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**A Report of the Archaeological Recording
and Watching Brief at
Cockshotts Farm and Cottage, School Lane, Simonstone, Burnley**

Part 2 The Watching Brief

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A Report in Two Parts

Part 1 The Building Survey

Part 2 The Watching Brief

A Report of
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Part 2 The Watching Brief

1 Introduction and Non-Technical Summary

Part 1 of the report, dated September 2002, relates to the archaeological recording of the building and includes the introductory statements, aims and objectives and methodology of the survey. Part 2 relates solely to the watching brief.

The Watching Brief was undertaken as significant internal alterations were to be carried out as well as the replacement of the roof over the farmhouse. During the course of the works evidence of blocked up windows and internal doors was seen in both the farmhouse and the cottage. Significantly it was seen, from the condition of the present party wall between the two properties, that the farmhouse had been built as a single storey dwelling and later raised to two stories. It was also evident that an original entrance into the farmhouse had been by means of a doorway in the east gable wall along side the firehood into the housebody.

2 Outline of the works to the building requiring the Watching Brief

Prior to the commencement of the building works, a tenant occupied the farm and the cottage had been vacant for some time. Both buildings were in need of refurbishment. The roof to the cottage had been renewed c. 1999. The roof to the farm was in poor condition and it was proposed to repair and re-slate it.

The works, which have been undertaken briefly, include the following:

The Farmhouse

Stripping and replacement of the stone slates to the roof.

Replacement of spars and hangers; the roof trusses and purlins have been retained.

Stripping out of internal partitions to first floor and the removal of a stone wall to the ground floor between the kitchen and pantry.

Extensive stripping of wall plaster to ground and first floor walls together with some stripping of lathe and plaster to the ceilings.

New concrete floor laid to Pantry.

Erection of new partition walls. The supporting beams to the first floor of the housebody were retained intact and not cut (see part 1, p. 10).

Renewal of electrical installation.

Re-plastering of walls and plasterboard to ceiling.

New internal doors and casings and other joinery work.

New internal fittings.

New gas supply to farmhouse and cottage.

The Cottage

Stripping out of partition walls to ground floor between parlour and kitchen and to first floor between the bathroom and bedroom, and to the toilet on the landing.

Extensive stripping of wall plaster, including whole of the party wall to the farmhouse and to the north wall.

New concrete floor laid to the parlour.

Renewal of electrical installation.

Re-plastering of walls.

New internal doors and casings and other internal joinery work.

New internal fittings.

Apart from the roof, no works to the exterior of the property were undertaken, with the exception of the gas supply.

I was informed on 27th January 2003 that work on the properties had commenced and subsequently made a site visit on 28th January. I found that the roof had been renewed and that the internal stripping out of both dwellings was well advanced. Site visits have been made on the following dates:

28 th January	26 th March
11 th February	8 th April
18 th February	13 th May
24 th February	23 rd June
10 th March	23 rd July

3 The Watching Brief

The Farmhouse

Following the partial stripping off of the plaster to the walls and ceilings, and during other building works, the following features were seen:

- 1 Evidence of mortises and circular holes were seen to the underside of the tie to truss A (fig. 2), with the wattle and daub infill, within the roof space. The corners to the underside are chamfered and there was evidence of limewash on the vertical faces. It was clear that an early full height partition had been formed on the line of the truss.
- 2 The masonry to the later cross-wing where seen internally is of very good quality, being largely built of neat shallow courses (pl.1). It is of much higher quality than that of the earlier construction of the farmhouse. A small hole was cut in the south elevation, for drainage purposes, adjacent to the return wall. This showed that the front wall of the cottage was not tied into the cross-wing, there being a straight joint.
- 3 The flag floor to the pantry, when taken up, was seen to have been bedded on a layer of fine earth. The flags to the kitchen adjacent were seen to be bedded on 25mm of sand on fill, and were of a later phase of construction. The stone wall between the kitchen and pantry was built on fine earth and was contemporary with the parlour wall, being set into a pocket in the face of the wall c. 75mm deep with no visible tie.

