



# **THE WOODLANDS, ROSSMILL LANE, HALE BARNES,**

**Greater Manchester**

## **Desk-Based Report**



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**RA Fisk Associates / Jonathan  
and Georgina Basso**

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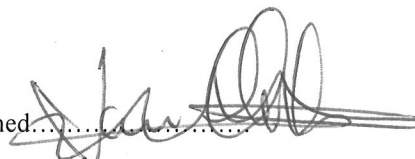
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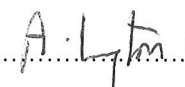
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## CONTENTS

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<b>SUMMARY</b> .....	<b>2</b>
<b>ACKNOWLEDGEMENTS</b> .....	<b>3</b>
<b>1. INTRODUCTION</b> .....	<b>4</b>
1.1 Circumstances of the Project .....	4
<b>2. METHODOLOGY</b> .....	<b>5</b>
2.1 Project Design.....	5
2.2 Desk-Based Assessment.....	5
2.3 Archive .....	5
<b>3. HISTORICAL BACKGROUND</b> .....	<b>6</b>
3.1 Introduction .....	6
3.2 Prehistory / Roman .....	6
3.3 Medieval.....	6
3.4 Post-Medieval.....	8
3.5 Map Regression and Aerial Photograph Analysis .....	10
<b>4. CONCLUSIONS</b> .....	<b>15</b>
4.1 Origins and Development of Buttsclough Farm.....	15
<b>5. BIBLIOGRAPHY</b> .....	<b>17</b>
5.1 Primary Sources.....	17
5.2 Published Cartographic Sources.....	17
5.3 Secondary Sources.....	17
5.4 On-Line Sources .....	18
<b>APPENDIX 1: PROJECT DESIGN</b> .....	<b>20</b>
<b>ILLUSTRATIONS</b> .....	<b>26</b>
Figures .....	26
Plates .....	26

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## SUMMARY

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RA Fisk and Associates, and Jonathan and Georgina Basso, requested a survey and documentary study of The Woodlands, Hale Barns (NGR: SJ 789 852), following Trafford Council's grant of planning permission for conversion works. In the event, the client requested that only the documentary element of the work be submitted at this stage and the attached report represents the results of historical research into Buttsclough farm (subsequently renamed the Woodlands).

A charter of 1281 cites lands in Hale granted by Hamon Massey to Jurdan de Davenport, which also refers to Ross Mill which is near to Buttsclough. Buttsclough has been bound with the Leather family for several hundred years. The earliest reference to the family and the property is a marriage indenture, dated 1663, in the possession of the present occupier of Woodlands which cites Richard Leather and William his son as being yeomen of Hale. The document further states that William had just married Mary, with the indenture setting out the terms of the marriage portion. Significantly, a wooden plaque marked 'ML 1663' has been found in the farmhouse of Buttsclough which may relate to Mary's marriage to William.

The first direct documentary evidence of a house at Buttsclough comes from Richard Leather's will of 1724 which detailed the contents of the house and the farm stock. The earliest cartographic representation of the farm is on Peter Burdett's map of 1777. Christopher Greenwood's map of 1819 shows a farm in this location with three buildings, which were also noted on the Tithe Apportionment map of 1842. By the time of the 1898 Ordnance Survey map two of the previous L-shaped buildings were joined and developed to form a larger T-shaped building. The third L-shaped building to the south, which comprised the farmhouse, had three small additions or possibly bay windows added to the south and west wall and could be described as a rectangular building.

The T-shaped barn and farmhouse were indicated on both the modern OS maps of 1935 and 1968. In 1968 a very small square building to the east of the farmhouse and a larger building had both been demolished to make way for the construction of a new road, which was built to the east and south of Buttsclough. The 1980 OS map only depicts a T-shaped barn and the rectangular farmhouse building on the site.

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## ACKNOWLEDGEMENTS

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Oxford Archaeology North (OA North) would like to thank Robert Hodgson of RA Fisk and Associates for commissioning the project and also Georgina and Jonathan Basso, the present occupiers, for their considerable help in the course of the project, for their enthusiasm and for allowing access to their archive of historical documents relating to The Woodlands property. Thanks are also extended to Andrew Myers, Greater Manchester Archaeological Advisory Service (GMAAS), for providing the brief, and to Lesley Dunkley at the Historic Environment Record (HER) for her assistance.

The documentary research was undertaken by Helen Quatermaine, and the illustrations were produced by Anne Stewardson. The report was compiled by Helen Quatermaine and Jeremy Bradley and was edited by Jamie Quatermaine, who also managed the project.

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## 1. INTRODUCTION

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### 1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 RA Fisk and Associates requested the implementation of a Level 3 survey (English Heritage 2006a) of The Woodlands, Hale Barns (Fig 1; NGR: SJ 789 852), following Trafford Council's grant of planning permission (ref 75975/FULL/20120). The Level 3 survey is intended to satisfy Condition 13 of the planning permission, which states that, 'No demolition shall take place until the applicant has secured the implementation of archaeological work and building recording in accordance with a written scheme of investigation which has been submitted and approved by the Local Planning Authority'.
- 1.1.2 Discussions with Andrew Myers, Greater Manchester Archaeological Advisory Service (GMAAS), have indicated that, in addition to the Level 3 survey, a targeted desk-based assessment of the site was required to provide a chronology of the building in advance of the partial demolition of the existing buildings. This report provides the desk-based assessment in the form of a short document outlining the findings.

### 1.2 LOCATION, TOPOGRAPHY AND GEOLOGY

- 1.2.1 The building now known as The Woodlands is located at SJ 789 852, within the South Hale Conservation Area in the recently suburbanised area of Hale Barns, part of Hale and Antrincham, within the parish of Bowdon (Fig 1).
- 1.2.2 Bowdon is sited on a marked outcrop of pre-Glacial geology and a raised glacial sand ridge enabling easily worked land, good drainage and a south-facing slope. Hale Barns itself is sited on a south-western slope shelving down to the River Bollin. Otherwise the area around is a poorly drained region of glacial till interspersed with low ridges of fluvioglacial origin (Higham 1993, 9-10; [www.communicate.co.uk](http://www.communicate.co.uk)). This may have been a significant factor in the settlement of the parish of Bowdon; it has been noted that medieval field systems possibly corresponded to the boulder clay geology and that sand and gravel soils did not coincide with evidence for medieval open-fields (Sylvester 1956, 29-30), perhaps relating to differences in drainage. There are also outcrops of sandstone occurring in the area of Hale Barns (Nevell 1997, 3).

