

# BRANDLESHOLME OLD HALL

ELTON, BURY, GREATER MANCHESTER



## HERITAGE ASSESSMENT

GARRY MILLER: ARCHITECTURAL HISTORIAN  
*Historic Building Consultancy*

# BRANDLESHOLME OLD HALL, BURY

HERITAGE ASSESSMENT (FINAL UPDATED VERSION) FEBRUARY 2012

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*Cover image: Façade of Brandlesholme Old Hall*

## SECTION A: INTRODUCTION



## A1: KEY DATA

**Name of Building:** Brandlesholme Old Hall

**Location:** Brandlesholme Road, Elton, Bury, Greater Manchester

**NGR:** SD7877213210

**Function and type:** domestic; former hall-house

**Date:** probably late 15<sup>th</sup>-early 16th century with later additions and alterations

**Listing status:** Grade II\*

**Date of assessment:** July 2011

**Nature of significance:** of regional and national architectural and historic interest

## A2: EXECUTIVE SUMMARY

Brandlesholme Old Hall is a fragment of a substantial late medieval hall-house lying within the historic township of Elton, now part of the Metropolitan Borough of Bury. Brandlesholme Old Hall has been awarded Grade II\* listing, indicating an important designated heritage asset of more than special interest.

Proposals are to be submitted to Bury MBC by the owner of Brandlesholme Old Hall, Mr I Barnett, for refurbishment works to the building, initially concerning an attic room created when the former open hall was ceiled, probably in the late 16<sup>th</sup> century. In compliance with current planning guidance, this assessment intends to inform and guide the planning and design processes by providing an understanding of the significance of Brandlesholme Old Hall and the likely impact of the proposal upon that significance.

Brandlesholme Old Hall is an L-shaped building whose early fabric principally comprises a four-bay former open hall, a short two-storey crosswing to the north at the former upper or solar end, and a narrow two-storey centre wing projecting from the front of the hall. The open hall dates probably from the late 15<sup>th</sup> - early 16<sup>th</sup> century and was built by the Greenhalgh family, gentry of middle rank who were hereditary bailiffs of the royal Forest of Tottington and resided at Brandlesholme until the male line died out in the 18<sup>th</sup> century. The hall displays a fine sequence of roof trusses, principally of kingpost type, that marking the former dais being especially decorative. Little survives however of its contemporary solar end to the north, apart from some moulded beams within the crosswing. At the lower end of the hall the spere truss separating it from screens passage and service rooms is partly visible, but everything beyond was rebuilt in 1852 in Victorian Gothic style: this part is now a separate household not covered by this assessment.

The late 16<sup>th</sup> century insertion of the ceiling into the hall perhaps occurred during a phase of radical alteration during which the status of the upper and lower ends of the hall was reversed, possibly due to subdivision of the building. A drawing of 1844 shows a large multi-chimneyed south wing whose appearance testifies it was far too grand for a service role. The former open hall and remainder of the building – essentially the Brandlesholme Old Hall that survives today – formed a separate, probably junior, household; the drawing indeed shows separate entrances to each portion.

After the departure of the Greenhalghs the hall became tenanted and fell into disrepair, causing the south wing to be rebuilt in 1852. The remainder (the present Brandlesholme Old Hall) was given a makeover circa 1908 to harmonise with its neighbour and its crosswing extended by means of a kitchen and outshut.

Today the building is of high significance in both architectural and historical terms as a good example of a small late medieval open hall of complex development, and for its well-documented associations with the Greenhalgh family. It is considered in principle that the proposal to refurbish the attic room above the hall will not have a negative impact upon this significance, providing it is undertaken with sensitivity.

## A3: BACKGROUND

### *A3.1 The site*

This assessment relates to Brandlesholme Hall, which is situated approximately 100 metres west of Brandlesholme Road (B6214) in the historic township of Elton, which is now within the Metropolitan Borough of Bury in Greater Manchester.

### *A3.2 Heritage status of the building*

Brandlesholme Old Hall is designated Grade II\* in the Department for Culture Media and Sport list of buildings of architectural or historic interest for Bury MBC. Grade II\* buildings are defined by English Heritage as being particularly important, and of more than special interest: they represent only 5.5 percent of listed structures nationally. Under the current central government policy on listed buildings (Planning Policy Statement 5, *Planning and the Historic Environment*, March 2010) Brandlesholme Old Hall is therefore regarded as a *designated heritage asset*. The listed building description of Brandlesholme Old Hall is given in Appendix 2.

