



STUBBYLEE BARN, BACUP,

LANCASHIRE

Building Survey Report



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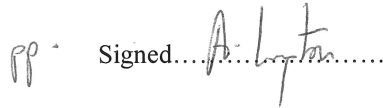
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CONTENTS

SUMMARY	2
ACKNOWLEDGEMENTS	3
1. INTRODUCTION	4
1.1 Circumstances of the Project	4
1.2 Location and Geology	4
1.3 Historic Background	4
1.4 Map Regression	5
2. METHODOLOGY	7
2.1 Project Design.....	7
2.2 Documentary Research	7
2.3 Building Investigation.....	7
2.4 Archive	8
3. BUILDING SURVEY RESULTS	9
3.1 Introduction	9
3.2 General Layout of the Building	9
3.3 Stubblee Barn Building A: External details	9
3.4 Stubblee Barn: Internal Details.....	11
3.5 South-Eastern Cottage.....	13
3.6 Building B: Ancillary Structure.....	18
3.7 Building C	19
4. DISCUSSION.....	20
4.1 Stubblee ‘Barn’	20
4.2 Phasing	21
4.3 Impact.....	22
5. BIBLIOGRAPHY	23
5.1 Cartographic Sources	23
5.2 Documentary Sources	23
5.3 Secondary Sources	23
5.4 Websites	24
APPENDIX 1: PROJECT DESIGN.....	25
ILLUSTRATIONS	30
Figures	30
Plates	30

SUMMARY

Oxford Archaeology North, at the request of Axis and AA Projects, have undertaken a Level 2 survey (English Heritage 2006) of Stubbylee Barn, Bacup (SD 867 219). The barn is within the curtilage of the Grade 2* listed Stubbylee Hall and the recording work is a requirement of the extended listing status of the barn. A specification for the survey was prepared by OA North and approved by D Moir, Planning Archaeologist, Lancashire County Council and R Fletcher, Conservation Officer, Rossendale Borough Council. The results of the investigation are presented in this document as a report with accompanying photographs and figures.

The barn is within the historic curtilage of Stubbylee Hall, which was constructed in 1809 at the instruction of James Holt, although the ownership of the land and estates is attributed to the Holt Family from as early as 1750. Stubbylee Hall and Park functioned as the principal home of the Holt family from its construction in 1809 until it was bequeathed to the Municipal Council of Bacup in 1911 following the death of James Maden Holt.

The barn first appears on a historic map in 1891 and has a 'T' shaped layout that corresponds with the present day outline plan. Census records for 1891 refer to a Coach House and a Gardener's House in relation to Stubbylee Hall, and it is probable that the existing building originally had these combined functions.

The external architectural design of the barn, including the elegant dressed quoin stones to a large carriage entrance on the south-west wall and the lancet windows on its north-western gable, were clearly higher status than a typical barn and would accord with its use as a coach house for the estate. The survey evidence has demonstrated that the whole complex, comprising three buildings and a cottage were built as a single episode of construction as a coach house, associated stables and a small dwelling.

The proposed development will have relatively few significant impacts upon the historic fabric. The most substantial impact will be the lifting and storage of the original floor slabs following their recording, and which will be replaced with a new concrete floor. New blockwork internal walls will be constructed against the historic walls, leaving an insulation cavity between. These new walls will support all the ceilings and internal fittings, and there will be little direct impact upon the historic fabric as a consequence.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to thank David Clough of Axis and Stephen Banks of AA Projects for commissioning the project, and for their support throughout the course of the investigation.

The building recording and photography was undertaken by Chris Wild. The documentary research was undertaken by Helen Quartermaine. The report was written by Chris Wild and Caroline Raynor and the drawings were produced by Anne Stewardson. The project was managed by Jamie Quartermaine, who also edited the report.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

1.1.1 Oxford Archaeology North, at the request of Axis and AA Projects, have undertaken a Level 2 survey (English Heritage 2006) of Stubbylee Barn, Bacup (SD 867 219). The barn is within the curtilage of the Grade 2* listed Stubbylee Hall and the recording work is a requirement of the extended listing status of the barn. A specification for the survey was prepared by OA North and approved by D Moir, Planning Archaeologist, Lancashire County Council and R Fletcher, Conservation Officer, Rossendale Borough Council. The investigation has been undertaken in response to Planning Application 2012/0004 in which it was proposed that the barn be developed, allowing a change of use to a vocational learning centre and associated works including parking provision, the erection of a polytunnel and the retention of the adjacent garages for the purposes of storage and welfare facilities. This study enables the preservation by record of the structure with respect to any alterations undertaken to the original historic structure of the barn during this work. The results of the investigation are presented in this document as a report with accompanying photographs and figures.

1.2 LOCATION AND GEOLOGY

- 1.2.1 Stubbylee Hall, and the associated structures of Stubbylee Barn, are located on the north-west edge of Brandon Higher End Moor and Stubbylee Moss in the old township of Spotland. The site is now encompassed within the borough of Rossendale. The barn comprises three structures, forming a T-shaped arrangement on the south-eastern side of a walled yard. It originally formed part of a complex arranged around a central courtyard, which had entrances from Stubbylee Lane to the north-east, the formal gardens of Stubbylee Hall to the north-west, and from the field to the west (Fig 1)
- 1.2.2 The underlying solid geology of the area of Rossendale Borough is largely formed by the Lower Coal Measure comprising bedded sandstones, shales and mudstones (Countryside Commission 1998, 88).

1.3 HISTORIC BACKGROUND

- 1.3.1 The Holte or Holt family owned Stubbylee, and their 'estates originally covered all the south side of the River Irwell from Coupe across Brandwood Moor to Shawforth and thence to Sharneyford' (Bowden 1994, 64). The Holts of Stubbylee are said to have been offshoots of the Holts of Gristlehurst near Bury (holtancestry.co.uk). There is, however, no accessible documentary archive associated with the Holts of Stubbylee, and there is little indication as to the date of these holdings.
- 1.3.2 A deed dated to 1606 shows that Thomas Holt of Stidd confirmed a lease of Stubbylee to Richard Holden, thus it is possible that there was a Stubbylee house or hall as early as the sixteenth century, either below or close to the foundation of the present-day Stubbylee Hall (Fishwick 1889, 514).

- 1.3.3 It is believed that a John Holt (d.1773) was residing at Stubbylee from 1750 onwards (holtancestry.co.uk), and his eldest son James was born there in 1755. The Holden family then sold Stubbylee Hall to James Holt, a woollen manufacturer, also of Stubbylee, in 1787 (Fishwick 1889, 514). The Northern Directory of 1816-17 and Pigot's Directory of 1825 both cite James Holt as a bocking or baize manufacturer living at Stubby Lee near Bacup. Evidently one of the early wealthy industrialists, it is possible that it was he who instigated the construction of the building now known as the Hall, which has a datestone of 1809 (Fishwick 1889, 514).
- 1.3.4 James Holt had a son, John Holt (1804-1856), who in later life became a Justice of the Peace and married Judith Maden (also of Bacup). These three people are also recorded as living at Stubbylee in the census returns of 1841, where James Holt was described as a farmer, aged 86.
- 1.3.5 John Holt and Judith Maden had a son, James Maden Holt (1829-1811), who succeeded to the estate in 1856 and who was a man of some importance within the area, variously holding the posts of Justice of the Peace and Member of Parliament. He was also a successful industrialist and noted philanthropist. It is evident from the census returns that he did not live at Stubbylee throughout the year, with each census return from 1851 onwards recording only domestic staff living in the house.
- 1.3.6 By 1871 Stubbylee was referred to as Stubbylee Hall, and James Maden Holt rebuilt and remodelled the house in 1872, which is also commemorated by a datestone (Fishwick 1889, 514). Maden Holt was the last Holt to retain Stubbylee as a family home and upon his death in 1911, he bequeathed Stubbylee Hall to the municipal council of Bacup.
- 1.3.7 The grounds and parkland associated with Stubbylee Hall were bequeathed in a separate event in 1914, to Rossendale Borough Council by the trustees of Miles Ashworth 'for the benefit and enjoyment of the inhabitants of Bacup' (Bowden 1994).

1.4 MAP REGRESSION

- 1.4.1 The nineteenth century maps show that Stubbylee gave its name to a number of discrete areas within the environs of Stubbylee Hall with the name encompassing Stubbylee or Stubbylee Hall, Stubbylee or Stubbylee Farm, Stubbylee Moss, and Stubbylee Wood. There were varied spellings of Stubbylee, which tended to be used on the Ordnance Survey maps, and Stubby Lee, which was seen more often in the documentary archive. For the purposes of this report Stubbylee is the preferred representation.
- 1.4.2 The enclosure award and map of 1814 (AE/6/16 18/4) pertaining to Spotland made no reference to Stubbylee or to the Holt family which owned Stubbylee (Hall) at that time and there is no building that corresponds to the later Stubbylee Hall on the map (Fig 2). Given that the construction of the hall is documented as 1809, it is possible that the map was surveyed prior to the Stubbylee Hall construction date, or that the building was still in construction at the time of the survey. A later tithe map of Spotland, the area to the south of Bacup, and which is dated to 1853 (DRM 1/91) shows Stubby Lee; however, this is possibly Stubbylee Farm, not Stubbylee Hall, as both places were known by the same generic name of Stubbylee (Fig 4).