- 4 Small rectangular openings have been built into the external west wall of the kitchen on the line of the dividing wall with the pantry (pl. 2). It would appear that when the doorway 920mm wide was blocked between the two rooms that the new stonework was tied into the openings. No evidence of this doorway can be seen from the pantry. The mortar used to block up the doorway is very light in colour and matches that to the blocked up window opening to the cross-wing at first floor level and also the first floor windows in the east wall of the cottage. A timber beam is built into the internal wall close to the external wall.
- 5 The internal face of the south wall to the cross-wing was seen to be plastered within the roof space.
- 6 Truss B (fig. 2) over bedroom 1 had all the external edges chamfered. This contrasts with truss A which had no edges chamfered, except the lower edge of the truss as it formed a partition wall. The implication is that the roof timbers over the cross-wing were intended to be exposed whilst the same degree of finish was not executed over the housebody as trusses C & D do not have chamfered edges.
- 7 The left-hand jamb of a large inglenook fireplace was seen in the housebody (pl. 3). The underside of the mantle, with its chamfered lower edge, is 1.450m above floor level and projects on corbels being of one piece with the jambs. The right hand jamb was originally situated to the left hand side of the present cupboard to the right hand side of the fireplace. It would seem that the jamb and corbel have been removed, but the stone to the side of the fireplace to the rear of this is still *in situ* and can be seen within the cupboard. Timbers are built in to the chimney breast, one at high level running across the front just below the ceiling and a further one to the left hand return with the end of the timber being exposed on the front of the breast.
- 8 A blocked window opening 1.360m wide is present in the north wall of the housebody.
- 9 The original external door opening 1.200m wide is positioned to the north side of the fireplace in the living room with jambs of differing height to each side (pl. 4). When this doorway was opened up to provide access into part of the former housebody it could be seen that the flagged floor within the cottage ran beneath a later floor in the farmhouse at the same level. The latest floor of the farmhouse is 130mm above the earlier one. It is evident that there has been some reforming of the door opening on several occasions. Some evidence of this can be seen in the northernmost jamb where there is a suggestion of an earlier rebate having been formed. Two substantial oak timbers act as a lintel over the opening, the inner one 230mm wide and the outer one 210mm set 110mm below the inner one. A late reused timber is positioned behind the outer lintel but this has little or no bearing on the north side of the opening. At floor level two upstands 70mm high with a projection of 100mm are formed with two rebates cut into their upper surface. It is probable that these accommodated a door frame. This at one time would have been the main external doorway

leading into the housebody of the farmhouse and clearly pre-dates the erection of the cottage.

- 10 The exposed floor joists over the housebody have chamfered edges to their lower corners.
- 11 A blocked up window opening 640mm wide is present at first floor level in the east external wall of the cross-wing over the living room (pl. 5). This is clearly seen in the different coloured mortar to the stonework. The mortar to this former opening is identical to that used in the blocking of the east windows to the gable wall of the cottage and the doorway between the living room and pantry.
- 12 A blocked up opening was seen in the west wall to the pantry 1.730m wide by 1.400m high (overall head and sill).
- 13 A blocked up external doorway can be seen in the west wall to the living room in the cross-wing adjacent to the south wall. Some slight evidence of this can be seen externally.
- 14 A new gas main runs from the north side of the building, down the side and across the front lawn to the main road. No evidence of any archaeological deposits was seen; the trench was cut through disturbed ground adjacent to the building.

The Cottage

Following the partial stripping off of the plaster to the walls, the following features were observed:

- 1 A round-headed opening with splayed reveals was uncovered on the first floor landing in the return wall on the line of the party wall of the farmhouse (pl. 6). The overall size of the opening was 520mm wide by 610mm high and is visible externally. The opening was subsequently closed up and not retained.
- 2 Evidence of a substantial jamb to the right hand side of the chimney breast at ground floor level was seen. Evidence of jambs to a fireplace was also seen in the chimney breast at first floor level.
- 3 The stonework to the party wall of the farmhouse was revealed at first floor level and showed that at one time the house had been single-storey, and later raised to two-storey height (pl. 7 & 8). Evidence of the earlier roofline was clearly visible, with some remnants of roofing slates still *in situ*. The later masonry is of inferior quality to the earlier work. Two vents were formed at high level with stone heads, sills and jambs 300mm by 460mm and 230mm by 290mm. The roofline on the face of the party wall was 690-860mm above floor level in the cottage, with the angle of pitch being *c.* 32 degrees. An access has been formed through this wall and the difference in floor levels is 720mm with the floor level of the farmhouse being the higher.

