

HOLLAND FOLD FARM, HEATH CHARNOCK LANCASHIRE



Archaeological Building Investigation



Oxford Archaeology North

November 2006

**Frank Whittaker Town
Planning Consultants and
Mr G Berry**

Issue No: 2006-07/ 609

OAN Job No: L9711

NGR: SD 6029 1568

Planning Application No:
06/001/163CU

Document Title: HOLLAND FOLD FARM, CHORLEY LANCASHIRE

Document Type: Archaeological Building Investigation

Client Name: Frank Whittaker Town Planning Consultants and Mr G Berry

Issue Number: 2006-07/609

OA Job Number: L9711

National Grid Reference SD 6029 1568

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SUMMARY

Frank Whittaker Town Planning Consultants, acting on behalf of Mr G Berry made a planning application (Planning Application 06/001/163CU) to Chorley Borough Council to convert and develop a Grade II listed barn and farmhouse at Holland Fold Farm, Heath Charnock, near Chorley in Lancashire (SD 60299 15687). As part of the planning procedure, the council consulted Lancashire County Archaeological Service, which recommended a building recording programme of English Heritage (2006) Level III standard. This was to include a rapid desk-based assessment, which would provide a historical background and detail any changes in the development of the farmstead. In addition, a site investigation was to be undertaken, comprising written descriptions, as well as an extensive photographic record, and site drawings of the floor plans and sections.

Following these recommendations, Frank Whittaker Town Planning Consultants requested that Oxford Archaeology North (OA North) undertake the building investigation, which was duly completed in June 2006.

The survey and rapid desk-based assessment revealed that the farm was built in the late seventeenth century, and has survived remarkably well for a building of its age and type. Although the barn would appear to have been conceived as a threshing barn, it is debatable whether this process evolved any further than the simple and labour-intensive, manual process. Certainly, there is little evidence of either horse or steam power, so it is probable that threshing was taking place at the farm no later than the mid to late nineteenth century. Following on from this, the barn would appear to have been used as a stables, as evidenced by the tack rooms to the south end of the barn. This, in conjunction with its use as a general storage space, would appear to account for the history of the barn. The cottage itself would appear to have essentially remained the same, with the addition of three extensions on the west elevation.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to thank Frank Whittaker Town Planning Consultants and Mr G Berry for commissioning and supporting the project and for supplying the plans and sections. Additional thanks are also due to the staff of the County Record Office in Preston for their help.

Chris Ridings undertook the building investigation, conducted the background documentary research, and wrote the report, whilst Mark Tidmarsh produced the drawings. Alison Plummer managed the project and also edited the report.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 Frank Whittaker Town Planning Consultants, acting on behalf of Mr G Berry, requested that Oxford Archaeology (OA North) undertake an archaeological building investigation of the barn and attached cottage at Holland Fold Farm at Heath Charnock, Chorley in Lancashire (SD 60299 15687) (Fig 1). This request followed a planning application to Chorley Borough Council for the development and conversion of the Grade II listed property (Planning Application 06/001/163CU), whereby an archaeological building recording programme of English Heritage (2006) Level III standard was recommended by Lancashire County Archaeological Services (LCAS), in order to assess the significance of the building and provide a permanent record prior to its development. Historical research aimed at providing a better understanding of the development of the building was also recommended.

2. METHODOLOGY

2.1 PROJECT BACKGROUND

- 2.1.1 Following a verbal brief by the Lancashire County Archaeology Services, OA North produced a project design (*Appendix 1*) to undertake the work. This was accepted by Frank Whittaker Town Planning Consultants, acting on behalf of Mr G Berry, and OA North was commissioned to undertake both the building investigation and background research. This was carried out in June 2006.
- 2.1.2 The project was to consist of a Level III-type survey (English Heritage 2006), which comprises a descriptive internal and external record combined with drawings and a detailed photographic record. A rapid assessment of both documentary and cartographic sources was also to be carried out.

2.2 HISTORICAL RESEARCH

- 2.2.1 A rapid desk-based assessment of the farmstead was carried out in order to provide a general historical background for the building and identify any evidence that might date phases of building and rebuilding within the farm. This was not intended to be a comprehensive history, but is meant to provide a general context for the results of the building investigation and detailed information, where available, about the farmstead itself.
- 2.2.2 *The Lancashire County Record Office (Preston)*: original sources and early maps of the site were examined for the barn and any associated buildings at Holland Fold Farm.

2.3 BUILDING INVESTIGATION

- 2.3.1 *Descriptive Record*: written records 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 also paid to the relationship between parts of the building, especially those that would show its development and any alterations. These records are essentially descriptive, although interpretation is carried out on site as required.
- 2.3.2 *Site drawings*: architects 'as existing' drawings were annotated to produce a plan and section of the barn. These were produced in order to show the form and location of structural features and/or features of historic interest. Where necessary, these drawings were manually enhanced using hand survey techniques. The hand-annotated field drawings were digitised using an industry standard CAD package to produce the final drawings.
- 2.3.3 *Photographs*: photographs were taken in both black and white and colour print 35mm formats, and medium format. The photographic archive consists

of both general shots of the whole building and shots of specific architectural details.

2.4 ARCHIVE

- 2.4.1 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 original record archive of project will be deposited with the Lancashire County Record Office (Preston).`
- 2.4.2 The Arts and Humanities Data Service (AHDS) online database *Online Access to index of Archaeological Investigations* (OASIS) will be completed as part of the archiving phase of the project.

3. BACKGROUND

3.1 INTRODUCTION

- 3.1.1 A rapid examination was made of both primary and secondary sources in order to place the results of the building investigation into context. While cartographic sources were obtained for the Holland Fold area, there was little textual evidence for the farm.

3.2 MAP REGRESSION

- 3.2.1 **Yates 1786:** This is the earliest detailed plan of the county of Lancashire, although it merely depicts buildings as indistinct blocks without any discernible features. The map shows no record of a Holland Fold Farm in the Charnock Heath area, but this does not necessarily undermine the farm's credentials as a seventeenth century building. The buildings, which are depicted in the area, appear to be a mixture of important manorial buildings such as the 'Hall oth Hill' (*sic*) to the south and Duxbury Hall, to the west, whilst the more prosaic structures, would all appear to be located near main roads. Consequently, Holland Fold Farm being neither of these, may have been overlooked and, as such, was never included in either the survey or on the map.
- 3.2.2 **Ordnance Survey 1844-47:** The map depicts a series of buildings, known collectively as Holland Fold, but there is not sufficient detail to pick out the buildings accurately. Certainly, there would appear to be the cottage and attached barn, whilst a building comparable to the dilapidated barn presently across the road from the farmstead, would appear to have been built by this period. Similarly, the buildings presently lying to the south of the farm, had all been constructed by this date.
- 3.2.3 **Ordnance Survey 1892:** The area is again labelled as Holland Fold and, unlike the earlier Ordnance Survey (1849), is now recognisable as a farmstead comparable with the present day buildings. The barn is clearly distinct from the farmhouse, but there would appear to be some discrepancy over the exact location of the division between the two buildings. The map places the dividing wall in line with the porch, which reduces the present area of the cottage by half, and it is unclear if this is an error or a deliberate inclusion. The porch and small extension on the south-west of the cottage are both present, as are a series of small buildings or pens to the front (west) of the barn. Moreover, the barn to the east, and the buildings to the south are still depicted, though any alterations from the first edition 6" (Ordnance Survey 1849) remain unclear.