- 1.4.3 The Ordnance Survey first edition 6" map (1849) (Fig 3) shows Stubbylee in two locations with Stubbylee (Hall) being the northernmost of the two. On this map the hall is shown as a complex of three blocks of buildings and outbuildings and a further smaller outbuilding located north-west of an enclosed rectangle of formally laid gardens, which were subdivided into eight garden plots. The area to the south-east of the gardens (where the Barn is now located) was then a boundary of trees.
- 1.4.4 The Second edition OS edition 6" map (1891-2) (Fig 5) makes a direct reference to Stubbylee Hall, and shows a large L-shaped structure with projecting northern wing and outbuildings with surrounding garden, and with additional buildings at the south-eastern end of the gardens. This provides the first depiction of the Stubbylee Barn which has a 'T' shaped layout that corresponds with the present day outline plan. Thus the barn was probably constructed in the years after 1849 and before 1891. The secondary site of Stubbylee Farm is depicted but not named on this map.
- 1.4.5 The 1893 25" edition (Fig 6) clearly shows the 'barn' complex albeit as unlabelled buildings; it comprises an informal quadrangle arranged around an irregular central courtyard with three entrances. The building now known as the 'Barn' is on the north-eastern end of the 'T' shaped building, and on the north-western edge of the plot lay other small square buildings, perhaps sheds, butting against the garden wall. This map also shows the formal paths and flowerbeds of the garden.
- 1.4.6 The 1909 (Fig 7) and 1910 (Fig 8) edition maps were published prior to the donation of the Hall to the Municipal Council and showed a similar plan to that of 1893. They still included all the earlier buildings to the south-east of the garden, which were again unlabelled, although the 1910 map does show the building outline and internal subdivisions in a greater level of detail than many of the previous historic maps.
- 1.4.7 This layout of the Hall and other buildings was shown on the map of 1928 (Fig 9), and was the earliest map to label these buildings as belonging to the municipality. The area to the north of the Hall was labelled Stubbylee Park and the Hall itself was labelled as municipal offices.
- 1.4.8 The site appears unchanged in the later maps of 1961-4 (Fig 10). The informal quadrangle of buildings to the south-east of the gardens was still standing, although the 1961-4 map labelled one of the small buildings on the west side as a ruin suggesting some incipient decline of the estate.
- 1.4.9 A map of 1988 shows the Hall and associated outbuildings, gardens and, to the south-east, one long building adjacent to a single small square building. In 2012, of the buildings to the south-east of the garden, only the 'T' shaped 'Barn' survives, as evidenced on Google Earth imagery.
- 1.4.10 There seem to be slight differences through time in the shape of the building that is now known as the 'Barn; The building depicted in the two earlier 1: 2,500 maps of 1893 (Fig 6) and 1910 (Fig 8) showed an approximately north-east/south-west L-shaped building with a small eastern abutment. The 1961-4 1:2,500 map (Fig 10) omits the internal line that defined the eastern abutment, but it is probable that this can be attributed to differences in cartography rather than changes to the building.
- 1.4.11 **Census:** the Census records of 1891 (RG12 3342 87) indicate the presence of a Coach House in relation to Stubbylee Hall, and also Stubbylee Gardener's House. In the 1901 returns the Coach House was no longer listed.

2. METHODOLOGY

2.1 PROJECT DESIGN

2.1.1 A project design submitted by OA North (*Appendix 1*) was used as the basis for this investigation, and required that a building survey be undertaken to English Heritage Level 2 standards (2006). It was checked and approved by the Lancashire Planning Officer (Archaeology). The project design was adhered to in full, and the work was consistent with the relevant standards and procedures of the Institute for Archaeologists (IfA), and generally accepted best practice.

2.2 DOCUMENTARY RESEARCH

2.2.1 The Historic Environment Record (HER) for Stubbylee Hall and environs was inspected. A series of nineteenth and twentieth century Ordnance Survey maps in the Lancashire Archives were also consulted as well as the tithe map for Spotland of 1853 and the enclosure award relating to Spotland of 1814.

2.2.2 An online search was undertaken of nineteenth century British Library Newspapers, Ancestry.com and National Archives. Documentary archives, LANCAT and published works in the Lancashire Archives were researched, as were the microfilm, microfiche and online census returns for the years 1841 to 1911.

2.3 BUILDING INVESTIGATION

2.3.1 **Descriptive Record:** written records to English Heritage Level 2 (2006), using OA North *pro forma* record sheets, were made of all principal building elements, both internal and external, as well as any features of historical or architectural significance. Particular attention was paid to the relationship between those areas of the building where its development and any alterations could be observed. These records are essentially descriptive, although interpretation was also carried out on site as required.

2.3.2 **Site drawings:** the drawings produced were, for the most part, based upon existing architects' survey data supplied by the client. The following drawings were produced:

- Plan of the ground floor, showing the form and location of any structural features of historic significance.
- A cross section through the short axis of the barn (determined on site).

2.3.3 **Plans and cross section:** the plan and cross section were created by a combination of manual and instrument survey. A reflectorless total station (Leica 805) was used to generate the cross section through the building, which was logged using a pen computer. The drawings were created within an industry-standard CAD package (Autocad 2004) for the production of the drawings, which were then enhanced and annotated to show the form and location of all structural features of historic significance. The additional detail was created by means of manual survey and the annotation of paper copies.

- 2.3.4 **Slab Plan:** a plan of the floor slabs in Building A was produced by the client (AA Projects) and has been incorporated into the main ground floor plan (Fig 11). At the request of the planning authority the floor slabs were lifted, numbered and stored for potential reuse at the site. The numbers were marked in paint on the reverse of each slab and the number is depicted on Figure 11. Following the removal of the slabs a pair of adjacent, stone sided, square voids were revealed in front of the south-western carriage entrance. Photographs of the voids have been incorporated into the present report but, they were not examined as part of the present archaeological recording programme, and have not been planned.
- 2.3.5 **LCC Digital Photographic Specification:** digital cameras with a resolution of at least 12 mega pixels were used; RAW format files were captured and saved as 8 bit TIFFs for archive purposes. The data is stored on two separate servers, each on different sites and with appropriate back-up and disaster plans in place. In addition hard copies of the images were created on paper of appropriate archival quality and will be deposited as part of the paper archive.

2.4 ARCHIVE

- 2.4.1 A full professional archive has been compiled in accordance with current IfA and English Heritage guidelines (English Heritage 1991). The paper and digital archive will be deposited with the Lancashire Record Office in Preston on completion of the project, and a paper copy will be sent to Lancashire County Archaeological Service. The project archive represents the collation and indexing of all the data and material gathered during the course of the project.
- 2.4.2 The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the IfA in that organisation's code of conduct. OA North conforms to best practice in the preparation of project archives for long-term storage. OA North practice is to deposit the original record archive of projects with the appropriate repository.
- 2.4.3 The Arts and Humanities Data Service (AHDS) online database project *Online Access to index of Archaeological Investigations* (OASIS) will be completed as part of the archiving phase of the project.

3. BUILDING SURVEY RESULTS

3.1 INTRODUCTION

3.1.1 The building subject to investigation comprised the barn, located to the south-east of a formal garden, which is a part of the Stubbylee Hall estate. Stubbylee Barn is a post-medieval structure, probably constructed some time between 1849 and 1891; this generalised date is based upon the fact that the barn does not appear on the 1849 Ordnance Survey map but is present on the 1891 Ordnance Survey map.

3.2 GENERAL LAYOUT OF THE BUILDING

3.2.1 The site comprised three structures, forming a T-shaped arrangement on the south-eastern side of a walled yard. It originally formed part of a complex arranged around a central courtyard, which had entrances from Stubbylee Lane to the north-east, the formal gardens of Stubbylee Hall to the north-west, and from the field to the south-west (Fig 1). Single storey structures survive in the north-western and north-eastern corners of the yard, as does an approximately 7' (2.1m) high boundary wall, but these buildings do not form part of the present survey.

3.2.2 The barn (Building A) comprises two distinct elements: a large open-plan area, comprising approximately 75% of the north-eastern end of the structure, and a two-storey dwelling at its south-western end, which is slightly narrower on its rear face and has a lower roof (Plate 26). The two elements appear contemporary, as do the single storey structures (Buildings B and C) to the south-west, and the boundary wall. This is clearly demonstrated at the south-western return of the south-west wall of the barn, where the adjoining building (Building B) is keyed into the return elevations, with the quoins of the barn commencing immediately above the roofline of the lower structure (Plate 12). This arrangement would represent an unfeasible amount of remodelling for the addition of a single storey extension, which could have simply been built against the external face of the barn, and it is therefore probable that they were constructed at the same time.

3.2.3 All buildings are constructed from local sandstone, dressed into various sizes of rectangular blocks, with tooled faces. The elevations are all coursed, with deeper courses at the base of each wall, and more random coursing above, though not necessarily matching either side of openings or projections. All the returns were quoined with ashlar blocks, but the doorways and windows only had dressed lintels and sills.

3.3 STUBBYLEE BARN BUILDING A: EXTERNAL DETAILS

3.3.1 The principal feature of the barn are two 11'9" (3.58m) wide, approximately 15' (4.57m) high, wagon doorways, placed 6' (1.83m) from the north-western end of both long elevations (Fig 11). The shallow four centred arch, for both doorways, is formed of rusticated sandstone quoins with a wide, angled keystone spanning the crown (Plate 1). The springers are also rusticated, whereas the jambs below comprise alternate rusticated and ashlar blocks. The north-eastern doorway, fronting Stubbylee Lane (Fig 11; Plate 11), was infilled with coursed rusticated sandstone, to form a central 3'6" (1.07m) wide doorway, itself blocked

subsequently with stone facing, and with machine-made brick internally (Fig 11; Plate 13), suggesting a late twentieth-century date for this final intervention. The south-western doorway is more heavily remodelled, having been reduced to a width of only 9' (2.74m (Fig 11; Plate 1)). This was undertaken using dressed sandstone blocks, with the original quoins reused below the inserted I-section steel lintel, which was externally faced with stone. The style and quality of this remodelling suggests a late twentieth-century date, almost certainly related to the replacement of an earlier sliding timber door (Plate 14) with a more secure mechanised roller-shutter.



Plate 1: South-western carriage entrance to the barn



Plate 2: North-west gable elevation of the barn showing the blocked lancet window

3.3.2 The north-western gable contains a triple lancet window, placed centrally, the base of which is at approximately the height of the wagon doors in the long walls (Plate 2). It is of ashlar construction with square-section mullions, chamfered sills and single-piece four-centred lintels. The windows are all blocked with similar stone to that used to block the north-eastern wagon door (Plates 1 and 11). A vertically set stone in the top of the central, raised lancet, strongly suggests that an owl hole was incorporated within the original blocking of the window, and has only been blocked more recently. Both gables of the barn have ashlar coped kneelers (Plates 2 and 15), with raised chamfered copings forming a low parapet to the ridge (Plate 15).

3.4 STUBBYLEE BARN: INTERNAL DETAILS

3.4.1 Internally the barn is almost devoid of features (Plate 16). The north-western 5m retains a sandstone flag floor, although the precise metric distance suggests that this may have been relaid during the recent renovation of the barn. A 6.2m² area of edge-set sandstone cobbles, adjacent to the south-western wagon door (Plate 14), probably represents a repair of the original flooring of the passageway between the two wagon doors. Elsewhere the floor has been replaced with a concrete skim. The north-western gable contains a triple lancet window, and is described above (Section 3.3.2) (Plate 3).



Plate 3: The north-west internal elevation of the barn, and the blocked north-eastern carriage entrance

3.4.2 A stub of timber flooring placed 6' (1.83m) above floor level survives at the north-western end of the north-western wall. Rectangular joist sockets placed 2'9" (0.84m) apart (Fig 11; Plate 3) demonstrate that the flooring continued across the barn, presumably infilling the area to the north-west of the doorways. A sawn timber ladder, attached to a beam housed in the gable wall above, originally continued down to this timber floor, affording access to a high-level gantry in the eaves (Plate 17). No access was possible to the platform, which was marginally wider than the gable window, but its construction was discernible from ground

level, and comprised two beams from the tie beam, socketed into the gable wall, carrying the rails of the gantry. The deck was formed of slightly separated timber planks, and posts placed at either end, and the mid-section, supported a slender handrail. The purpose for the gantry is unclear.