- 4 The wall to the ground floor dividing the hall from the housebody was seen to have butt joints against the external walls and be a later addition.
- 5 The blocked up opening seen in the stair turret leading into the housebody was seen in the south external wall of the room and was 1.260m wide. The blocked up doorway from the stair turret into the hall was seen under the stairs.
- 6 The exposed floor joists in the housebody were seen to have chamfered edges to their lower corners.
- 7 Two corbels were seen at high level to the left hand side of the ground floor chimney breast in the housebody. The corbels were 230-270mm wide by 160mm high with a 260mm projection and rounded lower corner. These corbels support the chimney breast at first floor level.
- 8 Evidence of a blocked up window opening with splayed jambs was seen in the north wall of the housebody to the left hand side of the existing opening. The overall width was 610mm. The opening was formed within an earlier round-headed window.

4 Discussion

The removal of much of the plaster from the internal walls has allowed a considerable amount of information to be gained about the early buildings on the site. The position of former identified openings is shown on drawings fig.1 and fig. 2. From the evidence on the party wall between the house and the cottage, it can be seen that the earliest extant evidence of the farmhouse shows it to be a single storey dwelling, which was later raised to become a two storey dwelling. From the relative levels it can be seen that the first floor level of the farmhouse equates to eaves level of the single storey dwelling. It is possible therefore, that the beam in the housebody running from north to south supporting the first floor could be the tie to the truss to the first phase of the building. It is significant that the beam is positioned midway between the chimney breast and the original external wall now in the stair hall. No evidence of this could be seen on site.

The doorway found to the north side of the chimney breast shows that the entrance to the early farmhouse was on the east side. There are many local examples where the external doorway is on the east elevation adjacent to the fire hood heating the housebody, i.e. Fencegate Farm, Fence, Green Top and Saddlers Farm, Goldshaw Booth (RCHM 1985, 131-175).

The quality of the masonry to the cross-wing extension to the farmhouse is of a high standard, and much better than the earlier work. At this time an external doorway was formed in the east wall of the cross-wing return to the south elevation. It is probable that a doorway was also formed between the living room and the pantry.

The wall between the housebody and the hall can be seen to be a later addition and was probably built when the cross-wing was constructed. A stair hall was commonly formed when a cross-wing was built so dividing it from the housebody

(RCHM 1985, 87). It is probable that the north doorway was formed at this time, giving entry to the stair hall.

The truss (A) at first floor level of the farmhouse, formerly between the bedrooms and the passage, almost certainly was part of a full height partition wall. There is extant evidence of wattle and daub between the truss members in the roof space and mortises and dowel holes are evident in the underside of the tie. There is no doubt that the roof void to the cross-wing of the farmhouse was open when built, as limewash is present on the inside of the gable walls and most of the exposed truss members and purlins have chamfered edges. This contrasts with the trusses over the housebody which do not have chamfered edges and could reflect the higher status of the later building.

There is much evidence of blocked up windows to both the farmhouse and the cottage. One of these to the farmhouse housebody does not show in the external walling and could predate the probable rebuilding of the external leaf when the farmhouse was rebuilt with two storeys.

The wall between the hall passage and housebody to the cottage is not bonded into the external walls and was probably built when the stair hall was formed with the construction of the stair turret.

The stone flagged floor to the cottage can be seen to carry through without a break beneath the present later floor to the farmhouse. Also the latest phase of the jambs to the early door situated in the east wall of the farmhouse have been squared up and do not have any stone rebates. It would appear that there was a doorway between the cottage and the farmhouse at some relatively late date giving unrestricted access between the two properties. The width of 1.200m could be seen to equate to the width of the prepared opening less the stone jambs.

