

CHORLTON FOLD FARM, ECCLES GREATER MANCHESTER



Archaeological Building Investigation



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SUMMARY

Nuttall Construction Ltd, made a planning application to Salford City Council to demolish the farmstead at Chorlton Fold Farm, Chorlton Fold, Eccles, Greater Manchester (SD 7694 0001) prior to the redevelopment of the site. As part of the planning procedure, the council consulted Greater Manchester Archaeology Unit (GMAU), which recommended a building recording programme of English Heritage (2006) Level II standard for the farmhouse and barn. This was to include a rapid desk-based assessment, which would provide an historical background and detail any changes in the development of the buildings. In addition, an extensive site investigation was to be undertaken, comprising written descriptions, as well an extensive photographic record, and site drawings of the floor plans and sections. As the outbuildings and Dutch barn were of less significance, these were to be recorded to a Level I standard only, which was to include general descriptions, sketch drawings and a photographic record.

Following these recommendations, Nuttall Construction Ltd requested that Oxford Archaeology North (OA North) undertake the building investigation, which was duly completed in November 2006. The survey determined that the farmhouse was built during the eighteenth century as a two unit dwelling, which was subsequently expanded with a further bay to the west elevation, followed by a rear wing during the late eighteenth or early nineteenth century. The barn to the north of the farmhouse and the more westerly of the outbuildings to the north-east were also constructed during this original phase of construction. During the nineteenth century, as farming trends shifted from arable farming to dairy farming, a second outbuilding, used as a cattle-shed, was built, as was the Dutch barn to the east of the farmstead. Throughout the twentieth century, the alterations were purely cosmetic repairs and renovations, such as the replacement of the original windows on the farmhouse.

Although there is virtually no documentary material for the development of the site, a recent excavation on an adjacent plot to the north of the farmstead, identified ancient iron working, which probably dates to the medieval period and is therefore of regional significance. In addition, there is excellent potential for the buried remains of one, if not two Roman road alignments under the existing farmstead. In light of these two factors, it is considered highly likely that an archaeological evaluation will be required in advance of the development, in order to establish the presence or absence of buried archaeological remains.

This evaluation would resolve several objectives of particular significance. Firstly, it would help establish the presence or absence of both the Roman road between the settlements at Manchester and Wigan, and the north branch-route believed to follow a similar course to the modern A6. In addition, it would substantiate if the farmstead has a precedent, as well as determining any medieval activity at the site, which in turn, may inform a wider understanding of the remains excavated on the adjacent plot.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to thank Nuttall Construction Ltd for commissioning and supporting the project. Particular thanks are expressed to John Rabbitt of the Ellesmere Park Residents Association, and Bill Aldridge of the Wigan Archaeological Society for their support. Additional thanks are also due to the staff of the County Record Office in Manchester, and to the Local Studies Unit within Salford Museum for all their help.

Karl Taylor, Chris Ridings and Kathryn Levey undertook the building investigation. Ian Miller conducted the background documentary research, and Chris Ridings 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 Nuttall Construction Ltd, made a planning application to Salford City Council for the demolition and redevelopment of the farmstead at Chorlton Fold Farm, Chorlton Fold, Eccles, Greater Manchester (SD 7694 0001) (Fig 1). Subsequently, an archaeological building recording programme of English Heritage (2006) of both Level II and Level I standard was recommended by Greater Manchester Archaeology Unit (GMAU), in order to assess the significance of the buildings and to inform a decision as to whether demolition was permissible. Historical research aimed at providing a better understanding of the development of the farmstead was also recommended. In turn, this research could be used to assess the potential for buried remains of archaeological significance. As a result, Nuttall Construction Ltd requested that Oxford Archaeology North (OA North) undertake this programme of building recording and associated research.

2. METHODOLOGY

2.1 PROJECT BACKGROUND

- 2.1.1 Following a verbal brief by the Greater Manchester Archaeology Unit (GMAU), OA North produced a project design (*Appendix 1*) to undertake the work. This was accepted by Nuttall Construction Ltd and OA North was commissioned to undertake both the building investigation and background research. This was carried out in November 2006.
- 2.1.2 The project was to consist of a Level II-type survey (English Heritage 2006) of the main farmhouse and barn, which comprises a descriptive internal and external record combined with drawings and a detailed photographic record. An assessment of cartographic sources and other available cartographic sources was also to be carried out. The remaining outbuildings were to be recorded to Level I standard, which required a written description and photographic record only.

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 buildings and identify any evidence that might date phases of building and rebuilding within the farm. This is 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. In addition, this research was intended to inform a decision as to whether an evaluation would be required.
- 2.2.2 **The County Record Office (Manchester):** original sources and early maps of the site were examined for any evidence of the building, particularly to ascertain whether the farmstead was constructed in one phase or several.
- 2.2.3 **The Local Studies Unit, Salford Museum:** original sources of the site were similarly examined for any evidence of the building, again to ascertain in particular whether the farmstead was constructed in one phase or several.

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 buildings, especially those that would show their development and any alterations. These records are essentially descriptive, although interpretation is carried out on site as required.

- 2.3.2 **Site drawings:** the plans and elevations of the building were surveyed by means of a reflectorless electronic distance measurer (REDM). The instrument was used with a Leica T1010 theodolite coupled to a Disto electronic distance meter (EDM), whilst the digital survey data was captured within a portable computer running TheoLT software. From this digital survey data, plans and sections 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, as well as digital format. The photographic archive consists of both general shots of the whole farmstead, the individual buildings, 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 Salford Museum.
- 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 The historical sources for the area, and particularly the farm itself, are rather meagre. However, it would appear that a Roman road is located within the immediate environs of the farmstead, and some historical detail regarding the general area during the medieval period is also known. The following brief account summarises both the Roman and medieval periods, and includes an outline of recent excavations focussing on the land to the immediate north of the farmstead. In addition, an examination was made of cartographic sources, in order to place the results of the building investigation into an historical context. These sources, which provide evidence of the development of the farmstead from at least the mid nineteenth century to the late nineteenth century are also summarised below in the form of a map regression.
- 3.1.2 **Roman:** according to both Watkin (1883: 37) and Margary (1957: 101), a Roman road, some 16 miles long and connecting the Roman Fort at Manchester to Roman Wigan would appear to lie within the environs of the farmstead. Although the SMR places this road to the south of the site, recent excavations have concluded that this projection is incorrect and increased the likelihood that the road is beneath the farm itself. Recent excavations (WAS: No 98, 2006) conducted by Wigan Archaeological Society, in conjunction with the Ellesmere Park Residents Association and the Greater Manchester Archaeology Unit, have attempted to uncover a section of this road in the waste-ground to the immediate north of the farm, with mixed success. Although a ‘metalled’ road surface and accompanying ditch were uncovered, the structure was very different to a section found less than half a mile away at the Three Sisters (*ibid*) Iron tap slag formed the upper surface, overlying a layer of larger sandstone blocks, which were severely angled, keying the slag into a hard, durable structure. The north-south alignment of the ditch feature was also at odds with the general east-west alignment of the road from Manchester to Wigan. A theory put forward is that this could be the branch road leading to Blackrod via the A6, which was suggested by the antiquarians in the nineteenth century
- 3.1.3 **Medieval:** although the name of Eccles did not appear in the Domesday Book, the manor of Barton has had a long history, the lords of this manor having the right of nomination to the benefice of Eccles. The Lordship of Barton passed to the Booth family by marriage and then, again through the female line, to the de Traffords who were lords of the neighbouring manor of Trafford which they held in unbroken succession from Norman times until 1896. Other notable local families were the Worsleys and the Breretons, both of whom figured in the Eccles story.
- 3.1.4 Although it was hoped that the road uncovered by WAS during the recent excavations was Roman, it is would appear to date from the high to late medieval period. Pottery from the ditch has been preliminarily dated to the late fourteenth century. The presence of the slag nodules almost certainly means a

smelting operation was active in the area, and estimates suggest it to be at least 600 years old.

3.2 FOLD FARMS

- 3.2.1 The term ‘fold’, in this instance, relates to the ‘foldyard’ (Brunskill 1987), an area or areas of a farmstead in which cattle were kept. These became popular in Britain, particularly in the east of the country, during the eighteenth century, and were used to accommodate larger numbers of cattle on a farmstead. The building of additional cattlesheds may have been impractical due to financial or spatial concerns, but setting aside part of the farmyard for the housing of cattle was both a cheap and flexible means to solve this problem. The animals, usually heifers too young to calve, or bullocks not old enough to fatten for slaughter, could be kept in these outdoor pens without any particular concerns for their welfare. Indeed, the farmstead provided adequate shelter for the animals from the severe winds and weather conditions they would endure if they were left in open fields during the winter months. Moreover, there was always a ready supply of food and water, and the ensuing natural waste, vital for fertilising the soil, was subsequently easier for the farmer to collect.
- 3.2.2 There was no definitive plan for a foldyard, just as there was (and still is) no definitive plan of a farmstead. Certainly, smaller farmsteads would usually only have one foldyard, but the larger farmsteads, particularly the model farms of the eighteenth and nineteenth centuries, would sometimes have several foldyards, which could house different groups or ages of cattle.
- 3.2.3 Chorlton Fold would appear to be more than ideal as a foldyard farmstead in that its spacious courtyard arrangement would provide plenty of shelter for a sizeable amount of livestock throughout the year. The farm was just one of many farmsteads in the area during the nineteenth century, as the First Edition Ordnance Survey (1848) clearly illustrates. However, the rapid urbanisation of the landscape has lead to the demise of all of these farmsteads, leaving Chorlton Fold not only as a fine example of a foldyard farm, but also as the sole representative of a forgotten farming community in the area.