### *A3.3 Proposed development/PPS5 requirements*

The owner of Brandlesholme Hall, Mr I Barnett, intends to apply to Bury MBC for planning and listed building consent for refurbishment of the attic room above the former open hall. This room results from insertion of a ceiling in the hall probably in the late 16<sup>th</sup> century; it was reduced in size by means of lath-and-plaster partitions probably around 1908. These were judged in 2009 to have no heritage significance and following their recent removal, substantial elements of the roof structure have been exposed within the room.

Concerning the proposed application, PPS5 requires applicants to submit an account of the significance of the heritage asset affected, and the contribution of their setting to that significance. Garry Miller: Architectural Historian has been appointed by Mr Barnett to produce a Heritage Assessment of Brandlesholme Old Hall, with particular reference to the roof structure that has been exposed and the potential impact of the proposed refurbishment of the room upon it. This assessment will follow the methodology outlined in a Written Scheme of Investigation which has been submitted in advance for approval by Bury MBC.

### *A3.4 Objective*

The purpose of this Heritage Assessment is to meet PPS5 requirements by analysing the significance of the building and its roof structure in order to inform and guide the planning and design processes. It will also examine the potential impact of the proposal for refurbishment upon that significance. In order to achieve a comprehensive understanding of the architectural and historical significance of the hall and its roof, a historic building survey has been undertaken, involving analysis and interpretation of the fabric of Brandlesholme Old Hall, supported by historical research.

### *A3.5 Methodology*

The process used to produce this assessment involved:

- a. Historical research.** This principally comprised a map regression exercise to determine the evolution of the building, using tithe and Ordnance Survey mapping held at Lancashire Archives, Preston. Background information concerning the hall and the Greenhalgh family was also undertaken, using material held in the author's own library and at Lancashire Archives.
- b. Fabric survey.** This involved a general examination of the building overall, analysing evidence for its original form, functions and development; and of the exposed roof structure both in terms of its detailed features and how it relates to the building. The survey was supported by digital photography using a Canon EOS 400D digital SLR camera of 10.1-megapixel resolution. The survey forms Section C of this assessment.
- c. Significance evaluation.** The combined findings of the survey and research were used to determine the significance of Brandlesholme Old Hall. The evaluation forms Section D of this assessment.

### *A3.6 Output*

Copies of the assessment will be provided to Mr Barnett; Mick Nightingale, Conservation Officer, Bury MBC; and Andrew Myers, Assistant County Archaeologist, Greater Manchester Archaeological Unit. For archive purposes, a further copy will be deposited with Bury Local Studies Library.

### *A3.7 Further recording*

This assessment has been produced as part of an overall programme of historic building recording, to be completed before development commences, which Garry Miller: Architectural Historian was appointed to undertake in 2009. This work is in accordance with a brief issued by Andrew Myers of GMAU, and involves a measured survey and 35mm colour transparency/digital photography. The ground floor plan and cross section resulting from the survey are contained in this report.