- 3.4.3 The pitched roof comprised three king post trusses, each with slender posts, jowled to receive the braces and principal rafters (Fig 12; Plate 4). The slender ridge board, typical of Victorian roofs, was clasped by the king post, and was butted by the rafters, which were carried on a single square-section purlin to each pitch, which was trenched into each principal rafter, and quite possibly butt-jointed in the same position. All joints into the tie beam were bolted, with an additional stirrup placed around the tie beam below the king post. The slate roof has recently been refurbished and comprises fibre-wool insulation below felt and bitumen, sealing the underside of the undiagnostic, almost certainly imported slate that was laid in regular coursing.



Plate 4: The barn roof structure

- 3.4.4 **Floor Slab Removal:** following the completion of the survey, a process of recording of the Building A floor slabs was undertaken by the client AA projects in advance of their removal and subsequent safe storage. The plan of the slabs has been incorporated into Fig 11, where the depicted numbers correspond, with numbers on the reverse of each slab and is intended to enable the potential replacement of the slabs in the future.
- 3.4.5 In the course of the ground works for the development two, adjacent rectangular voids were revealed beneath the slabs and the cobbled surface (Plates 27-9); these were stone lined, and had a thin separating wall between. They were located in front of the south-west carriage entrance, but their plan and location does not correspond with the extent of the cobbled floor surface above; their origin does not therefore appear to relate to this localised change in flooring. Although any understanding of these features is based solely on the available photographic

evidence, it would appear that they were part of the original design. Their function at present is unknown.

3.5 SOUTH-EASTERN COTTAGE

- 3.5.1 **External:** the south-eastern 12' (3.66m) section of the barn building was a two storeyed domestic cottage (Rooms G1-4) that was narrower than the barn (Fig 11). The north-eastern elevation had chamfered mullioned windows to both floors; the mullion on the ground floor having been lost. Both windows have been replaced, most probably in the late twentieth century, and would almost certainly have housed sash windows. The principal, south-eastern elevation has an offset doorway, flanked by a projecting bay window with similar surrounds to those on the south-eastern wall (Plates 5 and 18). A small plain window afforded light into the attic in the south-eastern side of the gable. The south-western elevation had simple windows, which again almost certainly originally housed vertical sashes, above projecting sandstone sills (Plate 6). These are very typical of the region in this period. A similar window afforded light to the stairwell on the south-western elevation; a doorway, placed above ground level with a projecting threshold (Plate 6) originally afforded access to the property but has subsequently been blocked and rendered externally. A 21" (0.53m) wide, stone-blocked aperture adjacent to the door at ground level (Fig 11; Plate 6) was almost certainly a coal-hole.



Plate 5: South-eastern gable elevation of the cottage



Plate 6: South-western elevation of the cottage

- 3.5.2 **Interior:** internally the structure has been somewhat modernised, but still retains much of its original character. The entrance in the south-eastern gable wall leads to an original vestibule, affording access to a staircase in the south-west corner of the building (Room G1) and, in the original layout, to a room ahead which occupied the south-western corner (Room G2) and a much larger room to the north-east (Fig 11). The latter has subsequently been partitioned into two rooms by the insertion of either a brick or clinker block rendered partition wall to form a narrow store room along the south-eastern wall (Room G4), and a larger room to the north-west (Room G3).
- 3.5.3 The original internal partitions were of hand-made brick, bonded in a pale lime-based mortar, and were of single skin construction. Where exposed, the walls were revealed to incorporate timber rails for the attachment of timber panelling to the wall faces.
- 3.5.4 **Room G1:** the staircase was formed in the south-western corner of the building, between the external elevations (of random rubble) and the brick partition to Room G2 (Fig 11); the central stair wall was also of single skin brick construction. The half-turn staircase was of stone flag construction, for both treads and risers, which comprised edge-set stones. All treads had rolled nosings, and the turn comprised quarter-turn winders rather than a landing. Timber studs laid beneath the tread suggest that the underside of the stair was originally masked with lath and plaster.

- 3.5.5 Beneath the south-eastern upper leg of the stair, from ground to first floor level, there is a space enclosed with timber panelling. The present doorway beneath the stair appears to be an enlargement of the original aperture, but a higher-level, square doorway is probably original, representing an upper cupboard above what was presumably a small store.
- 3.5.6 **Room G2:** this room almost certainly served as the kitchen within the original layout of the dwelling. It was accessed from the entrance hallway, immediately adjacent to the stairwell (Fig 11), and had a small fireplace on the opposite wall, and a window to the south-west. The original layout appears to have included a doorway adjacent to the window, affording access to the rear of the property but this has been blocked and rendered both internally and externally. A further blocked aperture in the external wall, at floor level, accessed the area below the staircase, suggesting that this was used as a coal store, the doorway from the room having been subsequently infilled.
- 3.5.7 **Rooms G3 and G4:** the remainder of the ground floor originally formed a single room. This had a large fireplace against the north-west wall, the chimney breast extending only slightly into the room, with a recessed cupboard on its north-eastern side (Plates 7 and 19). The room, which would have been the 'Parlour', had two relatively large windows, both with stone mullions, and with that in the south-eastern wall projecting externally within a rectangular bay (Fig 11).



Plate 7: Room G3 of the cottage looking north

- 3.5.8 The south-eastern part of this room has been partitioned to form a store in the south-eastern corner of the building (Plate 20). The original entrance into the earlier room was retained as the entrance into the store, whilst a new entrance was created into the north-western part of the room (G3). A further doorway was inserted through the north-western wall, between the dwelling and the barn, with stairs down from the raised floor level within Room G3 (Fig 11).
- 3.5.9 **Rooms F1 and F2:** the first floor comprised only two rooms, reflecting the original layout of the ground floor below. Room F2 was accessed from the north-eastern side of the landing, but was blocked at the time of the survey. It had a similar plan to the original room below (G3), but did not have a window in the south-eastern elevation, and almost certainly had a smaller fireplace, more suitable for a bedroom. Room F1 was again similar to that below (G2), and had a small fireplace,

placed on the south-western side of the chimney breast, allowing the flue from the floor below to bypass on the north-eastern side.

- 3.5.10 **Attic:** the staircase rose to the attic space, which was used for accommodation, and was similarly split into two rooms (Plate 8). However, unlike the floors below, the attic partitions were constructed of timber stud framing, with a lath and plaster covering. The roof was constructed of simple common rafter trusses, without collars, and with the slender tie beams forming the floor joist of the attic space. This enabled the roof space to be utilised as further accommodation, without hindrance from roof timbers. Both flues against the north-western wall raked to the centre of the wall, where they rose in a single four-pot chimney stack; the chimney pots have subsequently been lost. Neither room had fireplaces set into the chimney breast. The eaves were partitioned from the room by simple lath and plaster stud walls on both pitches, immediately below the lower of a pair of purlins to each pitch. The ceilings were of similar construction.
- 3.5.11 The south-western room had relatively recently been stripped of all wall finishes, with the plaster being removed from the wall to the stairwell and also from the rafters (Plate 8). This revealed an infilled skylight window, which would have originally afforded light to the room. The north-eastern room remained intact, and had a small, two-light, vertical window in the south-eastern wall. This had a brick surround internally, suggesting that it was an inserted modification to the roof space. The room was used for storage, and retained several historic signs relating to Bacup Council's management of the adjacent park.



Plate 8: Attic interior looking south-west

3.6 BUILDING B: ANCILLARY STRUCTURE

3.6.1 This single storey structure represents a contemporary building to the main barn and dwelling to the south-east, and was constructed perpendicular to Building A, to form a T-shaped plan (Fig 11). The building comprised three rooms, all with communicating doorways, and originally with doorways in the north-west and south-east external walls, affording access into both the northern courtyard and a probable yard to the south-east. All but two of these doorways have since been blocked, with the doorways from the courtyard into the outer rooms of the building being remodelled to form windows (Plates 9 and 22), whilst the central doorway was retained (Plate 23).



Plate 9: North-west elevation of Buildings B and C

- 3.6.2 Internally this doorway had heavily splayed jambs (Plate 24), suggesting that a narrow access was required, possibly around internal stalling partitions. The south-western room retained a doorway to the yard to the south-east, and had two further blocked doorways in the south-western wall into Building C. A chimney stack, retaining a single cylindrical clay pot, survived above the south-western gable, with the flue from a blocked fireplace incorporated into the wall thickness below. An exposed horizontal pipe suggests that the fireplace was blocked for the insertion of a gas heater.
- 3.6.3 The roof space was masked by inserted tongue and groove panelling, placed immediately above the square section purlins. In the central and south-western rooms, a further suspended ceiling had been inserted at a lower level. The purlins were carried on trusses at each bay division, which were obscured by the later panelling and plasterwork with the exception of the lower ends of the large-scantling principal rafters. Given the lack of tie beam at this position, it is probable that the trusses were simple A-frame trusses, with collars above the purlins.

3.7 BUILDING C

- 3.7.1 This building was narrower than Building B, to the north-east, but was of contemporary construction, having a continuous rear, south-eastern wall (Fig 11; Plate 25). It comprised two small rooms, the north-eastern of which had two communicating doorways at either end of the wall into Building B (Plate 21), and further doorways in the north-east and south-west walls. All, bar that into the courtyard, had been blocked subsequently with brick (Plates 22 and 25), that in the south-east wall being faced externally with stone.
- 3.7.2 The only surviving entrance into south-western room was from the courtyard, with the doorway into the adjacent room being very roughly blocked (Plate 10). Although the floor was of concrete, it retained two drainage channels, or manuring passages, suggesting that this room formerly had two stalls, or possibly a stall and a loose box, given the original access from the adjacent room.



Plate 10: The south-western room of Building C looking south-east

- 3.7.3 The roof was obscured by timber sheeting in the north-east room, and by a suspended ceiling in that to the south-west. Being lower and narrower than that in the adjacent building, the roof appeared to comprise common rafters only, the weight of the roof being borne by the two gable walls and the stone partition, which presumably rose to the apex. It is therefore unlikely that this roof required purlins.