3.3 SITES AND MONUMENTS RECORD

- 3.3.1 The SMR record for Chorlton Fold is by no means comprehensive, with only three of the buildings included within the listing. However, the Farmhouse, Main Barn, and earlier Outbuilding (*Buildings One to Three* respectively) are covered in some detail and these entries are as follows.
- 3.3.2 **Chorlton Fold Farmhouse:** (6651.1.0 - MGM7615) a whitewashed, two storey, L-shaped farmhouse of early 18th century origin. It has seven Georgian imitation windows, one flushed casement on west side, with altered glazed bars. There are hung slates to west side wall, completely rendered to the front, there is an early 19th Century extension to the rear. The old slate roof has four large square chimneys, the chimney on the west wing features handmade bricks, the other chimneys feature rough-cast brown brick. Protruding bricks

on all four chimneys indicate the roof was once thatched. A small-lean-to on the west side with stone slated roof and a tall chimney, possibly once the boiler room, dates from the 19th Century. Although altered over the years the farmhouse features an early 18th Century dwelling, it also has a cobbled formed yard.

- 3.3.3 ***Barn to the rear of Chorlton Fold Farm:*** (6551.1.1 - MGM7616) a two storey, roughcast brown brick barn, handmade bricks visible on the east side. Dating from about the same time as the farmhouse, it is a former hay-barn, haylofts on either side, a large barn door with brick arches and there are twelve ventilation holes visible to the front and side. It has an old slate roof, the front elevation protruding on the east side. There are two outbuildings and a lean-to on the front elevation, made with the same material as the barn. There is single storey outshed, with handmade bricks and stone slated roof. The barn, although not in good condition, does contain many of its original features and manages to retain much of its rustic charm.
- 3.3.4 ***Barn to the east of Chorlton Fold Farmhouse:*** (6551.1.2 - MGM7617) the barn, a rectangular, two storey, cattle or horse shed dates from the eighteenth century. The barn is to the front, a doorway exists on the north side with a hayloft above. There is a flush, half-hung casement to the front elevation and a small casement on the ground floor. A large lean-to is on the front elevation with a door and window. The barn is built of brick which has been whitewashed and has an old slate roof. It may possibly have been a farmworkers cottage. Adjacent to the barn stands a single-storey rectangular cattle shed with an old slate roof which again dates from the eighteenth century.

3.4 MAP REGRESSION

- 3.4.1 ***Ordnance Survey 1848:*** (Fig 4) as there would appear to be no tithe maps for the area, this is the earliest cartographic source that depicts the site in a meaningful way. It shows a developed farmstead with four buildings already present by the mid nineteenth century. The farmhouse at the south extent of the farmstead already includes both the main east-west axis and the appended rear wing on its north elevation. In addition, a further ‘wing’ would appear to lie on the front of the building at the east end. Its relationship to the main building is unclear as internal divisions of space are not depicted. To the north-west of the farmhouse, there is a building comparable to the alignment and position of the present-day barn, although it would appear to have an elongated outshut or extension on its west elevation. To the east of this barn is a rectangular outbuilding, again occupying a similar alignment and position to its present day counterpart, whilst immediately to the east of this outbuilding is a small, square pen or animal shelter.

- 3.4.2 ***Ordnance Survey 1894:*** (Fig 5) over the next fifty years, the farm has evidently undergone some marked changes and alterations. Whilst the farmhouse is again present, the front ‘wing’ is less pronounced than that depicted in the earlier survey. Whether this is attributable to actual changes to the building or to the quality of production is a matter of conjecture. Similarly,

the barn to the north-west of the farmhouse would appear to have been altered. The elongated outshut on the west elevation has been removed, whilst a further outshut may have been appended to the south elevation. The outbuilding to the east of the barn remains, although it would appear to be somewhat narrower than its previous depiction. To the immediate east, the small pen or animal shelter has been removed and replaced with a second rectangular outbuilding aligned north to south. A fifth building is also illustrated to the east of the farmhouse, which may represent the open hay barn/Dutch barn present today.

- 3.4.3 ***Ordnance Survey 1936:*** by the early twentieth century, the farmstead would appear to resemble that which is present today. The ‘wing’ on the front of the farmhouse has been removed and a small, square outbuilding (free-standing) has been added to the north-west corner of the building. The barn is clearly defined as a rectangular barn with two outshuts on the south elevation and a further square extension appended to its north-east corner. Similarly, the outbuildings to the east of the barn are also now clearly depicted as two L-shaped structures, whilst the open hay barn is again present to the east of the farmhouse.

4. BUILDING INVESTIGATION RESULTS

4.1 INTRODUCTION

- 4.1.1 The farmstead at Chorlton Fold comprises a red brick, two-storey farmhouse aligned east to west along its main axis, with a later wing appended to the rear elevation (north), and an extra bay added to the west elevation, to which a single-storey modern extension has been appended. To the north-west of this farmhouse is a rectangular, red brick barn, which is aligned north to south, and a further pair of outbuildings lie to the north and north-east of the farmhouse. In addition, a red-brick and corrugated-tin Dutch barn lies directly east of the farmhouse. The following account and analysis focuses primarily on the farmhouse and barn, in light of their deeper historical and architectural significance. The remaining outbuildings and the Dutch barn are included within the text, but their limited value, both historically and architecturally, precludes a comprehensive description or discussion. Moreover, the two outbuildings were deemed to be hazardous, and this in conjunction with a preliminary programme of internal stripping meant an internal investigation was unviable. Consequently, the descriptions of these buildings concentrate solely on their external features. Lastly, all of the buildings have been assigned a number (Fig 2), as have the individual rooms within each building. This was purely for ease of reference and identification during both the investigation and this report.

4.2 THE FARMHOUSE EXTERIOR

- 4.2.1 The farmhouse (*Building One*) (Figs 6-9) is constructed from cinnabar red handmade brick (9" by 2½" by 4") and lime mortar (Plate 1), although patches of cement render and wire-cut brick betray later repairs. There would appear to be a discrepancy between the walls of the main part of the farmhouse, which is laid in an English garden wall bond (six to one), and the rear wing, which is laid in English garden wall bond (four to one). Moreover, whilst the majority of elevations are simple bare brick, the front (south) of the farmhouse and the modern, single-storey extension have been pebble-dashed, whilst the west elevation has been hung with slate, painted white in order to match the whitewash of this extension (Plate 2). As the front elevation (south) is heavily rendered, it is difficult to ascertain if the west bay of the farmhouse is original or a later addition. Certainly, it would appear from the pronounced projection that the latter is the more likely of the two.
- 4.2.2 The moderately-pitched roof is laid with regular-coursed Welsh slate capped with clay ridge tiles, and features four brick chimney stacks. Three of these are flush with the gables of the farmhouse, the single-bay extension and the rear (north) wing, whilst the fourth is situated towards the east end of the main building, serving the fireplaces in Rooms 2 and 12 (Figs 6 and 7). All of these stacks have been raised by seven courses, capped with an oversailing course and pairs of bishop-style pots (Plates 3-4), whilst projecting courses of brick at their base indicate an original thatched roof. The roof of the extension is

comparable with that of the main building and likewise features a tall brick chimney capped by an oversailing course. Unfortunately, due to issues of safety and accessibility, the internal construction of the roof in the main building could not be ascertained during the investigation.

- 4.2.3 The farmhouse is accessed by a doorway located on the north and south elevations, whilst a third offers access into the modern extension on the west elevation. All of these would appear to be modern replacements.
- 4.2.4 All of the windows appear to be mid to late twentieth century replacements, being either side- or top-hung ventilator casements with up to sixteen lights. On the front of the building, the casements of the ground floor are bowed with ‘bull’s-eye’ glass to give an ‘olde worlde’ effect, whilst a tall narrow casement serves as a stairlight. It is unclear if these or any of the other windows on this elevation have been reduced in height or width, as the brickwork has been rendered with pebble-dash. However, it would seem that the remaining casements are somewhat smaller than their original counterparts (probably sash windows), which is clearly evidenced by the substantial re-build and re-pointing on their surrounds (Plate 5). Despite this, there are still some traces of the original brick rubbers, which are laid as either flat heads (Plate 6) or segmental voussoirs (Plate 7).

4.3 THE FARMHOUSE INTERIOR

- 4.3.1 The original build of the farmhouse at the east end of the present structure comprises a ‘two unit’ (Brunskill 1997) dwelling, consisting of a ‘two up, two down’ (rooms 1, 2, 12, and 13) arrangement, with a single flight staircase providing access to the first floor. The ground floor originally consisted of a parlour and a kitchen area (rooms 1 and 2 respectively), but both have since become reception rooms, with room 2 serving as the main living room, whilst the two rooms on the first floor (rooms 12 and 13) have retained their function as the master and junior bedrooms. To the east of this, there is a single bay extension, which features a further reception room and small corridor (rooms 3 and 4 respectively), and a second junior bedroom (room 9) on the first floor, which is accessed by an open well dog-leg staircase. Immediately to the south of this single bay extension is the rear wing, which houses a kitchen (room 5) on the ground floor and a corridor, bathroom and junior bedroom on the first floor (rooms 8, 9 and 10 respectively). On the west of the farmhouse, there is a single storey modern extension (room 7) and a small porch (room 6).
- 4.3.2 The walls are decorated with various wallpapers or painted cement plaster, which are finished with modern skirtings and dados. Similar comments may be also made about the decoration of the ceilings throughout the building. The only exception to this is the ceiling in room 2, which has exposed modern joists that are roughly-hewn and stained a deep oak, in order to give a rustic and antiquated appearance comparable with the equally modern fireplace (discussed below) on the east wall of the room. The modernity of these joists is emphasized by the exposed joists of the kitchen (room 10), which despite being far older (and probably original), are more neatly fashioned and regularly spaced. In contrast, although most of the floors have been covered

with linoleum and modern carpets, the original floorboards have been retained (Plate 8).