During the course of forming the partition walls in the parlour to the farmhouse, the first floor supporting beams were not cut as discussed in part 1 of the report on p. 10.

5 Conclusion

The watching brief has shown that Cockshotts Farmhouse and Cottage were built in four main phases. Firstly, a single storey farmhouse was constructed with an east facing doorway leading directly into the housebody. This was later extended to form a two-storied dwelling and subsequently a cross-wing was added. The masonry to the farmhouse and cross-wing is of different quality, with the latter being much superior. The fourth and final phase was the erection of the cottage to the east of the farmhouse. It is also clear that at a late date there was permanent access at ground floor level between both properties.

Although the renewal of the roof has caused the loss of the spars, the works have otherwise caused little damage to the main areas of the fabric of the building. The greatest loss has been to the wall between the kitchen and pantry and the early door (although I was advised that this would be re-hung elsewhere in the building). The stonework of the external walls of the building has remained untouched (apart from the blocked up window to the stair turret), and little disturbance has been made to the ground below the existing levels.

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- Pl. 2 West wall to former pantry of the farmhouse at its junction with the internal wall with the living room.
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- Pl. 4 Doorway in east wall of housebody to farmhouse, formerly an external entrance.
- Pl. 5 Blocked up window opening to first floor room above living room to cross-wing.
- Pl. 6 Former blocked up window to landing of cottage – now re-blocked.
- Pl. 7 Gable wall to farmhouse at first floor level in the cottage. The former line of the roof to the farmhouse is visible above floor level.
- Pl. 8 Gable wall to farmhouse at first floor level in the cottage.