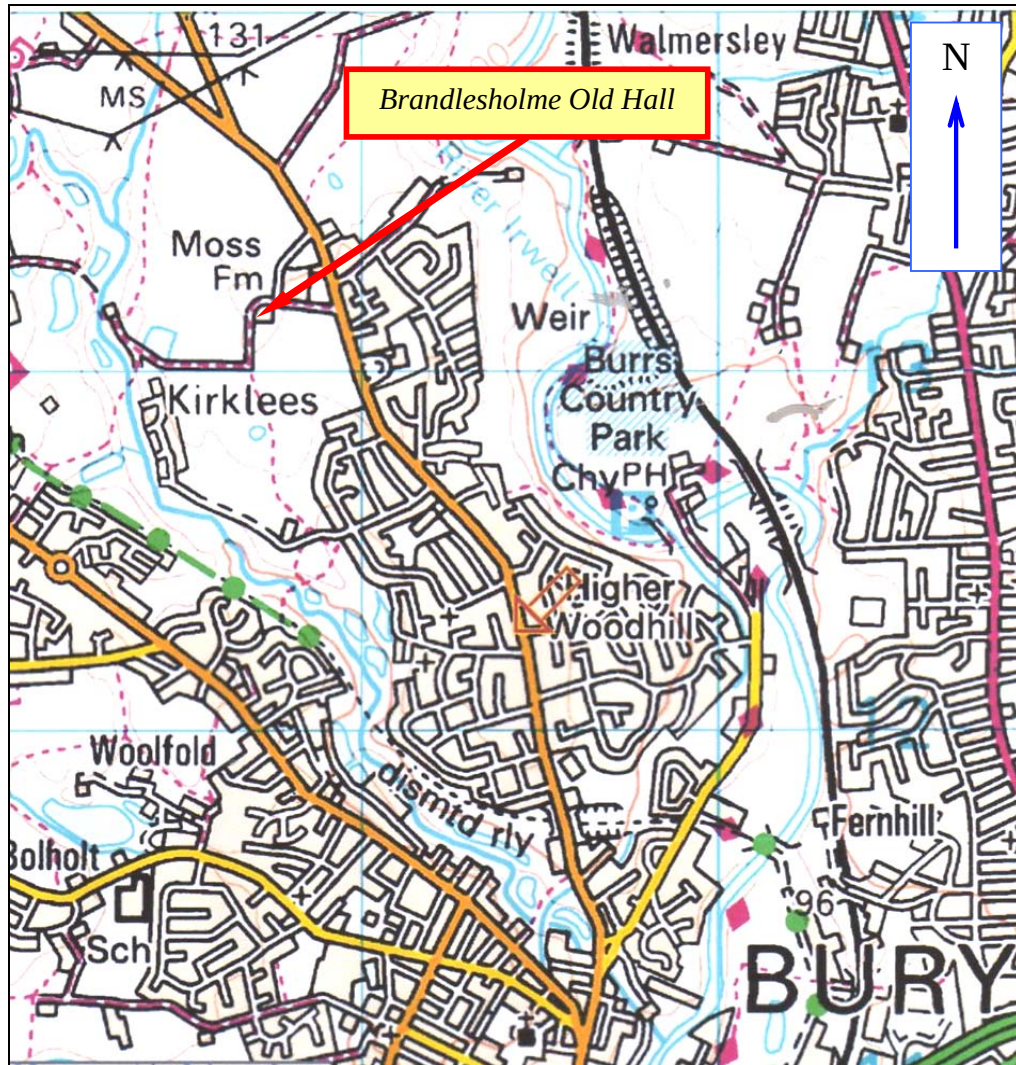
## A4: LOCATION AND SETTING

### A4.1 Description

Brandlesholme Old Hall stands approximately three kilometres northwest of Bury centre, where the town's suburban boundary meets open countryside. It lies at approximately 130 metres AOD on a low ridge above the River Irwell to the east and the Kirklees Brook to the west, a natural defensive location for this ancient site. Brandlesholme Old Hall is part of a nucleated settlement of houses and farm buildings of which it was the historic focus. Originally one large building, Brandlesholme Old Hall is today a semi-detached property: its southern portion is now a separate dwelling named Brandlesholme Hall. Approximately 20 metres northwest is Brandlesholme Farm, itself late 19<sup>th</sup> century but containing among its outbuildings a cruck barn of perhaps 16<sup>th</sup> century date. Together these buildings form a good example of a *fold*, a grouping of farmhouses and outbuildings typical of upland settlement in the Lancashire Pennines. The location, relative to Bury town centre, is shown on Map 1 (following page).



1. Setting: the Brandlesholme group from the northwest, showing, left to right, cruck barn, Brandlesholme Farm, Brandlesholme Old Hall and Brandlesholme Hall



Map 1. Location of Brandlesholme Old Hall from OS 1:50000 mapping (enlarged for clarity). Crown copyright. All rights reserved. Licence number 100045053.

## A5: ELEMENTS OF THE SITE

### A5.1 Summary

The Brandlesholme site comprises three principal elements:

- **Brandlesholme Old Hall** itself, an L-shaped building sited on a north-south axis with the principal elevation facing east;
- **Brandlesholme Hall**, an 1852 Victorian Gothic rebuilding of the ancient south end of the Old Hall, now a separate household. It is not listed and has not been surveyed for this assessment. It is therefore not known if any pre-1852 fabric survives within.
- **Brandlesholme Farm**, located approximately 20 metres northeast of the Old Hall, and comprising a 19<sup>th</sup> century brick farmhouse, existing by 1891 on map evidence (Map 3) and a range of outbuildings. Among the latter is a **barn containing three fine cruck trusses** possibly of 16<sup>th</sup> century or earlier date: it appears originally to have been larger and would have belonged to the hall's home farm. It is Grade II listed and the description appears in Appendix 2.