- 4.3.3 The fireplace in Room 2 is a modern addition to the farmhouse, which has been built in a rough manner to affect an antiquated and rustic appearance (Plate 9). It features a roughly-coursed sandstone rubble surround, with a mantle of re-used chamfered oak, whilst a sandstone flag has been utilised as a hearth. In addition, there is a further recent fireplace in the kitchen (room 5), but this is overtly modern. It is constructed from red-brick laid in a plain stretcher bond with cement mortar, and features a segmental voussoir of brick rubbers, two courses high (Plate 10). Within the recess of the fireplace sits a cast iron stove, which is somewhat incongruous, given its contemporary surroundings. In contrast, the fireplaces on the first floor all feature cast-iron nineteenth century surrounds or residual evidence of them. In rooms 10 and 13, the fireplaces have square, fluted surrounds with dentil-effect friezes, bolection-moulded mantels and chamfered firebacks (Plate 11), although neither has retained its dog-grate, nor shows evidence of a hearth. In room 11, the fireplace, which is again cast-iron, features a round arch flanked by rosettes, topped by a rose-motif frieze and a plain mantel (Plate 12). In a similar vein to the fireplaces in rooms 10 and 13, there is again no evidence of a dog-grate or a hearth. Although, the fireplace in room 12 has been removed, the residual scarring would suggest that a cast-iron fireplace comparable with those described above, was once present. However, unlike these other fireplaces, a hearth overlaid with Victorian ceramic tiles depicting lilies, is still present.
- 4.3.4 There are three staircases within the farmhouse, the most easterly of which, is presumably the original staircase. This is a single flight staircase, which is accessed from the external door on the rear (north) elevation of the building, or internally from rooms 1 and 2, and which provides access to the first floor bedrooms (12 and 13). Towards the west end of the building, there is an open-well dog-leg, which has a balustrade of square newels topped with square finials, unadorned square spindles and a plain banister (Plate 13). Although a staircase must have been present in the nineteenth century to provide access to the rooms of the rear wing (9 and 10) and the west end of the farmhouse (room 11), this would appear to be a replacement or renovation from the early to mid twentieth century. The third staircase, also located at the west end of the farmhouse, is an original flight of stone steps leading down to a small single-room cellar, which features a brick floor and vaulted-arch brick ceiling.

4.4 THE BARN EXTERIOR

- 4.4.1 The barn (*Building Two*) (Fig 10-11) is a T-shaped building, which is aligned south to north, and which is constructed from cinnabar red brick and lime mortar laid in an English Garden Wall bond (four to one) (Plates 14-15). The uniformity in build across the entire barn would appear to suggest a single phase, with all of the elevations including a series of lozenge ventilator patterns within the brickwork, whilst the lower walls of the east and south elevations are also whitewashed. However, on the south elevation of the building, there is some tangible evidence of a second phase, chiefly a small

butt-joint some 1.5m high, which would suggest that the south extent of the barn has been extended to create the T-shaped building standing today. On the north-east corner a small red-brick animal pen, probably a hoghouse, has been appended (Plate 16).

- 4.4.2 The roof of the barn is moderately pitched and laid with regular courses of Welsh slate capped with clay ridge tiles, which are supported by a pair of different but seemingly contemporary trusses, that house six trenched through-purlins and a ridge purlin. At the south end of the barn, the truss is a queen post with diagonal braces and additional king tie above the collar (Plate 18). This collar would appear to be reused, being marked with a series of notches consistent with joist slots. Its counterpart at the north end of the barn is a plain king-post truss with diagonal braces (Plate 17). In both instances the trusses are pegged and tenoned rather than secured with plates or brackets, which would add some credence to the notion that they are part of a single phase of building.
- 4.4.3 The north end of the barn is accessed by two large wagon doors, one for both the west and east elevations. The door on the west elevation is smaller than its counterpart on the east, extending to only half the height of the barn and topped with a shallow segmental voussoir of brick rubbers. The doors themselves are large double doors of matchboard construction, which are ledged and braced, but they appear to be relatively modern. On the west elevation the door would appear to have been extended in height, with a substantial patch of un-weathered brick and cement mortar overlying the existing door, which again would appear to be relatively modern. The shippings at the south end of the barn are accessed by three heck doors of ledged and braced matchboard construction, whilst a simple hatch provides access to the hay loft on both the north and south elevations. In addition, there is a single square casement at the south end of the east elevation, complete with vertical iron bars on its interior. In addition, the hoghouse on the north east corner of the barn is accessed via two small hogholes, which have round arches detailed with bull-nose brick rubbers. In addition, there is a small ledged matchboard door, which originally provided access to the fodder loft above the livestock area, but this has since been removed.

4.5 THE BARN INTERIOR

- 4.5.1 The north extent of the barn is unremarkable with plain walls consistent with the external facades of the building, whilst the floor is also laid with brick in a stretcher bond pattern. There is little evidence of the hayloft, although the obvious presence of the hatch on the north elevation and the wall-mounted loft ladder to the south confirms its earlier existence (Plate 19). At the south end of this part of the barn, there is a doorway, which originally provided access into the shippings, but which has subsequently been infilled with cinder block.
- 4.5.2 The shippings at the south end of the barn have brick floors, whilst platforms of concrete have been added, no doubt to improve drainage from the stalls, which are constructed from cinnabar red brick laid in an English Garden Wall

bond (four to one) (Plate 20). The ceiling (for the hay loft) features well-cut beams supported by timber posts that are mounted on square, brick bases.

4.6 THE OUTBUILDINGS

- 4.6.1 The outbuilding (*Building Three*), which is located to the north of the farmhouse, comprises a main two-storey building with a smaller one-storey extension on the south elevation. Both are constructed from whitewashed red brick laid in a plain stretcher bond, whilst the moderately pitched roof is laid with regular courses of Welsh slate, capped with clay ridge tiles (Plate 21). The second storey is accessed by a matchboard door and an external brick and stone staircase on the west elevation (Plate 22), whilst two heck doors provide access into the extension, and a further matchboard door on the east elevation provides access into the main part of the building. In addition, there are four plain casements with up to four lights.
- 4.6.2 The more easterly of the two outbuildings (*Building Four*), is constructed in the same manner as its counterpart, and is accessed by a door at either end of the west elevation. The more southerly of these, would appear to have originally been a double door, which has been partially blocked with brick, and replaced by a single matchboard door.

4.7 THE DUTCH BARN

- 4.7.1 The hay barn or Dutch Barn (*Building Five*) to the east of the farmhouse conforms to the classic archetype, in both design and materials (Brunskill 1987: 101) (Plate 23). It is essentially a corrugated tin roof with steel trusses and struts, which is supported by six brick pillars, built from red brick laid in an English Garden Wall bond (six to one) with lime mortar. The barn is open to the elements on three of its sides, whilst the south elevation has a solid brick wall of English Garden Wall bond (six to one), which stands one course thick and up to nine courses high. Situated above this is a further wythe of red brick laid in a ventilator pattern fifteen courses high (Plate 24).

5. DISCUSSION

5.1 INTRODUCTION

- 5.1.1 The investigation in conjunction with the rapid desk-based assessment has revealed that the original farmhouse was built during the early eighteenth century. Over the next two centuries the farmstead reached the height of its expansion through several phases of building, whilst the twentieth century has seen many cosmetic, but few structural changes.

5.2 PHASES OF DEVELOPMENT

- 5.2.1 **Phase One:** the original farmhouse (*Building One*) would appear to have been built in the eighteenth century and several factors support this conclusion. The handmade bricks of the original build (rooms 1, 2, 12 and 13) would certainly point to this, being of a comparable size (9" by 2½" by 4") to those of the period (Harley 1974: 76). Similarly, this original phase of the farmhouse fits the 'two unit' typology, a house with a 'two-up, two-down' arrangement, which was fashionable from the late seventeenth to early nineteenth century (Brunskill 1997). This simple original plan is given credence by the width of the 'internal' wall separating room 2 from rooms 3 and 4. It would appear to be of comparable thickness to the east gable, suggesting that it was once the external wall for the west end of the farmhouse. The build of this initial phase is interesting, in that it features an English Garden Wall bond 'six to one' rather than the more traditional and popular 'three to one' and 'four to one' variations found across the North of England. This might suggest that money was an issue in the build. Subsequently, by reducing the number of header courses, and therefore, the total number of bricks, the cost could be kept reasonably low. However, the construction of *Buildings Two* and *Three* during the same phase (see below) would appear to belie this notion and it is thus unclear what, if any, factors governed this decision. In addition, the presence of a 'wing' to the front of the building (Ordnance Survey 1848) is somewhat problematical as there is little internal or external evidence to support this. The fact that the exterior of the farmhouse is rendered with pebble-dash means that its existence remains open to speculation.
- 5.2.2 During the same period, the barn (*Building Two*) and the more westerly outbuilding (*Building Three*) were built. Certainly, this would account for the uniformity across the majority of the build of the barn. However, it is likely that the roof was originally supported by two king-post trusses, but later remodelling of the south extent of the barn (during *Phase Five*) required the south king-post to be modified in order to support the extra weight from a widened roof. This would appear to account for the unexpected presence of both a king-post and queen-post truss within the same roof structure, despite their similarity in age and construction. In light of this remodelling at the south end, it would also appear that the roof across most of the barn was re-slated at the same time.