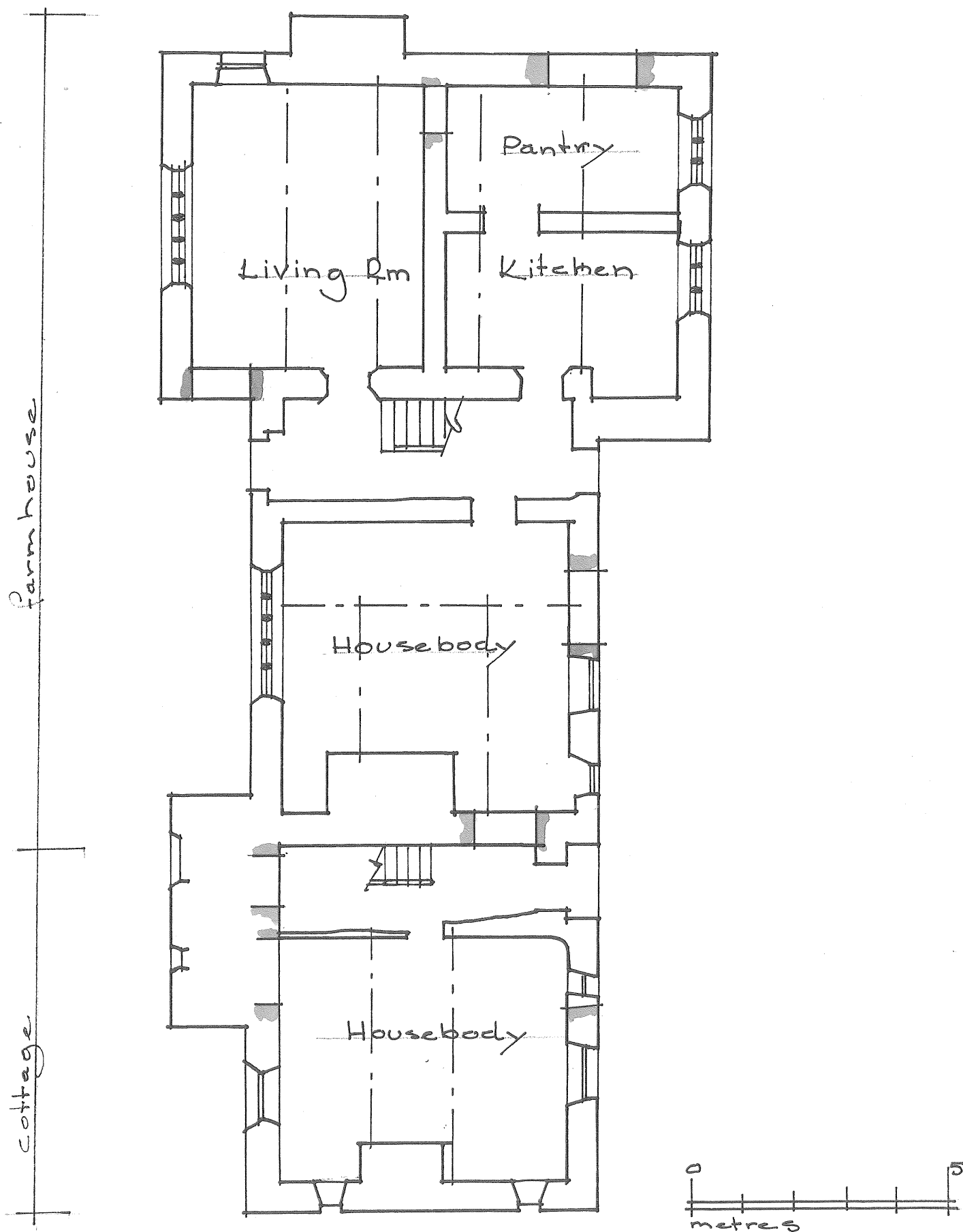
Figures

- Fig. 1 Ground floor plan showing blocked up openings.
- Fig. 2 First floor plan showing blocked up openings.

The floor plans are based on a survey carried out by B C L Dawes, architect.

Bibliography

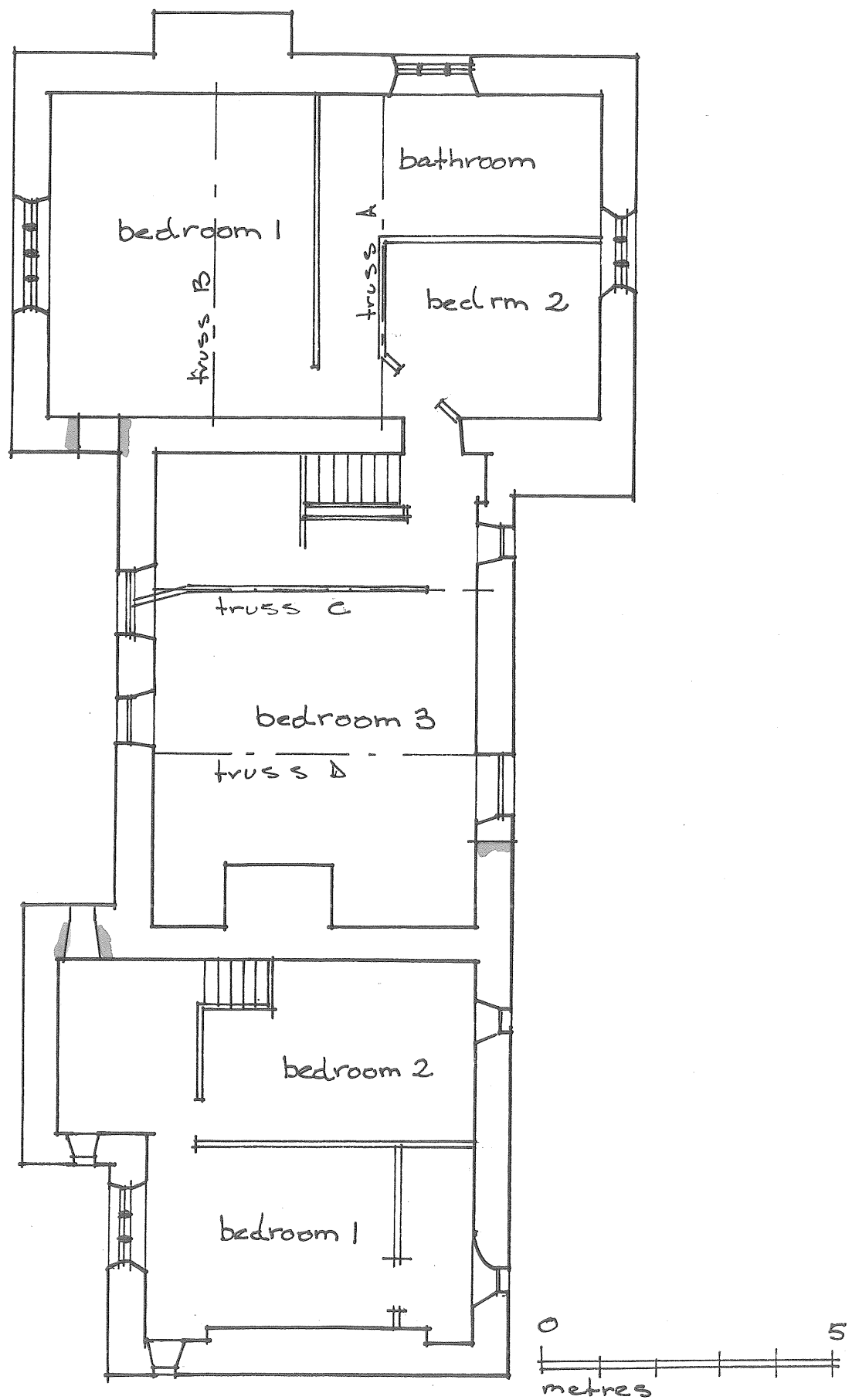
RCHM, 1985 *Rural Houses of the Lancashire Pennines, 1560-1760*. HMSO