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## 2. METHODOLOGY

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### 2.1 PROJECT DESIGN

2.1.1 A project design (*Appendix 1*) was submitted by OA North in response to a request from RA Fisk and Associates and following further discussions with Andrew Myers (GMAAS). The project design provided for a building survey and a desk-based assessment but, in the event, at the request of the client, this was reduced to the desk-based assessment only. The work was consistent with the *Standards and Guidance for Archaeological Desk-Based Assessment* compiled by the Institute for Archaeologists (IfA 2011), English Heritage guidelines (2006b), and generally accepted best practice.

### 2.2 DESK-BASED ASSESSMENT

2.2.1 A study area of 250m radius surrounding the site was used for the desk-based assessment and the results of the research are presented below (*Section 3*). The sources consulted included:

- ***Greater Manchester Historic Environment Record (HER)***: the HER has an extensive database of all known sites of archaeological interest within the extent of Greater Manchester;
- ***Cheshire Archives and Local Studies, Chester***: holds both published and manuscript maps, as well as unpublished primary sources and secondary published sources, relating to historic Cheshire. They provided the invaluable Tithe Apportionment Map of 1842, the historic Ordnance Survey mapping, and the seventeenth and eighteenth century wills of the Leather family. The microfilm of the hearth tax for Bucklow Hundred was also consulted;
- ***On-line databases***: the online National Archive Database and the Listed Buildings database were accessed. Historic mapping was consulted online from Old Maps ([www.old-maps.co.uk](http://www.old-maps.co.uk));
- ***Oxford Archaeology North***: OA North has an extensive archive of secondary sources relevant to the study area, as well as numerous unpublished client reports on work carried out both as OA North, and in its former guise of Lancaster University Archaeological Unit (LUAU). These were consulted where necessary;
- ***Lancaster University Library***: the library was consulted for pertinent secondary sources.

### 2.3 ARCHIVE

2.3.1 Following the completion of the desk-based assessment, copies of the integrated report will be deposited with the Greater Manchester HER, and the Manchester Record Office (CRO), for reference purposes.

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### 3. HISTORICAL BACKGROUND

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#### 3.1 INTRODUCTION

- 3.1.1 This section presents the results of the documentary research and consultation of historic maps and aerial photographs in order to provide an historical background for the site. It is not intended to be a comprehensive review of the archaeology and history of the region, examples of which are readily available elsewhere.

#### 3.2 PREHISTORY / ROMAN

- 3.2.1 **Prehistoric Activity (c 8000 BC - c AD 43):** there is no evidence of Mesolithic or Neolithic activity within the vicinity, although Bronze Age activity is present in the form of a possible Bronze Age burial mound at Hale Low (Miller 2010), as well as a Bronze Age lithic scatter in Hale itself (Hodgson and Brennand 2006, 37).
- 3.2.2 **Romano-British Period (c AD 43 - AD 410):** Roman settlement is perhaps indicated by place name evidence of Wall Field (from the Latin vallum meaning stockade), near St Ambrose College in Hale, and Stratton Fields (straet tun 'a farm by a Roman road') near Warburton Green. There have also been Roman finds (now lost) on the site of St. Ambrose College, Hale Barns (Dore 1972, 144-5). An enclosure, which produced Roman pottery has also been recorded in Hale (Philpott 2006, 73).

#### 3.3 MEDIEVAL

- 3.3.1 **Early Medieval Activity (c AD 410 - c 1066):** later Saxon settlement is indicated by the place names Bowdon, from the Old English meaning 'curved hill' and Hale, from the Old English *hal* meaning 'at the nook' (Dodgson 1981, 23). A fragment of a Saxon cross in Bowdon Church is further evidence of early medieval activity ([www.bowdonchurch.org](http://www.bowdonchurch.org)). The Domesday Book in 1086, records the 'church on the hill' at Bowdon (*ibid*) and that the Saxon theign Aelfward was the lord of the manors of Dunham, Bowdon, Hale and Bagueley in the hundred of Buckley (Dore 1972, 13; [www.pastscape.org.uk](http://www.pastscape.org.uk)), as well as the owner of a mill at Bowdon (Higham 2004, 47).
- 3.3.2 **Medieval (c AD 1066 - c 1540):** after the Conquest these lands were given to the Norman, Hamon de Massey, who established his seat, as well as a castle at Dunham Massey (two other castles were known in this hundred: one at Ullerwele now Ullerswood, perhaps close to Castle Hill south-east of Hale, and at Watch Hill Castle in Bowdon, just north of the River Bollin ([www.pastscape.co.uk](http://www.pastscape.co.uk); Dore 1972, 14, 20-21, 146-8). The Massey family remained lords of the barony until the mid fourteenth century (*op cit*, 14, when these manors were split into three parts held by the Booths of Dunham, Stanley, Earl of Derby and the Chauntrells of Bache. Further land transactions and changes of inheritance meant that by the middle of the seventeenth



century the majority of the original manorial holdings were held by the Booths of Dunham and the Crewes of Crewe Hall (Dore 1972, 28).