- 5.2.3 **Phase Two:** as the farm owner's affluence grew, an additional bay including the cellar was added at the west end of the farmhouse. This was probably designed to act as self contained quarters for the farm workers, the "men's end" (Brunskill 1997), or perhaps to accommodate a larger/extended family within the farmhouse. The date for this extension is likely to be from the late eighteenth century, as it evidently predates the rear wing of *Phase Three*.
- 5.2.4 **Phase Three:** similarly, by the early to mid nineteenth century, a further extension, the rear wing, was added to the farmhouse, hence its inclusion on the Ordnance Survey Map (1848). Again it is unclear if this was to accommodate a growing workforce or more family members, but the presence of the staircase at this end of the farmhouse, certainly would allow for self-contained accommodation, which might suggest the former.
- 5.2.5 **Phase Four:** over the next fifty years, a second outbuilding (*Building Four*) was added, replacing the small animal pen to the east of *Building Three*, which would reflect wider trends in farming during that time-frame (Barnwell and Giles 1997; Wade Martins 2002). In light of improved breeding methods, there was a notable shift from arable farming to the rearing of livestock and dairy produce in the mid to late nineteenth century, which was no doubt assisted by improved transportation. The rail network, in particular, ensured that milk, a previously perishable foodstuff, could now be transported quickly and efficiently to the urban centres (Harvey 1984), which in turn boosted an already increasing demand (Harvey 1980). The addition of a second outbuilding serving as a milking parlour or dairy, would certainly afford the farm owner the opportunity to increase his stock and tap in to this burgeoning dairy market. This would also account for the appearance of a Dutch barn during the same period, which was built purely for the storing of hay/livestock fodder.
- 5.2.6 **Phase Five:** during the early twentieth century, the south end of the barn was extended to create the T-shape of the extant building, and this required the modification of the south king-post as noted above. During the same period, an extension was also added to the south elevation of *Building Three*.
- 5.2.7 **Phase Six:** for the remainder of the twentieth century, the majority of alterations have been cosmetic rather than structural. The only significant change to the farmhouse was the appending of the extension to the west elevation. Elsewhere, within the building, the original sash windows were removed and top and side hung ventilators were inserted as replacements, whilst the doors on the front and rear elevations were replaced. In addition, the fireplaces within the living room (2) and kitchen (5) were removed and modern substitutes of stone and brick respectively, were built in their stead. The former is roughly built and modelled to some extent on the inglenook fireplaces of the sixteenth and seventeenth centuries, which would also account for the presence of the 'antique' exposed beams within the same room, as well as the bowed windows complete with 'bulls-eye' glass. In addition, the balustrade on the staircase at the west end of the house was replaced, whilst most of the internal walls were replastered with cement render.

5.2.8 Within the barn, the access door between the north end and the south shippons was blocked with cinder blocks, whilst the wagon door on the east elevation was raised significantly, with substantial repairs required to accommodate this alteration.

5.3 CONCLUSION

- 5.3.1 The farmhouse was built in the eighteenth century and would appear to have been complimented with a threshing/hay barn and an additional outbuilding, presumably cattle stalls, whilst the cobbled foldyard provided additional shelter for the younger livestock. As a result of the successful management of the farm, the farmhouse was expanded in two successive phases, firstly, during the mid to late eighteenth century, and later, in the early nineteenth century. Although this may have been necessitated by a growing family requiring additional living space, it is probably more likely, that additional workers were employed to improve the efficiency and output of the farm, and thus, these extensions reflect their self-contained accommodation.
- 5.3.2 By the end of the nineteenth century, the threshing process no doubt took secondary importance to the rearing of livestock and dairy products, which is evident from the presence of the second outbuilding and the Dutch barn. The farm continued to operate in this manner for most of the twentieth century, with some alterations made when necessary, such as the raising of the east door of the barn, but the remaining changes were essentially cosmetic.

6. RECOMMENDATIONS

6.1 RECOMMENDATIONS

- 6.1.1 The building investigation and desk-based assessment were intended as a lasting record of the structures prior to their demolition, and as such, no further building investigation is required.
- 6.1.2 However, it is recommended that a programme of evaluation (Fig 3), potentially followed by excavation, should be undertaken at the site in light of three significant factors. In the first instance, it is possible that the present farmstead had a medieval precedent, which now lies as buried remains. Moreover, the relationship between the original two unit dwelling of the farmhouse, and the additional bay and rear wing during the building investigation requires confirmation. An evaluation trench specifically targeting this area of the farmstead would establish the structural relationship between the three principal elements. In addition, this same trench could also be used to substantiate the presence of an unidentified ‘front wing’ on the south elevation of the farmhouse (Ordnance Survey 1848).
- 6.1.3 The recent excavation on the adjacent plot to the north of the site identified ancient iron working, which probably dates to the medieval period and is therefore of regional significance. In addition, there is excellent potential for the buried remains of one, if not two Roman road alignments under the existing farmstead. The evaluation and potential excavation could establish the presence or absence of both the Roman road between the settlements at Manchester and Wigan, and the north branch-route believed to follow a similar course to the modern A6.

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8. ILLUSTRATIONS

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Figure 7: First Floor Plan of the Farmhouse (*Building One*)

Figure 8: Basement Plan of the Farmhouse (*Building One*)

Figure 9: South-facing Cross-section of the Farmhouse (*Building One*)

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Figure 11: South-east-facing Section through the Barn (*Building Two*)

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Plate 6: Detail of the original brick rubbers, overlying one of the inserted modern casements

Plate 7: Detail of the segmental voussoir overlying one of the original window apertures

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Plate 9: Detail of the modern stone fireplace in room 2

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Plate 18: The queen-post truss at the south end of the barn, featuring a king-tie and collar of reused timber

Plate 19: Detail of the loft-ladder and the blocked access doorway to the shippings

Plate 20: The interior of the shippings at the south end of the barn

Plate 21: The south elevation of *Building Three*

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Plate 23: The Dutch barn to the east of the farmhouse

Plate 24: Detail of the ventilator pattern on the south elevation of the Dutch barn

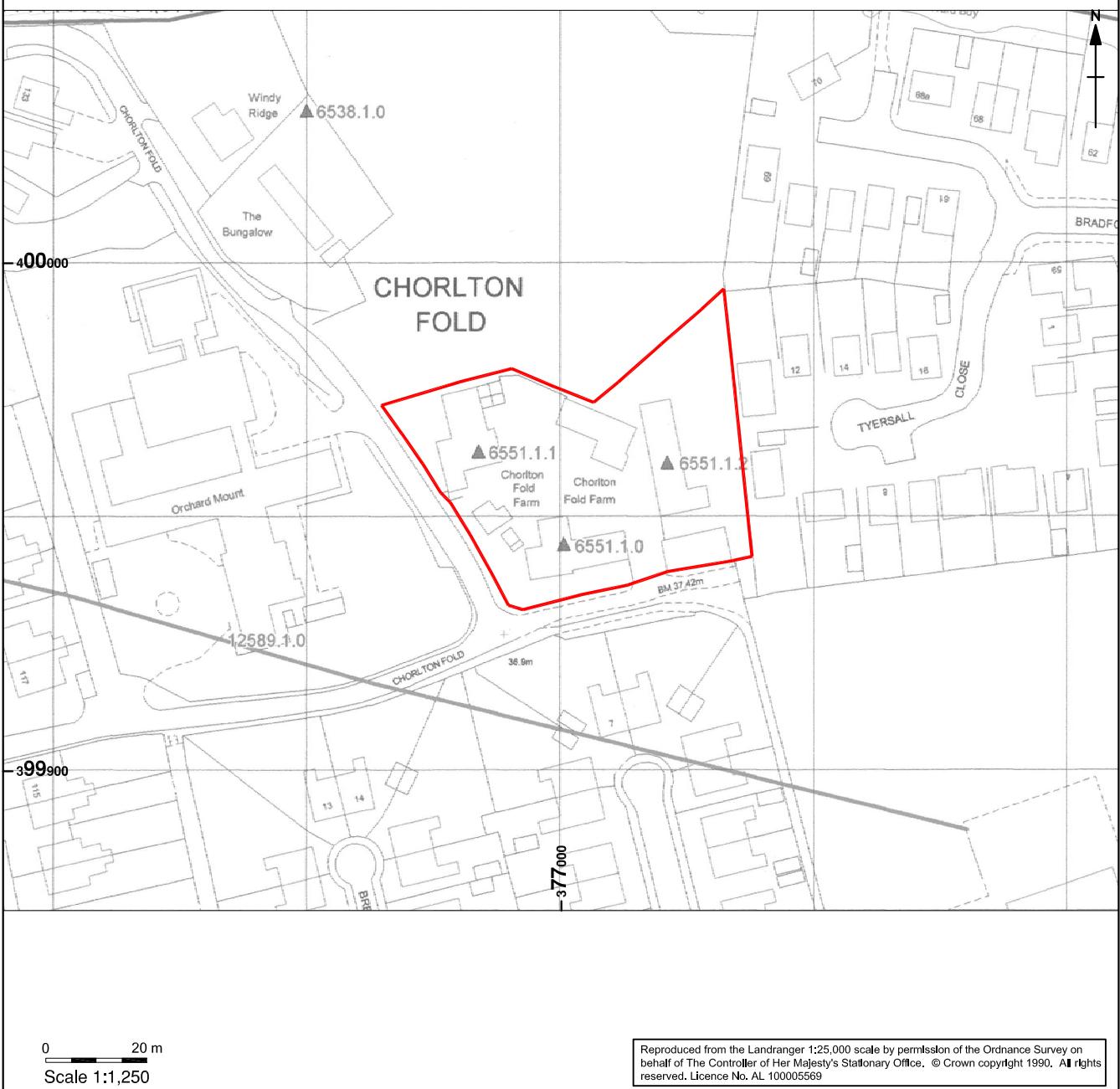
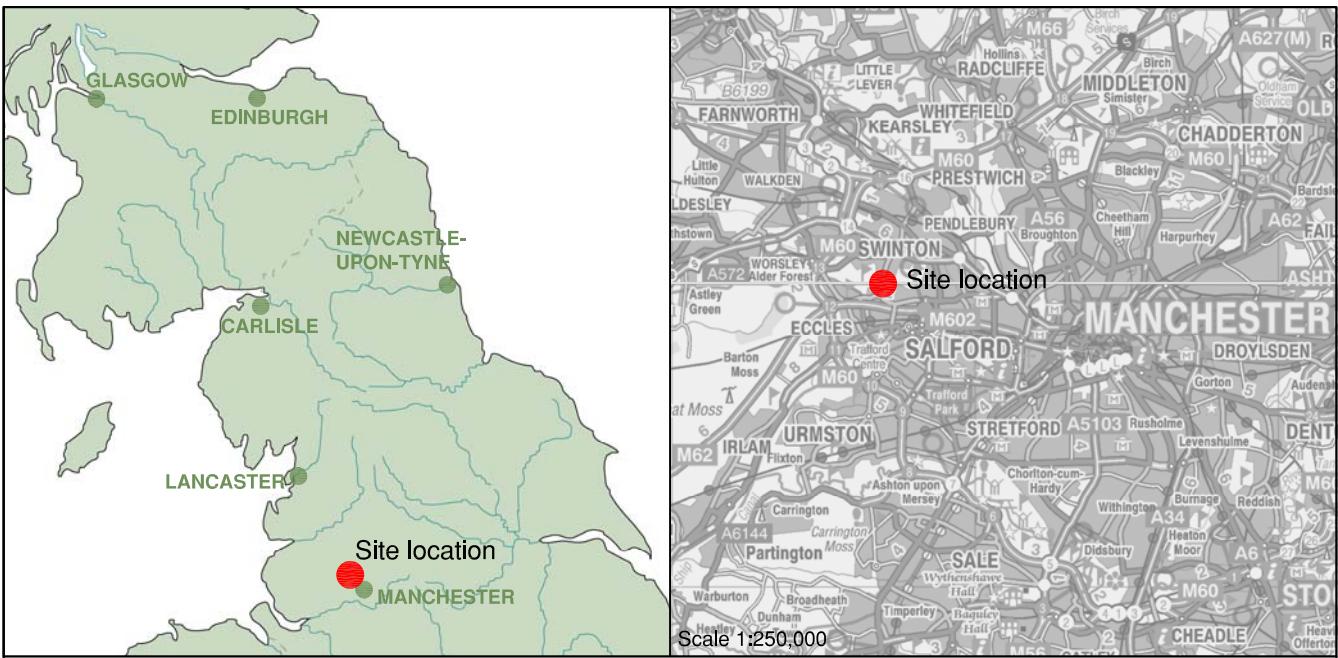