3.3 STATUTORY DESCRIPTION

- 3.3.1 The Statutory listing is somewhat limited in its detail, but is as follows: Farmhouse, dated 1680 (internally). Coursed sandstone rubble with large

quoins, stone slate roof with brick chimney on ridge, another chimney at corner of outshut (blocked with stone ball). Two bay baffle-entry house with outshut to rear of 2nd bay and barn under same roof at left end. Two storeys and attic; gabled porch in centre has round-headed arch with voussoirs continued down as jamb stones, small 2-light stone mullioned window over arch; to left, one stone mullioned window on each floor (5 and 4 lights); to right, a 3-light stone mullioned window with straight dripstone, a 2-light cross-glazed casement above, and a single light window above the porch. Right return wall has stone mullioned windows with hoodmoulds: 5 and 3 lights at ground floor, 4 and 2 lights at 1st floor, and three lights to attic. Rear has lean-to additions at ground floor, a 2-light sliding sash above. Barn at left end is partitioned from house by timber-framed wall with wattle-and-daub infill; has wagon doorway in rear (east) wall, that in front wall now blocked and replaced by simple doorway. Interior: house part in 2nd bay has inglenook fireplace with stone heels, and carved salt cupboard lettered in relief T H I 1680; parlour in 1st bay has slightly arched stone cross-corner fireplace; both have stop-moulded beams. Unusually complete survival of late C17 farmhouse.

4. BUILDING INVESTIGATION RESULTS

4.1 INTRODUCTION

- 4.1.1 The barn and cottage at Holland Fold Farm, Chorley, Lancashire, is a two-storey, rectangular building measuring 30.22m long by 12.97m wide, which is aligned north to south along its main axis for the purposes of this report. It is arranged as a threshing barn featuring a shippon and hayloft at its north end, and a two-bay, baffle-entry cottage appended to the south (Fig 5-8) (Plates 1-4). To this simple arrangement, a porch has been added to the west elevation and two stone extensions have been added to the east and south-east of the cottage (Plate 2), whilst a stone tack-room and a small brick outshut have been added to the north of the barn (Plates 5-7). The main build of the barn and cottage consists of coursed sandstone rubble bonded with pale lime mortar, and a similar bond is employed in the construction of the extension on the south-east corner of the cottage. In the case of the builds for the extension on the east elevation of the cottage, and for the tack-room on the north of the barn, the stonework is of higher quality and features well coursed, small to medium, dressed sandstone finished with quoins. Finally, the small outshut, which is adjacent to the tack room and the barn, is constructed from cinnabar red brick, laid in English Garden Wall (four to one) and bonded with pale lime mortar.
- 4.1.2 The roof of the barn and cottage consists of a moderately-pitched gable roof of diminishing courses of sandstone slate, which is supported by roughly-hewn tie-beam and collar trusses with straight wind-braces (Plate 8). The trusses would appear to have originally featured queen struts, but these have subsequently been removed. Certainly, the truss within the wattle and daub wall on the east elevation of the barn has retained its queen struts and testifies to this alteration. In addition, the ridge purlin, the four trenched through-purlins, and the rafters are all similarly roughly-hewn. The roof of the cottage has a simple rectangular stack in its centre with three bishop style pots and a further hooded bishop pot. Similarly, the roof of the extension on the south-east corner of the cottage is also laid with diminished courses of sandstone slate. In addition, the adjacent, later extension, the stone tack room extension and the brick outshut at the north end of the barn, all feature moderately-pitched roofs of concrete slate. On the small extension at the south-west corner, there is a ball finial bearing the rather questionable date of 1680 (Plate 10).
- 4.1.3 Access to the barn is provided by the doorway for the wagon doors on the rear (east) of the building, whilst a further door also provides access from the front of the building. The cottage is accessed by the modern door of the extension on the east elevation, with further access provided by the porch on the front (west) elevation of the building. In addition, there are two matchboard doors on the west of the building, allowing access to both the red brick outshut and a small stalls in the shippon (Rooms 6 and 5 respectively). A similar door on the west elevation affords access to the tack-room 2.

- 4.1.4 The windows on the barn, the porch and the extensions are all casements, which feature simple, deep flush lintels and anywhere between two and eight lights. Conversely, the windows of the cottage are more decorative, featuring chamfered and rebated, stone mullion casements, which are typical of the mid to late seventeenth century. All of these casements vary between one and five lights, whilst those on the south gable are furnished with label moulds (Plate 11).

4.2 THE EXTERIOR ELEVATIONS

- 4.2.1 The main build of the barn consists of coursed sandstone rubble, which is bonded with a pale lime mortar. The same is true of the builds of the extension on the north-east-corner of the cottage. In addition, there is intermittent cinnabar red brick patching on the barn, such as on the surround of the door on the front (west) elevation, as well as occasional inserts on this same facade. Moreover, there are two stone buttresses on the east elevation, which may well be original features, but are more likely to be later additions to counteract the bowing stonework, particularly notable at the north end of this elevation. Furthermore, next to and north of the south buttress, there is a small brick build of about 0.5m³ with a slate roof, but its function is unclear.
- 4.2.2 On the front (west) of the cottage, there is a small porch with a dove or-pigeon ornament on the gable of the roof, which is laid with diminished courses of sandstone tiles (Plate 12). The door is a panel door, which is surrounded by a round stone voussoir of well-cut stonework.

4.3 THE INTERIOR OF THE BARN

- 4.3.1 The walls are coursed sandstone rubble with lime mortar as on the exterior of the barn, whilst the wall on the south elevation is of wattle and daub construction, which incorporates a roughly-hewn queen-post truss comparable with the others in the barn (Plate 9). At the east end of this wall, there is a patch of cinnabar red brick laid in a stretcher bond, which measures approximately 2m². The purpose of this patch is unclear, as it may represent a blocked door leading into room 13, or simply indicate much needed repairs to the wattle and daub. Towards the centre of the barn, there is a brick partition, again of cinnabar red brick in a stretcher bond, which forms the south wall of the tack rooms (4) and a small holding pen or storage space (5) (Plate 13). The interior of the other tack rooms (2 and 3) are constructed from brick and feature both flagstones and cobbled floors (Plate 14). These rooms are accessed by heck doors at the north-west corner of the building and at the west end of the stalls partition within the barn.

4.4 THE INTERIOR OF THE COTTAGE

- 4.4.1 The cottage is arranged as a two-bay, two-storey, baffle-entry house with a converted attic space. There are four rooms on the ground and first floors, access to which is provided by a dog-leg staircase with winders at the rear

(east) of the building (Plate 15). In addition, there is a room within the attic space, which is accessed by a single flight of stairs (**16b**) at the south end of the first floor. Appended to this arrangement, are two extensions (rooms **7** and **8**), which have been built on the east elevation.