The elements are shown on Figure 1 (Page 13).



*2. Brandlesholme Old Hall, with Brandlesholme Hall beyond the garden wall*



*3. From east, showing relationship of Brandlesholme Old Hall to Brandlesholme Farm (right)*



*4. View from cruck barn looking south to Brandlesholme Old Hall*

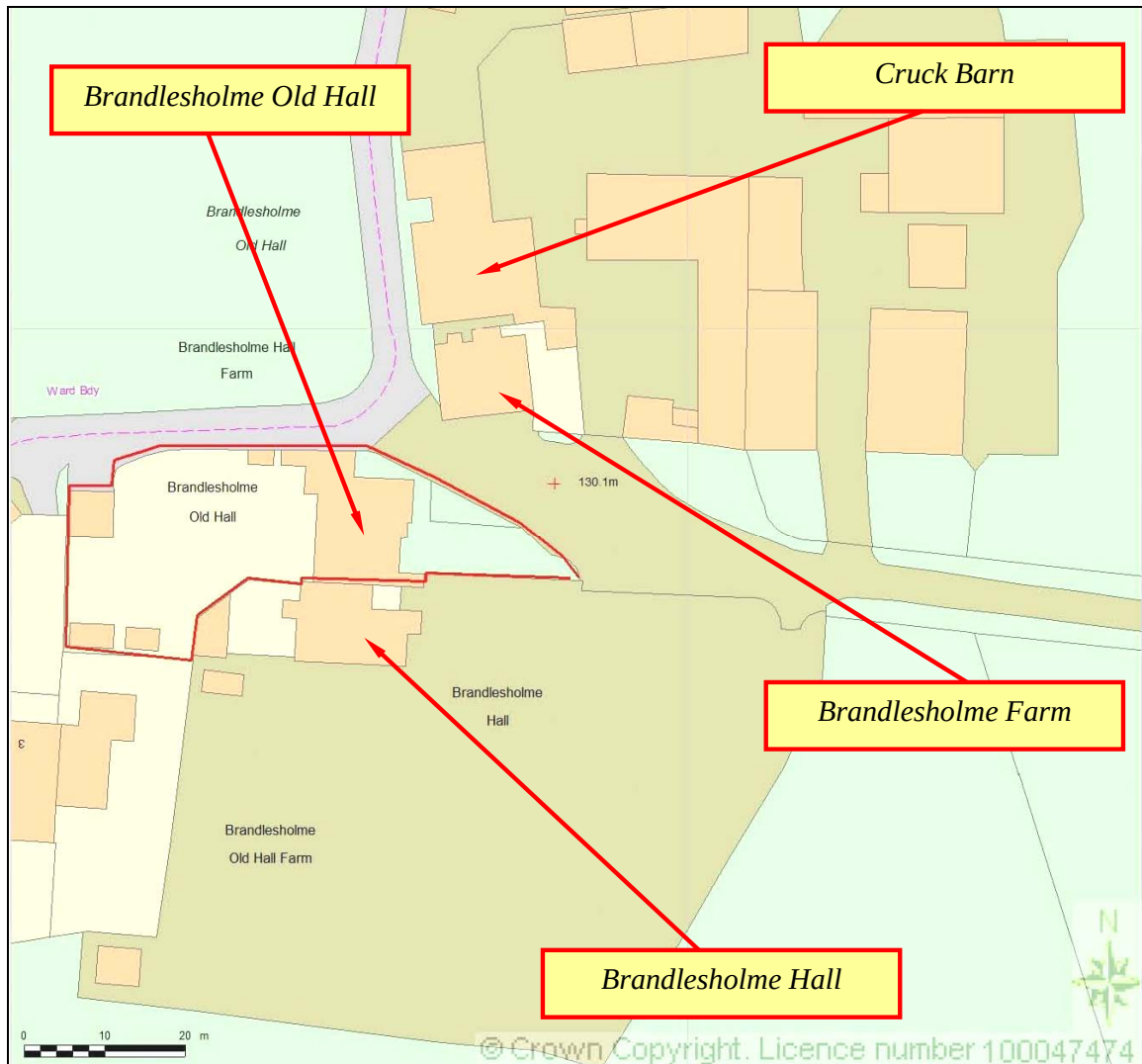


Figure 1. Elements of the Brandlesholme site (from plan by Streetwise Maps)