Figure 1: Site Location

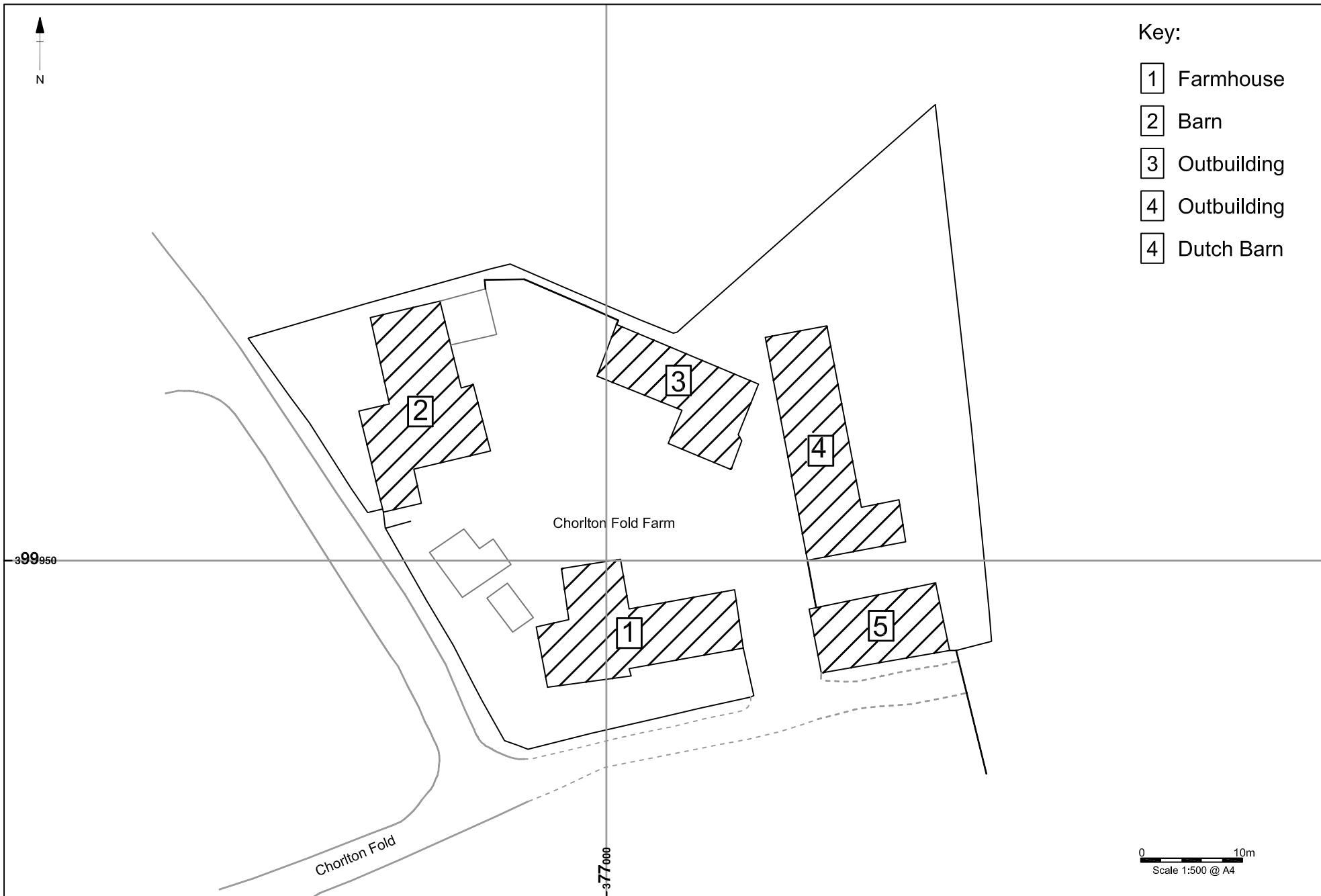


Figure 2: Site plan



Figure 3: Proposed evaluation trench location plan





Figure 4: Ordnance Survey, First Edition, 6" to a mile, 1848

Not to Scale

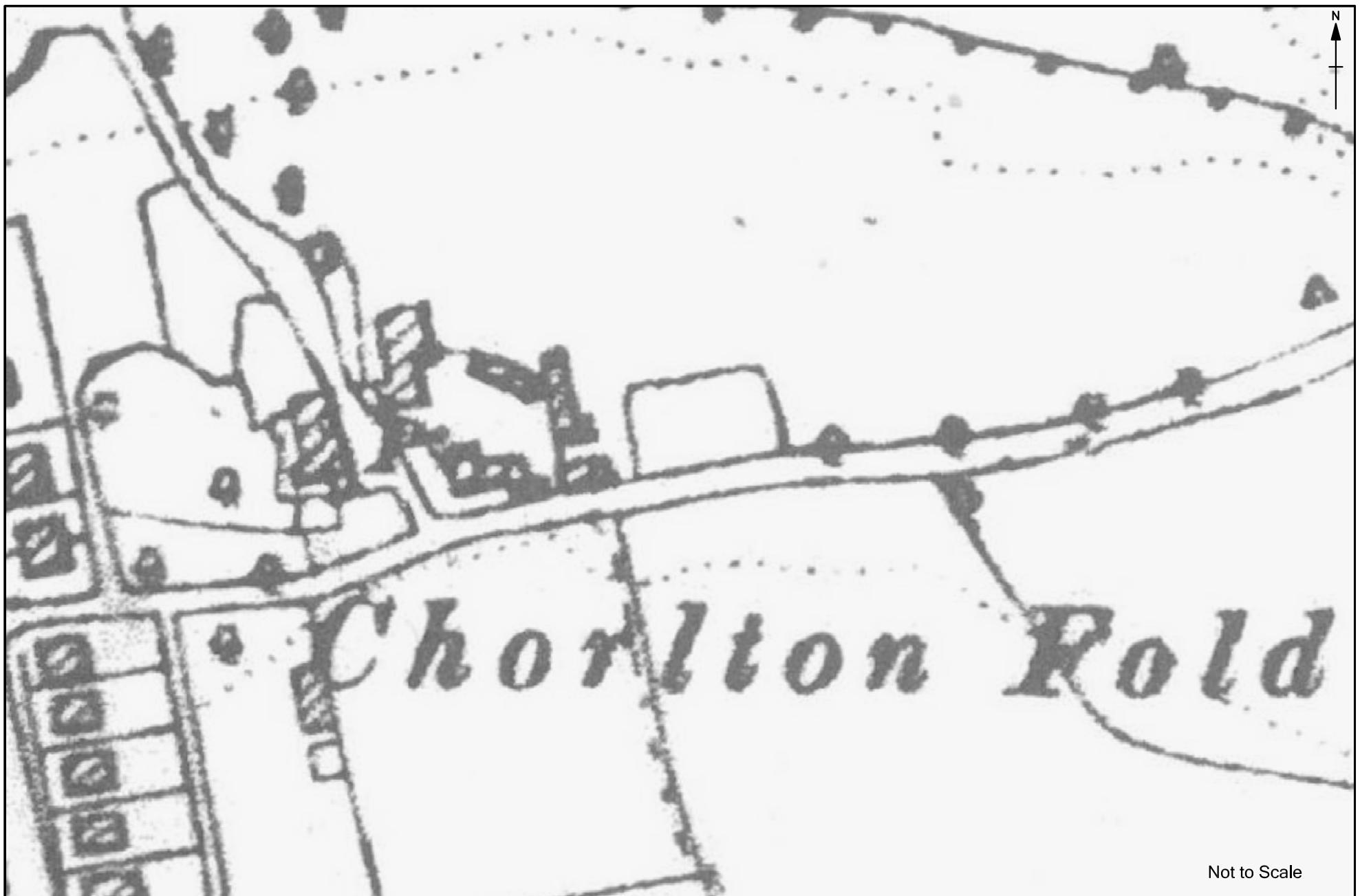