Ground Floor Plan

blocked-up openings shown.

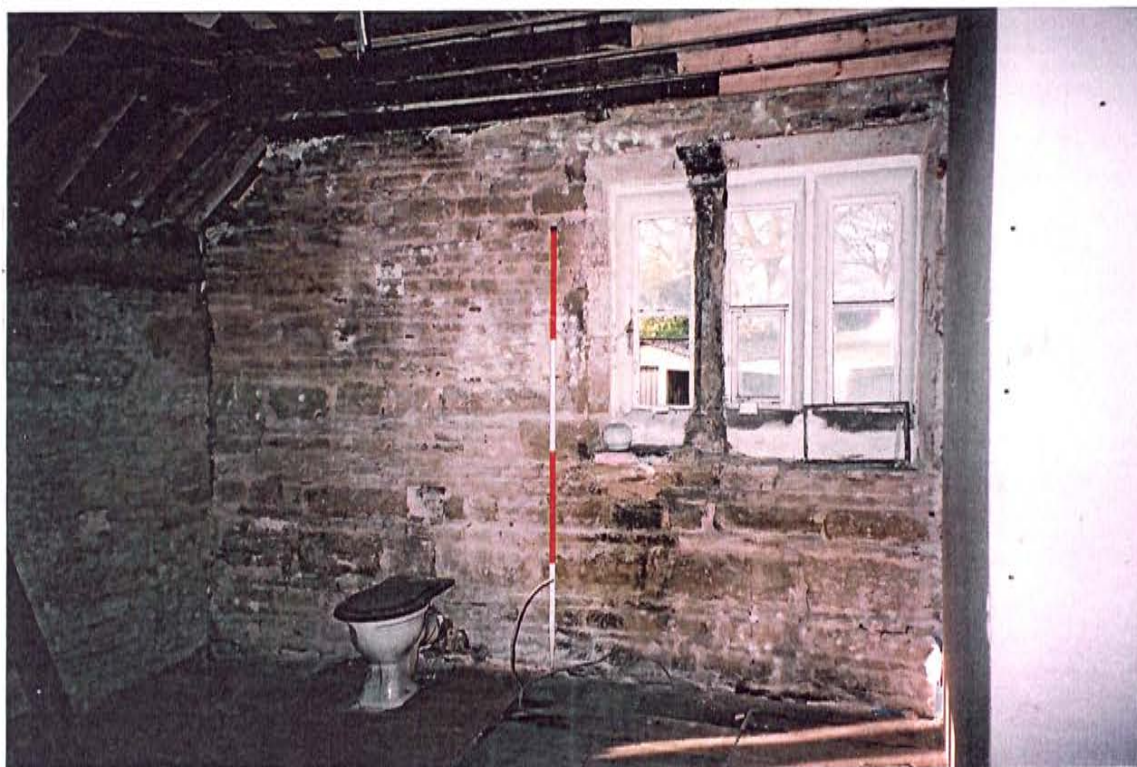
Cockshotts Farm & Cottage. Simonstone



First Floor Plan

blocked-up openings shown

Cockshotts Farm & Cottage Simonstone



Pl. 1 Internal face of external north wall of the cross-wing at first floor level



