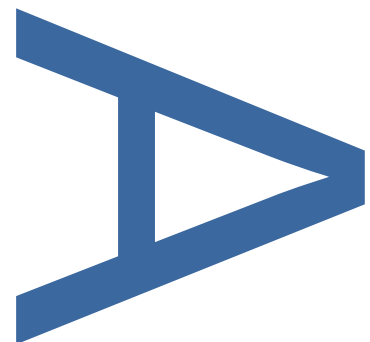
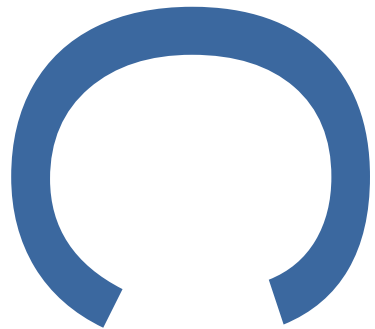


**A HISTORIC BUILDING
RECORDING AT
MOORGATE EAST FARM,
THE OLD STABLE,
BROAD LANE,
ROCHDALE,
GREATER MANCHESTER**

PCA REPORT NO: R15158

JANUARY 2023
REVISED AUGUST 2023



PRE-CONSTRUCT ARCHAEOLOGY

Moorgate East Farm, The Old Stable, Broad Lane, Rochdale, Greater Manchester:
Historic Building Recording

Site Code: MER22

Planning Application Number: 21/00003/FUL

Local Planning Authority: Rochdale Borough Council

Central National Grid Reference: SD 9201 1045

Researched and written by: Rebecca Nichols

Project Manager: Charlotte Matthews

Commissioning Client: Paul Morris

Contractor: Pre-Construct Archaeology Limited
Unit 8, Roewood Courtyard
Winkburn
Newark
Nottinghamshire
NG22 8PG

Tel: 01636 370410

Email: CMatthews@pre-construct.com

Website: www.pre-construct.com

© Pre-Construct Archaeology Limited
January 2023

© The material contained herein is and remains the sole property of Pre-Construct Archaeology Limited and is not for publication to third parties without prior consent. Whilst every effort has been made to provide detailed and accurate information, Pre-Construct Archaeology Limited cannot be held responsible for errors or inaccuracies herein contained.

PCA: R15158

DOCUMENT VERIFICATION

Site Name

MOORGATE EAST FARM,
THE OLD STABLE,
BROAD LANE,
ROCHDALE,
GREATER MANCHESTER

Type of project

Historic Building Recording

Quality Control

Pre-Construct Archaeology Limited Project Code		K8047
Pre-Construct Archaeology Limited Report Number		R15158
	Name	Date
Text Prepared by:	Rebecca Nichols	12/01/2023
Graphics Prepared by:	Hayley Baxter	06/01/2022
Graphics Checked by:	Mark Roughley	06/01/2022
Project Manager Sign-off:	Gary Taylor	20/01/2023

Revision No.	Date	Checked	Approved
1	29/08/2023	Charlotte Matthews	Gary Taylor

Pre-Construct Archaeology Limited
Newark Regional Office
Office 8
Roewood Courtyard
Winkburn, Newark
Notts.
NG22 8PG

CONTENTS

1	ABSTRACT.....	3
2	INTRODUCTION.....	4
3	LOCATION.....	5
4	RESEARCH AIMS AND OBJECTIVES.....	6
5	METHODOLOGY.....	7
6	HISTORICAL AND ARCHAEOLOGICAL BACKGROUND.....	8
7	MAP EVIDENCE.....	9
8	DESCRIPTION OF THE BUILDINGS.....	10
9	INTERPRETATION AND DEVELOPMENT SEQUENCE.....	15
10	ARCHIVING AND DISSEMINATION	17
11	PERSONNEL.....	18
12	ACKNOWLEDGEMENTS.....	17
13	BIBLIOGRAPHY.....	18
	Figure 1: Site Location.....	19
	Figure 2: Detailed Site Location.....	20
	Figure 3. Extract from Yates County Map of 1786.....	21
	Figure 4. Extract from Hennessey's Map of 1830.....	22
	Figure 5. First Edition Ordnance Survey of 1844-48.....	23
	Figure 6: Extract from Crompton Tithe Map of 1845.....	24
	Figure 7: Extract from Castleton Township Plan of 1872.....	25
	Figure 8: Ordnance Survey of 1890-91.....	26
	Figure 9: Ordnance Survey of 1907.....	27
	Figure 10: Ordnance Survey of 1928.....	28
	Figure 11: Ordnance Survey of 1936.....	29
	Figure 12: Ordnance Survey of 1954-56.....	30
	Figure 13: Ordnance Survey of 2004.....	31
	Figure 14: External Plan, showing Phasing and Plate Direction.....	32
	Figure 15: Ground Floor Plan, showing Phasing and Plate Direction.....	33
	Figure 16: First Floor Plan of Barn B, showing Phasing and Plate Direction	34
	Figure 17: Elevations and Cross Sections of Barn A & B.....	35
	PLATES.....	36

1 ABSTRACT

- 1.1 Pre-Construct Archaeology Ltd was commissioned by Paul Morris to carry out a programme of historic building recording of The Old Stable and two neighbouring stable blocks at Moorgate East Farm, Broad Lane, Rochdale, Greater Manchester (**Figure 1**). The study buildings cited (**Figure 2**) within the site are not designated as listed buildings but are close to and bordered by two Grade II listed 17th Century buildings: Moorgate East Farmhouse and Burnedge Farmhouse. They also do not lie in a Conservation Area.
- 1.2 The archaeological building recording programme was required as a condition of planning approval for an application for the *conversion of existing barn into one dwelling, including demolition of attached and detached stable buildings* (Planning Reference: 21/00003/FUL).
- 1.3 The study buildings comprised of two adjoining stone barns just northeast of Moorgate East Farmhouse, and two stable blocks, just northwest and northeast of the stone barn.
- 1.4 The earliest building is the stone barn and hayloft (Barn B), and the adjoining stone barn (Barn A) is slightly later. Both were likely to have been livestock buildings, and probably date to the early-mid 18th and mid 18th century respectively. This was followed by alterations and extensions during the 19th – 20th Century, abutting the northern aspect of the stone barns (Barns A & B), with these additions being partially demolished at the time of the recording. Another building on the eastern aspect of the stone barn (Barn A) is noted on early OS maps.
- 1.5 The 20th century also saw the erection of two stable blocks, which were partially demolished at the time of the recording but are noted on contemporary OS maps.
- 1.6 The evolution of the site between the 18th and the 20th centuries follows a typical pattern in response to developments in farming practices.

2 INTRODUCTION

- 2.1 A programme of historic building recording was undertaken by Pre-Construct Archaeology Ltd at Moorgate East Farm, The Old Stable, Broad Lane, Rochdale, Greater Manchester (SD 9201 1045). The work was commissioned by Paul Morris.
- 2.2 The project involved the recording of a redundant agricultural barn and two stable blocks prior to conversion for residential use and demolition, to level 2 and level 1 standard respectively as defined in the Historic England (2016) guidelines *Understanding Historic Buildings: A guide to good recording practice*.
- 2.3 The historic building recording programme was required as a condition of planning approval for an application for the *conversion of existing barn into one dwelling, including demolition of attached and detached stable buildings* (Planning Reference: 21/00003/FUL).
- 2.4 The building recording programme was undertaken by Rebecca Nichols of Pre-Construct Archaeology Ltd on 4th October 2022, in accordance with an approved *Written Scheme of Investigation* (WSI) prepared by Pre-Construct Archaeology on behalf of the client (Gary Taylor, October 2022).

3 LOCATION

- 3.1 Rochdale is located approximately 16km northeast of Manchester within the metropolitan county of Greater Manchester. The site is located 4km southeast of the centre of Rochdale approximately 2.3km northwest of Shaw.
- 3.2 The proposed development lies to the east of the B6194 Broad Lane/Rochdale Road, on the north side of an unnamed lane extending north-eastwards off Broad Lane and is centred on SD 9201 1045 (**Figure 1**).
- 3.3 The stone barn is located 6m northeast of Moorgate East Farmhouse, and 46m southwest of Burnedge House. The two stable blocks are located 6m northwest and 7m northeast of the stone barn (**Figure 2**).

4 RESEARCH AIMS AND OBJECTIVES

4.1 Research Aims

4.1.1 The Introduction to the Historic England National Farmstead Assessment Framework (Lake (ed), Historic England 2015, 1) states that:

'Traditional farmsteads and buildings make a fundamental contribution to both landscape character and local distinctiveness through their varied forms, use of materials and the way that they relate to the surrounding landscape and settlement. Our research has also found that they are assets which, through agricultural and other new uses, can make an important contribution to the rural economy and communities away from market towns and other rural centers. As agricultural practices and the rural economy change, many such farmsteads and buildings have become redundant from their original use. In future years the pace of change will accelerate further in response to the restructuring and diversification of farm businesses and the increasing demand for living and working in rural landscapes.'

4.1.2 Factors threatening the survival of historic farm buildings, principally changes in agricultural practices since the Second World War resulting in the redundancy of many traditional farm buildings, are discussed in the Foreword to the RCHM(E)'s survey *English Farmsteads 1750-1914* (Barnwell and Giles 1997).

4.2 Objectives

4.2.1 In accordance with the planning condition, the objective of the building recording is to understand the heritage significance of the buildings, in relation to their association with the adjacent 17th Century listed buildings, and to provide a comprehensive visual record of the buildings prior to the permitted conversion and demolition, as they represent upstanding archaeological/historical remains of local and regional importance.

4.2.2 The report will provide a comprehensive review of the local and regional historical context of the structures recorded by the project, making reference to the appropriate regional research agendas. This will be adequately detailed to place the findings of the recording in their context and to be able to inform future conservation decisions and the subsequent management of the structures.

4.2.3 The project will produce a high quality, fully integrated archive suitable for long-term deposition in order to 'preserve by record' the buildings in their current form prior to conversion.

5 METHODOLOGY

- 5.1 Fieldwork involved the verification on site of existing survey drawings produced by Survey Solutions, with the addition of historic architectural details where appropriate. Additional survey drawings were prepared, illustrating cross-sections of the various ranges of building. The fabric was examined in detail and a written description prepared. A comprehensive photographic survey was made using colour digital photography.
- 5.2 Background research involved consultation of historical and archaeological records and maps held at the Manchester Archives, Oldham Archives, Rochdale Archives and Historic Environment Record (HER), in addition to published sources.
- 5.3 The report has been prepared in accordance with the approved WSI and the guidelines for the preparation of a level 2 and level 1 historic building survey as set out in *Historic England (2016) guidelines Understanding Historic Buildings: A guide to good recording practice*.
- 5.4 Hard copies of the existing site survey at a scale of 1:50, to which historic architectural details and annotation have been added, are included in the site archive.

6 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

- 6.1.1 The History of the Parish of Rochdale compiled by Henry Fiske in 1879 mentions Duchy records dated 1552 which details perambulation; and "*divers great stones, every stone as much as twenty oxen could draw,*" placed on land so that that *the boundaries might be the better known*. Two of these stones remain to this day, one of them is positioned close to the door of Moorgate Farmhouse, and the other in a field a short distance to the south.
- 6.1.2 The Grade II listed Moorgate East Farmhouse bordered, and was originally associated with, the study building and features several date stones; "M 1663" on the door lintel, "IEM 1693" on the porch lintel, "IM 1725" on the gabled cross wing door lintel, and "IM 1718" on the garage wing door lintel. Also recorded is "IM1795". The *Inscribed and Dated Stones and Sundials in and adjoining the Ancient Parish of Rochdale* by Richard Heape (1906-1925) documents 'IEM1693' is associated with the family of John and E. Milne who settled there in the 17th Century, and descendants still own property in the district in addition to Moorgate and live near. Also documented is the 'IM 1725' date stone associated with the family of Mylne.
- 6.1.3 The 1841, 1851, 1861, 1981, 1891 and 1901 Census records note Broad Lane and the Burnedge. It was not possible to discern the owner of Moorgate East.
- 6.1.4 The 1871 Census details two entries for Moorgate; (H...) Butterworth, a Wheelwright, and Chas Strott, a Cotton Maker, likely associated with Moorgate West, a known Cotton Mill approximately 100m southwest of Moorgate East.
- 6.1.5 The Castleton Township Plan of 1872 illustrates the stone barns associated with Moorgate East Farmhouse, and lists Mrs Kershaw as the landowner, and Abraham Collinge and others as the occupiers.
- 6.1.6 The 1911 Census notes James Taylor, a farmer, his wife Alice and daughter Alice, a dairy maid, as the residents of Moorgate Farm
- 6.1.7 The farmhouse and study buildings have remained as a collective under Mrs Barbara Taylor, until the farmhouse sold in 2015, and the study buildings in 2022, recently purchased by Paul Morris.