- 3.3.3 *Hale and Hale Barns*: a charter of 1281 cites lands in Hale granted by Hamon Massey to Jurdan de Davenport. Also in this document was mentioned another mill, 'my mill at Rass'. It is uncertain where these lands were but perhaps they were close to the later hamlet of Davenport Green, encompassing 'Esthale', and extending as far south as the Mill at Rass, in the vicinity of the later Rass Mill Farm and the River Bollin (Dore 1972, 21; Nevell 1997, 47).
- 3.3.4 A significant medieval settlement in Hale was likely to have been the medieval moated house in BATTERY HOUSE LANE, located close to Davenport Green, which was excavated in 1986-7 by the Greater Manchester Archaeological Unit (Nevell 1997, 48-9). During the thirteenth century moated houses were associated with manorial or sub-manorial centres, often as successors to castle settlements, or built by aspirational gentry looking for more spacious accommodation (Higham 2004, 159, 163).
- 3.3.5 It is significant that a Tithe Barn for Hale, perhaps built as early as the fifteenth century but first recorded in 1662, was sited close to the present Hale Barns (now demolished but on the site of the old Church Hall just to the south-east of Hale Barns centre) (Dore 1972, 77). It was this Barn that was said to have given its name to the smaller locality of Hale Barns (Ormorod 1816-1819, 554).
- 3.3.6 The grant of land of Hale in 1281 may perhaps have included at its northerly point the Tithe Barn, extending to an easterly point towards Davenport Green and southwards to Rass Mill and the River Bollin. Within this area were known to be a number of field names recorded on the 1842 *Tithe Apportionment* map (CRO EDT 181/1; Plate 1): Great Tom Field (Townfield); Middle Flatt; Big Ridding; Lord's Field; Butt Knowle; Nearer Butts Orchard; all suggesting a medieval origin. These were all names widely occurring in Cheshire and may refer to the open-arable field system of the medieval period; 'butts' were the strips worked by individual farmers (without hedges or fences between the holdings) belonging to 'townfields' which were open-arable fields held in common by the manor or township (Chapman 1952, 104; Edwards 2007, 65; White 1995, 17-23; Dore 1972, 21). The 'Lordsfield' belonged to the lord but was worked by the farmers in the community.
- 3.3.7 It is possible that these fields and their farmers formed an early hub of the eventual community of the hamlets of Hale Barns (Dore 1972, 22) (although it should be noted that the earliest documentary evidence for Hale Barns was dated to 1616 (Dodgson 1981, 25)). The place-name Leather Green, presumably associated with the Leather land-holding (*Section 3.4.1*), sited at the junction of the road between Hale Chapel and Buttsclough, has no properties associated with it (Dore 1972, 56). It is interesting to note that there are a number of other place names with the suffix 'green' in the immediate area: Hale Barns Green; Davenport Green; Warburton Green; and Horn's Green (*Tithe Apportionment Map* 1842). The medieval suffix 'green' referred to irregular areas of cleared lands from the surrounding woodland; it was in this way that settlements developed from piece-meal blocks of clearance (Dodgson 1981, 201; Winchester 2006, 88). The 'green' may have referred to

fields held in common by freeholders for the grazing of the cattle (Youd 1961, 21-8).

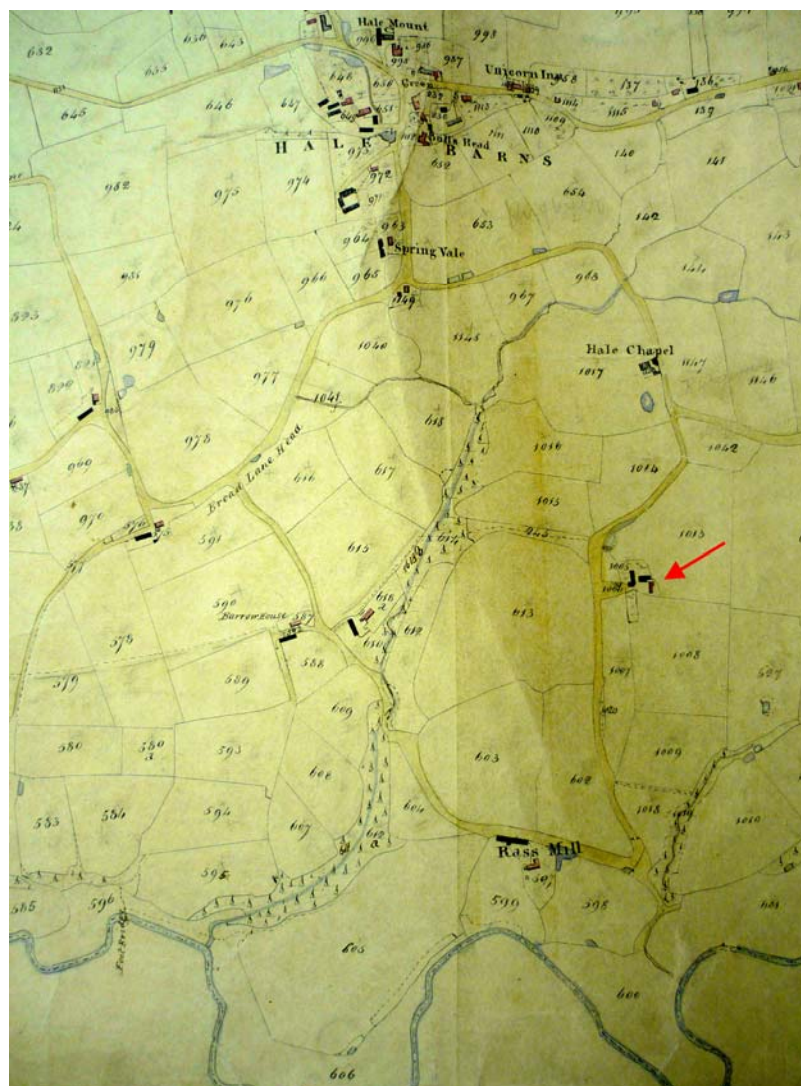


Plate 1: Tithe Apportionment Map of 1842 (CRO EDT 181/1)

3.3.8 The evidence of the medieval field names, such as ‘townfield’, and the prefix ‘butt’ in association with the use of the suffix ‘green’ argues the case for these fields having a medieval origin, used either for arable or for pastoral farming and being a significant focus of this dispersed community at Hale Barns.

### 3.4 POST-MEDIEVAL

3.4.1 ***Buttsclough and the Leather family:*** Buttsclough (the earlier name of The Woodlands), which survived at least until the 1930s (OS 1935), has been bound with the Leather family for several hundred years (Dore 1972, 28, 43). The meaning of the place name Butts Clough is from the Old English clough meaning dell, or steep valley and buttes meaning a strip of land abutting onto a boundary or a short strip (Dodgson 1981, 25-9).