4. DISCUSSION

4.1 STUBBYLEE 'BARN'

- 4.1.1 **Dating:** it is apparent from the map regression analysis that the barn and buildings to the south-east of the formal gardens were not constructed at the time of the building of Stubbylee Hall in 1809 or indeed prior to the first edition OS map of 1849. The 1872 renovations to the Hall mentioned by Fishwick in his History of Rochdale may have included the construction of the Barn, although it is quite possible that the Barn was built at an even later date, albeit before the surveys for the 1891-2 OS map. On the 1891-2 map it appears that the T shaped complex is represented in its entirety, which accords with the physical evidence, that the whole complex was constructed as a single contemporary entity.
- 4.1.2 **Coach House and Gardeners Cottage:** the relatively recent naming of the principal structure as a 'barn' appears somewhat misleading. Whilst the north-western part of the structure does retain opposing large wagon doorways, typical of Pennine barns, their placement so close to the end of the building, and the inclusion of a dwelling at the south-eastern end of the structure, suggest that the building was somewhat more complex. Internally, there is no evidence for significant loft storage, or for the housing of livestock in any kind of stalling, although this seems to have been present within the contemporary Building C. The architectural classicism and elegance of the outward appearance of Building A is out of character for a conventional barn. The detailed attention to stonework and decoration, however, were largely in keeping with, and sympathetic to, the style of Stubbylee Hall maintaining a unified architectural theme across the estate.
- 4.1.3 The Census records for 1891 (RG12 3342 87) indicate the presence of the Stubbylee Coach House and Stubbylee Gardener's House associated with the hall. The possibility that this was the coach house is a far more likely explanation for the existing structures than other more agricultural functions. It is interesting to draw a parallel with Lathom House, near Ormskirk, which was an eighteenth century Giacomo Leoni construction. Its West Wing was designed to have an extremely elegant external appearance intended to compliment the main house, but in actuality was intended as a coach house, and had a very plain interior (LUAU 1997).
- 4.1.4 The reference in the Census records of 1891 to the Gardener's Cottage, almost certainly relates to the dwelling in the south-eastern part of Building A. Whilst it might seem logical for any accommodation attached to a coach house to be associated with a coachman, the lack of communication between the two structures (until very recently) makes this unlikely. Given the formal gardens, and adjacent parkland, the role of head-gardener would have had a relatively high status amongst the staff, and the architectural embellishment of the property would quite possibly benefit such a position.
- 4.1.5 The external architectural design of Building A, including the elegant dressed quoin stones of the large carriage entrance on the south-west wall and the lancet windows on its north-western gable, were more elegant than that typically for a barn; this would accord with its function as a coach house for the estate. These elements would have been incorporated into the design of the building to enhance its aspect when viewed from the Hall, or more probably from the formal gardens to the north-

west, and also from Stubbylee Lane. The appearance from the lane was clearly of some significance, as the windows in the north-eastern and south-eastern elevation of the Gardener's Cottage were more decorative than would otherwise be expected; those on the masked south-western elevation were much more plain.

- 4.1.6 The distinctive arrangement of three arched lancet windows, with outer quoined stones and two inner mullions, may actually be inspired by ecclesiastical architecture. The presence of an earlier chapel has not been uncovered by the map and archive survey; however, Fishwick (1889, 514) makes reference to stones lying about the yard 'about the premises are several loose stones, tops of pillars, window arches etc which belonged to the older edifice'. This may suggest that the window arrangement may have been recycled from remnants of the 1872 renovations. It is also possible that the window arches were remnants from the building of St. Saviour's Church in 1864-5 which James Maden Holt financed and oversaw, although the two architectural styles are not comparable.
- 4.1.7 **The Coach House Build:** the original roof was almost certainly of Welsh slate, laid in diminishing courses. Even though there was a plentiful supply of high-quality, and presumably cheap, sandstone suitable for flag roofing, the scantling of the roof structure would suggest that it could not have borne the weight of flags. The timber partitions within the roof space of Gardener's Cottage are very typical, and reflect cheaper, lighter, and quicker construction where walls were not structural.
- 4.1.8 **Stables:** Buildings B and C were presumably stables. The replaced flooring in Building B obscured any evidence for stalling or drainage channels, but the rooms are ideally sized, and the double entry, from north-west and south-east, would have allowed animals to be brought in from the courtyard or from outside the complex. There were also clear indications of manure drains in the floor of the south-western room of Building C that would accord with its function as a stable.
- 4.1.9 The doorways from Building B into Building C suggest that the two were intrinsically linked. This suggests their use as loose boxes, probably with a pair in the western room, into which animals could easily have been transferred from Building B.

4.2 PHASING

- 4.2.1 The survey evidence has demonstrated that the whole complex, comprising Buildings A, B and C and the cottage, were built as a single episode of construction as a coach house, associated stables and a small dwelling. There were, however, a number of alterations applied to the buildings as they were adapted to alternative functions.
- 4.2.2 **Building A:** in subsequent uses of the building the very large carriage doors were superfluous, and that to the north-east was blocked, while that to the south-west was substantially reduced in size. Initially this restricted aperture was provided with a sliding door, but this was subsequently modified with a large mechanised roller-shutter. The three lancet windows were latterly blocked, possibly at the same time as the south-western carriage door was narrowed as the blocking materials are similar. The floor has been subject to repairs and replacements with the original sandstone slabs surviving on the surface only at the north-western end; elsewhere it has been repaired with cobbles or had a concrete skim applied.

- 4.2.3 A doorway was introduced between the cottage and the main part of the 'barn' and it was intended that both elements should work together. Partitions were introduced into the parlour of the cottage to create a store room (G4), but otherwise the alterations have been relatively minor.
- 4.2.4 **Building B:** Building B was originally stables but has been modified to form an office / work space. The large north-eastern room has been sub-divided with partitions to form five smaller room spaces, of which one is a kitchen. In the original design of Building B there were nine doorways leading into it either from outside or the adjacent buildings; all but two of these have been blocked or modified to form windows. A new concrete floor has been established throughout and there is no longer evidence as to the form of the original floor.
- 4.2.5 **Building C:** by contrast Building C has seen much less alteration. It was originally the stables and the original floor for the stalls in the south-western room is still in place. Now the building serves as storage and has entailed relatively little change. However, internal doorways and one external doorway has been blocked, so that now access is solely from the courtyard.

4.3 IMPACT

- 4.3.1 The present survey has provided a mitigative record of the 'Barn' complex in advance of a proposed development that will entail conversion and modernisation of the existing structure. The development will have relatively limited impact upon the historic fabric. The most substantial impact will be that the floor slabs within the barn will be recorded, lifted and stored; the historic floor will be replaced with a new concrete floor.
- 4.3.2 New blockwork internal walls will be constructed against the historic walls, leaving an insulation cavity between. These new walls will support all the ceilings and internal fittings, and there will, as a consequence, be little direct impact upon the historic fabric, although the internal walls will be obscured.
- 4.3.3 In the cottage, an internal partition will be built within Room G3, to form a corridor providing a fire escape from the barn. Existing doors will be replaced with fire doors. Only superficial changes will be made to the first floor and attic spaces.
- 4.3.4 In Building B, one of the early brick partitions will be removed, and further partitions will be established to create a class room. Building C will continue to serve as store rooms and there will be relatively little impact.

5. BIBLIOGRAPHY

5.1 CARTOGRAPHIC SOURCES

Lancashire Archives

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5.2 DOCUMENTARY SOURCES

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871 RG10 4130 ff 100-101, 111

Microfiche

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1911 Haslingdon RG 471 15 24729
1911 England Census Summary Book Bacup District 15

Lancashire Historic Environment Record

PRN 1124 Stubblelee Hall

5.3 SECONDARY SOURCES

Baines, E, History, 1825, Directory and Gazetteer of the County Palatinate of Lancaster, Liverpool

- Bowden, KF, 1994, *The Book of Bacup*, Whittlebury
- Countryside Commission, 1998 *Countryside Character, Volume 2: North West*, Cheltenham
- English Heritage, 1991 *The Management of Archaeological Projects*, 2nd edn, London
- English Heritage, 2006 *Understanding historic buildings, A guide to good recording practice*, Swindon
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- OA North, 2006 *Two Lions Public House, Great Dockray, Penrith, Cumbria: Archaeological Desk-Based Assessment and building Investigation*, unpubl rep
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- SCAUM (Standing Conference of Archaeological Unit Managers), 1991 *Health and Safety Manual*, Poole
- United Kingdom Institute for Conservation (UKIC), 1990 *Guidelines for the preparation of archives for long-term storage*

5.4 WEBSITES

Holtancestry.co.uk

APPENDIX 1: PROJECT DESIGN

1. INTRODUCTION

1.1 PROJECT BACKGROUND

1.1.1 Axis and AA Projects have requested that we undertake a Level 2 survey (English Heritage 2006) of Stubbylee Barn, Bacup (SD 867 219). The barn is within the curtilage of the Grade 2* listed Stubbylee Hall and the recording work is a requirement of the extended listing status of the barn. Discussions with D Moir, Lancashire County Council, and R Fletcher (Conservation Officer Rossendale Borough Council) have indicated that a Level 2 survey will be a requirement for the recording of the building in advance of the barn conversion works. The following document has been prepared by Oxford Archaeology North (OA North) to provide a methodology for the recording.

1.2 OXFORD ARCHAEOLOGY NORTH

1.2.1 Oxford Archaeology North has considerable experience of sites of all periods, having undertaken a great number of small and large-scale projects throughout Northern England during the past 30 years. One of the foremost specialists in building recording, OA North has been undertaking detailed fabric survey of buildings since 1984 and has particular and considerable experience of the investigation, recording and analysis of standing ancient monuments, historic buildings and other elements of the industrial heritage of the area, including a large number of mill complexes throughout the region. These include the large nineteenth-century Burley Mill, Leeds and the major complex of Murray Mill, Manchester. In particular OA North has been involved in the major fabric survey of Backbarrow Ironworks, which included the detail survey of the pug mill there and its hydro-electric turbine station. OA North undertook a detailed survey of the water powered Howk bobbin mill at Caldbeck, which entailed the production of a detailed record of the mill race, wheel pit and drive train of the mill. Recent projects of relevance include a Level 3 and 4 building recording of the sixteenth-century Grade II* Two Lions public in Penrith, Level 3 building recording and excavations at Clitheroe Castle and building recording and excavations at the Grade I listed fourteenth-century Ordsall Hall in Salford, the latter by laser scanning.

1.2.2 OA North has developed recording and analytical techniques over the years in order to improve the efficiency and quality of the surveys. This culminates with the use of 3d Laser scanning, which provides accurate, very detailed 3d modelling by very economic means and the model can then be used for the creation of 2d drawings as required. However, it also provides for detailed computerised models which, by means of fly through and isometric perspectives, can considerably enhance the visual understanding, interpretation and presentation of the building. It is proposed to use this technique for the present recording programme. OA North has the professional expertise and resources to undertake the project detailed below to a high level of quality and efficiency. OA North is an Institute for Archaeologists (**IfA**) **registered organisation, registration number 17**, and all its members of staff operate subject to the IfA Code of Conduct (1994).

2. OBJECTIVES

2.1 The archaeological building investigation aims to provide a drawn, photographic and textual record of the building prior to its conversion. To achieve the objectives outlined above the following listed specific aims are proposed:

2.3 **Building Investigation:** to provide a drawn, photographic and textual record of the building to English Heritage (2006) Level 2 standard, which will provide a lasting record of the structure in its present state. In addition, the investigation will ascertain if further archaeological investigation will be necessary, prior to any stripping or building work being undertaken.