7 MAP EVIDENCE

- 7.1.1 Yates county map of 1786 (**Figure 3**) and the Hennet's County Map of 1830 (**Figure 4**) depicts a building at the site, but it is not possible to discern if the stone barn is illustrated in its entirety.
- 7.1.2 The 1844-48 First Edition Ordnance Survey (**Figure 5**) provides the first detailed depiction of the layout of the buildings at Moorgate East Farm. The stone barn is depicted and is located in close association with the neighbouring farmhouse, which was later named as Moorgate East Farmhouse. The layout of Barn A and B are identical to that at the time of the building survey; a lean-to structure, most likely an open cattle shelter, is noted on the eastern side of Barn A. This lean-to is depicted on the Compton Tithe Map of 1845 (**Figure 6**), the Castleton Township Plan of 1872 (**Figure 7**) and subsequent Ordnance Surveys of 1890-91 (**Figure 8**), 1907 (**Figure 9**), 1928 (**Figure 10**) and 1936 (**Figure 11**); however, this structure was removed by 1954-6 (**Figure 12**) and is no longer standing but its location is indicated by the variation of weathered stone on the east elevation stone wall (Photo 1 and 7).
- 7.1.3 The Ordnance Surveys of 1890-91 (**Figure 8**), depict a small rectangular extension on the north elevation of Barn A and B, which was shown on subsequent Ordnance Surveys of 1907 (**Figure 9**), 1928 (**Figure 10**) and 1936 (**Figure 11**). The Ordnance Survey of 1954-56 (**Figure 12**) details a further expansion to the north elevation and these remained unchanged on the Ordnance Survey of 2004 (**Figure 13**). These extensions were partially demolished at the time of the building survey (Photo 8-12)
- 7.1.4 A extension is noted on the west elevation of Barn B, which still remains and is expected to be demolished (Photo 13). This is depicted on the Ordnance Surveys of 1928 (**Figure 10**), 1936 (**Figure 11**) , 1954-56 (**Figure 12**) and 2004 (**Figure 13**).
- 7.1.5 The Ordnance Survey of 1907 (**Figure 9**) and subsequent maps depict a rectangular building north of the stone barns. A further building, linked on the southeast corner of Barn A, is noted on the Ordnance Surveys of 1928 (**Figure 10**), 1936 (**Figure 11**), and partially on 1954-56 (**Figure 12**) and 2004 (**Figure 13**) mapping. The buildings were no longer standing at the time of the building survey.
- 7.1.6 The Ordnance Survey of 1954-56 (**Figure 12**) depicts the stable blocks, north and east of the stone barn and remained identical on the Ordnance Survey of 2004 (**Figure 13**). The stables were still standing at the time of the survey, and are expected to be demolished.

8 DESCRIPTION OF THE BUILDINGS

8.1.1 The study buildings comprise of a number of distinct structural elements; two abutting stone barns and two isolated stable blocks. The stone barns are located 6m northeast of Moorgate East Farmhouse, and will, for the purposes of this survey, be identified as Barn A and B. The two stable blocks are located 6m northwest and 7m northeast of the stone barn and will be identified as Stable A and Stable B.

8.1.2 Entrance on the day was made via a gateway in between Barn A and Stable B

8.2 Barn A (Livestock/Storage Room) - Exterior (Figures 5 - 13; Photos 1-3, 7-11,)

8.2.1 Barn A is constructed from a mixture of Pennine mudstone and local sandstone, rectangular coursed, with courses varying in height and width. No quoins were noted. The roof is pitched, substituted with corrugated and plastic sheets with a ridgeline running northeast to southwest.

8.2.2 The southeast elevation courses comprised of intermittent rows of substantial mudstone or sandstone throughout. There are various phases of repointing, mostly concentrated in the southwest corner.

8.2.3 In the centre of the elevation is a blocked up original door opening. This modification reflects a change in the farm agricultural practices during the 20th Century, possibly a change in type of livestock rearing and with the introduction of larger, more efficient farm machinery.

8.2.4 The southwest elevation was concealed by the Barn B. The straight join between Barn B and Barn A on the southeast and northwest elevation (Photo 4 and 12) indicate Barn A was a later addition, abutting the northeast elevation of Barn B.

8.2.5 The northwest elevation was largely concealed by late 19th – mid 20th Century extensions (**Figure 8, 9, 10, 11, 12**), which were partially demolished at the time of the building survey.

8.2.6 A blocked-up large opening was noted in the centre of the northwest elevation; the lowermost part of the blocking was rendered, and capped with bullnose red brick. The remaining opening was braced with wooden planks and plastic roof sheets. A concrete lintel was noted.

8.2.7 The first phase of extension appears on the 1890-91 Ordnance survey mapping (**Figure 8**); a two room rectangular building partially abuts the west end of Barn A and the northeast corner of Barn B. The walls are constructed from two courses thick of mass-produced red brick in a stretcher bond, with one row of header bond in the lowermost courses. The walls are rendered internally, whitewashed and with black bitumen on the lowermost courses, both internally and externally. The roof was lean-to with remnants of lead flashing. To the side, there is a wooden-framed window, positioned on a cill of bullnose red brick and topped by a whitewashed lintel, perhaps of concrete. Remnants of electric wiring and various slots were seen on the internal walls. The floor is concrete.

- 8.2.8 According to the 1954-56 and 2004 Ordnance Survey mapping (**Figure 12 and 13**) much of the east side of the northwest elevation was abutted by a large rectangular building. The east side walls are constructed from two courses thick of mass-produced red brick in a stretcher bond and are rendered and whitewashed, with black bitumen on the lowermost courses externally. The west side lowermost wall appears to have been a former yard wall, constructed from two courses thick of mass-produced red brick in a Flemish Garden bond, capped with a row of headers. A later addition of two courses of breeze blocks was seen. The roof was a lean-to with remnants of lead flashing, two machine-cut wooden beams supporting various electric wiring and lighting.
- 8.2.9 The northeast elevation wall is constructed with rows of local mudstone and sandstone throughout with intermittent inserts of red brick. There is a slight variation in erosion, with the stonework of the lowermost courses less weathered. A lean-to structure, most likely an open cattle shelter, is depicted on the Compton Tithe Map of 1845 (**Figure 6**), the Castleton Township Plan of 1872 (**Figure 7**) and subsequent Ordnance Surveys of 1890-91 (**Figure 8**), 1907 (**Figure 9**), 1928 (**Figure 10**) and 1936 (**Figure 11**); however, this structure is no longer standing.
- 8.2.10 A doorway with a wooden planked door is noted at the north side; mass-produced red bricks, partially rendered, line the doorway in a mixed Flemish bond. A wooden lintel with a metal sliding door bracket with several rows of red brick in English bond is positioned above the doorway. The doorway is a later modification and reflects a change in the farm agricultural practices during the 20th Century,
- 8.2.11 In the uppermost centre is a square two-paned cross-hatched window, with handcrafted stone jambs throughout; one side jamb appeared curved-shaped with remnants of metal brackets. Metal brackets reinforcing the southernmost wooden purlins from windy weather, and several electric cables were noted.

8.3 Barn A: Room 1 (Livestock/Storage Room) - Interior (Figures 5 - 13; Photos 14-20)

- 8.3.1 Room 1 is a large rectangular space. Internally, the walls have been thinly rendered up to the roof and painted white up to the tie beam level.
- 8.3.2 Two substantial king post roof trusses define this room, with rafters embedded in the uppermost courses, two side purlins, and purlin cleats. Each truss appears to be constructed from machine-cut wood and painted with black bitumen.
- 8.3.3 Below each roof truss a separate, unrelated, beam is positioned on supporting plinths; a further two beams are noted at each end of the room embedded within the walls. Each beam supports various lighting and cables facilities. The roofing sheets, trusses and supporting beams appear to have been a later modification.

- 8.3.4 A test pit was noted in the southeast corner of the room (Photo 19), reflecting two phases of flooring in the southeast aspect of the room. The earliest phase, comprised of red brick setts elevated by various packing materials of rubble and sand, sealed by a layer of concrete. This layer of brick setts was later sealed by layers of concrete and waterproof screed. A line of slightly convex red brick, on a northeast to southwest alignment, defines the edge of this raised flooring (Photo 18); adjacent is a drainage system. The flooring in the northwest aspect of the building is predominately concrete. The differentiation of flooring is indicative of the change in the use of the building, the elevated brick surface along with drainage coincides with livestock rearing. The later modification of concrete and waterproof screed and blocked-up door opening on the southeast elevation suggests the building was later used to store farm machinery.
- 8.3.5 A modified door-opening with a wooden lintel, with steps down, leading to Barn B was noted in the southwest corner of the room.

8.4 Barn B (Livestock/Storage Room) - Exterior (Figures 5 - 13; Photos 1, 4-6, 12-13)

- 8.4.1 Barn B is constructed from a mixture of Pennine mudstone and local sandstone, rectangular coursed, with courses similar in height and width. No quoins were noted. The roof is pitched, substituted with slate tiles capped with red ridge tiles, running northwest to southeast.
- 8.4.2 The southeast elevation courses comprised of various phases of repointing, mostly concentrated in the uppermost courses.
- 8.4.3 In the uppermost centre is a square hatched door with a stone lintel and later modified with red bricks either side. Remnants of a sliding door metal bracket, and three ventilation holes, partially blocked, are positioned above the door. Internally it opens into a small loft area, a possible hayloft. (Lake 1989, 28).
- 8.4.4 There is a wooden planked doorway and a window to the east of the door, both of which are topped by stone lintels; further recessed wooden lintels was noted internally.
- 8.4.5 The southwest elevation was largely concealed by a 20th Century lean-to structure, constructed from red brick, fully rendered and breeze blocks, and is first depicted on the 1954-6 Ordnance Survey (**Figure 12**). However, this structure replaced an earlier, larger building; there is no indication of its location on the stone wall but it is first depicted on the 1928 Ordnance Survey (**Figure 10**).
- 8.4.6 The northwest elevation wall is constructed with rows of local mudstone and sandstone, with various phases of repointing, and intermittent inserts of red brick and breeze blocks. There is a slight variation in erosion, with the stonework of the lowermost courses less weathered and subsequently whitewashed. A lean-to structure, most likely a livestock shelter, is first depicted on 1954-6 Ordnance Survey (**Figure 12**). However, this structure was partially demolished at the time of the recording, with remnants of lead flashing and red brick walls.

8.4.7 In the uppermost centre is a square hatched door outlined by stone jambs and lintel; the original wooden planked door, metal sliding door brackets and stopper remains. Several ventilation holes and beam slot holes, some of which were blocked, are positioned above the door.

8.4.8 To the west of the elevation is an original door opening with stone lintel and jambs. A wooden ladder, fixed to the wall and set vertically, is positioned adjacent.

8.5 Barn B: Room 1 (Livestock/Storage Room) – Interior (Figures 5 - 13; Photos 21-33)

8.5.1 Internally Barn B is a small rectangular-shaped side room alongside and butted by Barn A, Room 1. The walls have been partially rendered and whitewashed, and the flooring comprises of concrete.

8.5.2 There is a blocked-up doorway with a stone lintel on the northeast elevation; the blocking uses mass-produced red bricks, with the uppermost course moulded with the makers' stamp 'ACCRINGTON REDAC', these being produced locally by the Redac works at Huncoat, Accrington, which closed in 1992. An embedded wooden lintel with void peg holes and protruding nails was noted in the centre of the elevation.

8.5.3 A block-up window was noted on the southwest elevation.

8.5.4 The room is defined by two levels of ceilings. The southeast aspect, the smaller and higher of the two, is defined by rolled steel joists, with machine-cut bitumen-coated bearer beams embedded either side and holding various lighting and cables. The floor joists comprise of thin strips of machine-cut wood, varying in size, and covered with chipboard flooring. It is thought that this is the original level of the first floor.

8.5.5 The lower, more dominant, ceiling is defined by three machine-cut load-bearing wooden beams, two of which were elevated on breeze block plinths either side, and one embedded within the stone walls. A number of lights, cables and metal nails were seen on the beams. The floor joists comprise of machine-cut rectangular wooden beams; these are similar in size and covered with chipboard flooring.

8.5.6 Access to the first floor was made using a ladder and hatch in the southeast corner of the room.

8.5.7 Internally, the first-floor walls comprise of exposed mudstone and sandstone, and the floor is mainly chipboard. There are various phases of repointing, and intermittent inserts of red brick reinforcing existing and blocking up former beam slots as well as ventilation holes throughout, and a window on the northeast elevation. This wall is also marked by undulating courses, with some areas protruding, likely derived from the construction and 'weight' of Barn A.

8.5.8 A line of protruding stone plinths, just above the existing floor level were noted along the northwest and partially along the southwest elevation, most likely to have been the original floor level, and supported beams.

8.5.9 The room is defined by the dual aspect hatch doors, on the northwest and southeast elevation, each capped by a wooden lintel. A line of blocked up beam slots either side of the hatch doors is indicative of the previous positions of dividing walls within the room.

- 8.5.10 A line of protruding stone plinths was noted above the southeast elevation hatch door, most likely to have held a mezzanine of sorts.
- 8.5.11 The roof anatomy comprises of rectangular machine-cut underpurlins and rafters. The original roof structure was destroyed by a fire in the latter part of the 20th Century.

8.6 Stable A: (Figures 12 - 13; Photos 35-41) – Livestock Room/Storage

- 8.6.1 Stable A is constructed from red brick in a stretcher bond, whitewashed, with the lowermost courses painted in black bitumen. The roof is pitched, substituted with corrugated metal sheets, with clear sheets on the northwest elevation. No ridgeline was noted.
- 8.6.2 On the southeast elevation there are three crude wooden stable doors, and three wooden-framed windows with leaded cross-hatched glazing, one at the west side of each door, all of the windows being positioned on cills of bullnose bricks, and topped by wooden and concrete lintels. PVC plastic guttering lines the southeast and northwest elevation.
- 8.6.3 The northeast elevation incorporates a blocked-up window opening constructed from bullnose bricks and topped by a concrete lintel. Two ventilation bricks are noted in the uppermost aspect. The lower part of the elevation, to the base of the gable, was whitewashed, with remnants of lead roof flashing located just above. These defined the former presence of a lean-to structure, most likely a livestock shelter, which was partially demolished at the time of the recording; its concrete flooring also remained. This structure was not featured on recent mapping.
- 8.6.4 The southwest elevation comprises of a blocked-up door opening, leading out to Moorgate East Farmhouse.
- 8.6.5 Internally, the stable block is divided into three separate rooms, interconnected by two internal crude wooden doors. The walls have been painted white up to the tie beam level and the rooms have concrete flooring, with the most southwestern room partially elevated and reinforced with paving slabs, indicative of livestock rearing.
- 8.6.6 The roof structure comprises of rectangular machine-cut underpurlins; a rafter, likely a repair, is noted in the middle room, and the southwestern room features a repurposed tie beam on the uppermost course supporting joists.

8.7 Stable B (Figure 12 - 13: Photos 42-46) – Livestock Room/Storage Room

- 8.7.1 Stable B is constructed from breeze blocks throughout with intermittent inserts of red brick on the southeast elevation and uppermost courses. The external walls are whitewashed, with the lowermost courses painted in black bitumen on the southwest and northwest elevation. The roof structure comprises of corrugated metal and plastic sheeting, asbestos roof tiles were also noted internally.
- 8.7.2 On the southwest elevation there are two planked wooden stable doors with metal brackets
- 8.7.3 Internally the stable block was divided into two rooms, separated by a waist-high wall constructed from breezeblocks. The flooring is concrete.