- 3.4.2 The earliest reference to the family and the property is a marriage indenture, dated 1663, in the possession of the present occupier of The Woodlands (Buttsclough Private Archive (BPA) document 1), which cites Richard Leather and William his son as being yeomen of Hale. The document further states that William had just married Mary, with the indenture setting out the terms of the marriage portion. A wooden plaque marked 'ML 1663' found in the farmhouse of Buttsclough may well relate to Mary's marriage to William. This document, coupled with the plaque in Buttsclough, perhaps, ties the family to this property or its predecessor.
- 3.4.3 A lease dating to 1672, for the 'close, closure, field or parcell of land in Hale, called or known by the name of the Butts, also the Butts field' (BPA document 2), implies that William Leather's lands were located at Butts and Butts field but not necessarily occupying the present farmhouse, and indeed could relate to a timber framed fore-runner of the building from where the wooden plaque originated.
- 3.4.4 The 1842 Tithe Apportionments map (Plate 1) illustrates that the Leather family owned the fields to the east of Tom Field Bank, and the fields to the south of Hale Chapel and west of the road to Rass Mill, as well as those fields east of this road between Butts Clough and Rass Mill. It seems that the Leather family, yeoman farmers, may have held these lands from the mid-sixteenth century onwards (Dore 1972, 28 and 43). During the eighteenth century the Leather landholding was completely surrounded by the lands of the Crewe family (Dore 1972, 43).
- 3.4.5 It is arguable that these contiguous properties of the Leather family may simply be a demonstration of the gradual enclosure of fields to reflect the pattern of ownership which was taking place through private enclosure agreement during the sixteenth and seventeenth centuries (op cit, 64; Sylvester 1956, 17). It is interesting to note that there were no eighteenth or nineteenth parliamentary enclosure agreements in the township of Hale, suggesting that such enclosures had already taken place (Dore 1972, 64).
- 3.4.6 The first direct evidence of a house at Buttsclough comes from Richard Leather's will of 1724 (CRO WS 1614-1784). Prior to this, earlier wills of the Leather family from the seventeenth and eighteenth centuries (*ibid*) refer to William or Richard Leather as hailing from Hale. The inventory attached to Richard Leather's will, also dated 1724, detailed the contents of the house, and then lists the farm stock and equipment. At the end of the inventory is a list of some household equipment, clearly of lesser quality, perhaps referring to the contents of a smaller household or cottage (CRO WS 1724). Thus, there may have been two or three buildings on this property, the main house, the farm barn and a smaller household or cottage. The dwellings mentioned above are likely to be the property detailed on Burdett's map of 1777 (Plate 2). Henry Theodore Gaddum bought the Butts Clough estate from the Leather family in the middle of the nineteenth century (Miller 2010).

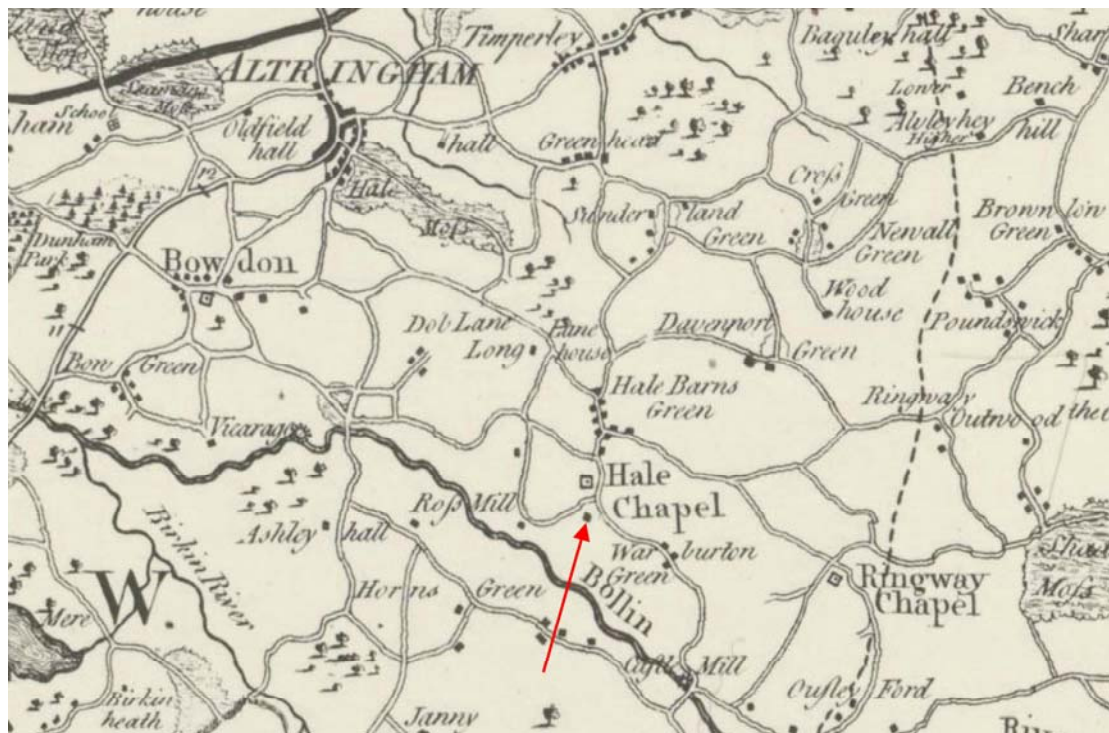


Plate 2: Burdett's Map of Cheshire, 1777 showing a building on the site of Butts Clough

### 3.5 MAP REGRESSION AND AERIAL PHOTOGRAPH ANALYSIS

- 3.5.1 The two earliest available historic maps of Cheshire by Christopher Saxton (1577), John Speed (1610) do not show Hale or Hale Barns ([www.cheshirehistory.org](http://www.cheshirehistory.org)). However, Peter Burdett's map of 1777 (Plate 2; [www.cheshirehistory.org](http://www.cheshirehistory.org)) shows a block of land in which Butts Clough was situated, surrounded by a circular road, on which farmhouses, such as Spring Vale and Barn, Butts Clough, Rass Mill and Farm and Barrow Cottage and Farm were situated, all of which are known from the 1842 Tithe Apportionments map (Plate 1; CRO EDT 181/1), but are indicative of an earlier pattern of settlement. Barrow Cottage was dated to the late seventeenth century, Spring Vale Barn was dated to the late eighteenth century, and Rass Mill Farm has a datestone of 1743 (Dore 1972; [www.britishlistedbuildings.co.uk](http://www.britishlistedbuildings.co.uk)).
- 3.5.2 Christopher Greenwood's Map of 1819 (Plate 3; [www.cheshirehistory.org.uk](http://www.cheshirehistory.org.uk)), shows a farm in a similar position to that depicted on Burdett's map at the end of a track, along with three buildings; these three buildings were also noted on the Tithe Apportionment map of 1842 (Plate 4). To the west is a building aligned north/south with a small porch or extension on the west side of the south end. A second building, marked in black, is situated to the east. It is aligned east/west, with either a small porch/extension on the eastern end or a long extension on the south wall. A third building, coloured red, is at the easternmost part of the plot, aligned north/south, with a small porch/extension on the north end of the eastern elevation (CRO EDT 181/2; CRO EDT 181/1). This 'red' building occupies the site of the present day farmhouse.



Plate 3: Greenwood's map 1819 showing the location of Butts Clough



Plate 4: Detail of the Tithe Apportionment Map (1842) showing Butts Clough farm

3.5.3 The 1st edition OS map of 1848 names the site as Buttsclough, as does the 1st edition 1" to 1 mile map dated 1863, but with no detail of the buildings. The 1875 OS 6" to 1 mile map (Plate 5; <http://archives.cheshire.gov.uk>) depicts three L-shaped buildings and a fourth small square one to the south. The L-shaped building to the south is presently used as the farmhouse.