2.4 **Report and Archive:** to complete a written report, which includes information about the building's age, fabric, form and function. This will be followed by a discussion of the sequence of development, process layout and use over time, and its relationship with other buildings in the vicinity, in terms of architecture and function. Suggested recommendations for additional archaeological investigation will also be included, where appropriate.

3. METHODS STATEMENT

3.1 DOCUMENTARY RESEARCH

3.1.1 Cartographic sources relating to the area will be consulted, in order to produce a map regression. In addition, any relevant documents relating to the building and owners of the hall and barn will also be examined to provide a broad historical context for the building investigation, and will include a search on Census records

3.1 MEASURED SURVEY (LEVEL 2)

3.1.1 **Introduction:** the measured survey will be carried out to English Heritage Level 2 survey guidelines (English Heritage 2006).

3.2.2 **Prior to commencement of the building investigation the client should remove moveable materials which obstruct the fabric of the buildings.**

3.2.3 **Photographic Archive:** a photographic archive will be produced utilising a high resolution digital SLR camera (18 megapixel). The specification for undertaking digital photographic recording of buildings is defined by Lancashire County Council as follows:

3.2.4 **LCC Digital Photographic Specification:** digital cameras with a resolution of at least 12 mega pixels; using RAW format files for image capture; saved as 8 bit TIFFs for archive purposes. The data is to be stored on two separate hard drives or servers, each on different sites and with appropriate back-up and disaster plans in place. In addition hard copies of the images must be created on paper of appropriate archival quality and deposited as part of the paper archive. It should be noted that when creating prints from digital files, greater clarity and longevity can be obtained through the use of photographic printing paper. When preparing files for printing, a resolution of 300dpi at the required output size is appropriate.

3.2.5 A full photographic index will be produced and the archive will comprise the following:

- (i) The external appearance and setting of the building, including a mixture of general shots and detailed views taken from perpendicular and oblique angles;
- (ii) General shots of the surrounding landscape;
- (iii) The general appearance of principal rooms and circulation areas;
- (iv) Any external or internal detail, structural or architectural, which is relevant to the design, development and use of the building, and which does not show adequately on general photographs;
- (v) Any internal detailed views of features of especial architectural interest, fixtures and fittings, or fabric detail relevant to phasing the building.

3.2.6 **Site Drawings:** architects' plans (supplied by the client) will be annotated on site to produce the following drawings. These drawings will then be used as the basis of CAD drawings, which will be included within the final report as figures. This will be undertaken by manual survey (using Disto electronic distance measurement equipment) and enhanced by the use of a Leica reflectorless total station for the profile.

- (i) a ground floor plan;
- (ii) a cross-section through the short axis of the barn (to be determined).

3.2.7 **Annotation of drawings:** irrespective of the means used to generate drawings, they will be annotated with salient information, including wear marks masonry marks, and salient detail relating to historic and contemporary use.

3.2.8 **Visual Inspection:** a visual inspection of the building will be undertaken utilising the OA North building investigation proforma sheets. A description will be maintained to English Heritage (2006) Level II standard. The records will be essentially descriptive and provide a systematic account of the origin, development and use of the building, which will include:

- (i) A description of the plan, form, fabric, function, age and development sequence;

- (ii) A detailed description of the materials used and development sequence and phasing, including any alterations, repair and rebuilding, will be provided;
- (iii) An account of the past and present use;

3.2.9 **Lighting:** it is understood that the building has lighting in most areas and that there will not be a requirement to provide additional lighting.

3.3 REPORT PRODUCTION

3.3.1 **Final Report:** a written synthetic report will be submitted to the Lancashire Archaeological Planning Officer and the Conservation Officer for Rossendale Borough Council within four weeks of completion of the final stage of works. The final report will be in the same basic format as this project design and will present a well-ordered synthesis of the programme of investigation, and will include the following:

- ◆ a site location plan related to the national grid;
- ◆ the dates on which the fieldwork was undertaken and by whom;
- ◆ a concise, non-technical summary of the results;
- ◆ table of contents;
- ◆ acknowledgements;
- ◆ the precise location, address and NGR of the site;
- ◆ project background and historical context;
- ◆ a description of the methodologies employed, work undertaken and results obtained;
- ◆ A brief account of the building investigation results. This will include a description of the building's layout, as well as its age, fabric, form and function. This will be followed by a discussion of the sequence of development, process layout and use over time, its relationship with other buildings in the vicinity, in terms of architecture and function;
- ◆ an appraisal of the quality and reliability of the data;
- ◆ recommendations for further work;
- ◆ plans, section drawings and photographs at an appropriate scale;
- ◆ the report will also include a complete bibliography of sources from which data has been derived;
- ◆ a copy of this project design in the appendices, and indications of any agreed departure from that design;

3.3.2 Prior to the dissemination of the final report, plans and/or data will be made available to the client during the course of the works. Three bound copies will be submitted and also digital copies for the HER and one bound copy for Rossendale Borough Council. CAD files in AutoCAD.DWG format, including the final versions of the Laser Scanning, will be included on the discs.

3.3.3 **Archive:** the results of all archaeological work carried out will form the basis for a full archive to professional standards, in accordance with current English Heritage guidelines (*Management of Archaeological Projects*, 2nd edition, 1991). The project archive represents the collation and indexing of all the data and material gathered during the course of the project.

3.3.4 The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the IFA in that organisation's code of conduct. OA North conforms to best practice in the preparation of project archives for long-term storage. OA North practice is to deposit the original record archive of projects with the appropriate repository.

3.3.5 The Arts and Humanities Data Service (AHDS) online database project *Online Access to index of Archaeological Investigations* (OASIS) will be completed as part of the archiving phase of the project.

- 3.3.6 **Confidentiality:** all internal reports to the client are designed as documents for the specific use of the Client, for the particular purpose as defined in the project brief and project design, and should be treated as such. They are not suitable for publication as academic documents or otherwise without amendment or revision.

4. HEALTH AND SAFETY

- 4.1.1 OA North complies with the Health and Safety at Work Act, 1974, provides a Health and Safety Statement for all projects and maintains a Unit Safety policy. All site procedures are in accordance with the guidance set out in the Health and Safety Manual compiled by the Standing Conference of Archaeological Unit Managers (1997). A risk assessment will be completed in advance of any on-site works and copies will be made available on request to all interested parties. The principal archaeologist on site will hold a copy of the risk assessment at all times. It has been assumed that the client and/or principal contractor will have produced risk assessments and any induction procedures must be made available to OA North prior to commencement of work. All project staff will be CSCS qualified.
- 4.1.2 **Unsafe Structures:** OA North staff will assess the risks during the survey and if unacceptable health and safety risks arise, the OA North project manager will be informed and work will cease until measures taken to negate those risks can be arranged.

5. PROJECT MONITORING AND COMMUNICATION

- 5.1.1 **Access:** liaison for site access during the evaluation will be arranged with the client unless otherwise instructed prior to commencement of the archaeological investigation.
- 5.1.2 **Monitoring and communication:** Lancashire County Council will be notified in advance of the commencement of the fieldwork. Whilst the work is undertaken, they will be kept fully informed of the work and its results through regular email and telephone updates, as appropriate. These can include details of staff deployed and the level of progress. The presence and location of any significant findings, risks, etc, identified during the course of the works will be communicated to the Client as soon as they have been reasonably confirmed.

6. QUALITY ASSURANCE

- 6.1.1 OA is a Registered Archaeological Organisation with the Institute for Archaeologists (no 17). OA is not at present ISO certified but operates an internal QA system governed by standards and guidelines outlined by English Heritage and the Institute for Archaeologists.
- 6.1.2 **Standards:** it is OA's stated policy to adhere to current professional standards set by IFA, English Heritage, Association of Local Government Archaeological Officers, Museums Organisations.
- 6.1.3 OA helps the profession to develop and establish standards by serving on national working parties (eg recently on archives). OA conforms with current legislation and national and local policy standards for archaeology health and safety and other relevant matters. OA has established technical manuals, procedures and policies which control its work covering field recording, finds retention and discard, finds storage and handling, environmental sampling and processing, archiving and post-excavation. These have been developed to conform with best professional practice.
- 6.1.4 **Working Practices:** management procedures ensure that all work conducted within the Company and all end product reports to clients are monitored and evaluated whilst they are in progress, during compilation, and after completion.

7. WORK TIMETABLE

- 7.1.1 **Historical Research:** one day in the field will be required to complete this element.
- 7.1.2 **Building Investigation:** approximately one day in the field will be required to complete this element.

- 6.1.3 **Report/Archive:** the report and archive will be produced within four weeks of completion of the fieldwork. OA North can execute projects at very short notice once a formal written agreement has been received from the client.

8. STAFFING PROPOSALS

- 8.1 The project will be under the direct management of **Jamie Quartermaine BA Surv Dip MifA** (OA North senior project manager) to whom all correspondence should be addressed.
- 8.2 The project will be directed by **Chris Wild BSc** (OA North project officer). Chris has extensive of experience in the recording and analysis of historic buildings throughout the North West.
- 8.5 The curriculum vitae of the OA North staff involved are included in *Appendix 1*.

9. INSURANCE

- 9.1 OA North has a professional indemnity cover to a value of £5,000,000; proof of which can be supplied as required.

ILLUSTRATIONS

FIGURES

Figure 1: Site Location

Figure 2: Extract from the Enclosure map, 1814

Figure 3: Extract from the First edition Ordnance Survey map, 6" to 1 mile, 1849

Figure 4: Extract from the Tithe Map, 1853 (not to scale)

Figure 5: Extract from the Ordnance Survey map, 6" to 1 mile, 1891-2

Figure 6: Extract from the Ordnance Survey map, 25" to 1 mile, 1893

Figure 7: Extract from the Ordnance Survey map, 6" to 1 mile, 1909

Figure 8: Extract from the Ordnance Survey map, 25" to 1 mile, 1910

Figure 9: Extract from the Ordnance Survey map, 6" to 1 mile, 1928

Figure 10: Extract from the Ordnance Survey map, 1:10,000, 1961-4

Figure 11: Ground floor plan of Stubbylee Barn

Figure 12: Cross section through Stubbylee Barn

PLATES

Plate 1: South-western carriage entrance to the barn

Plate 2: North-west gable elevation of the barn showing the blocked lancet window

Plate 3: The north-west internal elevation of the barn, and the blocked north-eastern carriage entrance