9 INTERPRETATION AND DEVELOPMENT SEQUENCE

- 9.1.1 The study area comprises a series of agricultural buildings with various uses, indicative of livestock rearing, and storage (Barn A, B and Stable A, B). The changes in use of the buildings reflect the changes in farming practices and demands that are typical of many farmsteads in this region (and elsewhere).
- 9.1.2 The likely function and chronological sequence of the various buildings is outlined in Table 1 below.

Barn	Function	Construction date
A	Cow Shed/later storage	Probably mid-18th Century with 19 th - 20 th Century extensions/alterations
B	Pig Shed/later storage	Probably early-mid 18 th Century with 19 th - 20 th Century extensions/alterations
Stable		
A	Stable Block/later storage	Between 1936-1954
B	Stable Block/ later storage	Between 1936-1954

- 9.1.3 The recorded buildings originally formed part of the agricultural holding of Moorgate East Farm, with the 17th Century farmhouse located immediately southwest of the surveyed structures.
- 9.1.4 The earliest building is the stone barn and hayloft (Barn B), with the adjoining stone barn (Barn A), a little later. Both were likely to have been livestock buildings, and probably date to the early-mid and mid 18th century respectively.
- 9.1.5 This was followed by alterations and extensions during the 19th – 20th Centuries, with various structures abutting the northern aspect of the stone barns (both Barn A & B), though these additions were partially demolished at the time of the recording. Another building on the eastern aspect of the stone barn (Barn A) is noted on early OS maps from 1890, but was gone by 1954.
- 9.1.6 Census Records are indicative of possible wheel production from 1871 and later farming, in particular dairy farming, from 1911 onward.
- 9.1.7 Timbers in the two stone barns (Barn A and Barn B) were examined and assessed for potential dendrochronological dating, However, most of the timbers, in both barns, comprised of regular, similarly-sized, rectangular machine-cut wood, some probably later modifications. These were clearly early modern and, moreover, timbers of this nature provided the replacement roof structure of Barn B, the original roof having been destroyed by fire in the latter part of the 20th century. In view of this, and with the absence of any clearly original timber that might retain bark or sapwood, it was considered that there was no potential for dendrochronological dating.
- 9.1.8 The 20th century also saw the erection of two stable blocks, cartographic evidence indicating these were constructed between 1936 and 1956, Stable B was partially demolished at the time of the recording but are noted on contemporary OS maps. The introduction of stable blocks suggests a move away from farming practices.
- 9.1.9 The building recording revealed the generally stripped-back nature of the two stone barns, with some of the later accretions having been removed. With the vast majority of the fabric of the two stone barns being exposed it was considered that demolition and/or soft-stripping was unlikely to reveal any further structural or historic information. Additionally, the two stables were clearly early modern single phase structures with minimal alteration. In consequence, no archaeological monitoring was undertaken during the demolition and alteration works.

10 ARCHIVING AND DISSEMINATION

- 10.1.1 The project archive is currently stored at Pre-Construct Archaeology Ltd's Newark office. In due course it will be transferred to an appropriate local archive repository, probably the local studies archive at Rochdale.
- 10.1.2 A digital copy of the final report will be provided to the Greater Manchester Historic Environment Record and also uploaded to OASIS for inclusion in the ADS Grey Literature Library. Additionally, a summary of the results of the investigation will be submitted to the journal *Post-Medieval Archaeology* for inclusion in their annual round-up of fieldwork. This note will be of length appropriate to the findings of the survey, to c. 300 words, and will be submitted to meet the journal's deadline. The note will also be provided to Greater Manchester Archaeological Advisory Service.

11 PERSONNEL

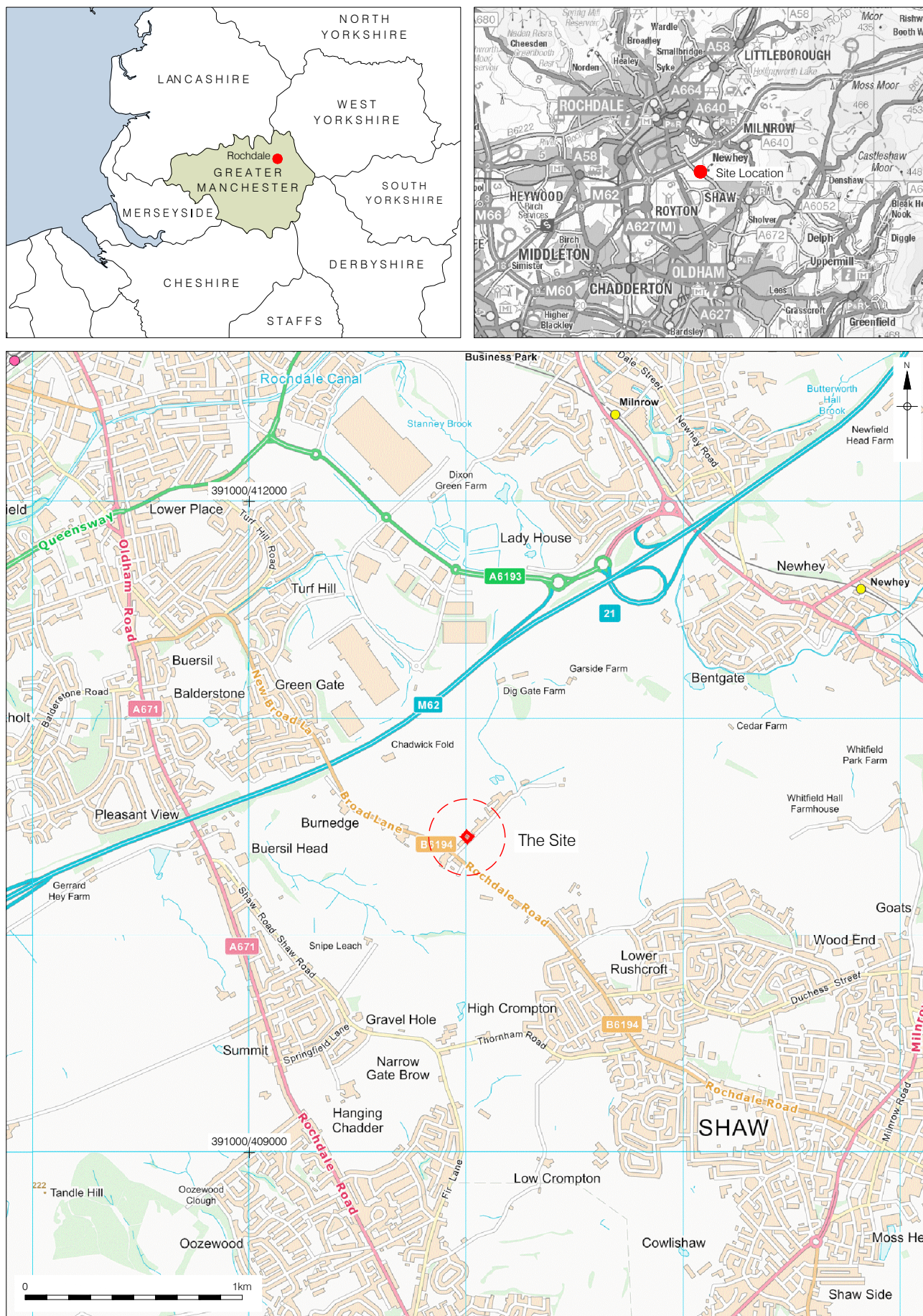
- 11.1.1 The survey was carried out, and reported, by Rebecca Nichols. Hayley Baxter of PCA's CAD department prepared the illustrations. Charlotte Matthews project managed and Gary Taylor edited the report.

12 ACKNOWLEDGEMENTS

- 12.1.1 Pre-Construct Archaeology would like to thank Paul Morris for commissioning the work.

13 BIBLIOGRAPHY

- Barnwell, P. and Giles, C., 1997 *English Farmsteads 1750-1914*. Royal Commission on the Historical Monuments of England.
- Brunskill, R., 1987 *Traditional Farm Buildings of Britain*. London: Victor Gollancz Ltd.
- Fiske, H. 1879. *The History of the Parish of Rochdale*
- Heape, R. 1906-1925. *The Inscribed and Dated Stones and Sundials in and adjoining the Ancient Parish of Rochdale*
- Historic England, 2016 *Understanding Historic Buildings: A guide to good recording practice*.
- Lake, J., 1989 *Historic Farm Buildings*. In association with the National Trust
- Lake, J. (ed), 2015 *National Farmstead Assessment Framework*, Historic England
- Taylor, G., 2022 *Written Scheme of Investigation for an Archaeological Building Recording at 4 Moorgate East Farm, The Old Stable, Broad Lane, Rochdale, Greater Manchester*. Pre-Construct Archaeology Ltd.
- Weller, J., 1982 *History of the Farmstead. The Development of Energy Sources*. Faber and Faber Limited.