- 4.4.2 The interior walls of the cottage are stone with painted plaster and exposed timbers (Plate 16), which are decorated with plain or roll-moulded modern skirting boards. This includes the rooms at the north end of the cottage (**12**, **13**, **17** and **18**), which have the wattle and daub wall as their north elevation. The only room which does not have a painted plaster finish is the extension (room **7**), which has bare stone walls and a timber-panelled partition on its north elevation, in order to create a small storage cupboard (**7a**). Additionally, in room **15**, there is a small niche in the east wall, which may be a blocked window, but there is certainly no compelling evidence on the exterior of the building to confirm this.
- 4.4.3 In a similar manner to the interior walls, the ceilings are all painted plaster with exposed chamfered beams and joists, and on occasion, as in Room **10**, diagonal braces in order to provide additional support. The exception to this is the extension on the east of the cottage (room **7**), which has modern joists supporting a ceiling of hardboard sheeting.
- 4.4.4 The floors in the rooms on the ground floor would appear to have originally been Yorkstone flags, but these now only feature in rooms **9** and **10**, and the modern extension **7** and **7a**. In the remaining rooms, **8**, **12** and **13**, the floors have all been laid to concrete. On the first floor, all of the rooms are fitted with floorboards, although there is some discrepancy in width. Rooms **15**, **16** and **18** have floorboards measuring 8" (0.2m) wide, whilst room **17** has smaller floorboards measuring 3½" (0.08m) wide.
- 4.4.5 In room **10**, there is a seventeenth century inglenook fireplace with a chamfered bressummer beam, which is supported by two hecks of well dressed stone (Plate 18). The heck to the right hand side of the fireplace has a rounded end, with a faux console beneath the bressummer, whilst the left heck has a square end with a bolection moulding. In the middle of the fireplace, there is a range with a stone surround, and to the left, there are the remains of a spice cupboard, which has since been removed.. In addition, there is a carved salt cupboard lettered in relief 'T H I 1680'. Elsewhere, in room **12** there is a corner fireplace, featuring a roughly-coursed stone surround with a segmental voussoir arch and two small rectangular niches, which flank the woodburner in the centre (Plate 19). In room **16** on the first floor, there is a Victorian style, cast-iron fire on the north wall, complete with round arch and dog grate (Plate 20), whilst in the adjacent room **17**, there is another corner fireplace, featuring a plain stone surround and hearth, and a stepped chimney breast (Plate 21).
- 4.4.6 The windows are as observed on the exterior of the building, although it is also worth mentioning that all of the windows have splayed reveals and timber sills, whilst the doors are of ledged, matchboard construction with matching timber lintels.

5. DISCUSSION

5.1 INTRODUCTION

- 5.1.1 The investigation in conjunction with the map regression and statutory listing has revealed that the barn and cottage are likely to have been built in the late seventeenth century. Since this original phase of construction, there have been further alterations to the building, which may be identified within five broad phases of development.

5.2 PHASES OF DEVELOPMENT

- 5.2.1 **Phase One:** notwithstanding the farmstead's omission from the Yates (1786) survey, the barn and cottage were undoubtedly built during the late seventeenth century. The possible reasons behind this omission have already been discussed above, but are worth reiterating here. Yates' survey would appear to be focussed on the main manorial buildings of the period such as the 'Hall oth Hill' (*sic*) to the south and Duxbury Hall, to the west, whilst the more prosaic structures included on the map, would all appear to be located near main roads. It is not inconceivable that Holland Fold Farm, being neither manorial or near a main road, may have been overlooked.
- 5.2.2 Moreover, under normal circumstances, the ball finial with the date 1680, would be treated with suspicion, being clearly a later addition, which references the inscription on the interior. However, this date would appear to coincide with key architectural features observed during the investigation. The chamfered and rebated stone-mullioned windows and the label mouldings on the cottage, are consistent with the mid to late seventeenth century (Brunskill 2002), and have been encountered during previous investigations of farm buildings from this period (OAN 2004, 2006). Additionally, the inglenook fireplace on the ground floor of the cottage, with its stone heels and chamfered bressummer beam, is indicative of a similar time frame.
- 5.2.3 In light of this, 1680 would appear to be a perfectly acceptable date for the construction of both the cottage and the barn. These were probably built together as a single unit in the longhouse tradition, a tradition which was common until the mid eighteenth century (Brunskill 1987). The longhouse regularly featured a cross-passage between the domestic space and the agricultural/ horticultural space, but these were by no means essential features in longhouse design (*ibid*) and the apparent lack of one does not undermine this. In relation to this, the wattle and daub internal partition is somewhat problematical. Although, it would appear to be original, incorporating one of the queen post trusses into the build, its placing on the Ordnance Survey (1892) is further to the south, thus halving the size of the cottage. Perhaps this may indicate the presence of a cross-passage after all. This would certainly account for the brick-blocked doorway to the east of the wattle-and-daub wall, being the entrance from the cross-passage into the barn itself.

- 5.2.4 **Phase Two:** during the eighteenth century an addition was made to the south end of the building, with the appending of the extension on to the south-east corner of the cottage. This extra living space was probably necessitated by a growing family and it is highly likely that this expansion occurred during the early eighteenth century, despite the fact that the Ordnance Survey (1844-47) provides little in the way of support for this assertion. Certainly, the extension was not an original feature, as attested to by the clear butt-joint. However, its build is not too dissimilar to the cottage, and this would suggest that a continuity in build had been maintained over a relatively short space of time.
- 5.2.5 **Phase Three:** by the time of the Ordnance Survey 25''(1892) mapping, the buttresses were added perhaps as ornamentation, but in all likelihood to bolster the eastern wall of the barn, which had by this point, been standing for about two hundred years and would understandably be in need of repairs. The removal of the queen struts from the trusses, no doubt contributed to the bowing of this elevation, as the weight of the roof became less evenly distributed. Additionally, during this phase, the lean-to, which is alluded to in the statutory listing, and, which would appear to be included on the Ordnance Survey, was also built. The lack of tangible evidence for this lean-to is probably due to the use of non-invasive materials such as tin and timber for its construction. As it is located in front of the large wagon doors on the front (west) of the building, it is probable that the wagon doors were blocked at this point to create the small door on this elevation.
- 5.2.6 **Phase Four:** during the early twentieth century, the stone tack room was added at the north end of the barn, as was the brick extension for more storage space. Internally, the brick wall was inserted into the barn in order to create the stalls at the north end of the barn. These additions were possibly prompted by a change of ownership following the First World War. Certainly, a great deal of land exchanged hands in England during the post-war years (Wade Martins 2004: 194) and a change of ownership may have been the catalyst for this new phase of building.
- 5.2.7 **Phase Five:** in the late twentieth century and early twenty-first century, the only major alteration has been the addition of the extension to the east elevation of the cottage. More recently, other work has been carried out on the interior of the cottage, but this appears to be mainly cosmetic in nature.