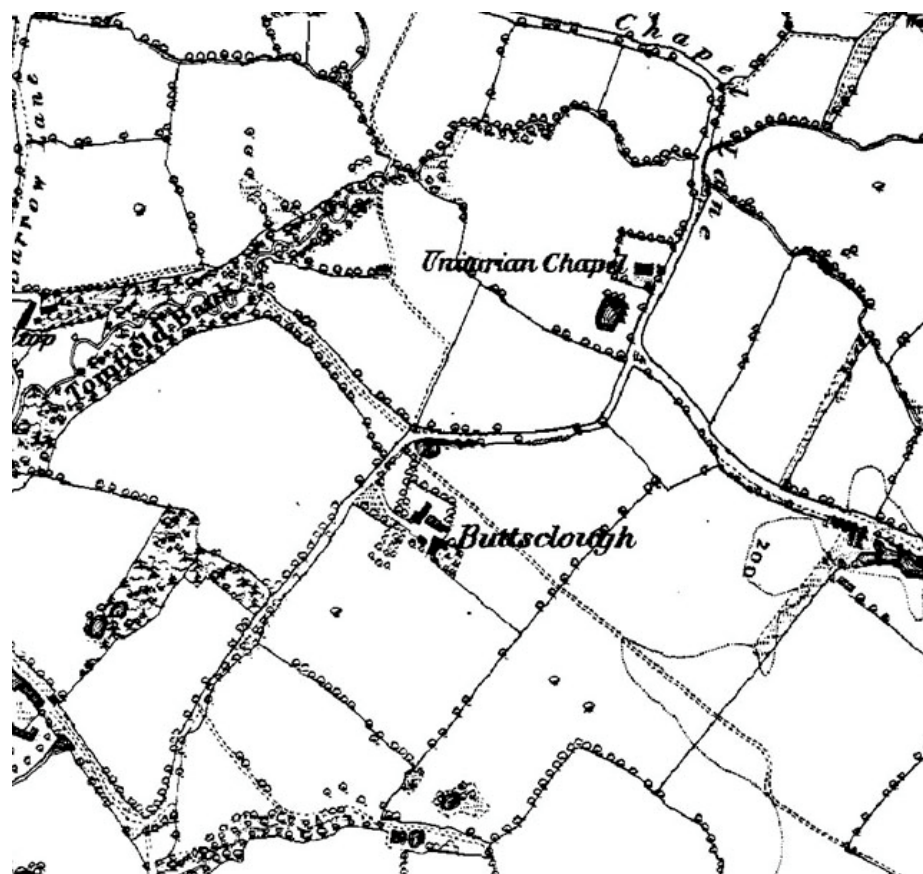


Plate 5: Second edition Ordnance Survey map (1875) showing Buttsclough

- 3.5.4 However, after this, as the OS 1:2,500 map of 1898 (Plate 6) shows, the first two of the L-shaped buildings were joined and developed to form a larger T-shaped building, this building was more recently used as a barn. The first building may have been slightly remodelled with the loss of the porch/extension from the south end. The other L-shaped building of the T-shaped building retained its porch/extension. The third L-shaped building to the south had three small additions, including a square turret, added to the south and west wall. The fourth small square building was also marked.
- 3.5.5 The OS 2:500 map of 1909 (Plate 7) depicts a similar layout and plan of buildings; however, it shows that the joining building work between the two L-shaped structures, which form the large T-shaped building, mentioned above, are marked as having an upper floor join. The third L-shaped building to the south, now only has two small additions or two bay windows on its west wall. Both the 1898 and 1909 maps show a large rectangular building, marked with a dashed outline, on an approximately east/west alignment, lying opposite the long arm of the T-shaped building.