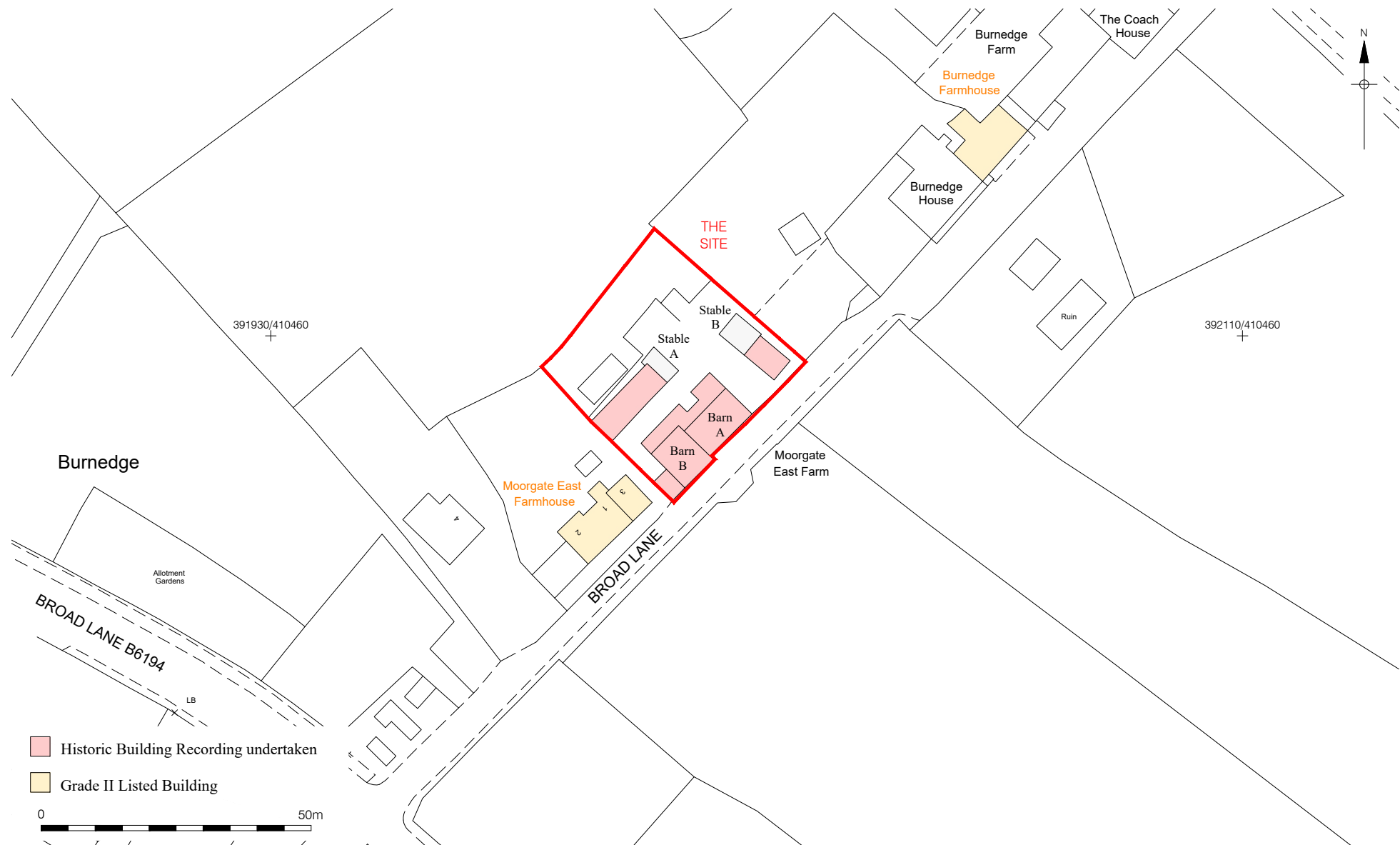
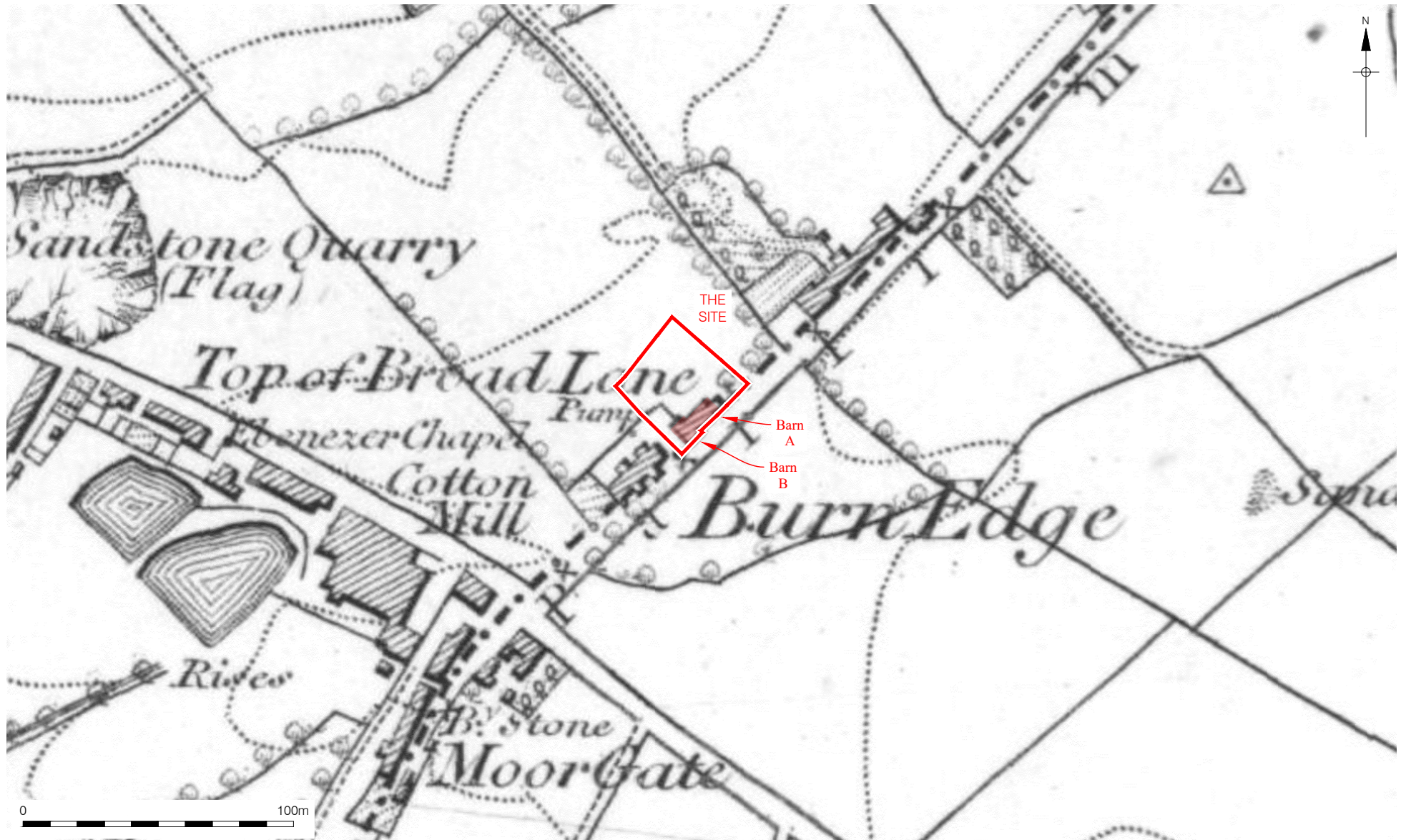
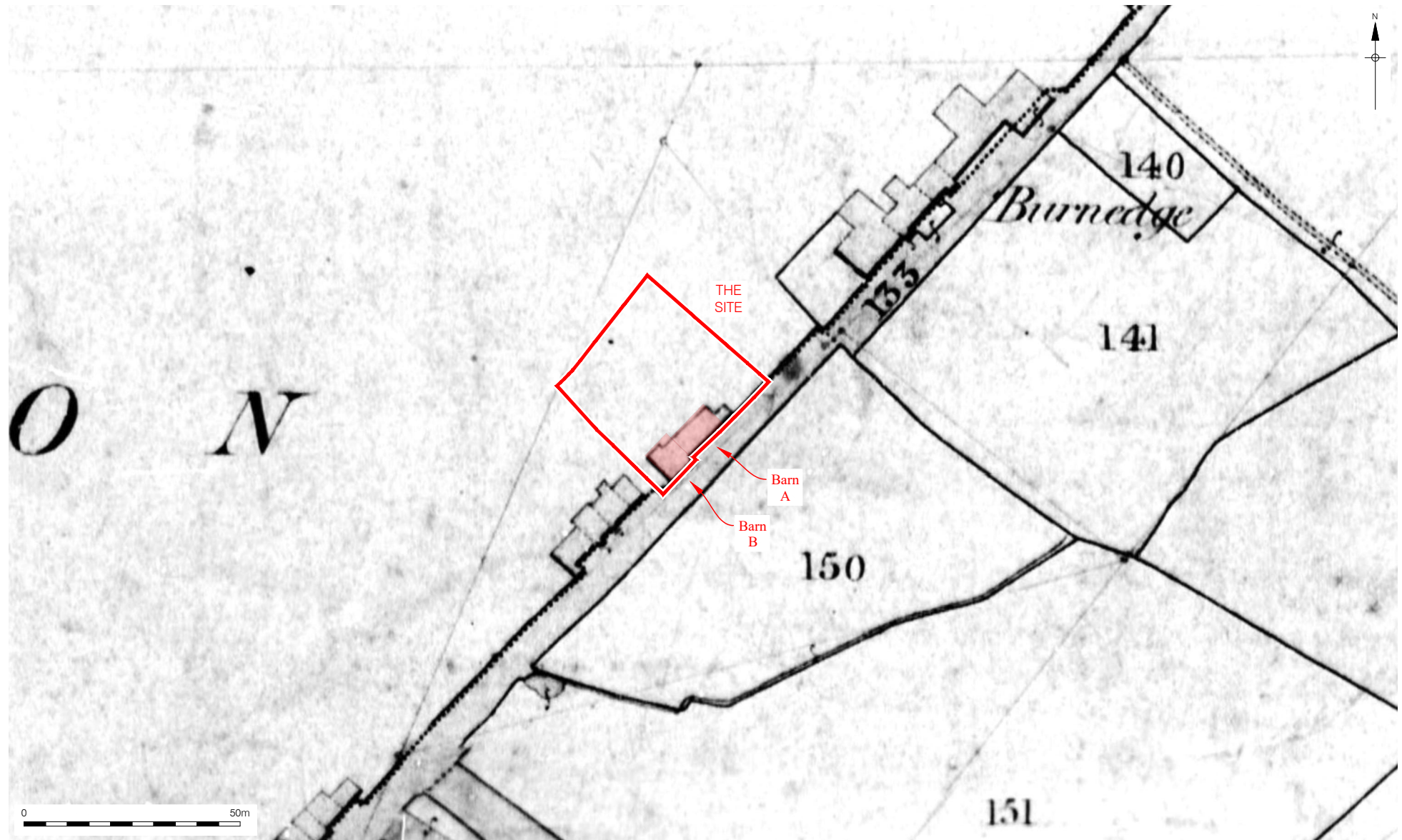


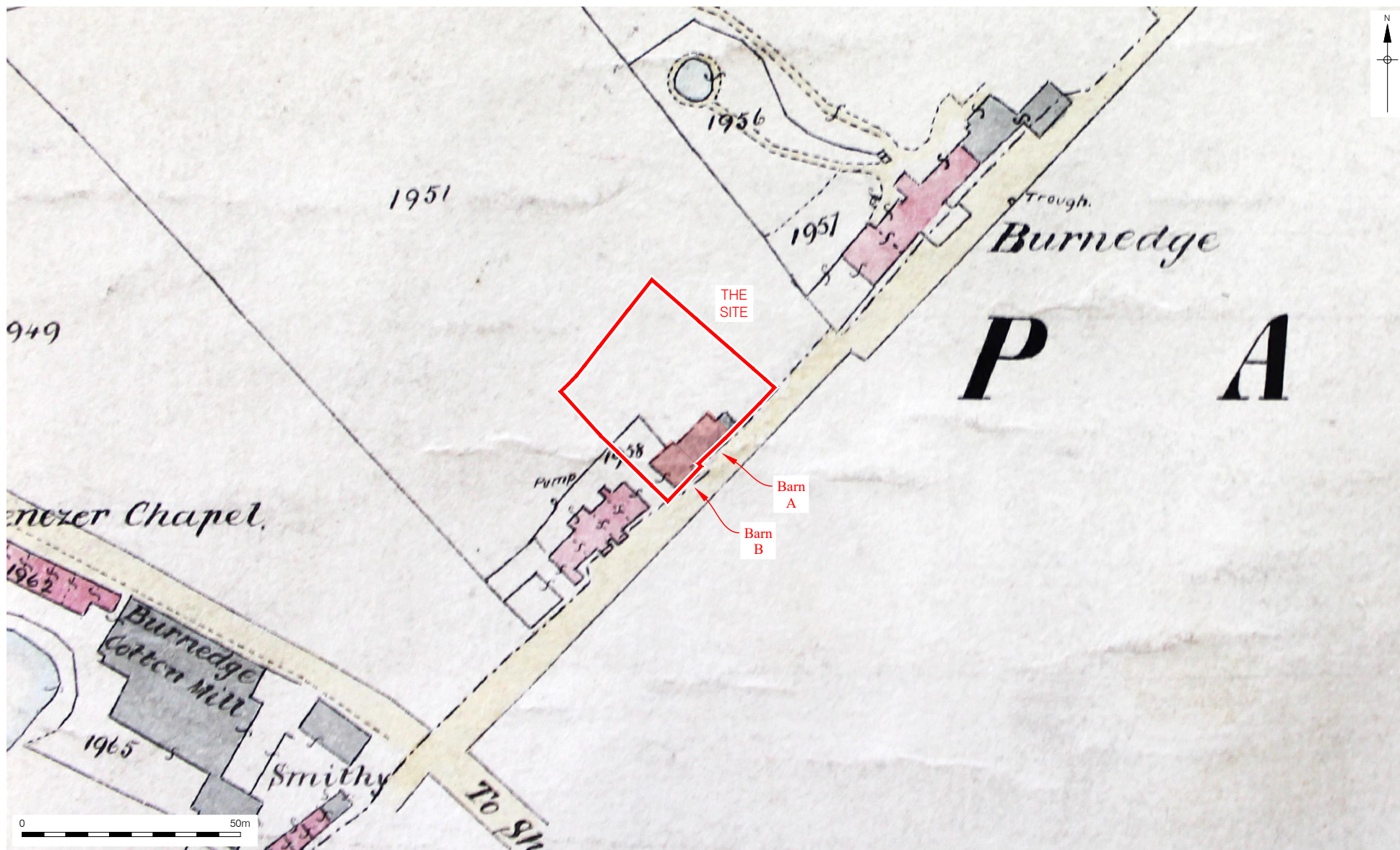


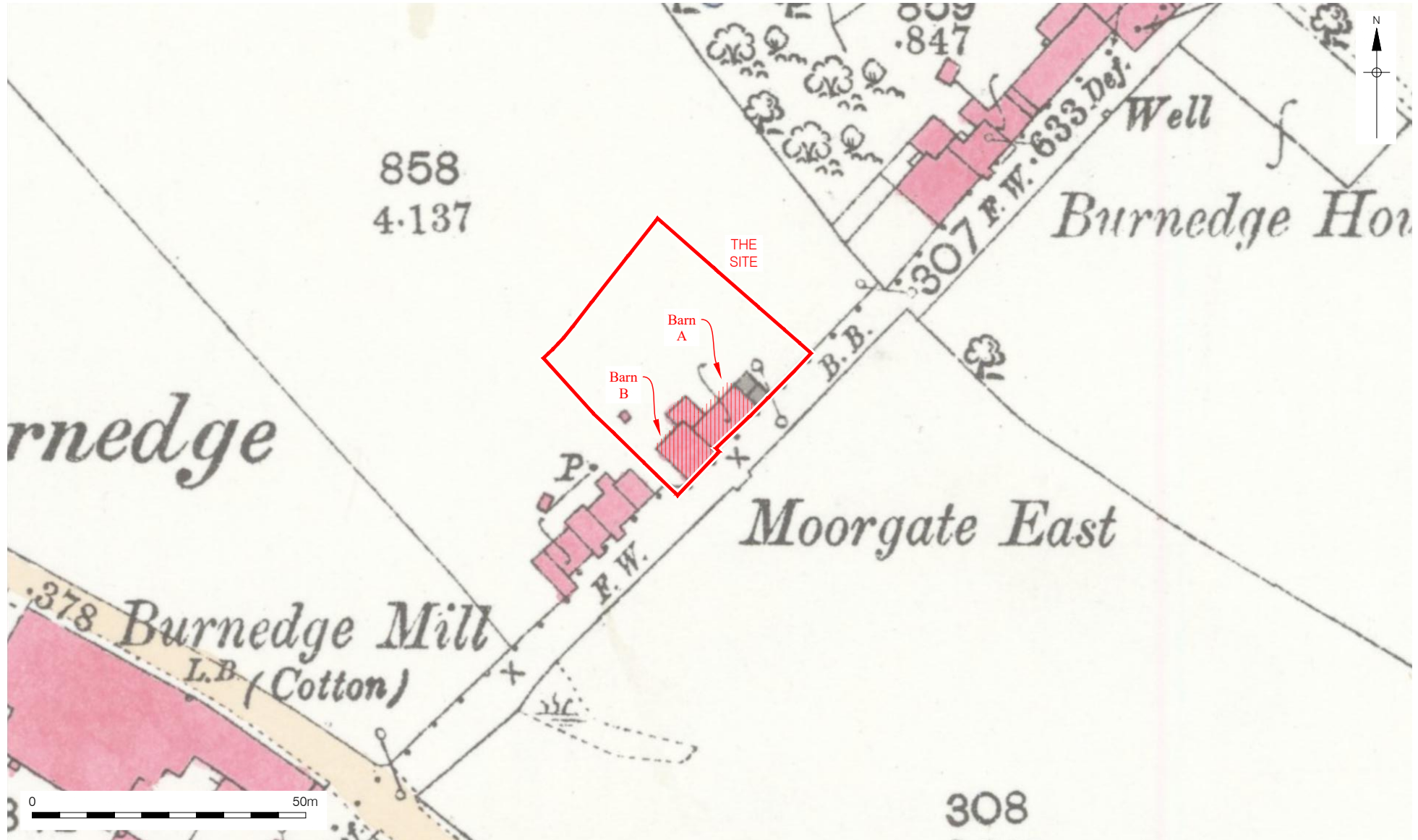
Figure 3
Extract from Yates County Map, 1786
approx 1:20,000 at A4