5.3 CONCLUSION

- 5.3.1 The building is a seventeenth century farm and attached barn, and as such, has survived remarkably well in comparison to other structures of similar type and age. The barn was probably used for threshing, hence the opposing wagon doors on both the east and west elevations, which would provide the necessary through-draft for the process. It is more common to have a smaller door as the 'winnowing' door, but pairs of wagon doors are by no means unique and would have been better suited to providing the ample light needed during the winter months (Brunskill 1987). The process was labour-intensive when performed manually with a flail, and there is little evidence to suggest that a horse-gin or its later replacement, the steam engine (Harvey 1980), were ever

present on the farmstead. Certainly, there are no buildings consistent with either form of power, nor are there any extant lineshafts or similar transmission systems. Perhaps the lean-to on the west elevation may have housed a steam-engine of some description, but its demolition precludes anything but tenuous speculation. Thus, it is likely that the main function of the barn, as a threshing barn, was not extended beyond the mid to late nineteenth century. Its function following this is less clear. By the early twentieth century, the barn would appear to have been partitioned with brick in order to create the stabling and tack rooms at the north end of the barn. This would appear to conflict with the general trend of the late nineteenth and early twentieth century, which saw the rise of animal husbandry, and in particular, the keeping of dairy cows (Harvey 1984). Since then, the barn has no doubt continued as stables and a storage area for the rest of the twentieth century. The cottage has retained its obvious domestic function since its construction and would appear to have changed little apart from the addition of the three extensions on the east elevation.

6. RECOMMENDATIONS

6.1 INTRODUCTION

- 6.1.1 The present scheme of investigation and recording, prompted by the redevelopment of the barn at Holland Fold Farm, Heath Charnock, Chorley in Lancashire will provide a lasting record of the structure in its present condition.

6.2 RECOMMENDATIONS

- 6.2.1 Following the investigation and rapid desk-based assessment, it is envisaged that no further work will need to be carried out at the site.

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8. ILLUSTRATIONS

8.1 LIST OF FIGURES

Figure 1: Site Location Plan

Figure 2: Extract from Ordnance Survey First Edition 1:10560 map, 1844-47

Figure 3: Extract from Ordnance Survey First Edition 1:2500 map, 1892

Figure 4: Ground Floor Plan of the Cottage and Barn

Figure 5: First Floor Plan of the Cottage and Barn

Figure 6: North-facing Cross Section of the Barn

Figure 7: Photographic Location Plan of the Ground Floor of the Cottage and Barn

Figure 8: Photographic Location Plan of the First Floor of the Cottage and Barn

8.2 LIST OF PLATES

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Plate 2: The rear (east) elevation of the cottage, featuring the two extensions

Plate 3: The rear (east) elevation of the barn

Plate 4: The front (west) elevation of the barn

Plate 5: The north end of the barn and the small brick extension

Plate 6: The north end of the barn and the extension of the tack room

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Plate 11: The label mouldings and stone mullioned windows on the south elevation of the cottage

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Plate 13: The brick stalls within the barn

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Plate 17: Corner Cupboard in room **12**