Figure 5: Ordnance Survey, Second Edition, 25" to a mile, 1894

Not to Scale

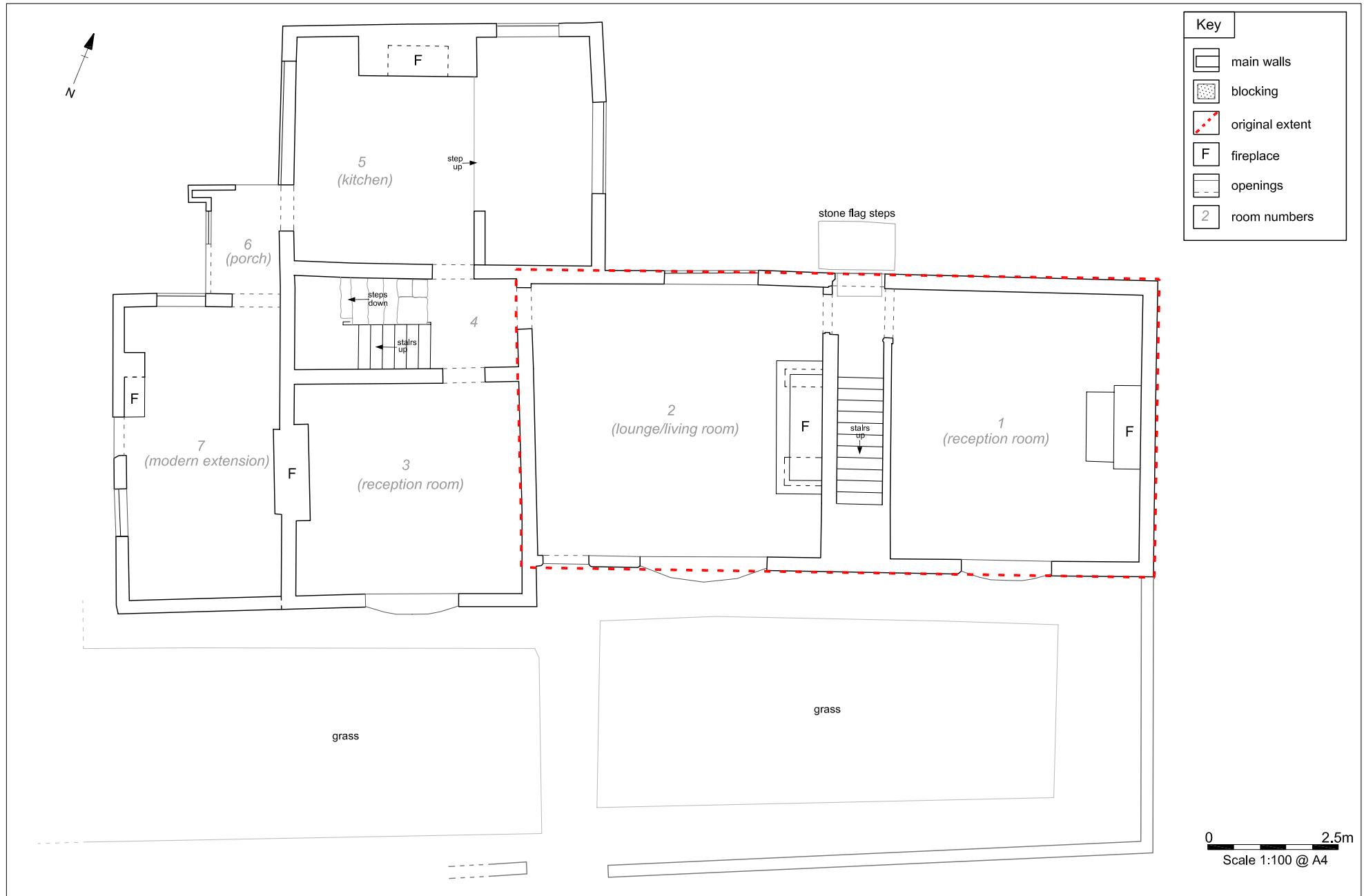


Figure 6: Ground floor plan of the farmhouse (*Building One*)

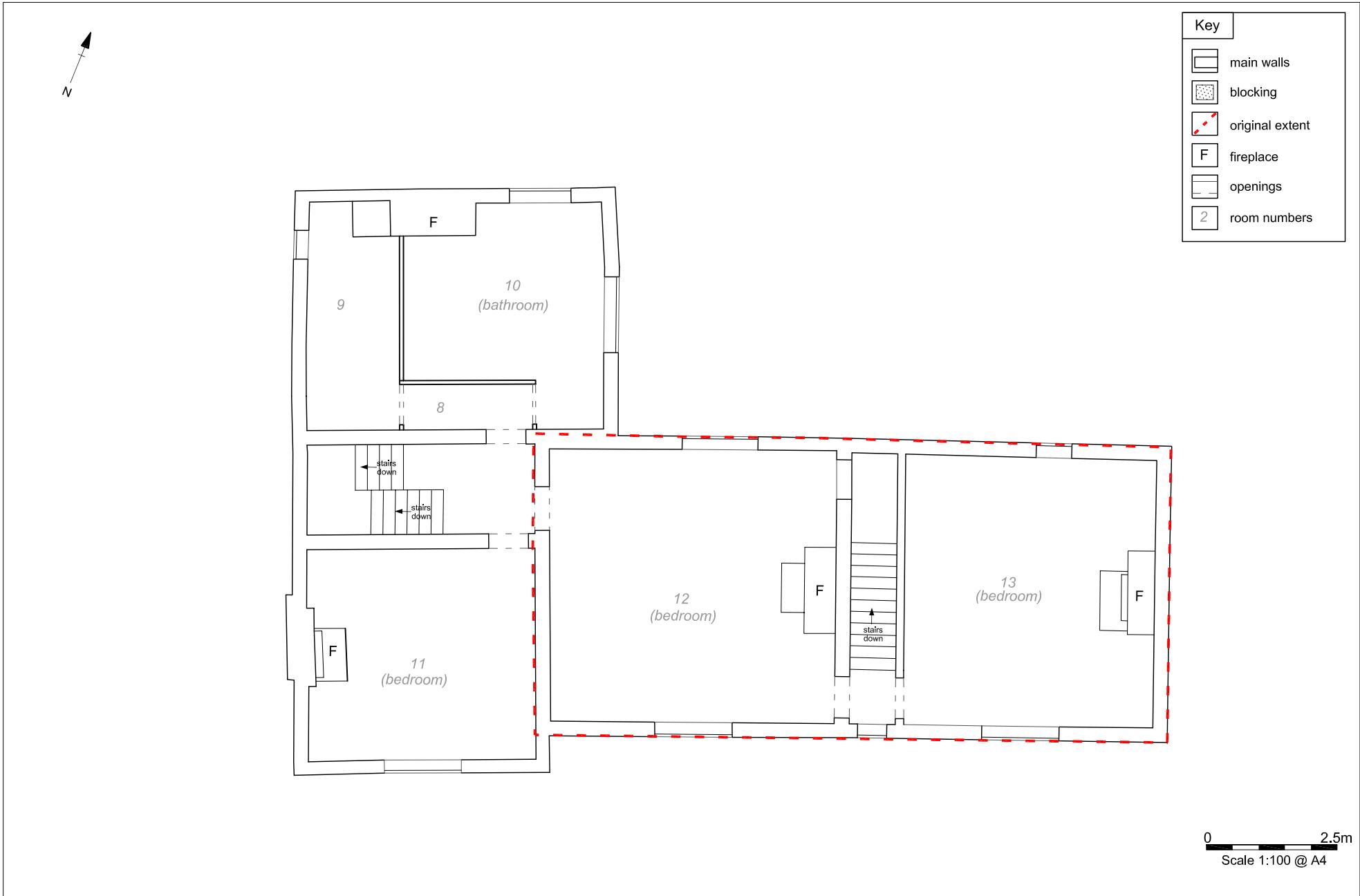


Figure 7: First floor plan of the farmhouse (*Building One*)