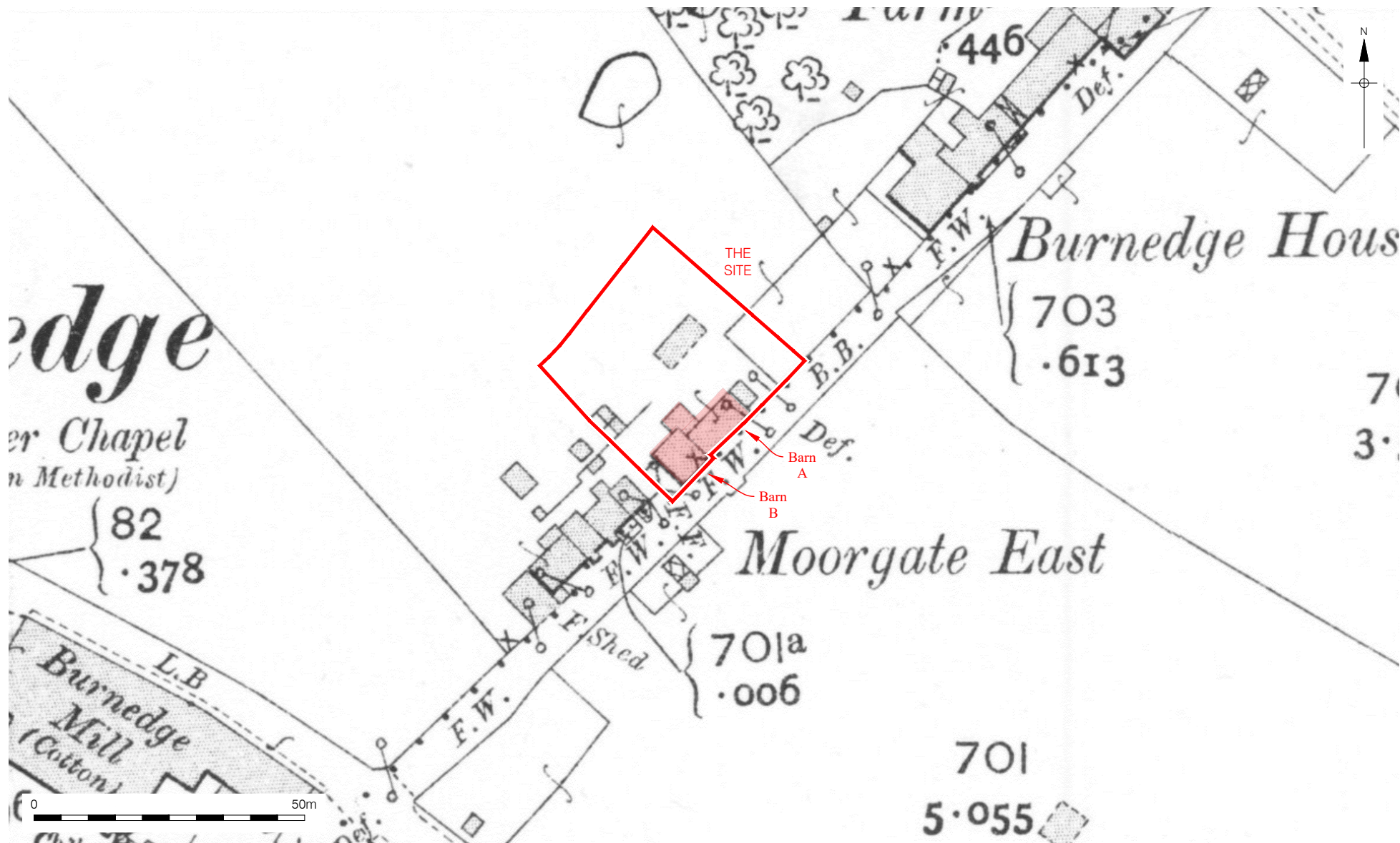












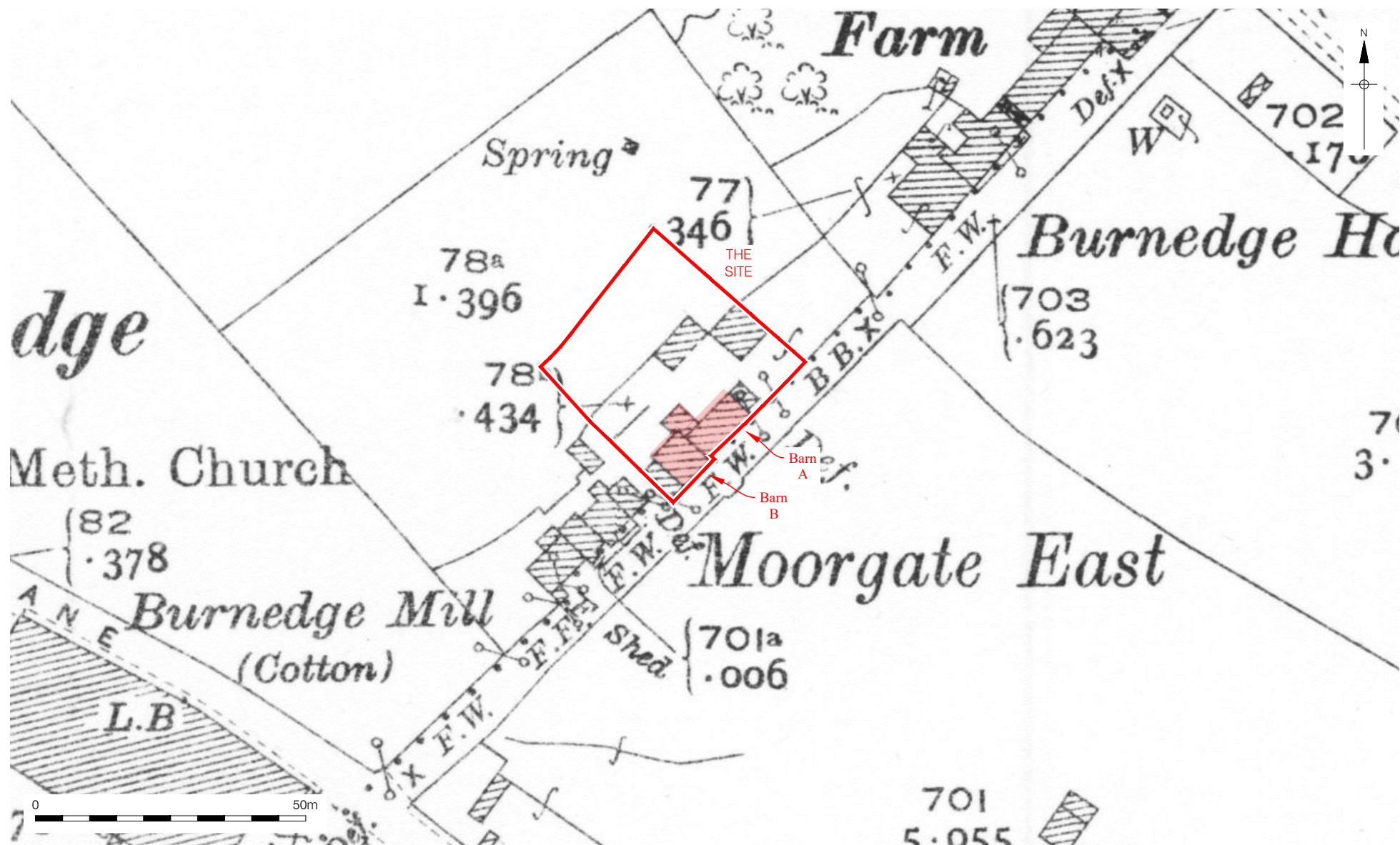


Figure 10
Ordnance Survey, 1928
1:1,000 at A4

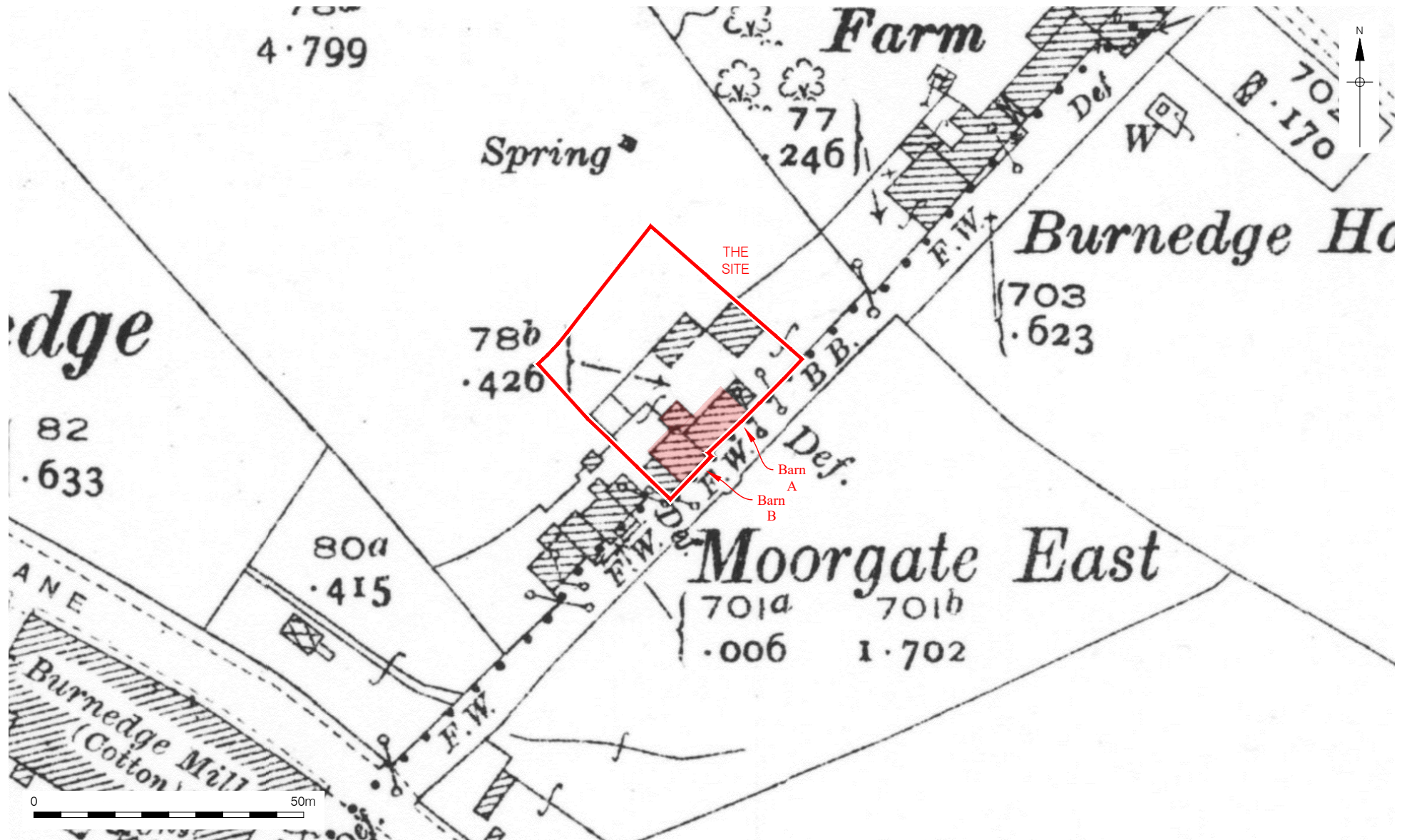


Figure 11
Ordnance Survey, 1936