Plate 18: The inglenook fireplace in room **10**

Plate 19: The corner fireplace in room **12**

Plate 20: The cast-iron Victorian fireplace in room **16**

Plate 21: The corner fireplace in room 17

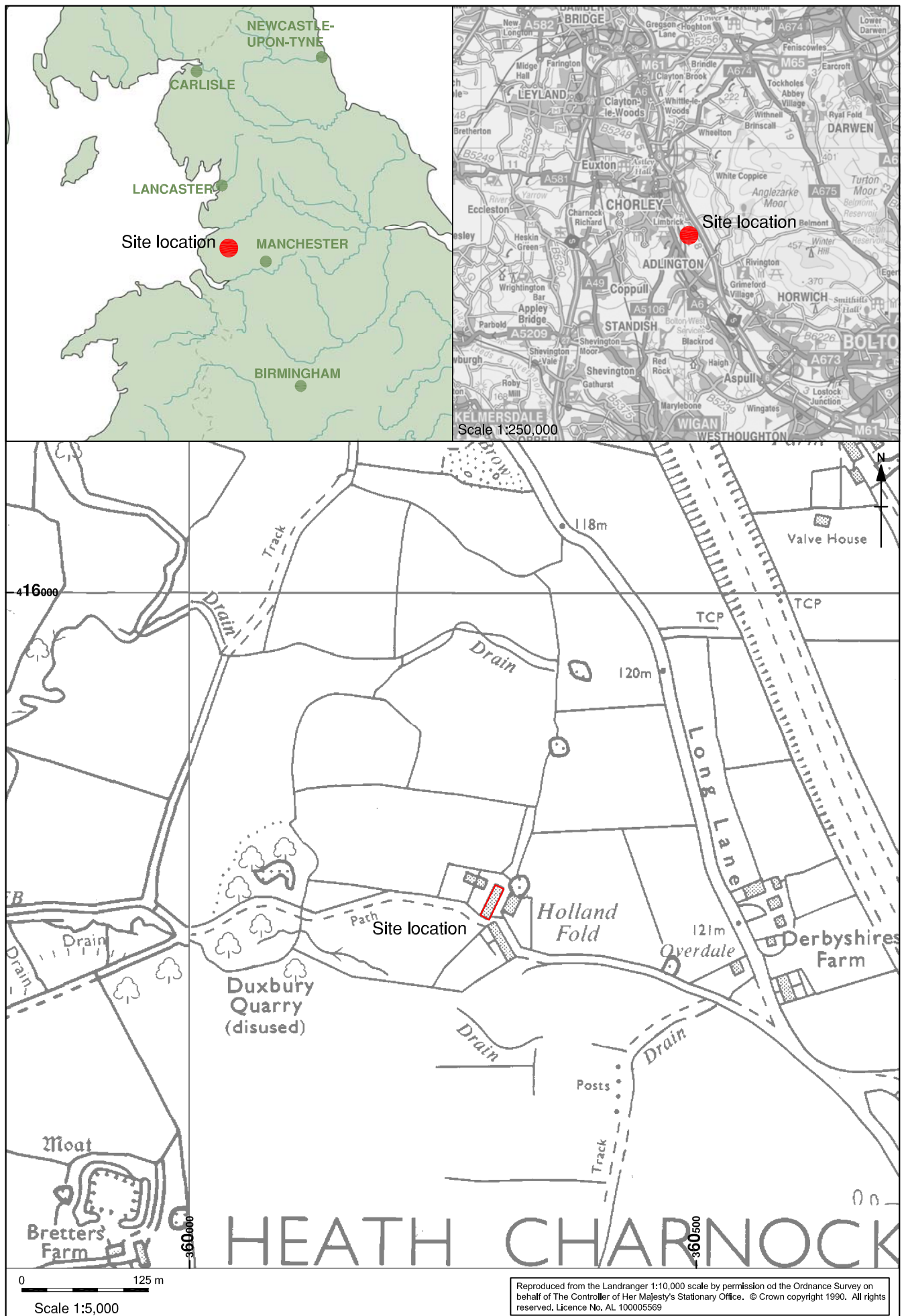


Figure 1: Site Location

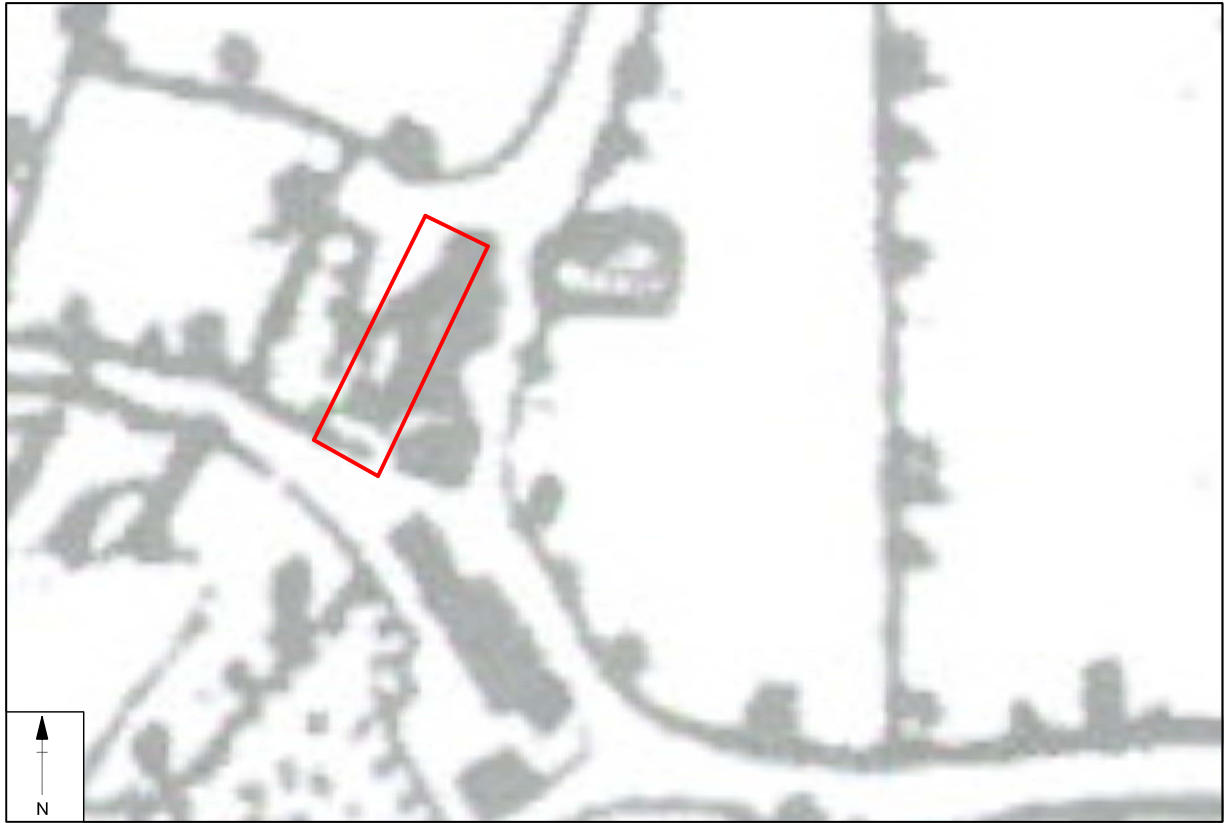