Plate 4: The barn roof structure

Plate 5: South-eastern gable elevation of the cottage

Plate 6: South-western elevation of the cottage

Plate 7: Room G3 of the cottage looking north

Plate 8: Attic interior looking south-west

Plate 9: North-west elevation of Buildings B and C

Plate 10: The south-western room of Building C looking south-east

Plate 11: North-eastern elevation of Building A showing blocked coach doorway

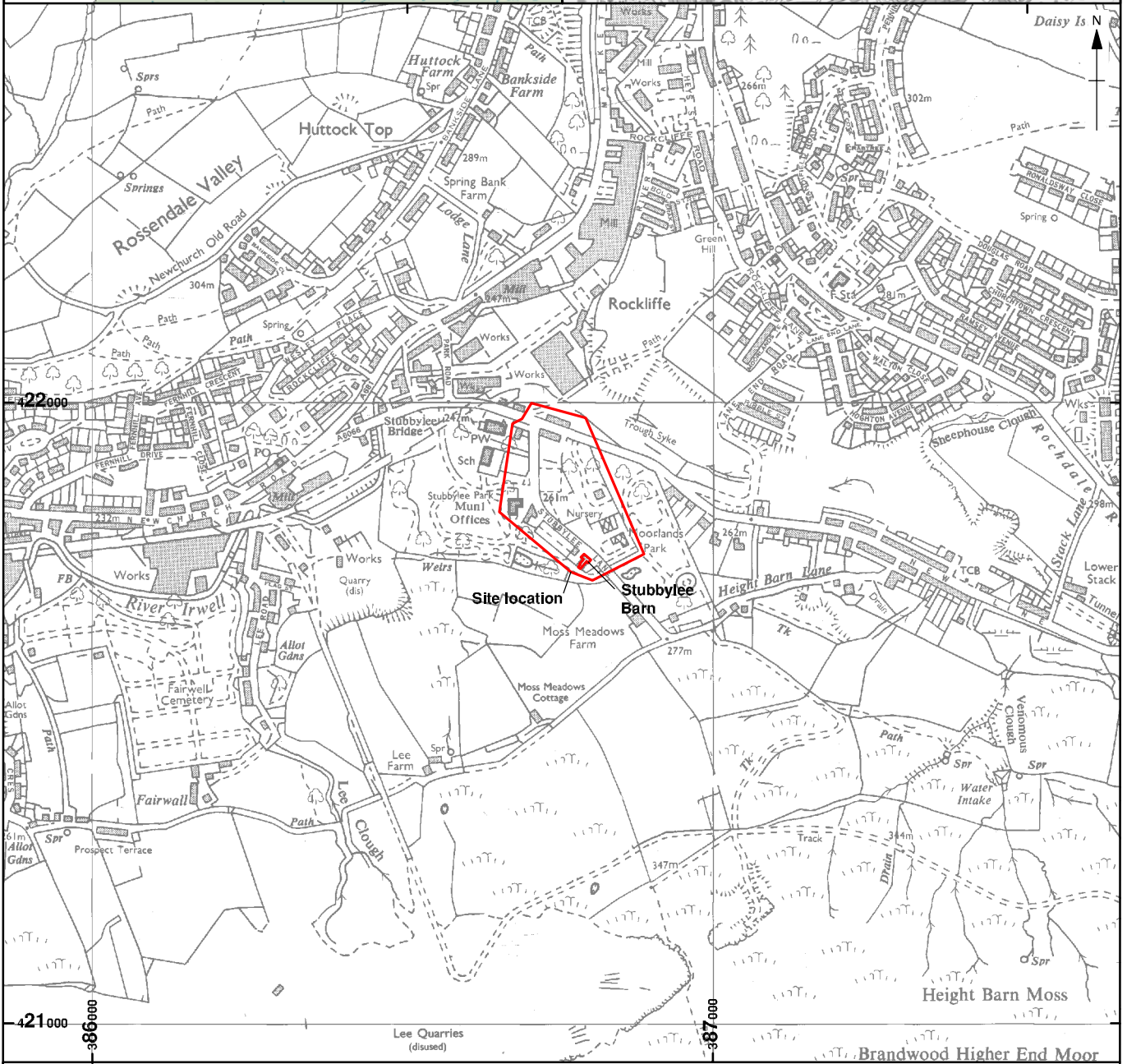
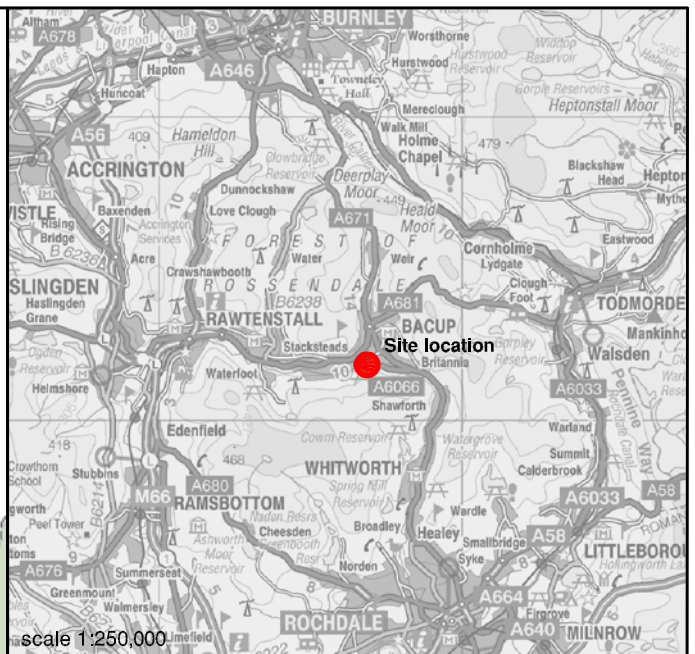
Plate 12: The relationship between Buildings A and B looking north-west

Plate 13: Internal face of the blocked north-eastern carriage entrance of the barn

Plate 14: Internal face of the partially blocked south-western carriage entrance of the barn

Plate 15: The barn viewed from the west

- Plate 16: The interior of the barn looking south-east
- Plate 17: Wooden gantry set into the roof space of the north-western end of the barn
- Plate 18: Mullioned window in protruding bay in the south-eastern elevation of the cottage
- Plate 19: Cupboards in the north-west elevation of Room G3 of the cottage
- Plate 20: Room G4 of the cottage looking north-east
- Plate 21: North-eastern room of Building C, looking east
- Plate 22: North-west elevation of Buildings B and C
- Plate 23: North-west external elevation of Building B
- Plate 24: Central room of building B looking north-west
- Plate 25: South-east elevation of buildings B and C
- Plate 26: Buildings A, B and C looking north-east
- Plate 27: Water-filled voids discovered beneath the floor in front of the south-western carriage entrance of Buildings A
- Plate 28: The voids looking north-east following removal of water
- Plate 29: The interior of one of the rectangular stone lined voids.