1:1,000 at A4

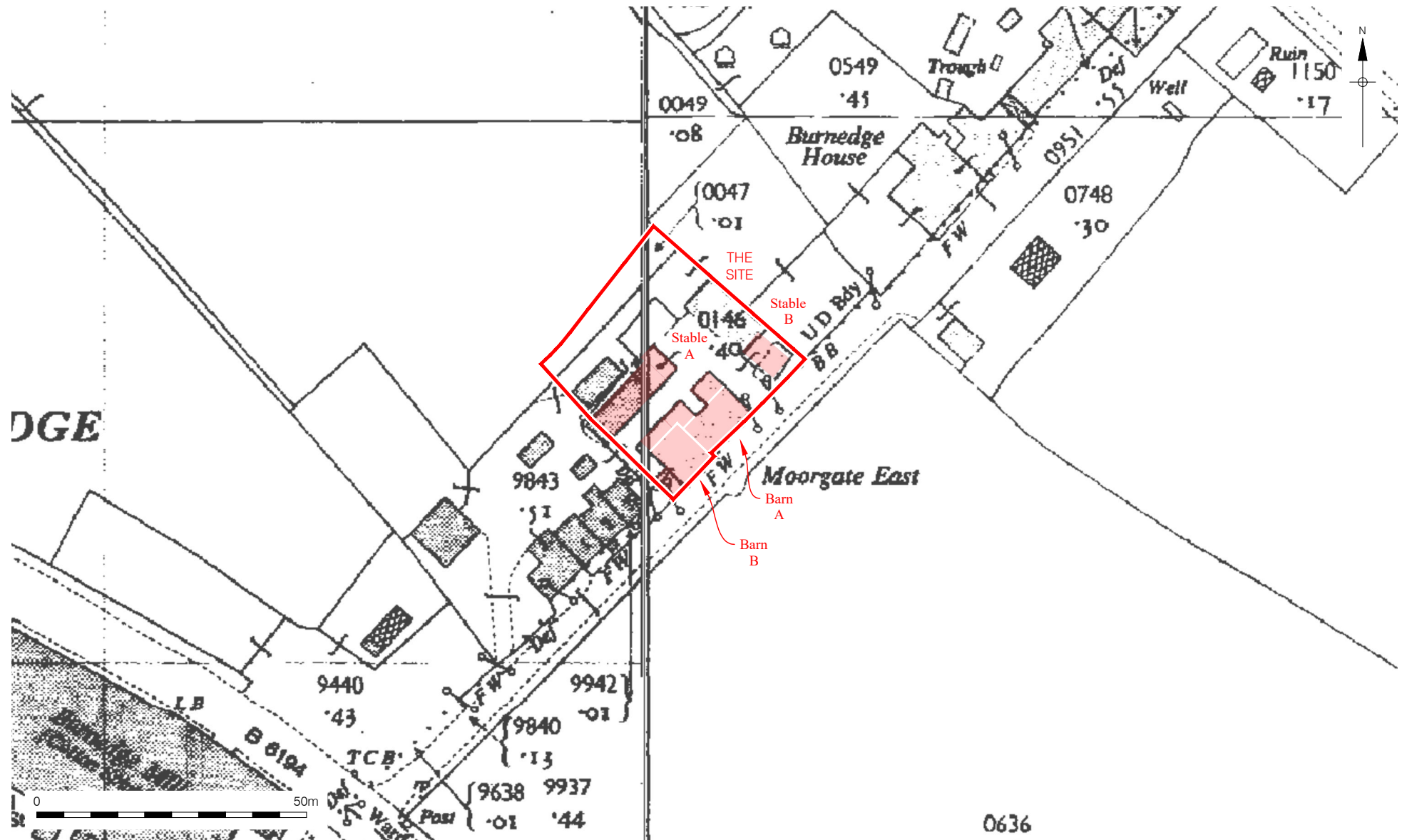
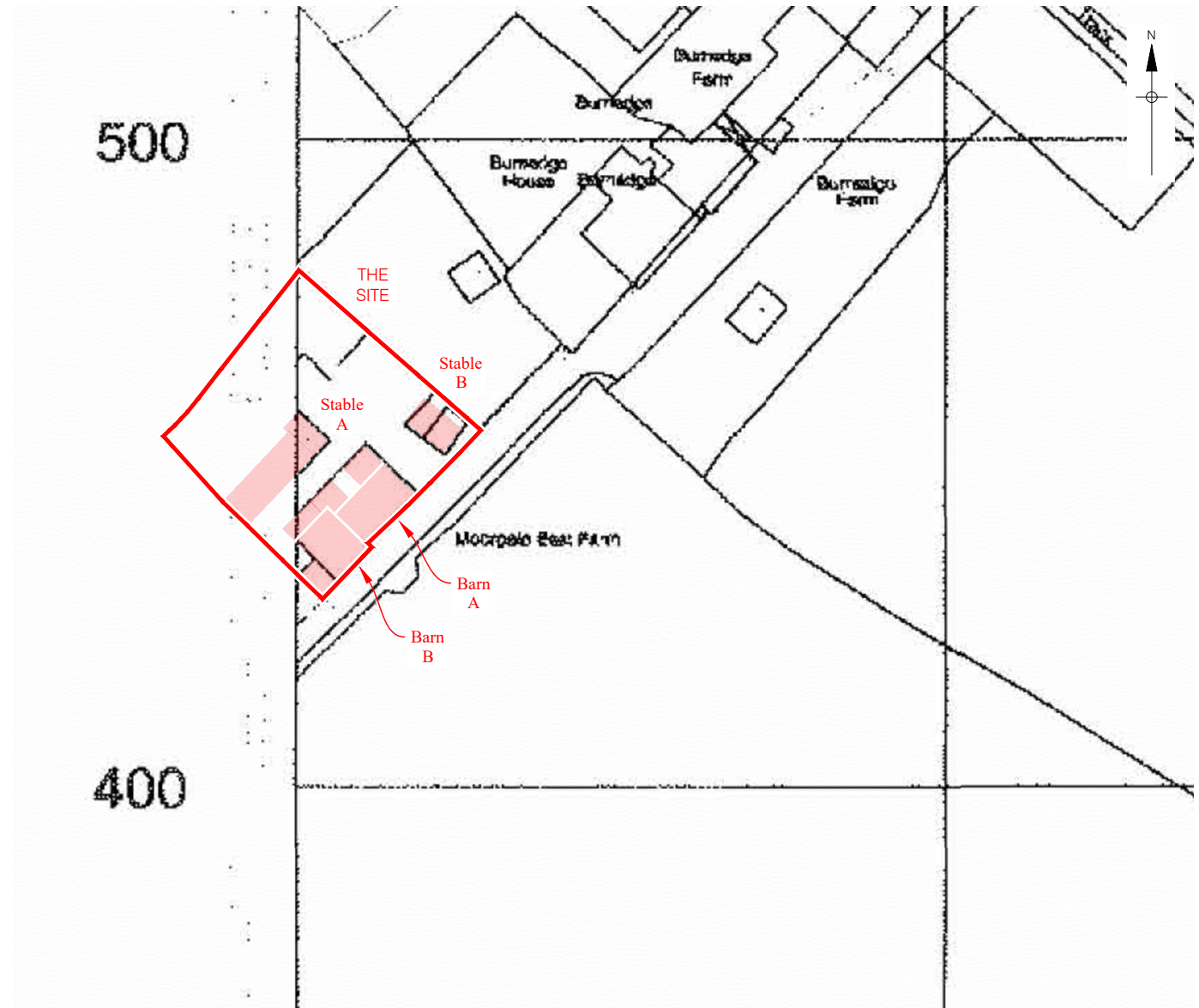
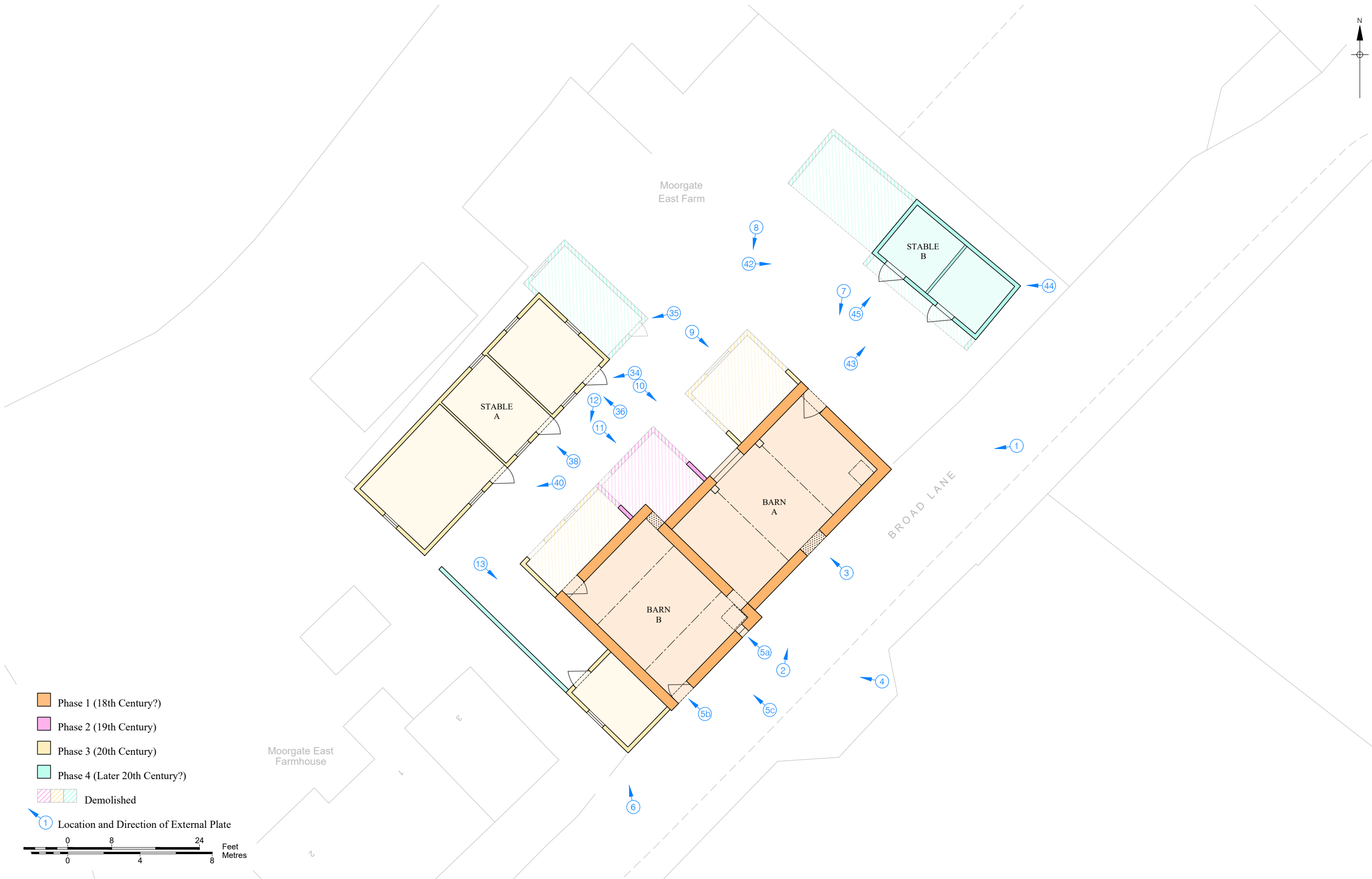
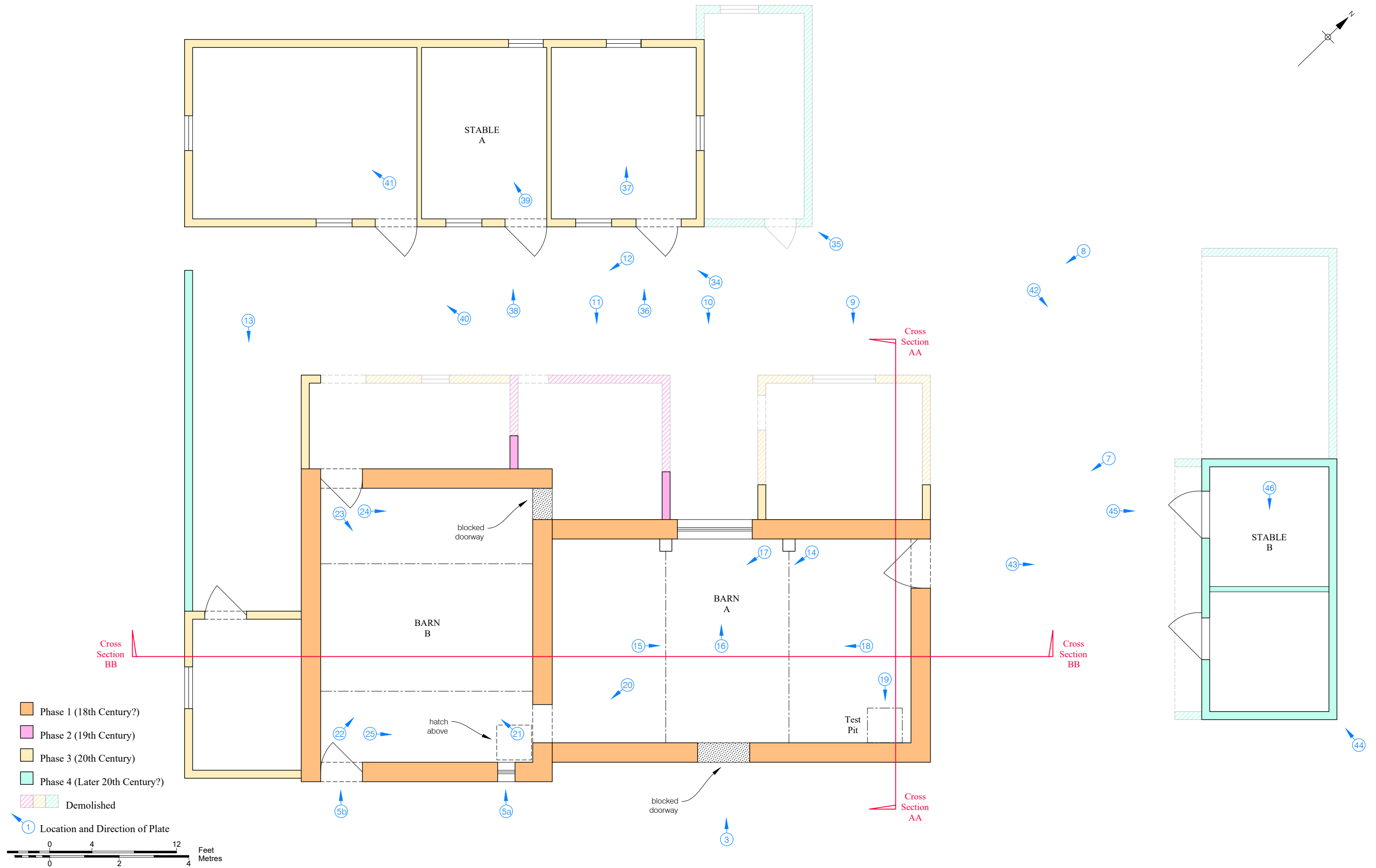
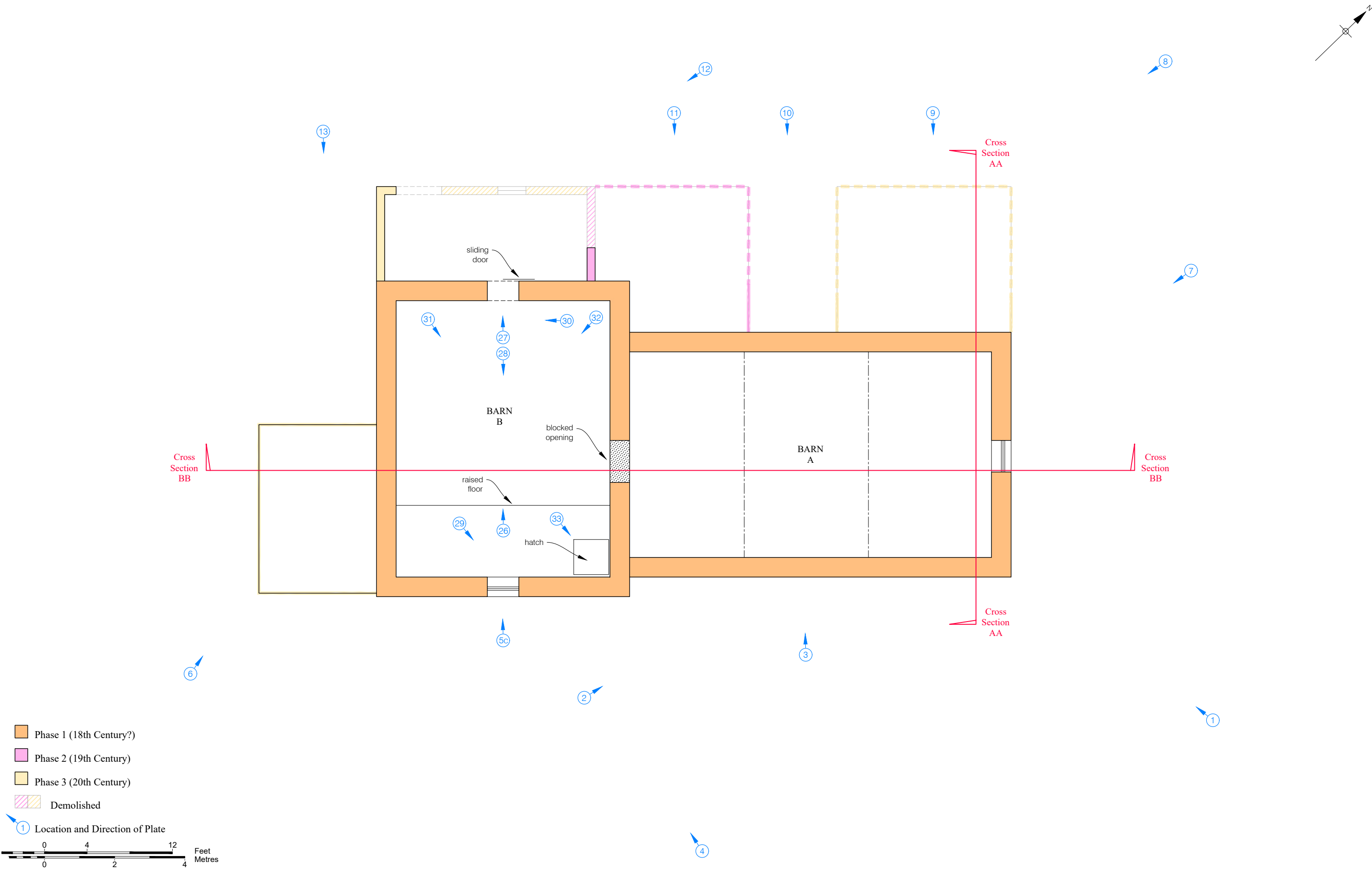