Figure 2: Extract from Ordnance Survey First Edition 1:10560 map, 1844-7

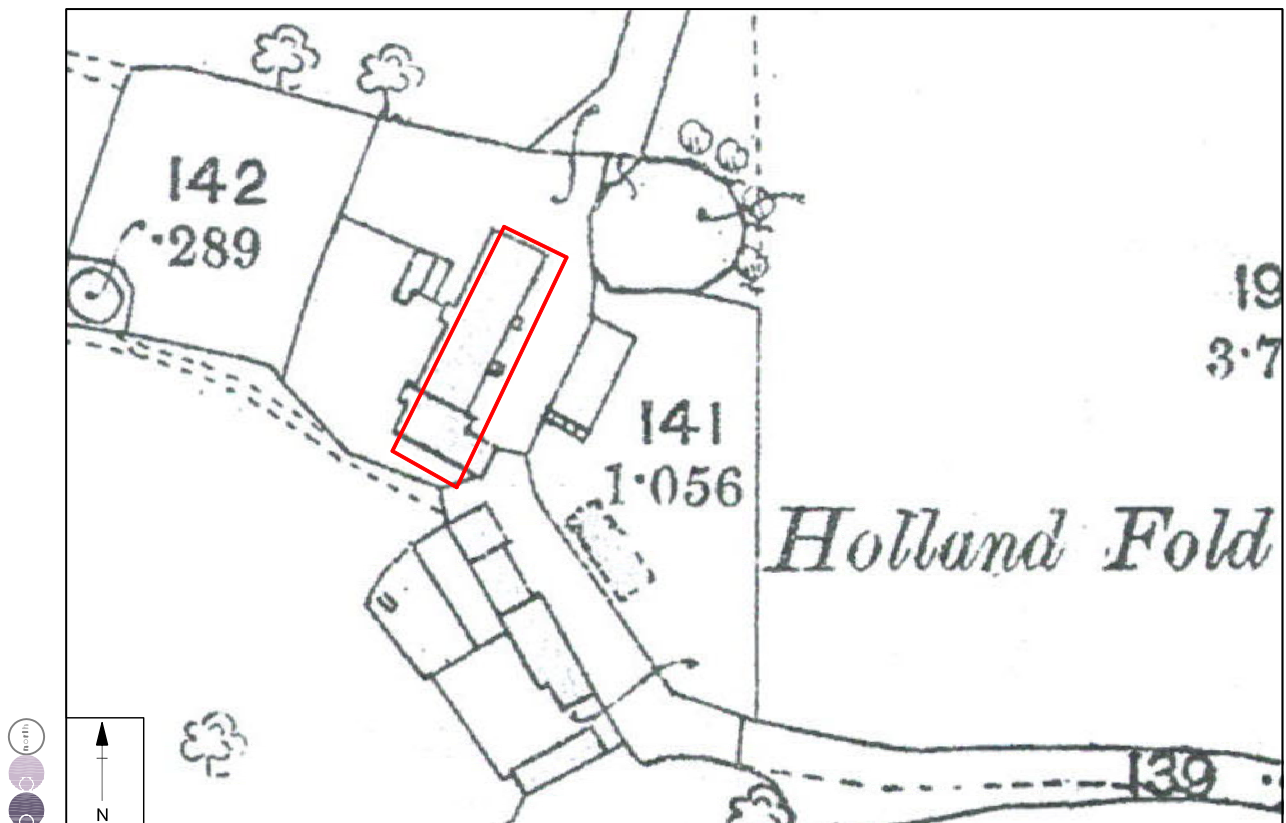


Figure 3: Extract from Ordnance Survey First Edition 1:2500 map, 1892

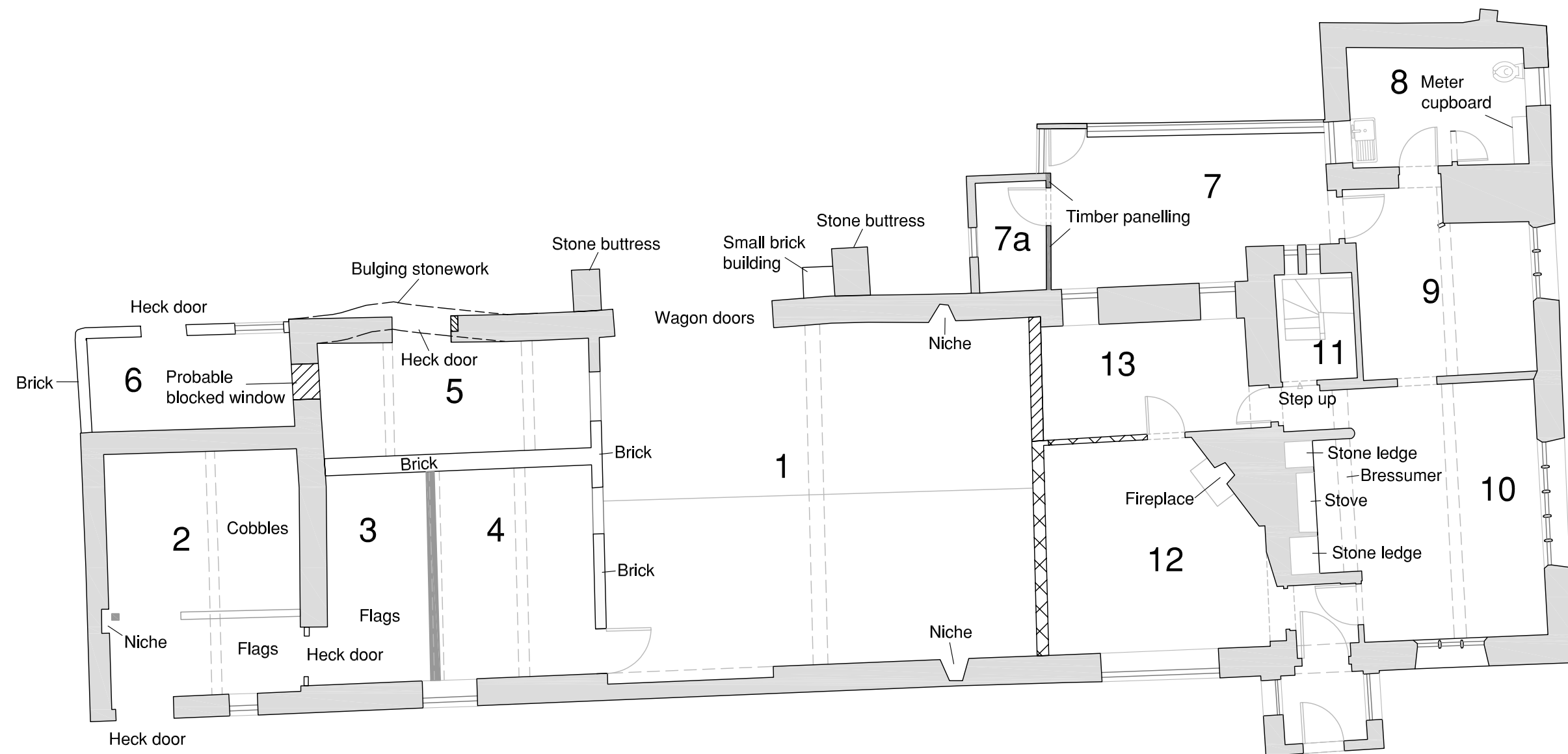
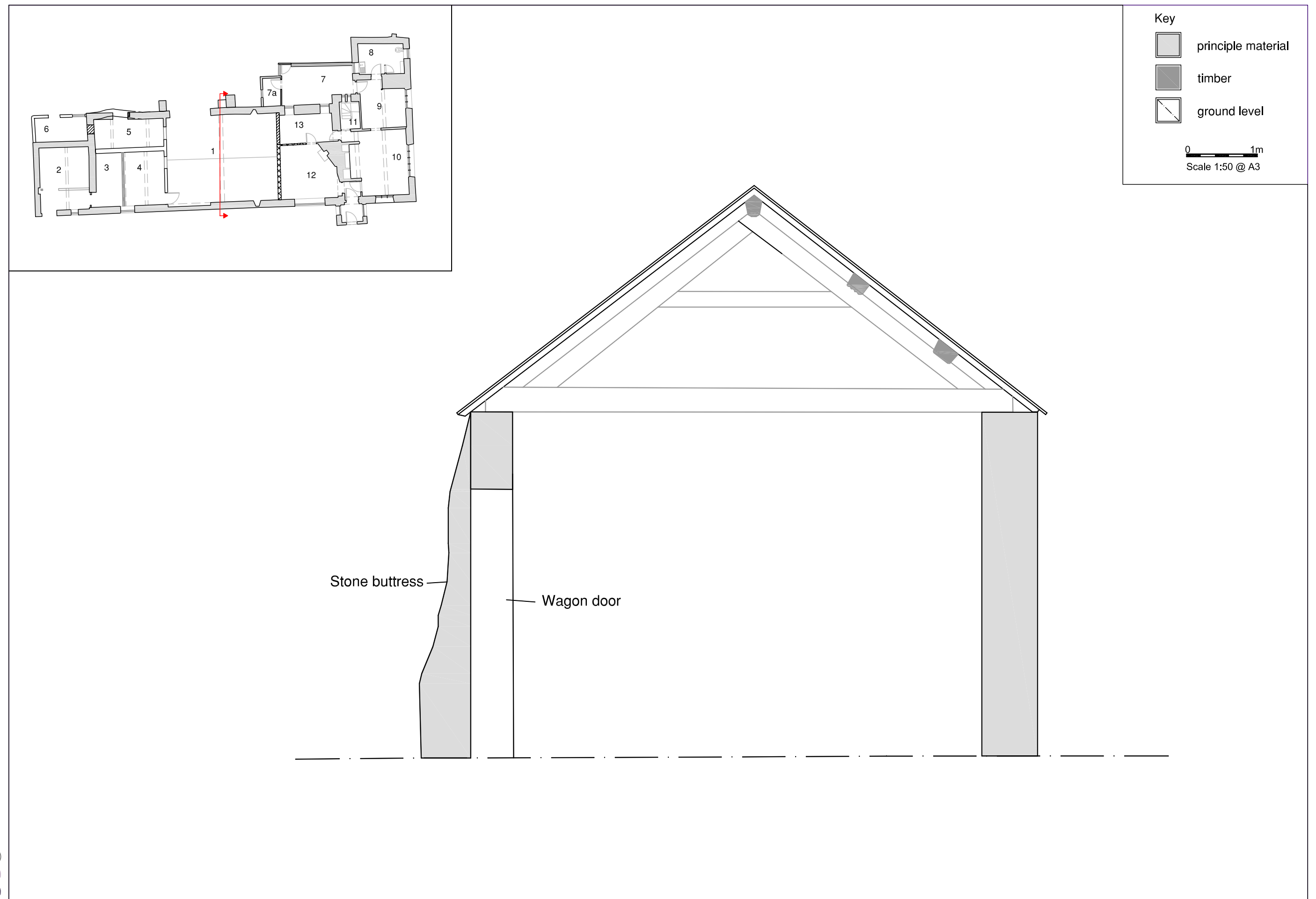