Pl. 2 West wall to former pantry of the farmhouse at its junction with the internal wall to the living room



Pl. 3 Left hand jamb to inglenook fireplace to housebody of the farmhouse.



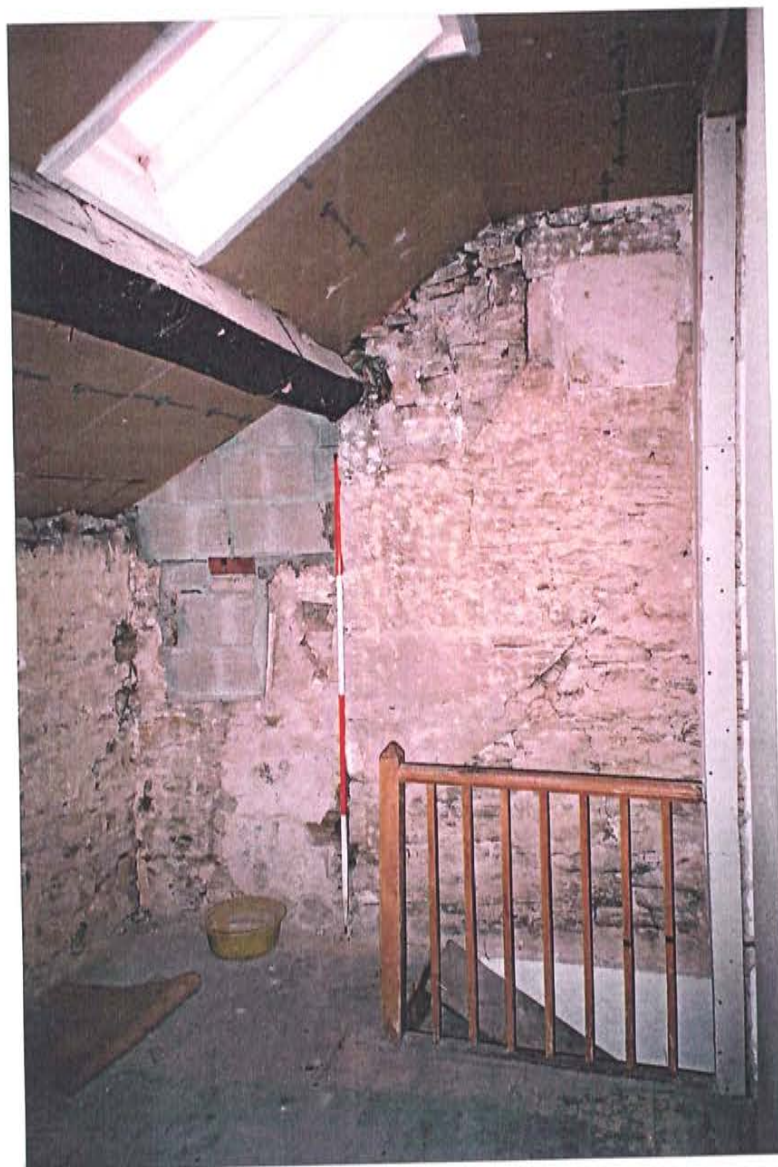
Pl. 4 Doorway in east wall of the housebody to farmhouse, formerly an external entrance.



Pl. 5 Blocked up window opening to first floor room above the living room to cross-wing.



Pl. 6 Former blocked up window to landing of cottage – now reblocked.



Pl. 7 Gable wall to farmhouse at first floor level in the cottage. The former line of the roof to the farmhouse is visible above floor level.



Pl. 8 Gable wall to farmhouse at first floor level in the cottage.