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0 250 m
1:10,000 @ A4



Figure 1: Site location

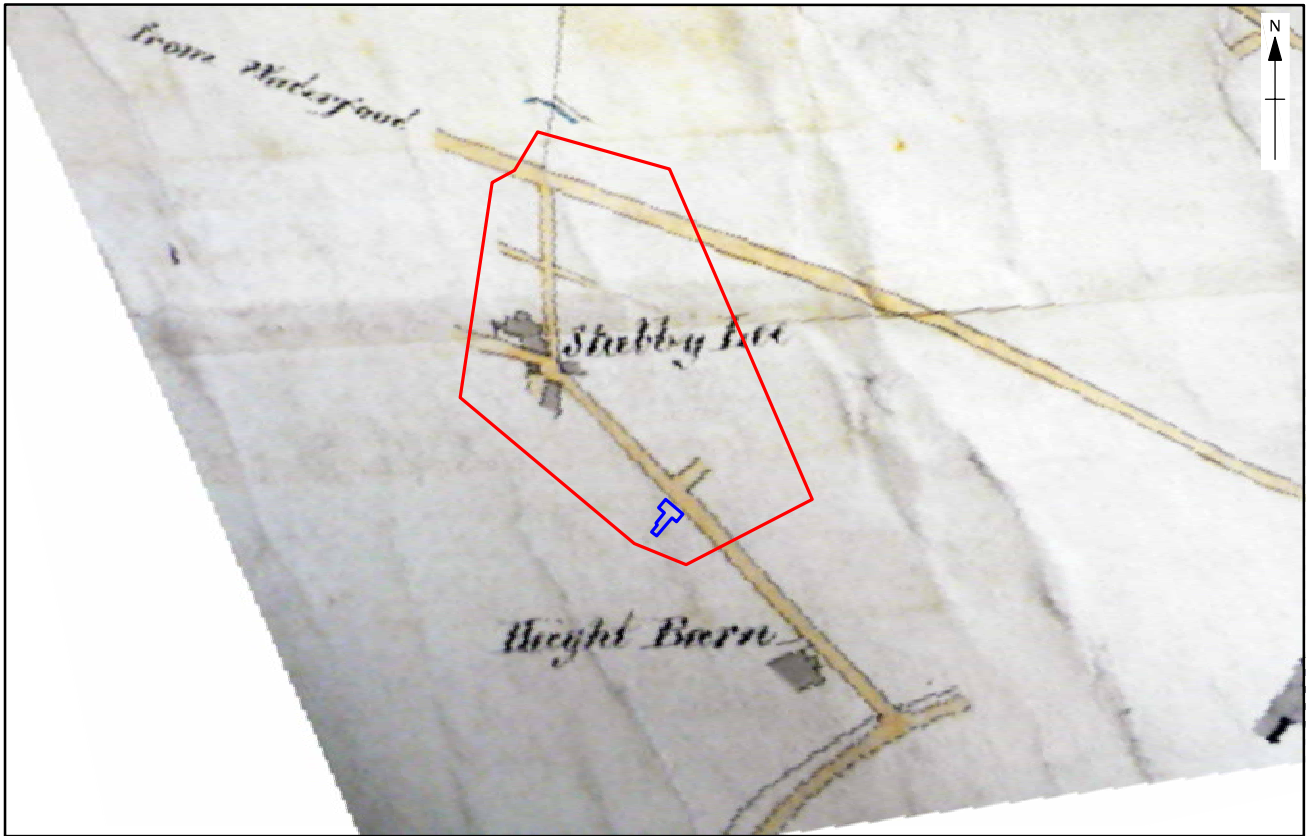


Figure 2: Extract from the Enclosure Map, 1814

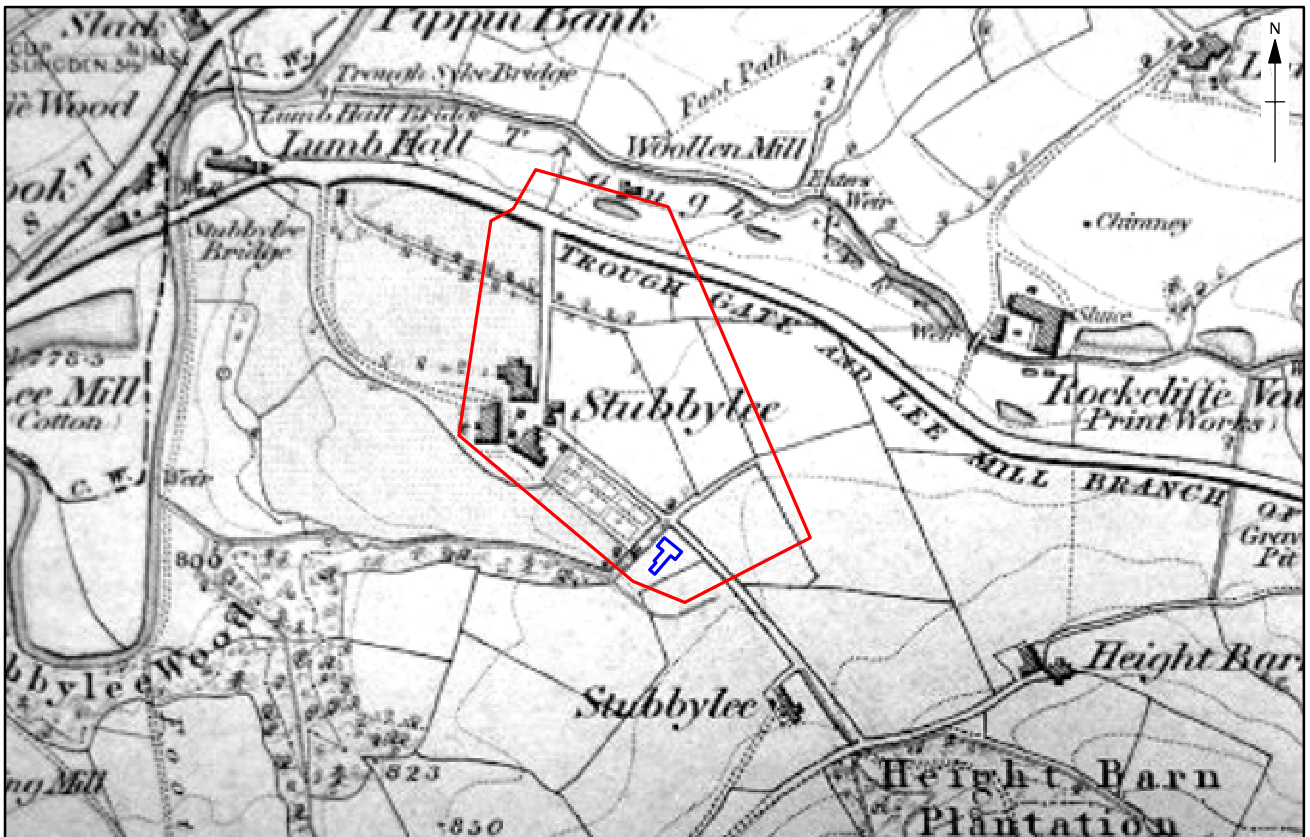


Figure 3: Extract from the First edition Ordnance Survey map, 6" to 1 mile, 1849

- Site boundary
- Stubbylee Barn

0 100 m
1:5000 @ A4



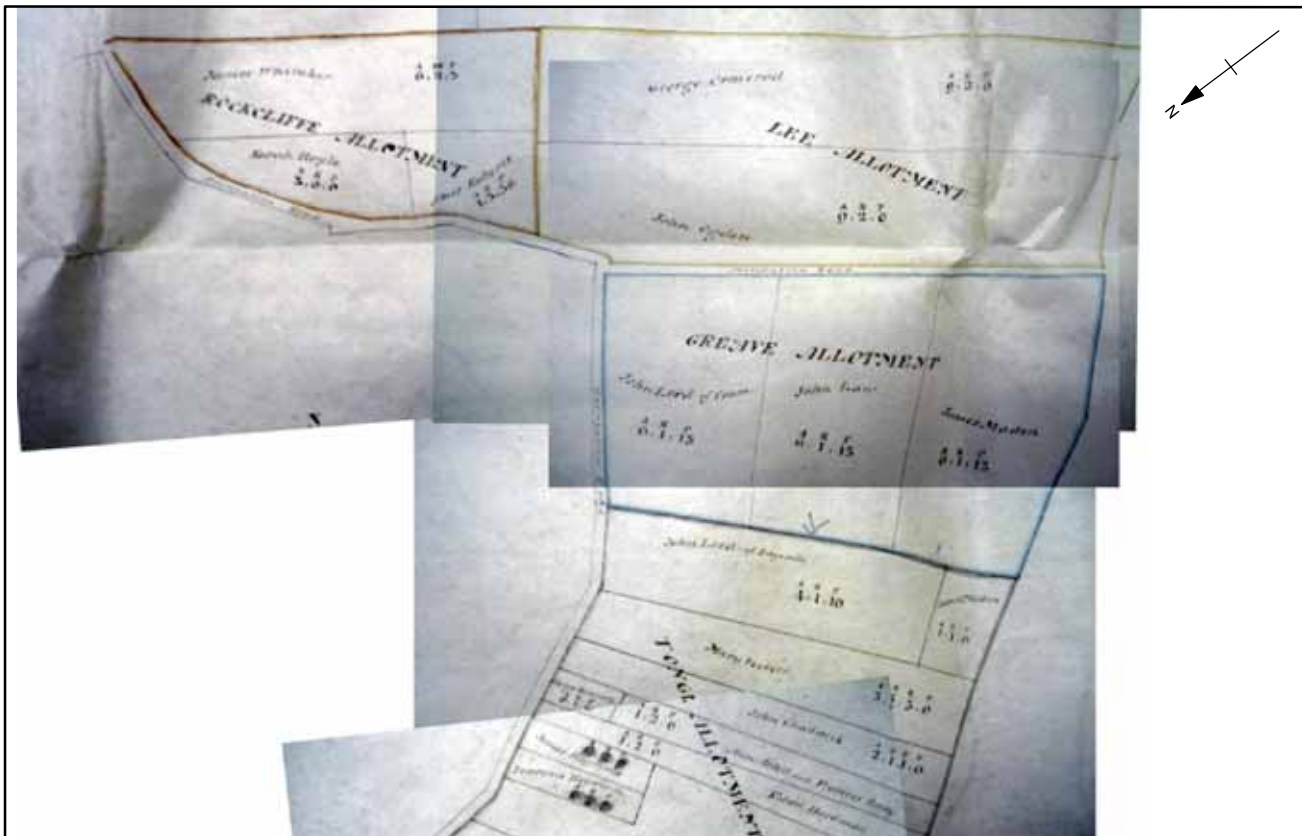


Figure 4: Extract from the Tithe Map, 1853 (not to scale)