Figure 4: Ground Floor Plan of the Cottage and Barn



Figure 5: First Floor Plan of the Cottage and Barn



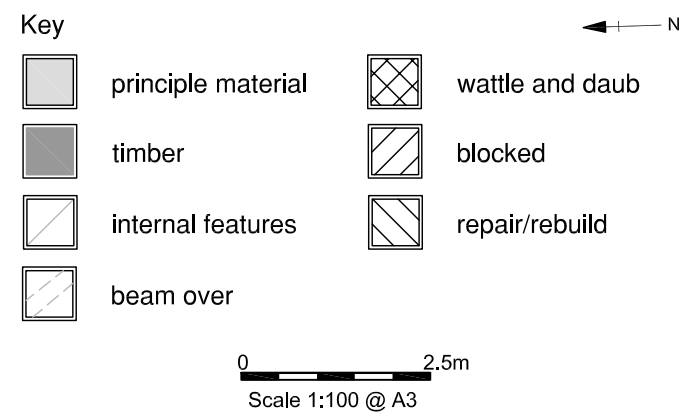
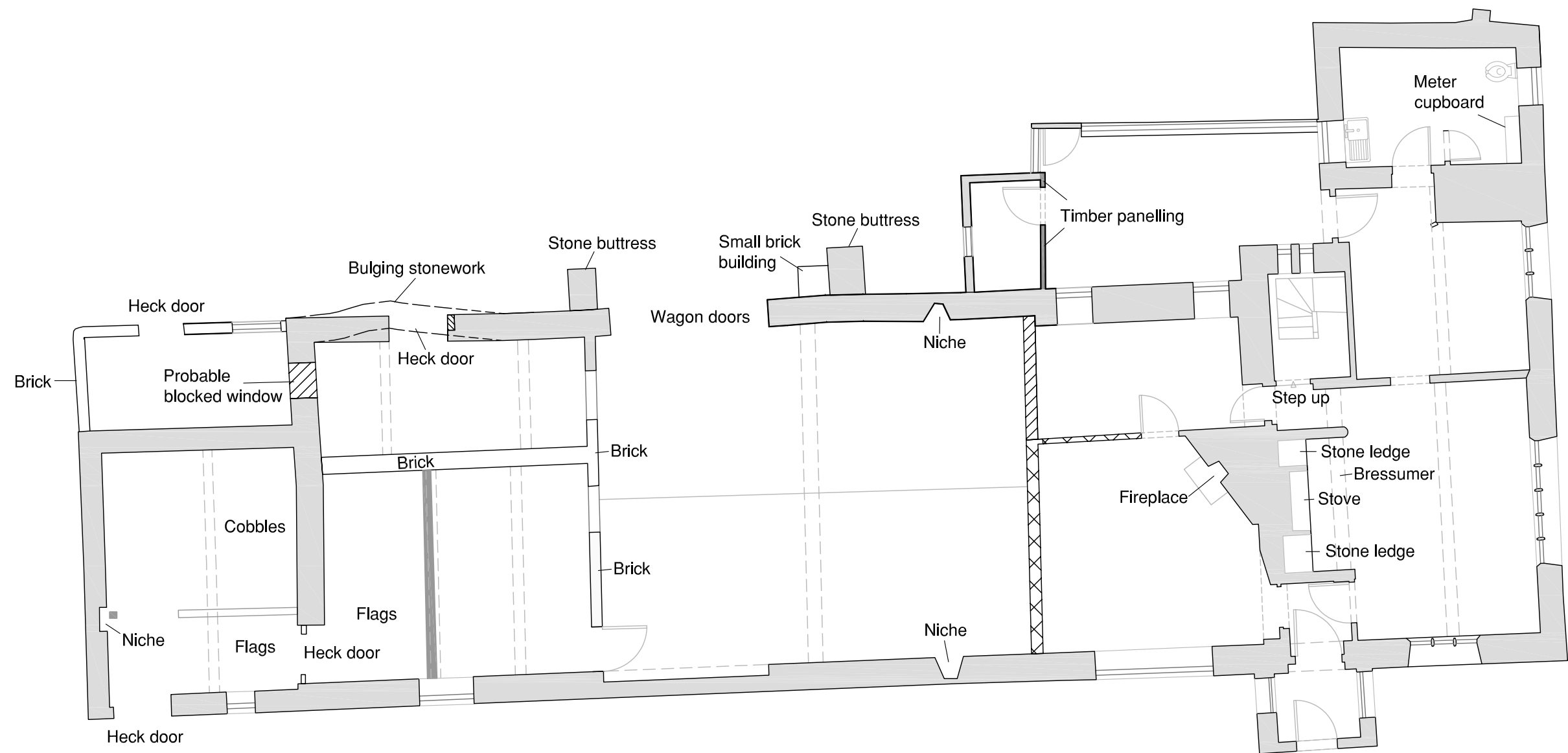


Figure 7: Photographic Location Plan for the Ground Floor of the Cottage and Barn



Figure 8: Photographic Location Plan for the First Floor of the Cottage and Barn



Plate 1: The front (west) elevation of the cottage



Plate 2: The rear (east) elevation of the cottage, featuring the two extensions



Plate 3: The rear (east) elevation of the barn



Plate 4: The front (west) elevation of the barn



Plate 5: The north end of the barn and the small brick extension



Plate 6: The north end of the barn and the extension of the tack room



Plate 7: The north elevation of the brick extension and the extension of the tack room



Plate 8: North-facing view of the queens-post trusses in the barn



Plate 9: The wattle and daub wall, featuring the truss with queen struts in place



Plate 10: The ball finial carved with the date 1680, on the south-east corner of the cottage



Plate 11: The label mouldings and stone mullioned windows on the south elevation of the cottage



Plate 12: The porch on the west elevation of the cottage



Plate 13: The brick stalls within the barn



Plate 14: The interior of the tack room at the north end of the barn



Plate 15: The stairs leading down to the ground floor



Plate 16: General view of the interior within the cottage



Plate 17: Corner Cupboard in room 12



Plate 18: The inglenook fireplace in room **10**



Plate 19: The corner fireplace in room **12**



Plate 20: The cast-iron Victorian fireplace in room **16**



Plate 21: The corner fireplace in room **17**

APPENDIX 1: PROJECT DESIGN

1. INTRODUCTION

1.1 PROJECT BACKGROUND

1.1.1 Frank Whittaker Town Planning Consultants (hereafter the client) acting on behalf of Mr G Berry has requested that Oxford Archaeology North (OA North) submit proposals to undertake the building investigation of the cottage and attached barn at Holland Fold Farm, Heath Charnock, Chorley, Lancashire (SD 360500 415500), prior to proposed conversion. The cottage is believed to have origins in the mid-seventeenth century and is a Grade II listed building. Of particular interest is a wattle-and-daub timber-frame wall between the cottage and attached barn.