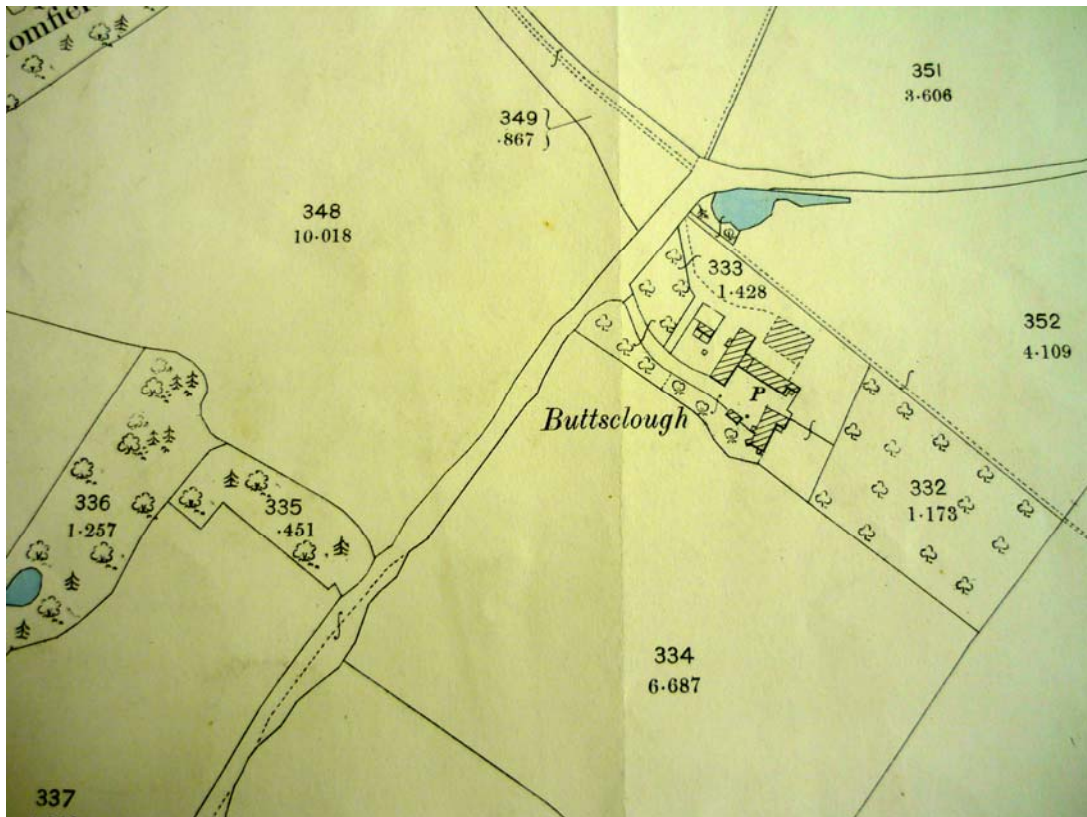


Plate 6: Ordnance Survey 1:2500 map (1898) showing Buttsclough

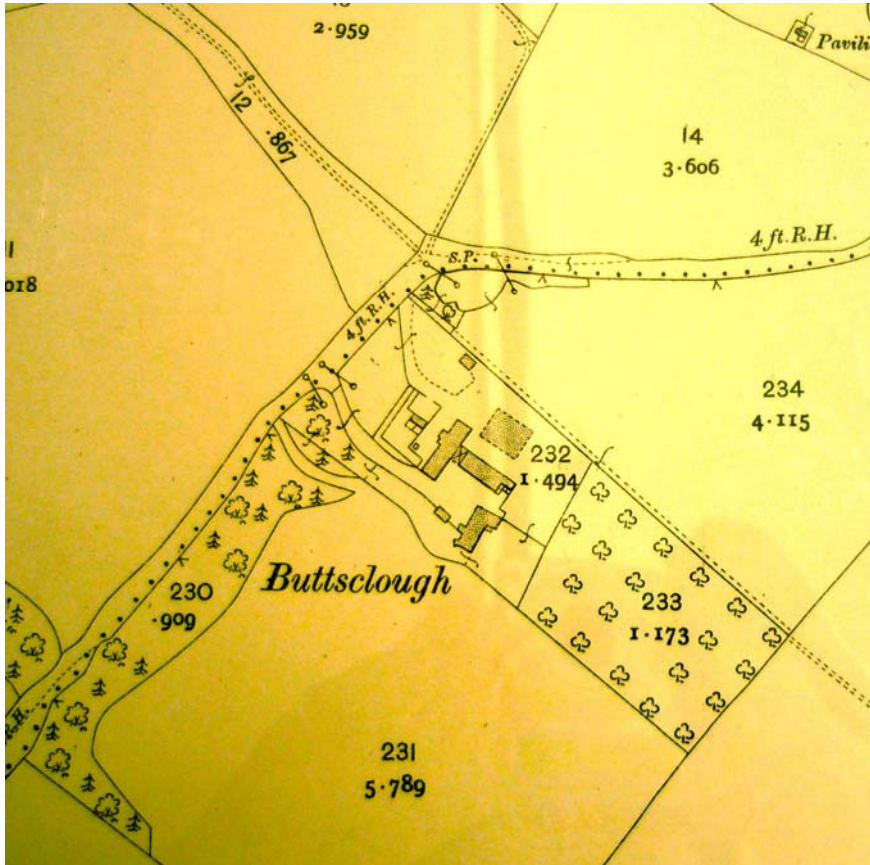


Plate 7: Ordnance Survey 1:2500 map (1909) showing Buttsclough

3.5.6 This T-shaped barn and the rectangular farmhouse were indicated on both the modern OS maps of 1935 (Plate 8) and 1968. In 1968 the very small square building to the east of the farmhouse seen on the 1935 map and the larger building with the dashed line, had both been demolished to make way for the construction of a new road, which was built to the east and south of Buttsclough. A new row of houses and gardens had also been constructed to the south of Buttsclough (OS maps 1968). The 1980 OS map only depicts a T-shaped and the rectangular building on the site (HER record SMR 7781.1.0).

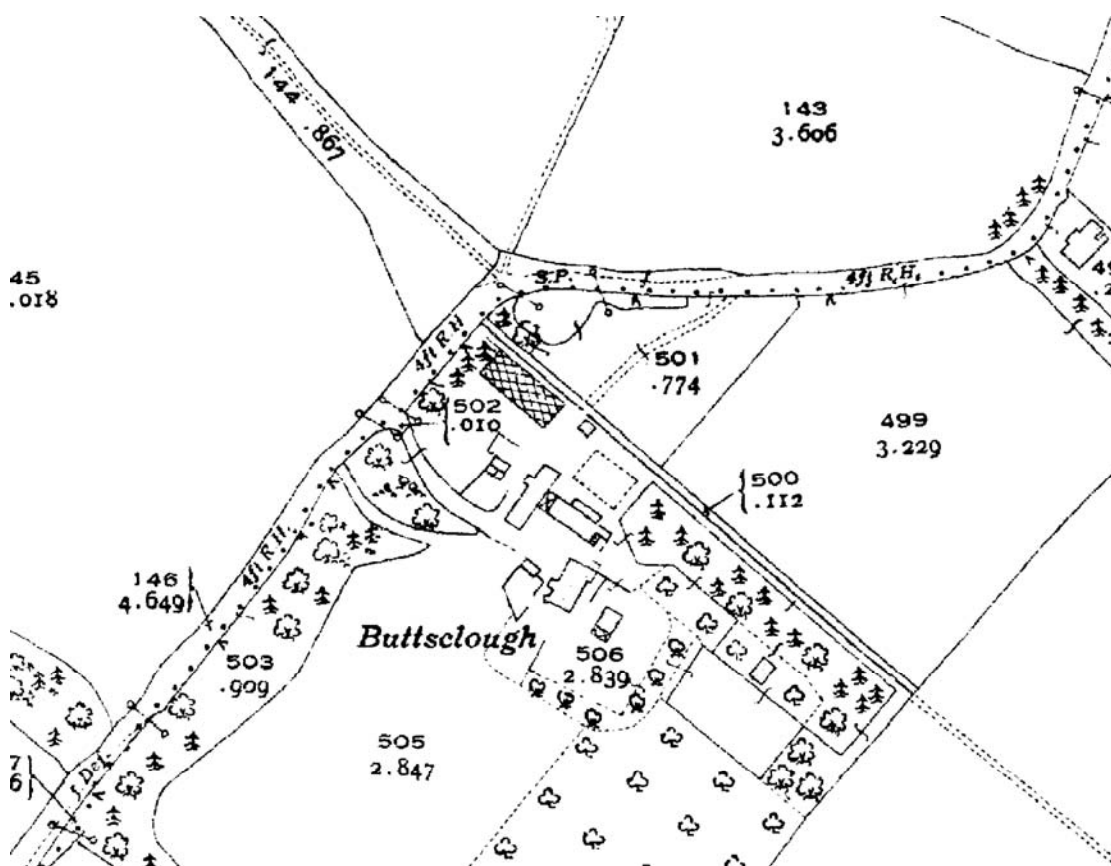


Plate 8: Ordnance Survey 1:2500 map (1935)



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## 4. CONCLUSIONS

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### 4.1 ORIGINS AND DEVELOPMENT OF BUTTS CLOUGH FARM

- 4.1.1 The Woodlands, formerly called Buttsclough, was a farm that had its origin potentially as early as 1663 on the basis of a marriage indenture that survives within the private archive of the property. This is between Richard Leather and his wife Mary, and specifies the dowry, but does not make any reference to the farm. However, a wooden plaque recovered from an out-of situ context within the fabric of the farmhouse is inscribed ML 1663 (Plate 9); these are presumably the initials of Mary Leather and alludes to the year of her marriage. The fact that it was recovered within the property would suggest that it derives from the existing building, or potentially an earlier one on the same site, and would provide a link between the marriage indenture and the farm.



