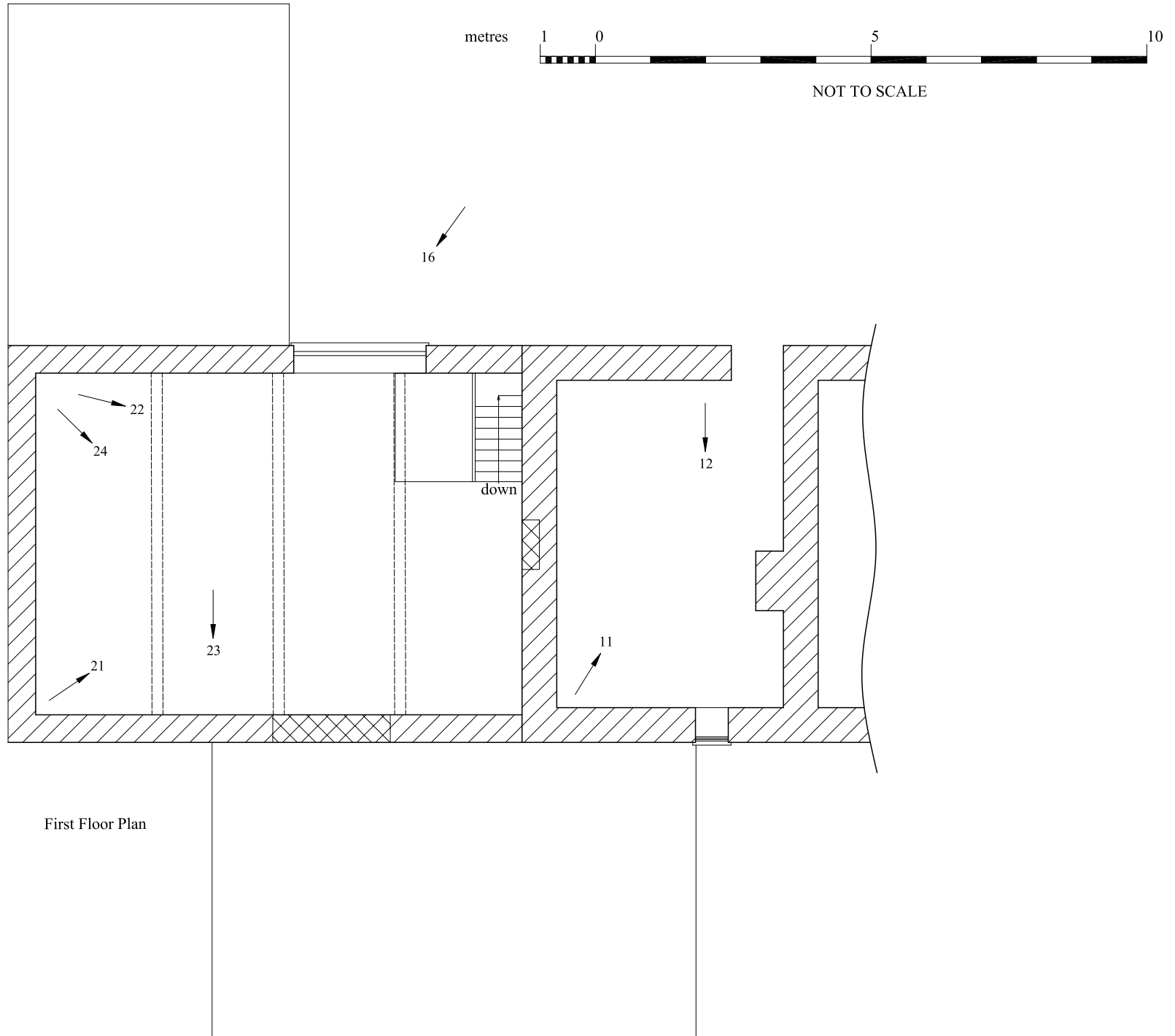


Figure 7. First Floor Photo Location Plan

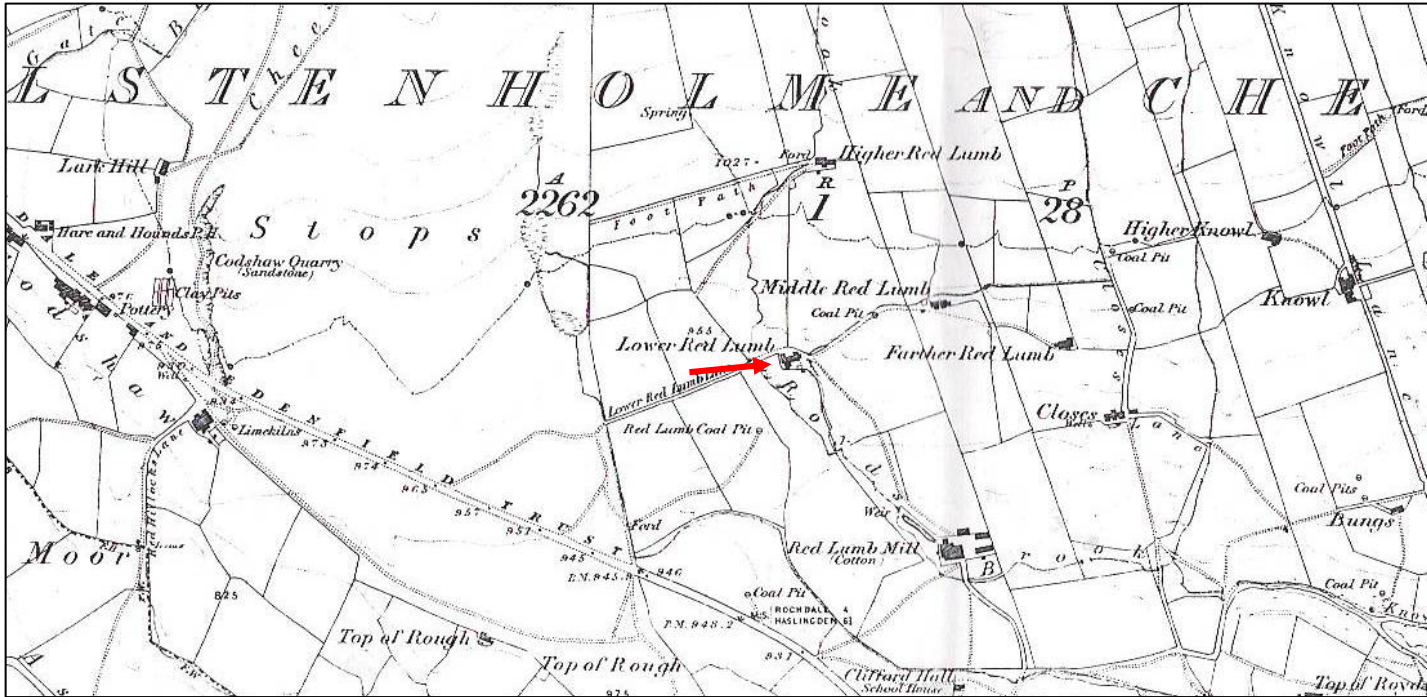


Fig. 8: OS 6" Lancashire Sheet 80, 1851 –Actual Size

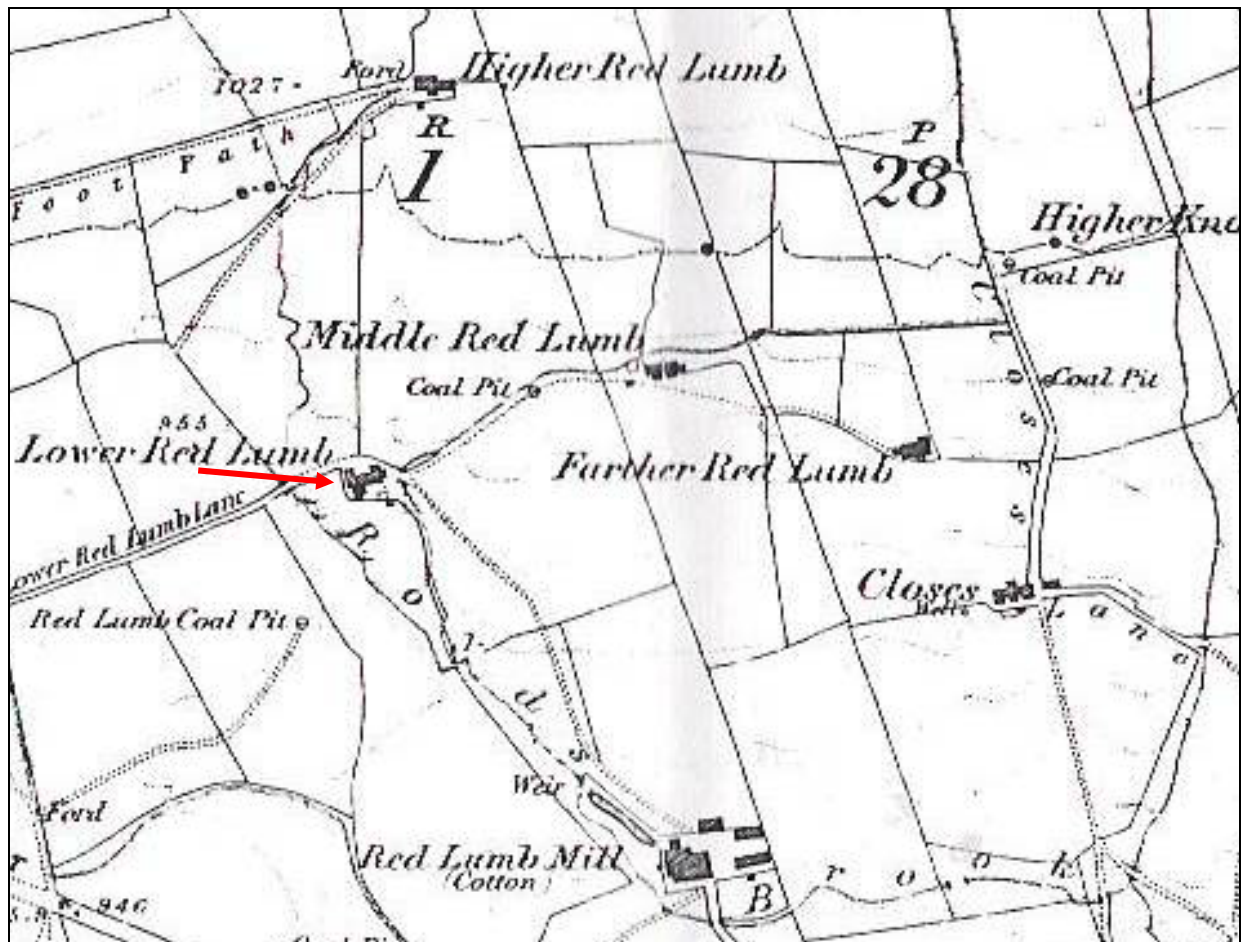


Fig. 8: OS 6" Lancashire Sheet 80, 1851 –Enlarged x 200%

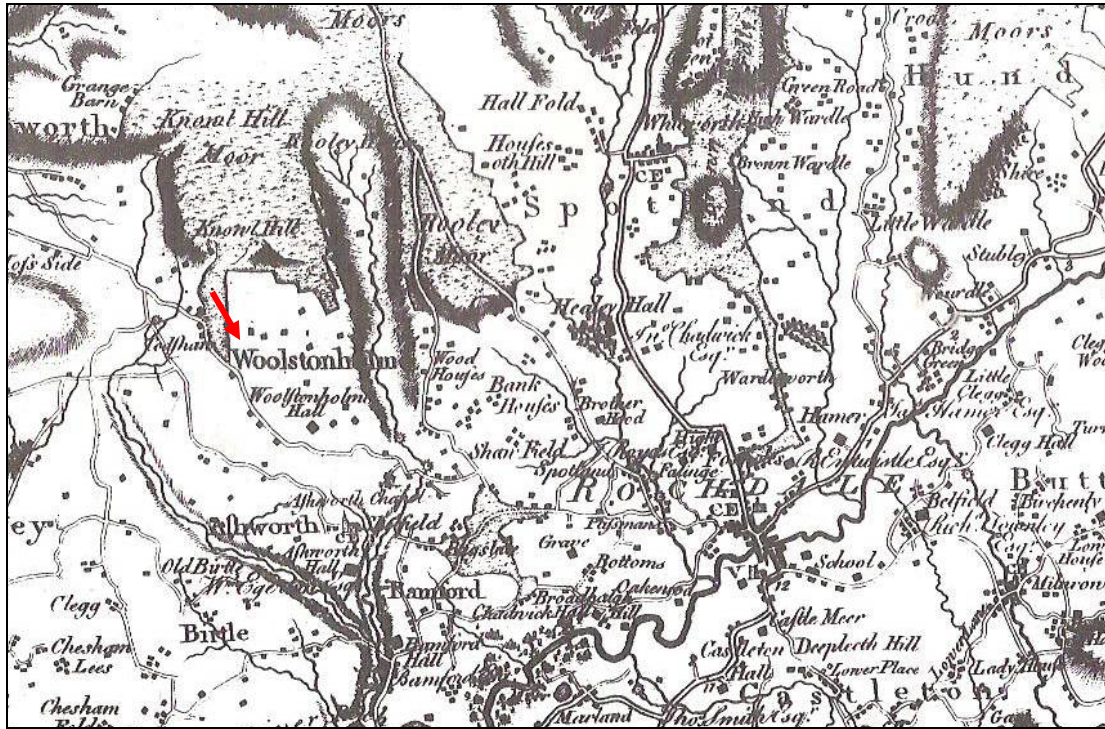


Fig.9: Yates's 1" Map of Lancashire 1786 - Actual Size



Fig. 9: Yates's 1" Map of Lancashire 1786—Enlarged x 200%

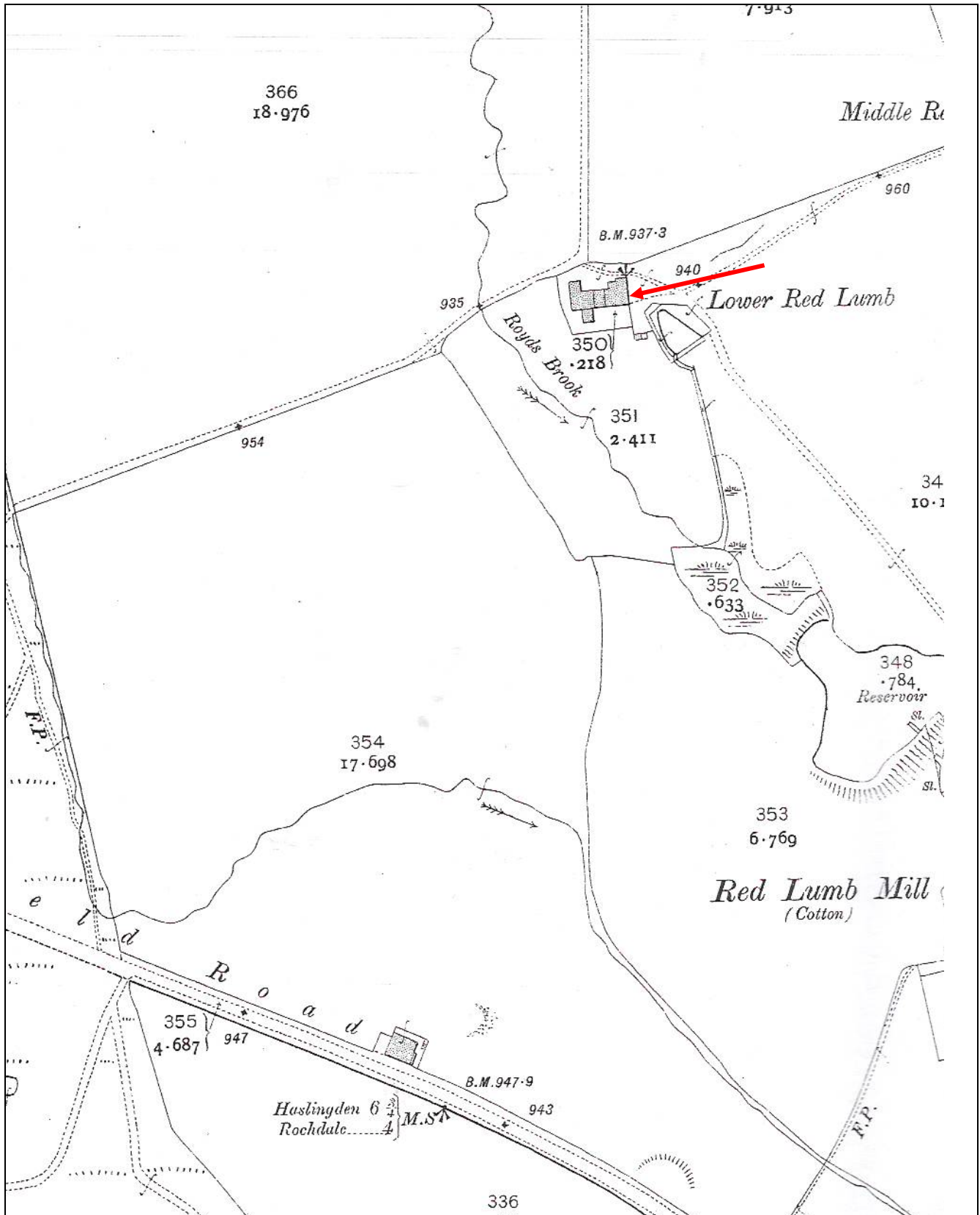


Fig. 10: OS 25" Lancashire Sheet 80:14, 1910

## **APPENDIX 3: PLATES**

- Plate 1: Farmstead from south east**
- Plate 2: Farmstead from north east**