## SECTION B: HISTORICAL PERSPECTIVE



## B1: HISTORICAL BACKGROUND

### *B1.1 Brief Summary*

Brandlesholme was an estate or sub-manor within Elton and is first recorded in the mid-13<sup>th</sup> century. The name appears to mean *Brandulf's holme*, holme meaning 'island' from the Old Norse *holmr* and referring to the hall's situation between the Irwell and Kirklees Brook. The sons of Brandulf, Gilbert and Matthew, are referred to in 1253–4 as being among a number of Bury people who had evaded the suits of mill claimed by Adam de Bury. Before the end of that century, Brandlesholme had given its name to the family who held it: John, son of Richard de Brandlesholme, is recorded in 1281.

In the following century Brandlesholme passed to the Greenhalgh family, who thereafter held the estate until the 18<sup>th</sup> century. The family may have originated in Tottington – a Maud de Greenhalgh contributed to the subsidy in Tottington in 1332 -- and were hereditary bailiffs of the royal Forest of Tottington; the name of John de Greenhalgh, Serjeant of Tottington, occurs in 1351. The family are little documented until the 16<sup>th</sup> century: Thomas Greenhalgh died at Brandlesholme on 18 July 1576, holding the manor, with various messuages and lands in Bury and Tottington of Henry, Earl of Derby, as lord of Bury. Evidence to be examined later (Section B2.1) suggests he was involved in rebuilding the hall at the time of his death.

At the time of the Civil War, John Greenhalgh was a trusted associate of the Royalist Earl of Derby, who appointed him Governor of the Isle of Man in 1640; he is said to have fought with honour at the Battle of Worcester in 1651, the final battle of the conflict. Greenhalgh's estates were seized by Parliament and he died at the Isle of Man in the same year. The family however appear to have recovered following the Restoration and John's son Richard was appointed Sheriff of Lancashire in 1667-1668. However the male succession failed in the first quarter of the 18<sup>th</sup> century and after passing to the female line, the estate -- which by this time included lands in Elton, Tottington, Walmersley, Kersal and Pendlebury along with Preesall, Stalmine, Hackinsall, and Stainall on the Fylde -- was eventually sold around 1770 to the merchant Richard Powell of Heaton Norris.

At the time of the 1838 Elton tithe survey, Brandlesholme belonged to his grandson, Captain Henry Folliott Powell, and formed a tenanted estate of 209 acres occupied by William Grant.

#### Sources:

William Farrer & J. Brownbill (editors) *A History of the County of Lancaster: Volume 5* (1911), pages 133-136

Eilert Ekwall, *The Place Names of Lancashire* (1922), page 62

Elton tithe map and schedule, 1838 (Lancashire Archives, reference DRM 1/41)

## B2: EARLY DOCUMENTARY EVIDENCE OF THE HALL

### *B2.1 Evidence for building circa 1576*

Building activity at Brandlesholme is suggested by the following entries in the probate inventory of Thomas Greenhalgh, dated July 17, 1576 (*Lancashire Archives, WCW 1576*):

It(em)      in rowghe tymber (*rough timber*)    v s  
“            in lyme    xxx s  
“            in leade    xiii s iiid  
“            ii bays of howsse tymber (*house timber*)    vi li

The latter entry suggests frames that had been assembled and were awaiting rearing into position. This implies that possibly a wing was under construction, perhaps at the south end, which may have been enlarged and upgraded in status during this period (see Section B3.1).

The inventory does not however list any rooms in the hall, with the exception of a kitchen.

### *B2.2 Evidence of the Hearth Tax*

A substantial building existed by the mid-1660s: Thomas Greenhalgh was assessed on 12 hearths in the Hearth Tax returns of 1666, the highest of the 75 properties in Elton eligible for the duty (1).