Plate 9: The wooden plaque recovered from an out-of-situ context within Buttsclough farmhouse

- 4.1.2 The first documented reference to the farm is in 1724, when a will of Richard Leather details the contents of the house and farm stock. Burdett's map of 1777 shows the property but does not provide details of the individual buildings, and it is not until Greenwoods map of 1819 that there is a depiction of three buildings, a farmhouse and two outbuildings. This is affirmed by the 1842 tithe map. Between then and the 1875 Ordnance Survey map the two outbuildings were joined into a single T shaped structure. The first clear depiction of the farmhouse plan was in 1898, which shows that it had by this date got a porch and a corner turret. Finally at some date before the 1935 Ordnance Survey map an extension was added to the south-eastern face of the building.
- 4.1.3 Buttsclough Farm was seemingly the creation of Richard Leather, a wealthy yeoman farmer, and from the outset, and subsequent development, its size and construction allude to it having been a relatively high status farm house for the area. It was an expression of wealth and the importance of the Leather family;

the will and marriage indenture also allude to the importance of Richard Leather in this area in the later seventeenth and early eighteenth century.

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## 5. BIBLIOGRAPHY

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### 5.1 PRIMARY SOURCES

#### 5.1.1 *Buttsclough Private Archive*

Buttsclough Private archive, document 1, marriage indenture of William and Mary, 1663

BPA, document 2, Lease of 'close, clousure, field or parcell of land in Hale, called or known by the name of the Butts, also the Butts field'

#### 5.1.2 *Cheshire Archives and Local Studies*

EDT 181/1 and 2, *Tithe Apportionments map and Schedule*, 1842

Microfilm MF 13/2, *Hearth Tax for Bucklow Hundred, 1664 and 1673-4* English Heritage, NMR 649519, SMR 3654

WS 1614-1784, *Wills of the Leather family of Hale*

WS 1724, *Richard Leather's will of 1724 detailing contents of Buttsclough*

### 5.2 PUBLISHED CARTOGRAPHIC SOURCES

Burdett, P, Map of Cheshire, 1777

Greenwood, C, Map of Cheshire, 1819

OS 1st edition map, *Cheshire Sheet 80 NE*, 1848, 6" to 1 mile,

OS 1st edition map, *Cheshire Sheet 80 NE*, 1863, 1" to 1 mile,

OS 2<sup>nd</sup> edition map, 1875, 6" to 1 mile (<http://archives.cheshire.gov.uk>)

OS 2<sup>nd</sup> edition map, *Cheshire Sheet 18/11*, 1898, 1:2,500

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## APPENDIX 1: PROJECT DESIGN

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### 1. INTRODUCTION

#### 1.1 PROJECT BACKGROUND

1.1.1 RA Fisk and Associates have requested the implementation of a Level 3 survey (English Heritage 2006) of The Woodlands, Hale Barns (SJ 789 852). This follows Trafford Council's grant of planning permission (ref 75975/FULL/20120). The Level 3 survey is intended to satisfy Condition 13 of the planning permission, which reads 'No demolition shall take place until the applicant has secured the implementation of archaeological work and building recording in accordance with a written scheme of investigation which has been submitted and approved by the Local Planning Authority'.

1.1.2 Discussions with Andrew Myers, Greater Manchester Archaeological Advisory Service, have indicated that in addition to the Level 3 survey a targeted desk based assessment of the site will be required to provide a chronology of the building in advance of the partial demolition of the existing buildings. 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 House in Penrith (OA North 2006), 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 partial demolition. To achieve the objectives outlined above the following listed specific aims are proposed:

- 2.2 **Desk-based Assessment:** an assessment of the site and surrounding area within its broader context will be prepared in line with the National Planning Policy Framework (NPPF 2012) and the IfA standards (2011). It will set the historical context for the proposed building survey and associated heritage assets.
- 2.3 **Building Investigation:** to provide a drawn, photographic and textual record of the building to English Heritage (2006) Level 3 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.

### 3. METHOD STATEMENT

#### 3.1 DESK BASED ASSESSMENT

- 3.1.1 The initial stage of the study will be the collation of information to establish the baseline conditions. The following will be undertaken as appropriate, depending on the availability of source material, to ensure that all known heritage assets are identified within a 250m radius of the building and will be necessary to assess the wider context of the building. A wider local to regional background will also be provided to put the site in an archaeological or historical context.
- 3.1.2 **Documentary and Cartographic Material:** this work will comprise a desk-based survey of the existing resource. It will include an appraisal of the Greater Manchester Historic Environment Record (HER), as well as appropriate sections of county histories, early maps, and such primary documentation (estate plans etc.) as may be reasonably available. The latter will entail consultation with the Greater Manchester Record Office. Particular emphasis will be upon the early cartographic evidence which has the potential to inform the development of the bridge and the associated mill complex. A detailed historic map regression will be compiled using estate maps and Ordnance Survey maps to chart the development of the buildings within the immediate environs.
- 3.1.3 The documentary search will examine evidence for the history of the building, and will examine evidence for the phasing of the structures, and will be set within the wider context of the associated settlement.
- 3.1.4 Any photographic material will be studied, and published and unpublished documentary sources will also be examined. The study will examine place and field name evidence for the site and its environs. This will aid identification of any unknown heritage assets, as well as any contamination issues and previous impacts that may have adversely disturbed potential remains.
- 3.1.5 This work will include consultation with the NMR, the OA North research archive together with any other such archives as relevant. Any client data, such as geological and soil surveys, geotechnical or borehole data, landuse surveys, and any other environmental information relating to the site will be of considerable value.
- **Aerial Photography:** a brief survey of the extant air photographic cover will be undertaken, and the NMR will be contacted. This will aid in identification of the unknown archaeological resource and further reduce the risk of unexpected archaeological remains during development, as well as identify areas where previous impacts may have disturbed or destroyed archaeological remains.
  - **Physical Environment:** a rapid desk-based compilation of geological (both solid and drift), pedological, topographical and palaeoenvironmental information will be undertaken. It will be based on published geological mapping and any local geological surveys in the possession of the County Council or the client.