- Plate 3: South elevation of cottage**
- Plate 4: South elevation of cottage and door**
- Plate 5: North elevation of cottage and barn**
- Plate 6: North elevation of cottage**
- Plate 7: Ground floor of cottage**
- Plate 8: Doorway in northeast corner of first floor of cottage**
- Plate 9: Window in north wall of cottage**
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- Plate 12: Handcut purlin in south pitch of cottage roof**
- Plate 13: West elevation of farmstead**
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- Plate 17: Pens in ground floor of barn**
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- Plate 21: First floor of barn showing stairwell and north barn door**
- Plate 22: Queen-post roof truss and hand-cut roof-tie**
- Plate 23: Raised south elevation of barn**
- Plate 24: First floor of barn showing head of south barn door**
- Plate 26: Interior of southern outrigger**
- Plate 27: North and east elevations of northern outrigger**
- Plate 28: Interior of northern outrigger**
- Plate 29: Water trough and wall of midden**





**Plate 1: Farmstead from south east**



**Plate 2: Farmstead from north east**



**Plate 3: South elevation of cottage**



**Plate 4: South elevation of cottage and door**



**Plate 5: North elevation of cottage and barn**



**Plate 6: North elevation of cottage**



**Plate 7: Ground floor of cottage**



**Plate 8: Doorway in northeast corner of first floor of cottage**



**Plate 9: Window in north wall of cottage**



**Plate 10: Ground floor of cottage**



**Plate 11: Doorway in northeast corner of first floor of cottage**



**Plate 12: Handcut purlin in south pitch of cottage roof**



**Plate 13: West elevation of farmstead**



**Plate 14: South elevation of barn and west elevation of southern outrigger**



**Plate15: Watershot west elevation of barn**



**Plate 16: North elevation of barn**





**Plate 17: Pens in ground floor of barn**



**Plate 18: Door in south elevation of barn**



**Plate 19: Stub of former wall in ground floor of barn**



**Plate 20: Floor of former shippon in ground floor of barn**



**Plate 21: First floor of barn showing stairwell and north barn door**



**Plate 22: Queen-post roof truss and hand-cut roof-tie**



**Plate 23: Raised south elevation of barn**



**Plate 24: First floor of barn showing stairwell and head of south barn door**



**Plate 25: South elevation of southern outrigger**



**Plate 26: Interior of southern outrigger**



**Plate 27: North and east elevations of northern outrigger**



**Plate 28: Interior of northern outrigger**



**Plate 29: Water trough and wall of midden**