1.1.2 A planning application was submitted to Chorley Borough Council (Planning Application reference 06/001/163CU) for the conversion of the barn to residential use and associated alterations to the attached cottage. The proposal will affect the character and appearance of the buildings and as a result a programme of archaeological building recording has been recommended by Lancashire County Archaeological Services (LCAS).

1.2 OXFORD ARCHAEOLOGY NORTH

1.2.1 OA North has considerable experience of the interpretation and analysis of buildings of all periods, having undertaken a great number of small and large-scale projects during the past 24 years. Such projects have taken place within the planning process, to fulfil the requirements of clients and planning authorities, to very rigorous timetables. In recent years OA North also has extensive experience of archaeological work in Northern England.

1.2.2 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 of Field Archaeologists (IFA) registered organisation, registration number 17**, and all its members of staff operate subject to the IFA Code of Conduct.

2 OBJECTIVES

2.1 The archaeological programme of work aims to provide an origin, development sequence, and discussion of the plan, form and function of the buildings on site.

2.2 To achieve the objectives outlined above the following listed specific aims are proposed:

2.3 **Building Investigation:** to provide a drawn and textual record of the buildings on site to RCHME level III type standard.

2.4 **Report and Archive:** a written report will assess the significance of the data generated by this programme within a local context. It will present the results of the building investigation.

3. METHOD STATEMENT

3.1 BUILDING INVESTIGATION

3.1.1 **Rapid Desk-Based Assessment:** the focus of the assessment will be Holland Fold Farm but mention will be made of the immediate surroundings to allow an historical background to the setting of the site to be established. The assessment will comprise the following elements:

- (i) **Documentary and Cartographic Material:** this will include a rapid appraisal of the data in the County Sites and Monument Record (Preston) and the County Record Office;
- (ii) **Historic Map Regression:** cartographic sources will be consulted in an attempt provide information on the origin and development of the buildings on site.

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

3.1.3 **Photographic Archive:** a photographic archive will be produced utilising a 35mm camera to produce colour slides and a medium format camera for the production of black and white contact prints. A full photographic index will be produced and the position of photographs will be marked on the relevant floor plans. The archive will comprise the following:

- (i) The external appearance and setting of the buildings;
- (ii) The overall appearance of principal rooms and circulation areas;
- (iii) Any external or internal detail, structural or architectural, which is relevant to the design, development and use of the buildings, and which does not show adequately on general photographs;
- (iv) Any internal detailed views of features of especial architectural interest, fixtures and fittings, or fabric detail relevant to phasing the buildings.

3.1.4 Either the contact print sheets or digital versions of these will be submitted to LCAS for approval upon development. The LCAS will be responsible for returning the contact sheets to OA North for inclusion in the report and project archive.

3.1.5 **Site Drawings:** the following architect's drawings (supplied by the client) will be annotated for the building:

- (i) Plans of the ground floor and first floor will be annotated to show form and location of any structural features of historic significance (1:100 scale);
- (ii) One cross-section through the above buildings where appropriate (1:50).

3.1.6 OA North does not undertake to correct survey inaccuracies in the client's drawings, which shall remain the responsibility of the client. However, if inaccuracies significantly impede the progress of the archaeological survey

and must be rectified to allow the archaeological survey to proceed, a charge for this correction will be made (see *Section 9*).

3.1.7 The drawings will be used to illustrate the phasing and development of the buildings. Detail captured by the annotation will include such features as window and door openings, an indication of ground and roof level, and changes in building material. The final drawings will be presented through an industry standard CAD package.

3.1.8 ***Interpretation and Analysis:*** a visual inspection of the buildings will be undertaken utilising the OA North building investigation proforma sheets. A description of the building will be undertaken to RCHME Level III standard, which will include a systematic account of the origin, development and use of the buildings as well as the evidence on which this account is based

3.1.9 The written record will include:

- (i) An analysis of the plan, form, fabric, function, age and development sequence of the buildings;
- (ii) An account of the past and present use of the buildings;
- (iii) An account of the fixtures, fittings associated with the buildings, and their purpose;
- (iv) Identification of key architectural features (including fixtures and fittings) which should be preserved in-situ;
- (v) A discussion of the relative significance of rooms within the buildings;
- (vi) A description of the historic context of the buildings including their relationship with nearby buildings in architectural and functional terms and so forth.

3.2 **REPORTS /ARCHIVE**

3.2.1 ***Report:*** the content of the report will comprise the following:

- (i) a site location plan related to the national grid;
- (ii) a front cover to include the planning application number and the NGR;
- (iii) a concise, non-technical summary of the results;
- (iv) an explanation to any agreed variations to the brief, including any justification for any analyses not undertaken;
- (v) a description of the methodology employed, work undertaken and results obtained;
- (vi) copies of plans, photographs, and other illustrations as appropriate;
- (vii) a copy of this project design, and indications of any agreed departure from that design;
- (viii) the report will also include a complete bibliography of sources from which data has been derived;

- (ix) a photographic index;
 - (x) list of archive contents.
- 3.2.2 The report will be in the same basic format as this project design; a copy of the report can be provided on CD, if required. Two copies of the report will be supplied to the client and further digital copies to the SMR.
- 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.
- 3.2.4 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. This archive will be provided in the English Heritage Centre for Archaeology format and a synthesis will be submitted to the Lancashire SMR (the index to the archive and a copy of the report). OA North practice is to deposit the original record archive of projects with the appropriate County Record Office.
- 3.2.5 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.
- 3.2.6 **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 OA North 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 written risk assessment will be undertaken in advance of project commencement and copies will be made available on request to all interested parties.

5 PROJECT MONITORING

- 5.1 **Access:** liaison for basic site access will be undertaken through the client.
- 5.2 Whilst the work is undertaken for the client, the County Archaeologist or his representative will be kept fully informed of the work and its results and will be notified a week in advance of the commencement of the fieldwork. Any proposed changes to the project design will be agreed with the Planning Officer at LCAS in consultation with the client.

6 WORK TIMETABLE

- 6.1 **Desk-Based Assessment:** two days would be required to complete the documentary search.
- 6.2 **Building Investigation:** approximately three days in the field will be required to complete this element.
- 6.3 **Reports/Archive:** an interim statement summarising the results of the building investigation will be issued to the relevant planning authority upon completion of the fieldwork. The final report and archive will be produced within eight 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.

7 STAFFING

- 7.1 The project will be under the direct management of **Alison Plummer BSc (Hons)** (OA North senior project manager) to whom all correspondence should be addressed.
- 7.2 Both elements of the fieldwork will be undertaken by a suitably qualified archaeologist experienced in the recording and analysis of historic buildings in the North West. Present timetabling constraints preclude who this will be.

8 INSURANCE

- 8.1 OA North has a professional indemnity cover to a value of £2,000,000; proof of which can be supplied as required.

REFERENCES

English Heritage, 1991 *Management of Archaeological Projects*, second edition, London