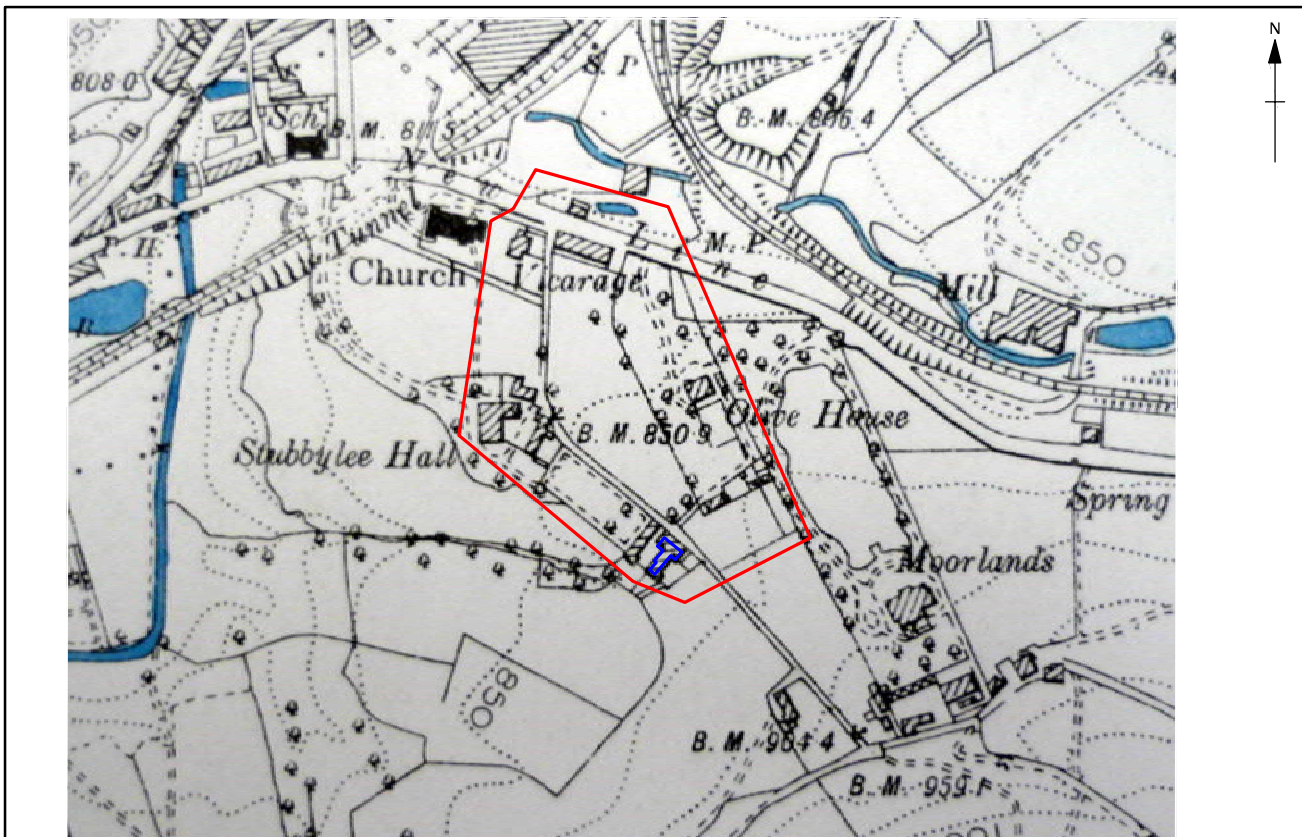


Figure 5: Extract from the Ordnance Survey map, 6" to 1 mile, 1891-2

- Site boundary
- Stubbylee Barn

0 100 m
1:5000 @ A4



Figure 6: Extract from the Ordnance Survey map, 25" to 1 mile, 1893



Figure 7: Extract from the Ordnance Survey map, 6" to 1 mile, 1909

- Site boundary
- Stubbylee Barn

0 100 m
1:5000 @ A4

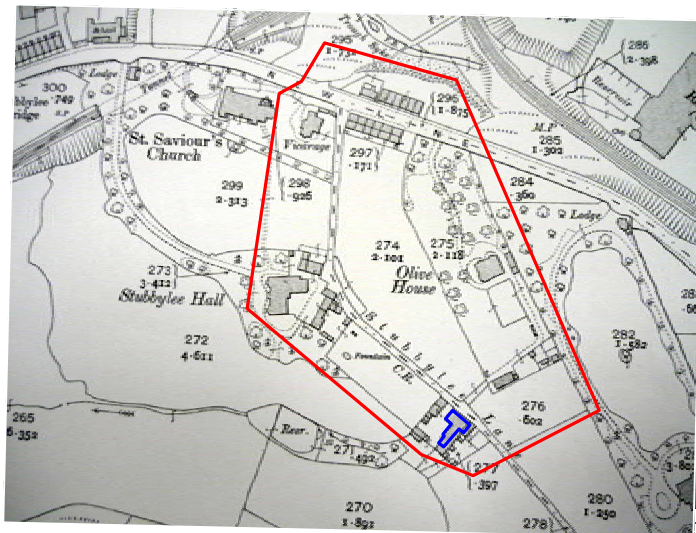


Figure 8: Extract from the Ordnance Survey map, 25" to 1 mile, 1910

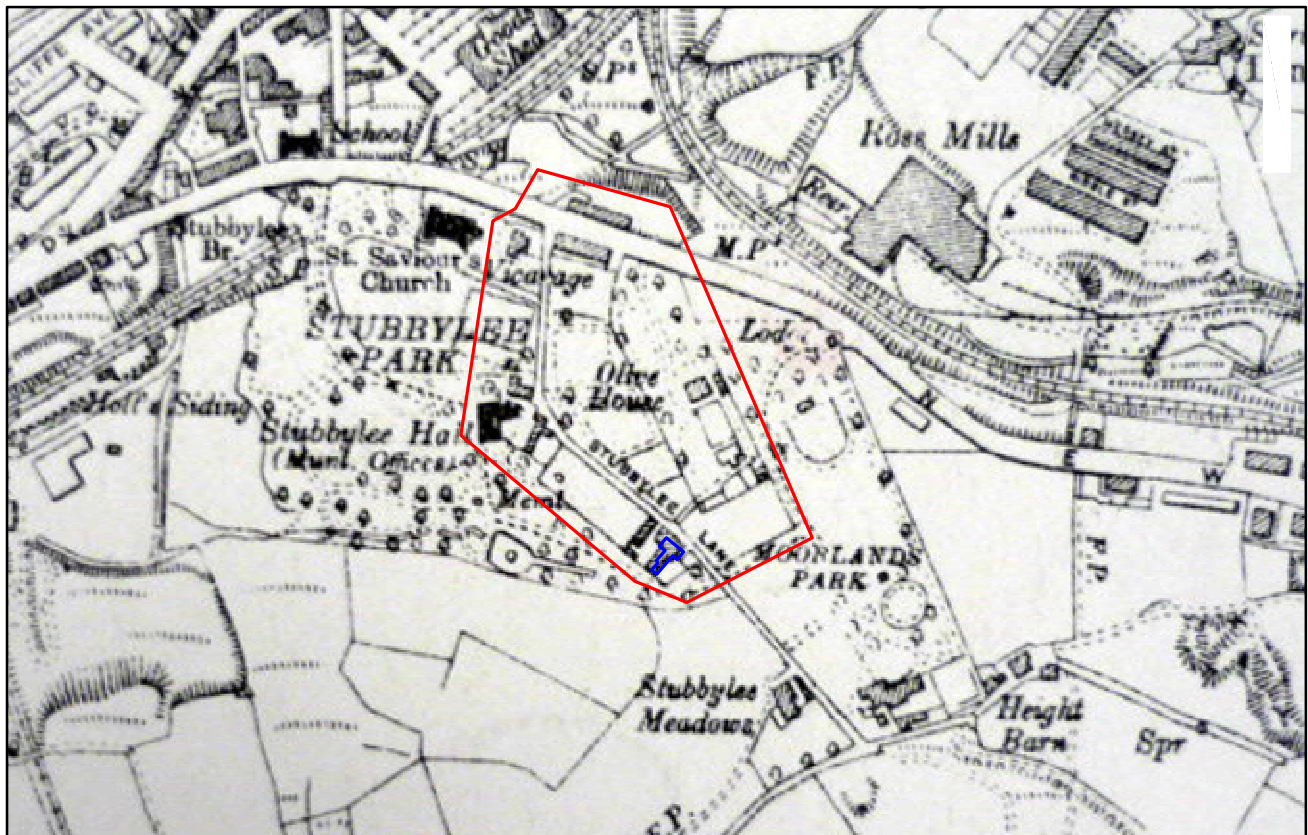


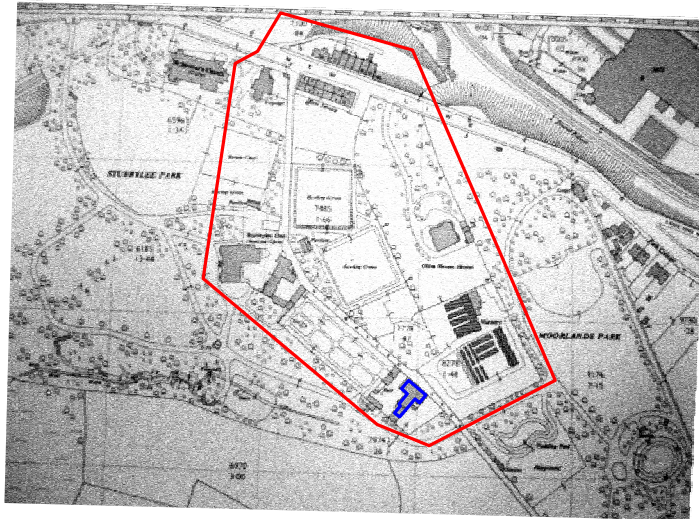


Figure 9: Extract from the Ordnance Survey map, 6" to 1 mile, 1928



-  Site boundary
-  Stubbylee Barn

0 100 m
1:5000 @ A4



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Figure 10: Extract from the Ordnance Survey map, 1:10,000, 1961-4

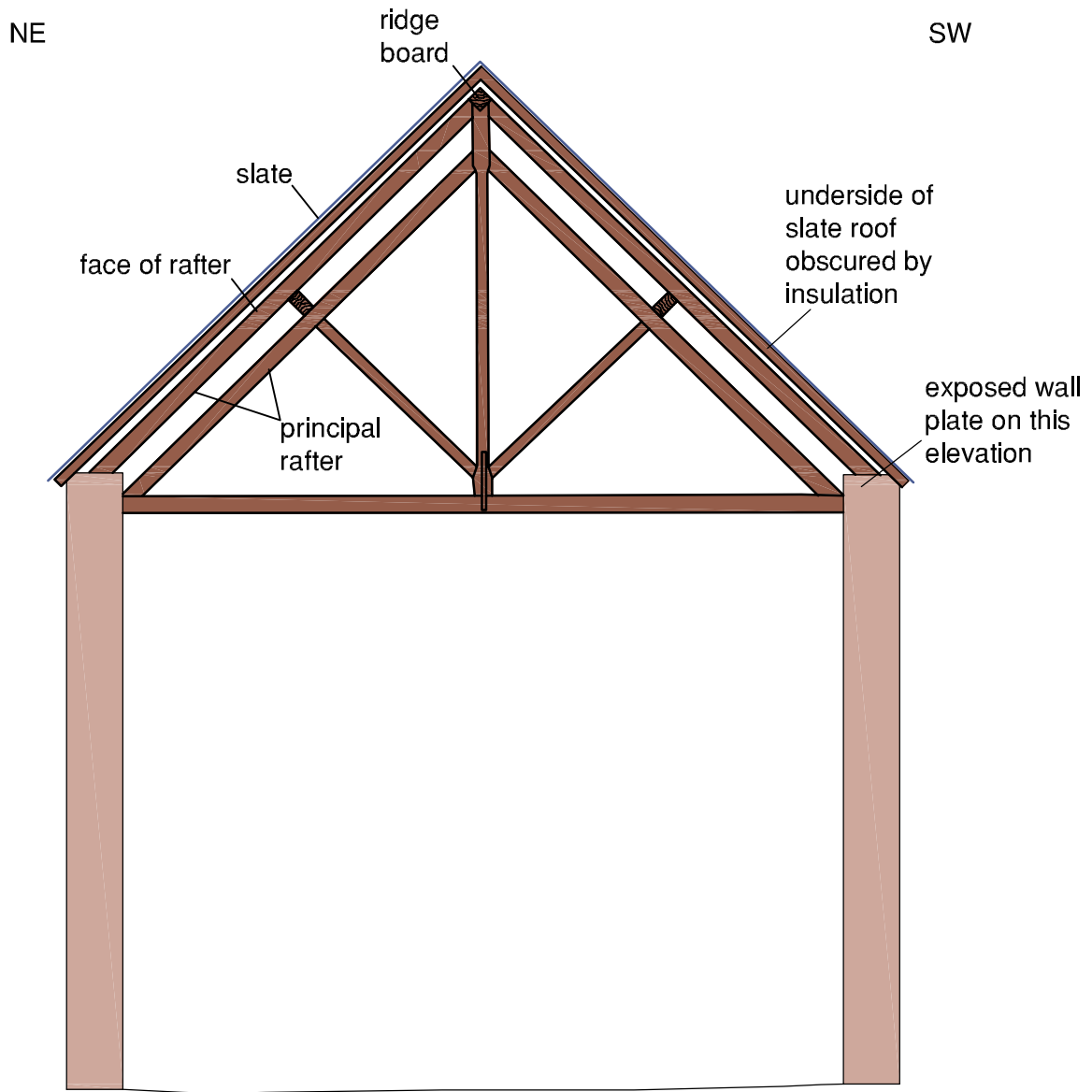
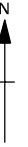
-  Site boundary
-  Stubbylee Barn



0 100 m
1:5000 @ A4






Figure 11: Ground floor plan of Stubblee Barn



-  Original fabric
-  Wood

0  2 m
1:75 @ A4



JQ*L10487*AMS*010512

Figure 12: Cross section through Stubblee Barn



Plate 11: North-eastern elevation of Building A showing blocked coach doorway



Plate 12: The relationship between Buildings A and B looking north-west



Plate 13: internal face of the blocked north-eastern carriage entrance of the barn



Plate 14: Internal face of the partially blocked south-western carriage entrance of the barn



Plate 15: The barn viewed from the west



Plate 16: The interior of the barn looking south-east



Plate 17: Wooden gantry set into the roof space of the north-western end of the barn



Plate 18: Mullioned window in protruding bay in the south-eastern elevation of the cottage



Plate 19: Cupboards in the north-west elevation of Room G3 of the cottage



Plate 20: Room G4 of the cottage looking north-east



Plate 21: North-eastern room of Building C, looking east



Plate 22: North-west elevation of Buildings B and C



Plate 23: North-west external elevation of Building B



Plate 24: Central room of building B looking north-west



Plate 25: South-east elevation of buildings B and C



Plate 26: Buildings A, B and C looking North-East



Plate 27: Water-filled voids discovered beneath the floor in front of the south-western carriage entrance of Buildings A



Plate 28: The voids looking north-east following removal of water



Plate 29: The interior of one of the rectangular stone lined voids.