Figure 12
Ordnance Survey, 1954-56
1:1,000 at A4









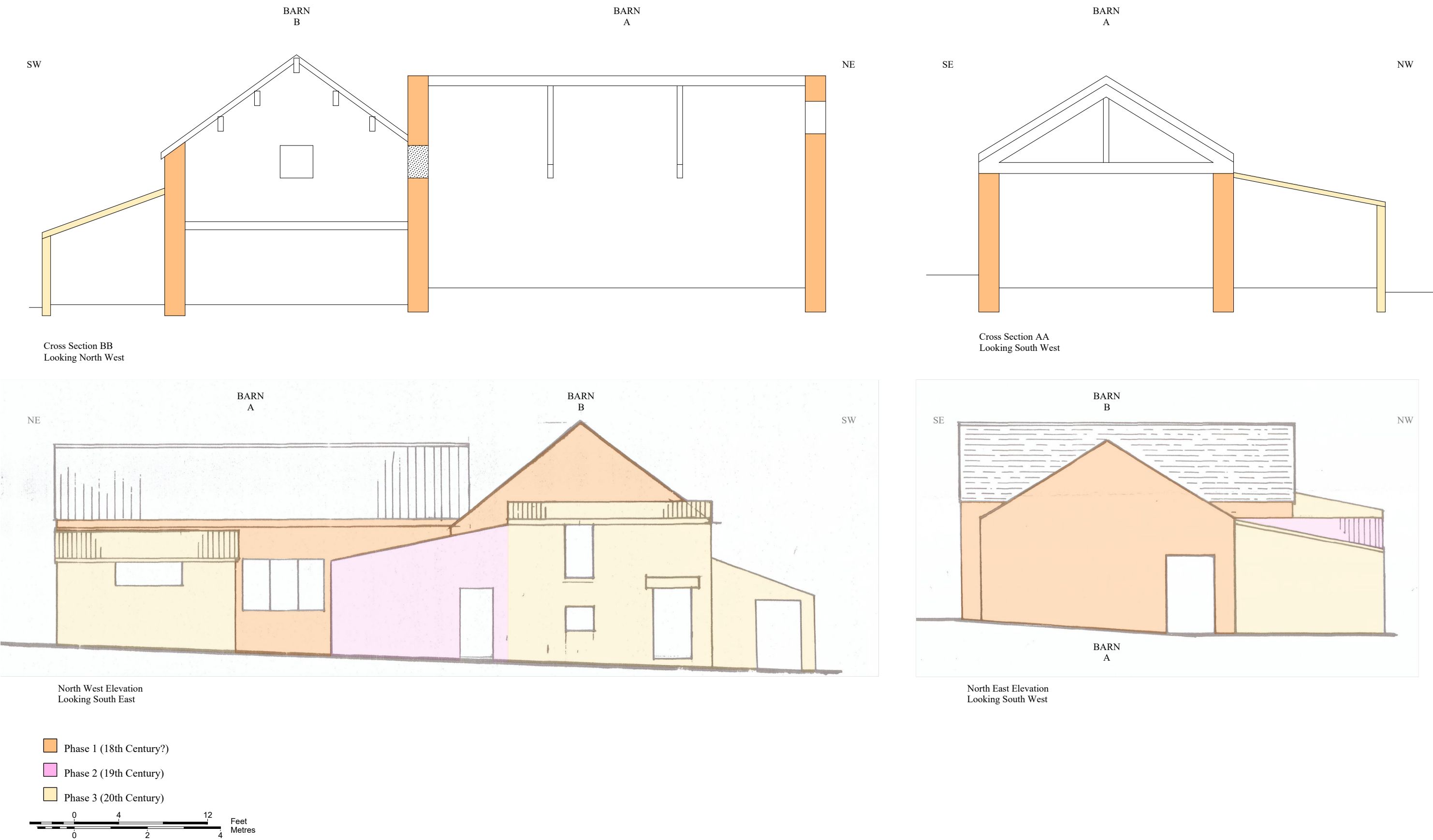




Photo 1: General view of Barn B (left) and A (right), looking E



Photo 2: Front elevation of Barn A, looking N.



Photo 3: Front elevation of the Barn A, note blocked up doorway, looking NW



Photo 4: Front elevation of Barn B, looking NW



Plate 5c



Plate 5b



Plate 5a

Photo 5: Detail on front elevation of Barn B; a row of ventilation holes, a boarded-up sliding door hatch, a window and a planked door, looking NW



Photo 6: Front and side elevation of Barn B, and a 20th Century lean-to, looking N



Photo 7: Detail side elevation of Barn A; a window, beams support and doorway with remnants of a sliding door brackets, looking S



Photo 8: Side and rear elevation of Barn A and B, looking south



Photo 9: Rear elevation of Barn A; showing extensions partially demolished, looking SE



Photo 10: Rear elevation of Barn A; showing extensions partially demolished, looking SE



Photo 11: Rear elevation of Barn A; showing extensions partially demolished, looking SE



Photo 12: Rear elevation of Barn A and Barn B; showing extensions partially demolished, looking SW



Photo 13: Side elevation of Barn B; showing extension earmarked to be demolished, looking SE



Photo 12: Interior of Barn A, looking SW



Photo 13: Interior of Barn A; note window detail on Barn A, looking NE



Photo 14: Interior of Barn A; Note blocked up opening, and elevated brick plinths looking NW



Photo 15: Roof truss and roof detail in Barn A; looking SW, NW and upward



Photo 16: Interior of Barn A, Floor detail, looking SW and downward



Photo 17: Interior of Barn A, Test pit in the SE corner, detailing packing, floor layers and foundations, looking NE and SE





Photo 20: Interior of Barn A, looking toward Barn B, looking S

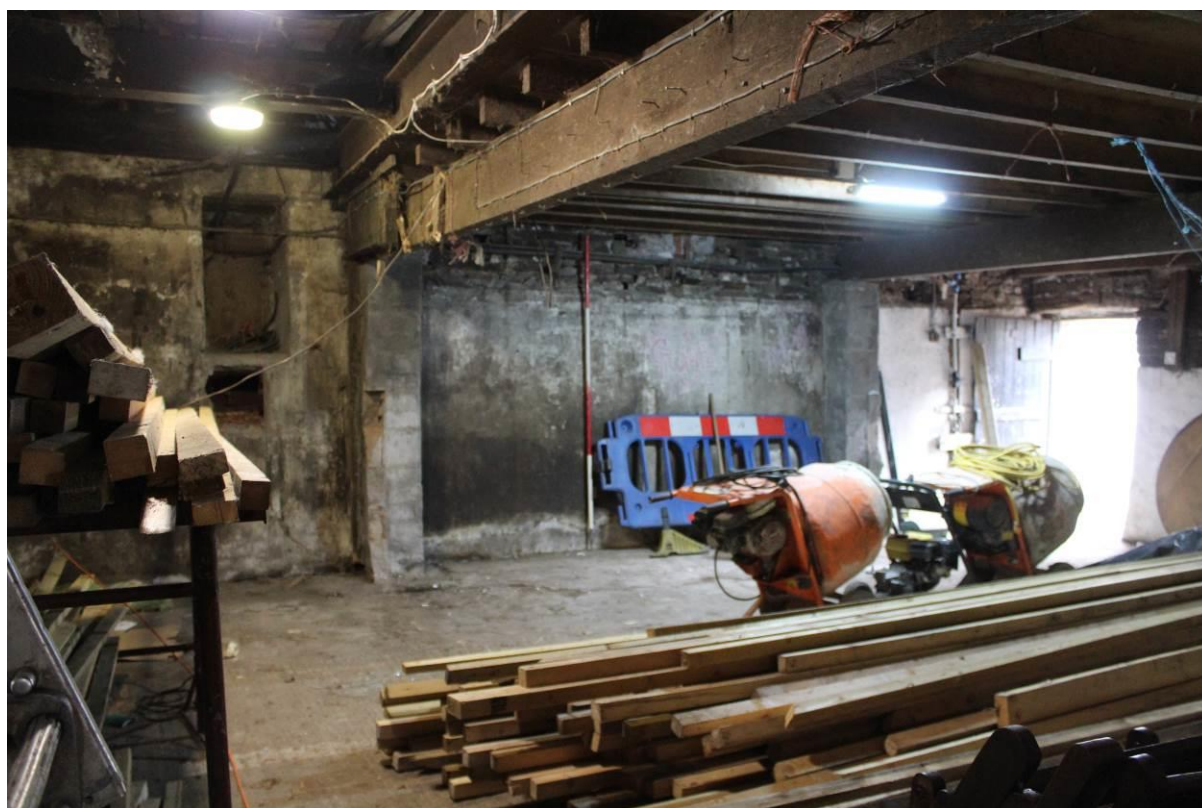


Photo 21: Interior of Barn B, looking NW



Photo 22: Interior of Barn B, looking N

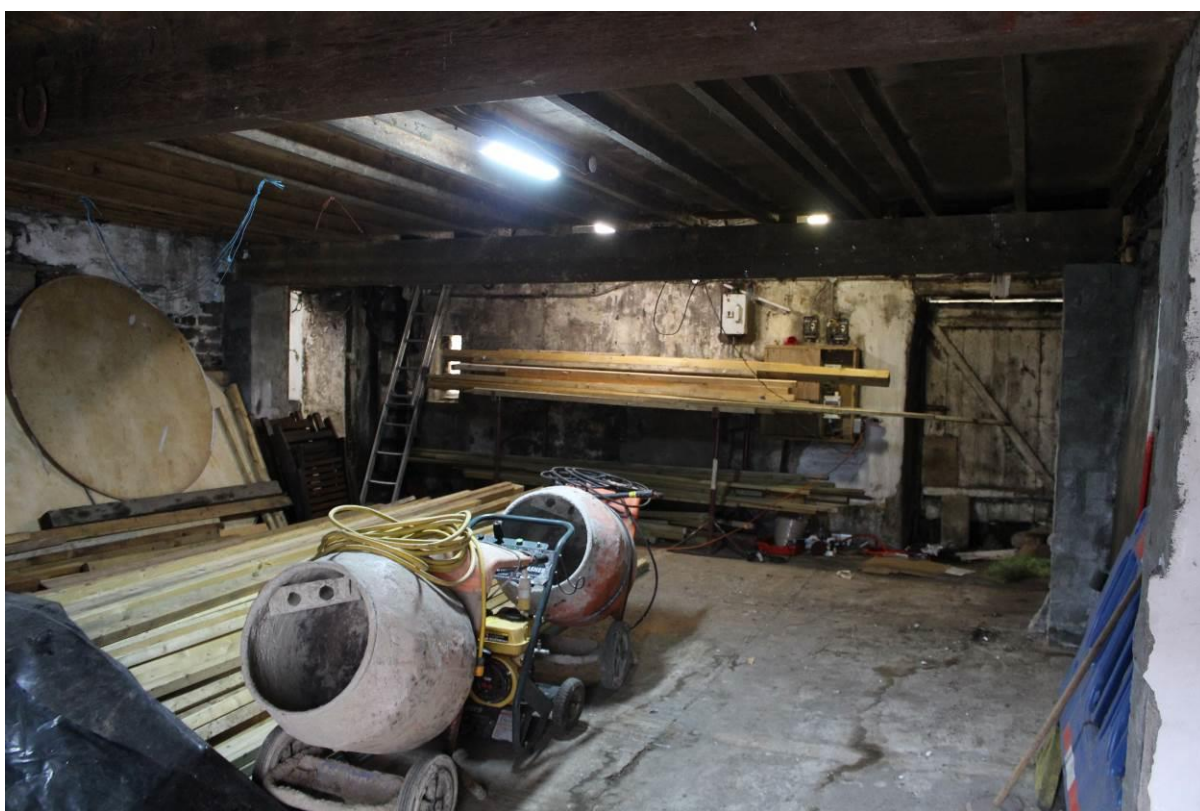


Photo 23: Interior of Barn B, looking E



Photo 24: Interior of Barn B; blocked door detail with closeup of the upper course of bricks, looking NE (lower image inverted for clarity of inscription)