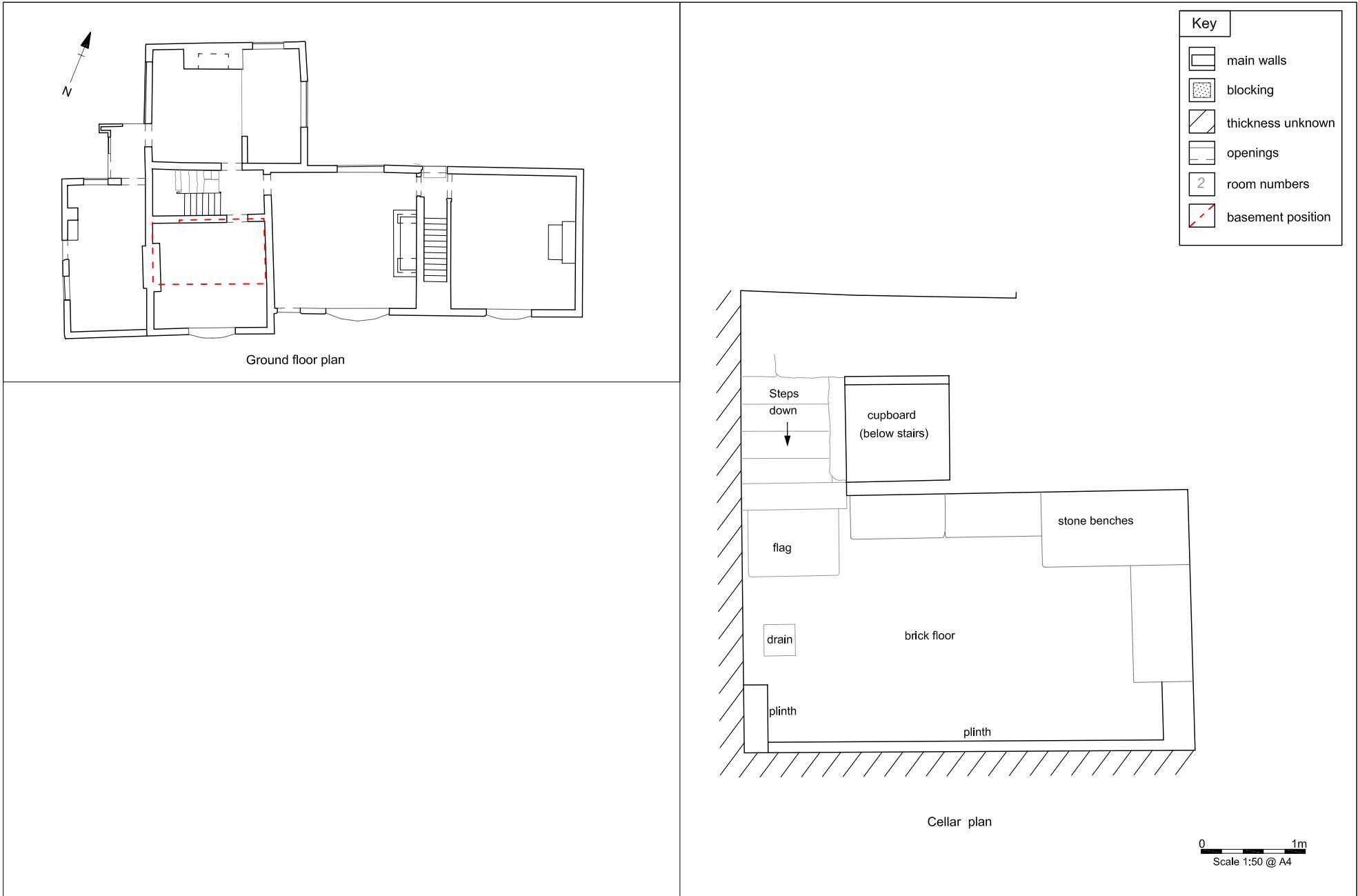


Figure 8: Cellar plan of the farmhouse (*Building One*)

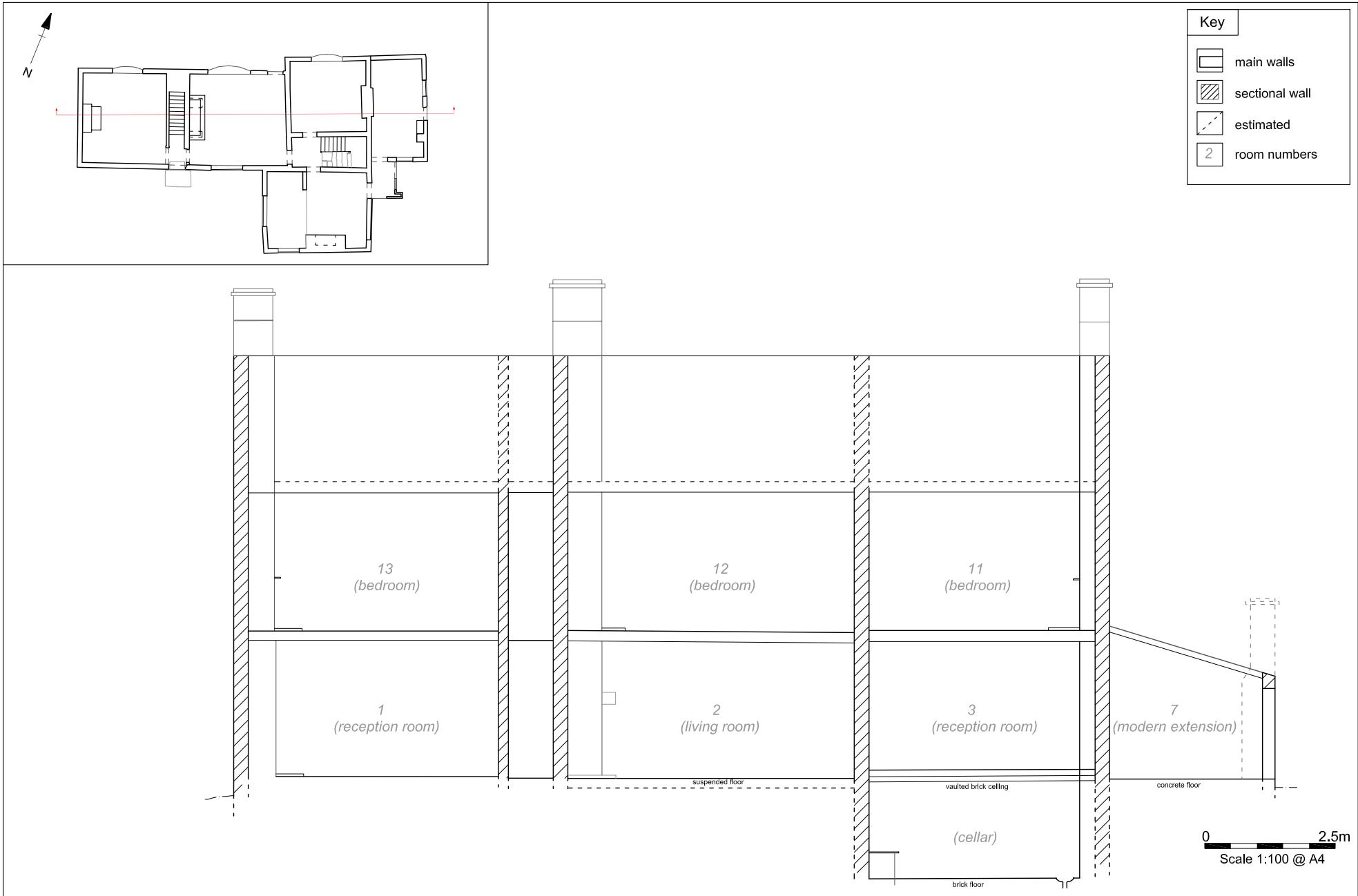


Figure 9: South-facing cross-section of the farmhouse (*Building One*)