### 3.2 MEASURED SURVEY (LEVEL 3)

- 3.2.1 **Introduction:** the measured survey will be carried out to English Heritage Level 3 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.
- 3.2.2 **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 as follows:
- 3.2.3 Digital SLR cameras with a resolution of at least 12 mega pixels will be used; using RAW format files for image capture; saved as 8 bit TIFFs for archive purposes. The data will be stored on two separate hard drives or servers, each on different sites and with appropriate back-up and disaster plans in place.
- 3.2.4 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 the 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 buildings, and which does not show adequately on general photographs;
  - (v) Any internal detailed views of features of special 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 cross sections.
- (i) ground floor plan;
  - (ii) first floor plan;
  - (iii) a cross-section through each building
- 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 **Fabric Description:** 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 3 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. This will include evidence of any demolished or lost structures within the complex.
  - (iii) An account of the past and present use;
- ### 3.3 REPORT PRODUCTION
- 3.3.1 **Final Report:** a written synthetic report will be submitted to the Trafford Council Planning Officer and the Senior Planning Archaeologist within three weeks of completion of the survey. 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;
  - ◆ An 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 Trafford Council. CAD files in AutoCAD.DWG format, 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.

**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:** Greater Manchester Archaeological Advisory Service 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 of Field 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 **Desk Based Assessment:** two days at record offices will be required to complete the data capture.

7.1.2 **Building Investigation:** approximately two days in the field will be required to complete this element.

7.1.3 **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. The curriculum vitae of the OA North staff involved are included in *Appendix 1*.

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## ILLUSTRATIONS

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### FIGURES

Figure 1: Site Location Map

### PLATES

- Plate 1: Tithe Apportionment Map of 1842 (CRO EDT 181/1)
- Plate 2: Burdett's Map of Cheshire, 1777 showing a building on the site of Butts Clough
- Plate 3: Greenwood's map 1819 showing the location of Butts Clough
- Plate 4: Detail of the Tithe Apportionment Map (1842) showing Butts Clough farm
- Plate 5: Second edition Ordnance Survey map (1875) showing Buttsclough
- Plate 6: Ordnance Survey 1:2500 map (1898) showing Buttsclough
- Plate 7: Ordnance Survey 1:2500 map (1909) showing Buttsclough
- Plate 8: Ordnance Survey 1:2500 map (1935)
- Plate 9: The wooden plaque recovered from an out-of-situ context within Buttsclough farmhouse

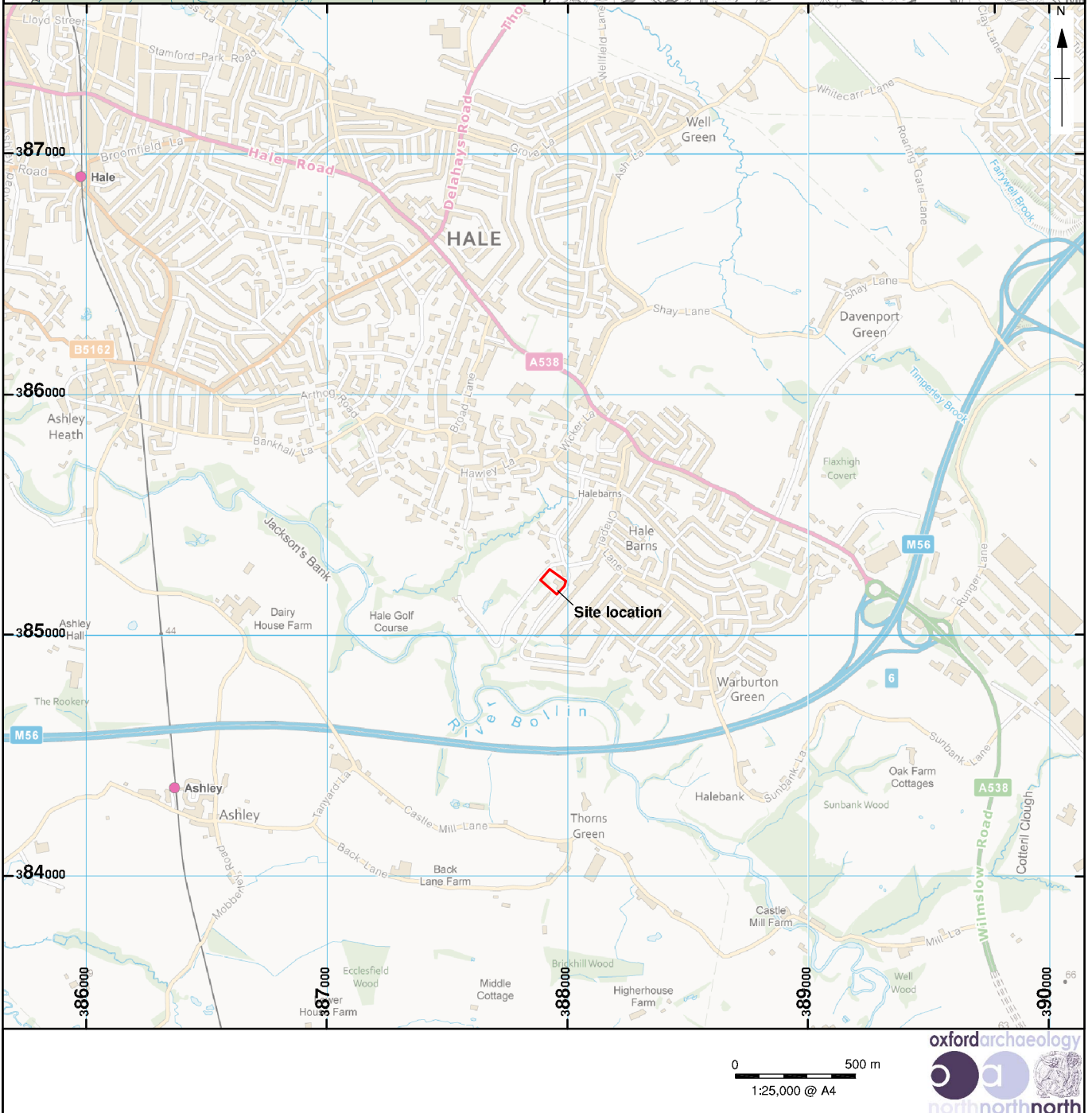


Figure 1: Site location