Photo 25: Interior of Barn B, showing floor joist detail looking upward



Photo 26: Interior of Barn B: General view of First Floor; showing roof detail, looking NW

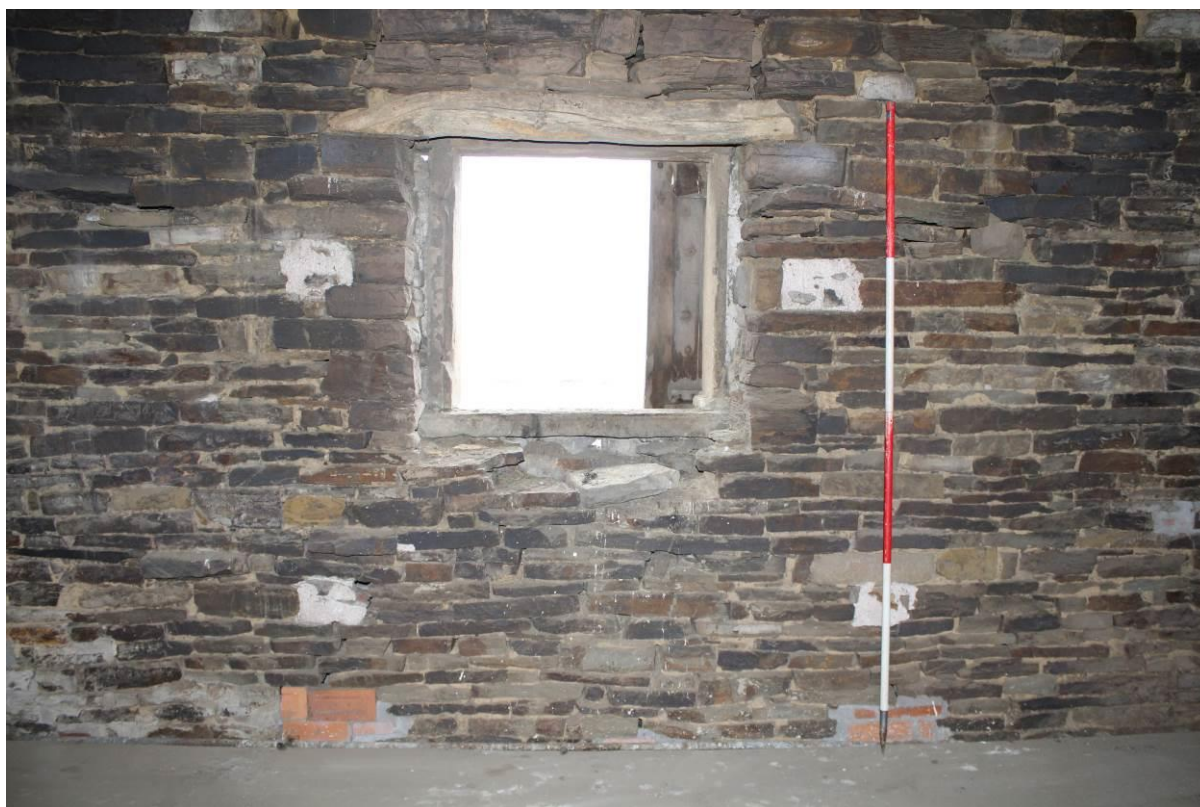


Photo 27: Interior of Barn B: General view of First Floor; showing window detail, looking NW, W and N



Photo 28: Interior of Barn B: General view of First Floor; showing window detail and elevated floor, looking SE

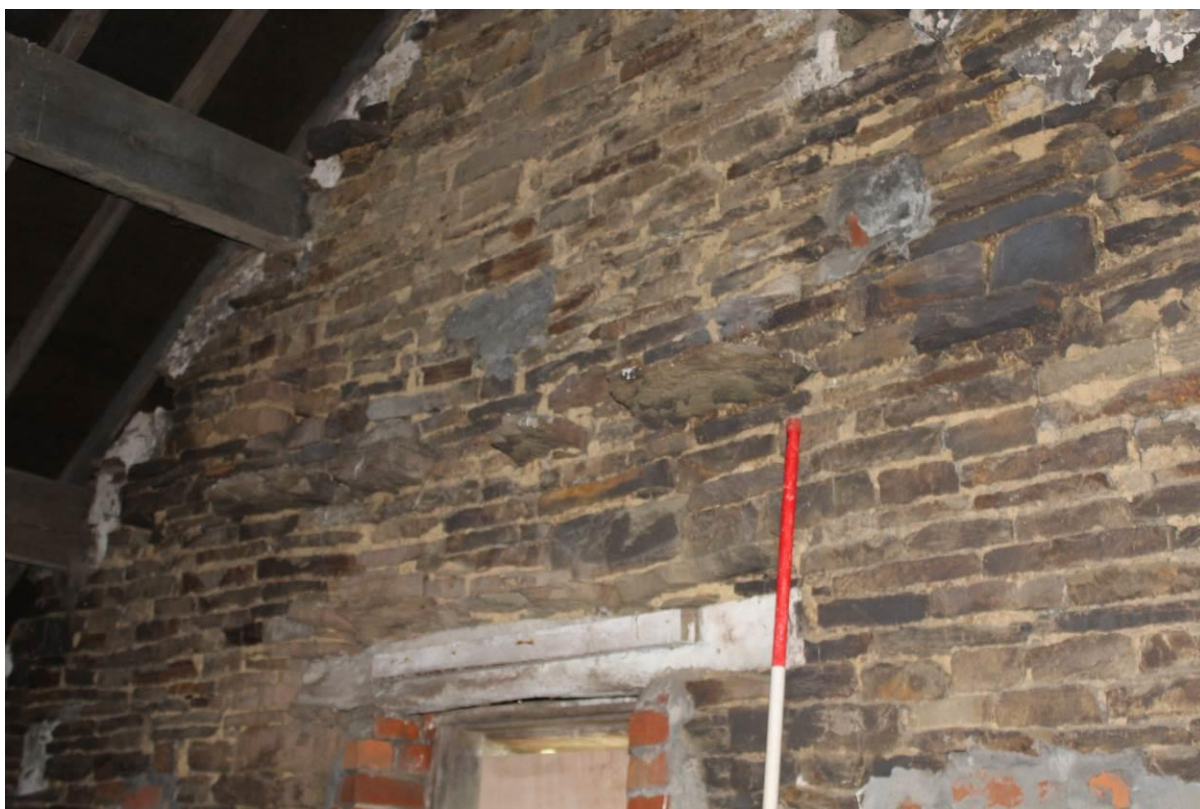


Photo 29: Interior of Barn B: General view of First Floor; showing window and protruding stone plinths detail, looking E.



Photo 30: Interior of Barn B: General view of First Floor; showing window and protruding stone plinths detail, looking SW



Photo 31: Interior of Barn B: General view of First Floor; showing blocked up window and undulating stone courses detail, looking E



Photo 32: Interior of Barn B: General view of First Floor; showing blocked up beam slots, and protruding stone plinths, looking S



Photo 33: Interior of Barn B: General view of First Floor; showing access point; hatch and ladder, looking E



Photo 34: General View of Stable Block A, looking SW



Photo 35: Side elevation of Stable Block A; showing extensions partially demolished looking W



Photo 36: Front elevation of Stable Block A, looking NW

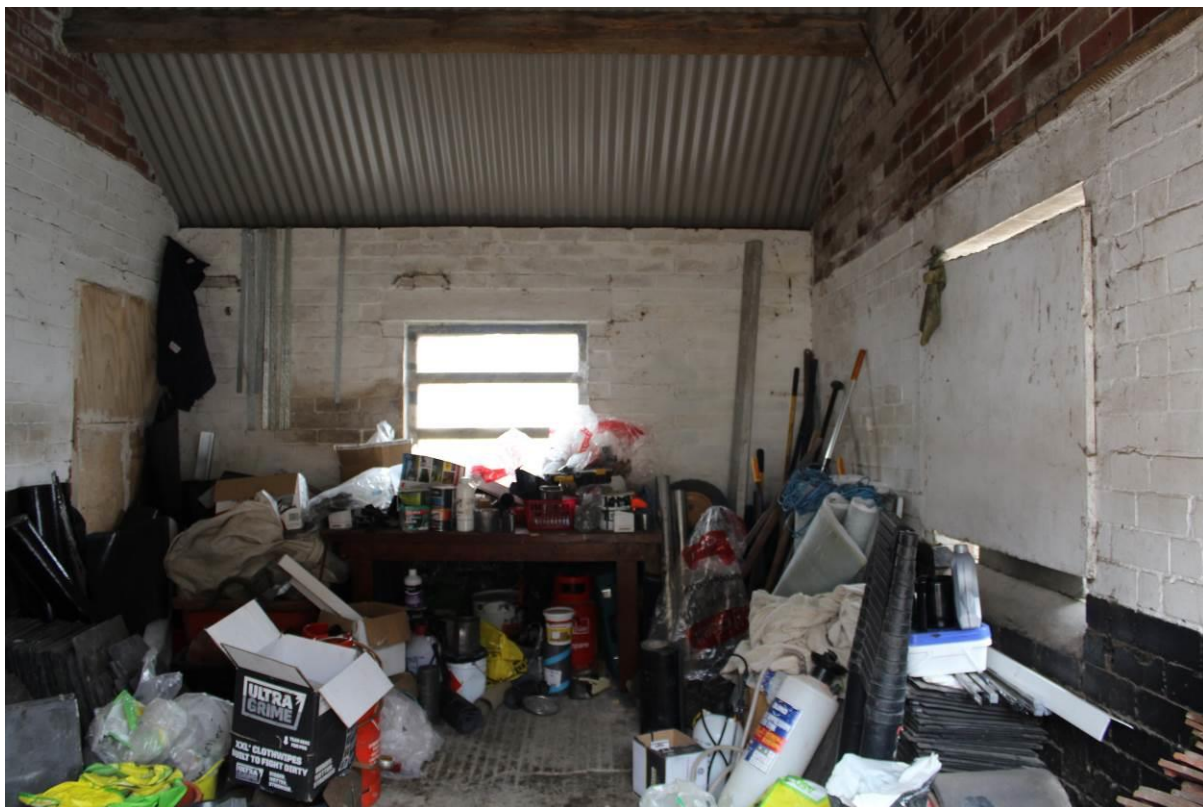


Photo 37: Interior of Stable Block A, looking NW



Photo 38: Front elevation of Stable Block A, looking NW



Photo 39: Interior of Stable Block A, looking W



Photo 40: Front elevation of Stable Block A, looking W

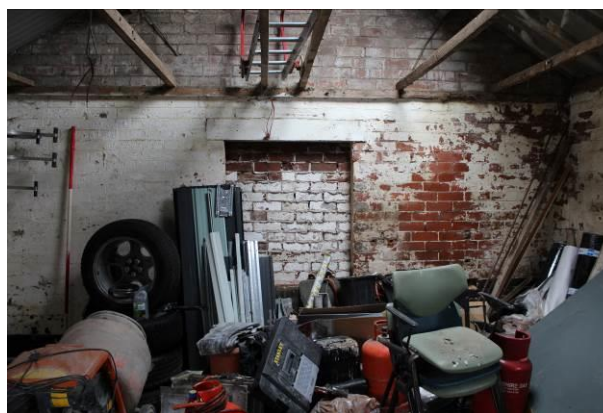


Photo 41: Interior of Stable Block A, looking W and SW



Photo 42: General View of Stable Block B; side and front elevation, looking E



Photo 43: Front Elevation of Block B, looking NE



Photo 44: General View of Stable Block B; side and rear elevation, looking W

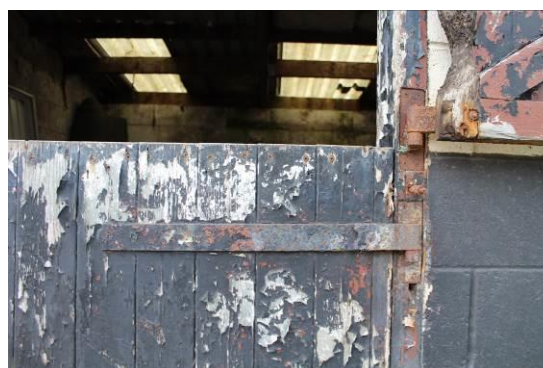


Photo 45: Stable B; Detail of stable doors, looking NE



Photo 46: Interior of Stable Block B, looking SE

PCA

PCA CAMBRIDGE

THE GRANARY, RECTORY FARM
BREWERY ROAD, PAMPISFORD
CAMBRIDGESHIRE CB22 3EN
t: 01223 845 522
e: cambridge@pre-construct.com

PCA DURHAM

THE ROPE WORKS
BROADWOOD VIEW
CHESTER-LE-STREET
DURHAM DH3 3AF
t: 0191 377 1111
e: durham@pre-construct.com

PCA LONDON

UNIT 54, BROCKLEY CROSS BUSINESS CENTRE
96 ENDWELL ROAD, BROCKLEY
LONDON SE4 2PD
t: 020 7732 3925
e: london@pre-construct.com

PCA NEWARK

OFFICE 8, ROEWOOD COURTYARD
WINKBURN, NEWARK
NOTTINGHAMSHIRE NG22 8PG
t: 01636 370410
e: newark@pre-construct.com

PCA NORWICH

QUARRY WORKS, DEREHAM ROAD
HONINGHAM
NORWICH NR9 5AP
T: 01223 845522
e: cambridge@pre-construct.com

PCA WARWICK

2 PLEISTOWES BARN
HEREWAY LANE
BARFORD, WARWICK
WARWICKSHIRE CV35 8DD t:
01926 485490
e: warwick@pre-construct.com

PCA WINCHESTER

5 RED DEER COURT, ELM ROAD
WINCHESTER
HAMPSHIRE SO22 5LX
t: 01962 849 549
e: winchester@pre-construct.com