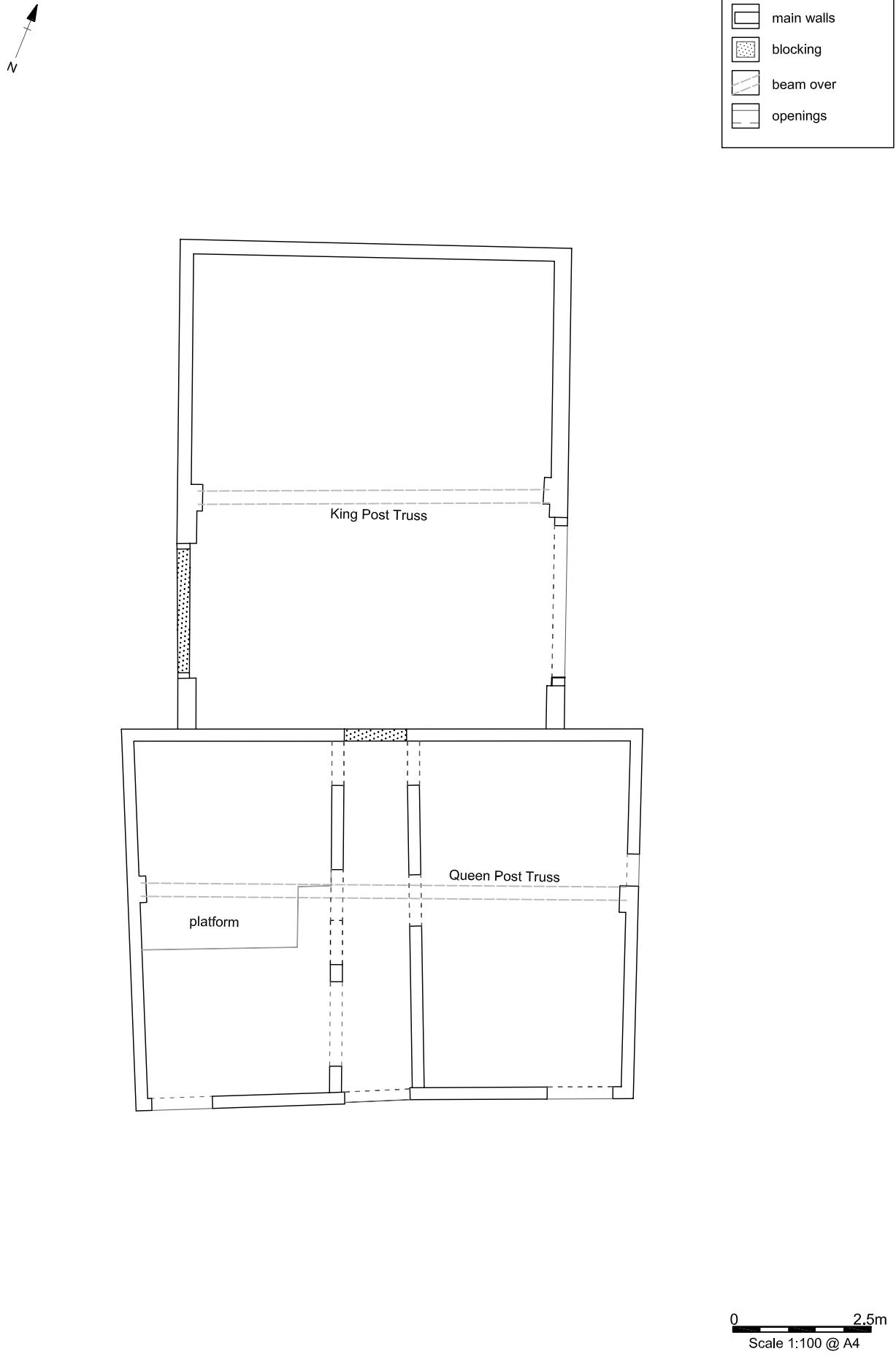


Figure 10: Plan of the barn (*Building Two*)

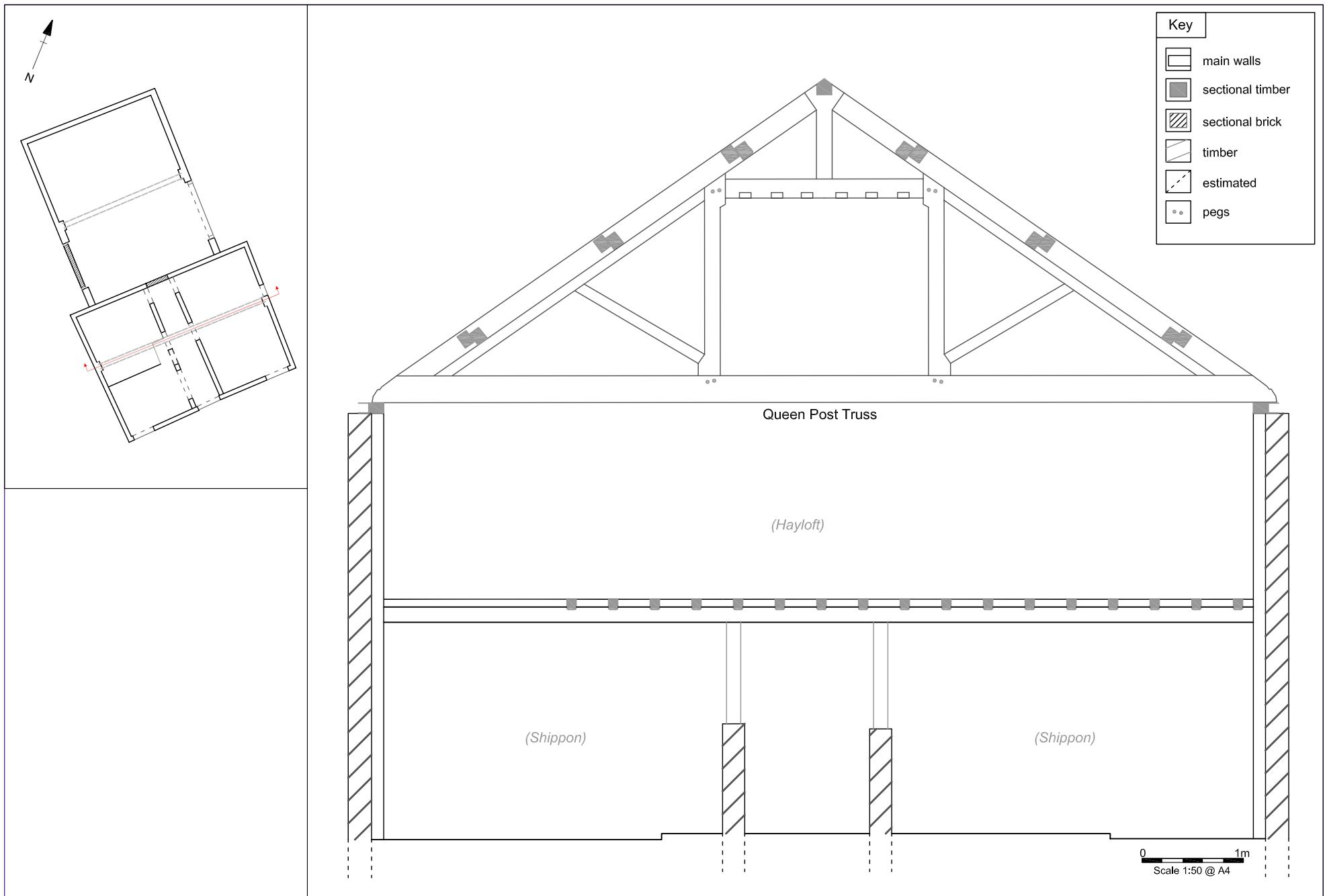


Figure 11: South-east facing section through the barn (*Building Two*)



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Plate 20: The interior of the shippions at the south end of the barn



Plate 21: The south elevation of *Building Three*



Plate 22: Detail of the staircase on the west elevation of *Building Three*



Plate 23: The Dutch barn to the east of the farmhouse



Plate 24: Detail of the ventilator pattern on the south elevation of the Dutch barn

APPENDIX 1: PROJECT DESIGN

CHORLTON FOLD FARM ECCLES, MANCHESTER

**Archaeological Building
Investigation Project Design**

Oxford Archaeology North



November 2006

Nuttall Construction Ltd

OA North Job No: L9779
NGR: SD 7694 0001

1. INTRODUCTION

1.1 PROJECT BACKGROUND

1.1.2 Nuttall Construction Ltd (hereafter the client) has requested that Oxford Archaeology North (OA North) submit proposals to undertake the building investigation of a farmhouse, barn and ancillary buildings at Chorlton Fold Farm, Chorlton Fold, Eccles, Greater Manchester (SD 7694 0001) prior to their proposed demolition and the re-development of the area.

1.1.3 The proposal involves the complete demolition of the farmstead and as a result, a programme of archaeological building recording has been recommended by Greater Manchester Archaeology Unit (GMAU) to assess whether demolition is appropriate, and to assess the historical and architectural significance of the building. This project design has been prepared in accordance with the GMAU specifications and following discussions with the Assistant County Archaeologist.

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 the farmstead.

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 farmhouse and barn to English Heritage (2006) Level II-type standard, and the ancillary buildings to Level I.

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:** an examination will be undertaken of all historic Ordnance Survey maps available. Cartographic sources will be consulted in an attempt to trace the development of the site back to the earliest available cartographic source. This will 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 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 black and white 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/agricultural interest, fixtures and fittings, or fabric detail relevant to phasing the buildings.

3.1.4 **Instrument Survey:** the proposed plans and elevations of the buildings will be surveyed by means of a reflectorless electronic distance measurer (REDM). The REDM is capable of measuring distances to a point of detail by reflection from the wall surface, and does not need a prism to be placed. The instrument to be used will be a Leica T1010 theodolite coupled to a Disto electronic distance meter (EDM). The disto emits a viable laser beam, which can be visually guided around points of detail. The digital survey data will be captured within a portable computer running TheoLT software, which allows the survey to be directly inserted into AutoCAD software for the production of final drawings.

3.1.5 Detail captured by the instrument survey will include such features as window and door openings, an indication of ground and roof level, and changes in building material.

3.1.6 **Site Drawings:** from this survey data, the following drawings will be produced for the buildings:

- (i) Floor plans annotated to show form and location of any structural features of historic significance and recording the form and location of any significant structural details (1:100 scale);
 - (ii) One cross-section (1:50 scale) through the farmhouse and barn.
- 3.1.7 The drawings will be used to illustrate the phasing and development of the buildings.
- 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 will be maintained to English Heritage (2006) Level I for the ancillary buildings, whilst the barn and farmhouse will be recorded to Level II standard. The latter survey type is descriptive and will provide a systematic account of the origin, development and use of the buildings. 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/agricultural 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

- 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.
- 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.
- 3.2.3 **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 Manchester 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. 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 GMAU in consultation with the client.

6 WORK TIMETABLE

- 6.1 **Rapid Desk-Based Assessment:** two days would be required to complete the documentary search.
- 6.1.2 **Building Investigation:** approximately five days in the field will be required to complete this element.
- 6.1.3 **Report/Archive:** the 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

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