(1) Farrer and Brownbill (1911) page 133

## B3: THE PRE-1852 BUILDING

### *B3.1 Evidence and Analysis*

Important evidence exists of the hall prior to the 1852 rebuilding of its south end. Primarily, this is an illustration in Routledge's *A Pictorial History of the County of Lancaster* of 1844 (Plate 5), supported by map evidence from the 1838 tithe map of Elton. For clarity, Figure 2 (Page 22) provides a comparison between the surviving Brandlesholme Old Hall and the building depicted in the 1844 illustration.

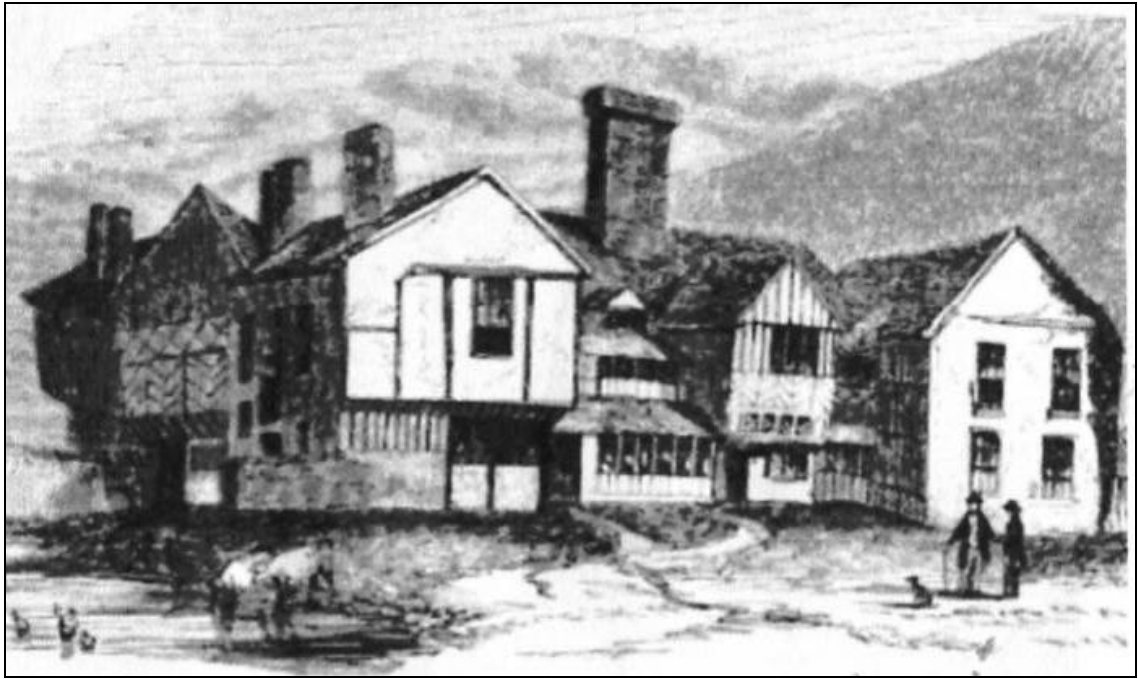
The illustration shows a substantial timber-framed building with gabled wings at either end. The larger is to the south, where Brandlesholme Hall now stands. The wing is jettied, has close studding, decorative herringbone and lozenge framing, and three stacks, two of which are multi-flued. Clearly this was the superior end of the building and must have had the bulk of the 12 hearths recorded in 1666. However as the spere truss denotes this was originally the service end (see section C3.2a) its status must have been reversed after the original open hall was built.

Projecting from the recessed hall range is a narrow jettied centre wing (surviving today), flanked by an outshut or aisle between it and the south wing, with long mullioned window and, apparently, close studding. The upper portion of the hall has a clerestory-type window (seemingly lighting the present minstrel's gallery, (see C3.2e), and a small roof dormer, presumably lighting the attic. The centre of the building is dominated by a colossal chimneystack which appears almost as wide as the centre wing and as tall as the distance from the ground to its eaves. The north wing (the crosswing standing today) is comparatively plain, with paired sashes on each floor, what appears to be close studding on its return wall and remnants of framing on the front. No chimneys are evident. Its appearance is not in keeping with the original upper role of this end, so it had clearly lost status to the south wing.

Importantly, the drawing shows the building was already subdivided at this date, with separate entrances into the centre and south wings. Farrer and Brownbill, writing in 1911, stated the house had 'long been divided into two' (1); possibly this division occurred in the late 16<sup>th</sup> century (see Section C3.2c). If two households existed, the south wing was undoubtedly that of the senior branch. The 1838 tithe map of Elton (Map 2, Page 19) illustrates well the huge difference in size and status between the north and south wings.

A further depiction of the hall is found in a sketch by Bury artist 'Clock' Shaw (Plate 6), thought to be of late 19<sup>th</sup> century date. It corroborates some aspects of the 1844 illustration, but also contains differences: it was probably executed from memory considering the south end had been rebuilt several decades before.

(1) For the full text of their description see Appendix 3.



5. Brandlesholme Old Hall, from *A Pictorial History of the County of Lancaster*, 1844 (p247)



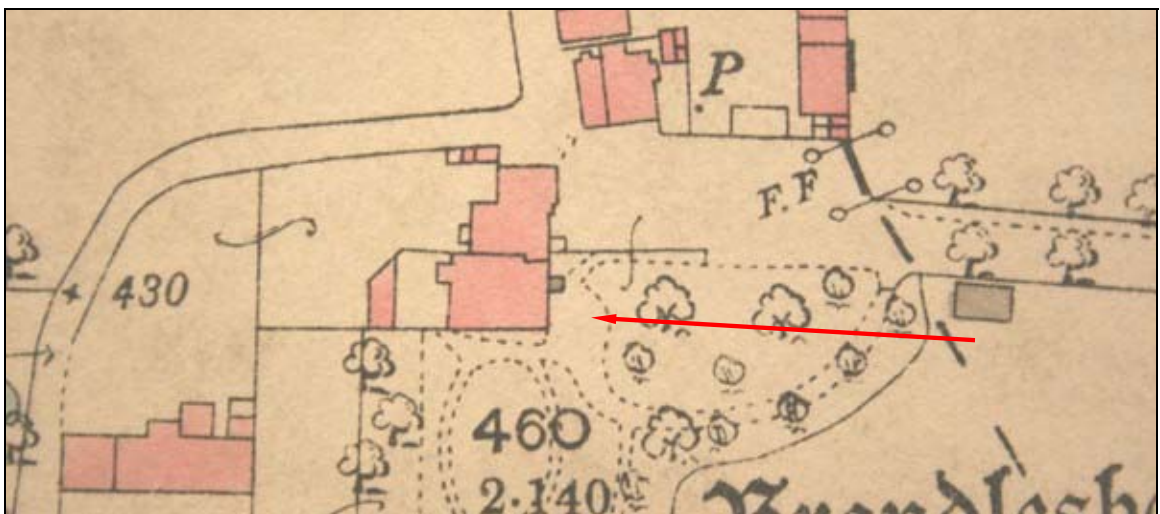
6. The hall as depicted by Bury artist 'Clock' Shaw. Possibly late 19<sup>th</sup> century (Mr I Barnett)

### B3.2 19<sup>th</sup> and 20<sup>th</sup> century rebuilding

The building illustrated in 1844 was thereafter rendered almost unrecognisable by mid-19<sup>th</sup> and early 20<sup>th</sup> century alterations. Farrer and Brownbill stated in 1911 that the house had become dilapidated before the mid-19<sup>th</sup> century, with most external timber-work lost and the façade ‘*patched with plaster and modern sash windows introduced*’; these windows can be seen at both ends in the 1844 illustration. A greater trauma occurred in 1852 when the south wing was rebuilt in brick and stucco, forming what is now Brandlesholme Hall. Its result is illustrated by comparison of the 1838 tithe map and 1891 25-inch OS mapping (below). Farrer and Brownbill recite the remainder of the hall also became dilapidated and in 1908 was repaired ‘*...in a manner more resembling in style the work of 1852 than that of the original building*’ with new rooms added (these are likely to be the present kitchen and outshut). Their account concluded that the hall ‘*... is now (1911) a house of little or no interest, modern rebuilding and repairs having deprived it of all its architectural features*’ although they did concede that ‘*... the interior, however, exhibits a good deal of the timber construction...*’.



Map 2. 1838 Elton tithe map showing footprint of the hall prior to rebuilding of the south end



Map 3. The 1891 25-inch OS mapping shows the results of the rebuilding

## SECTION C: FABRIC SURVEY



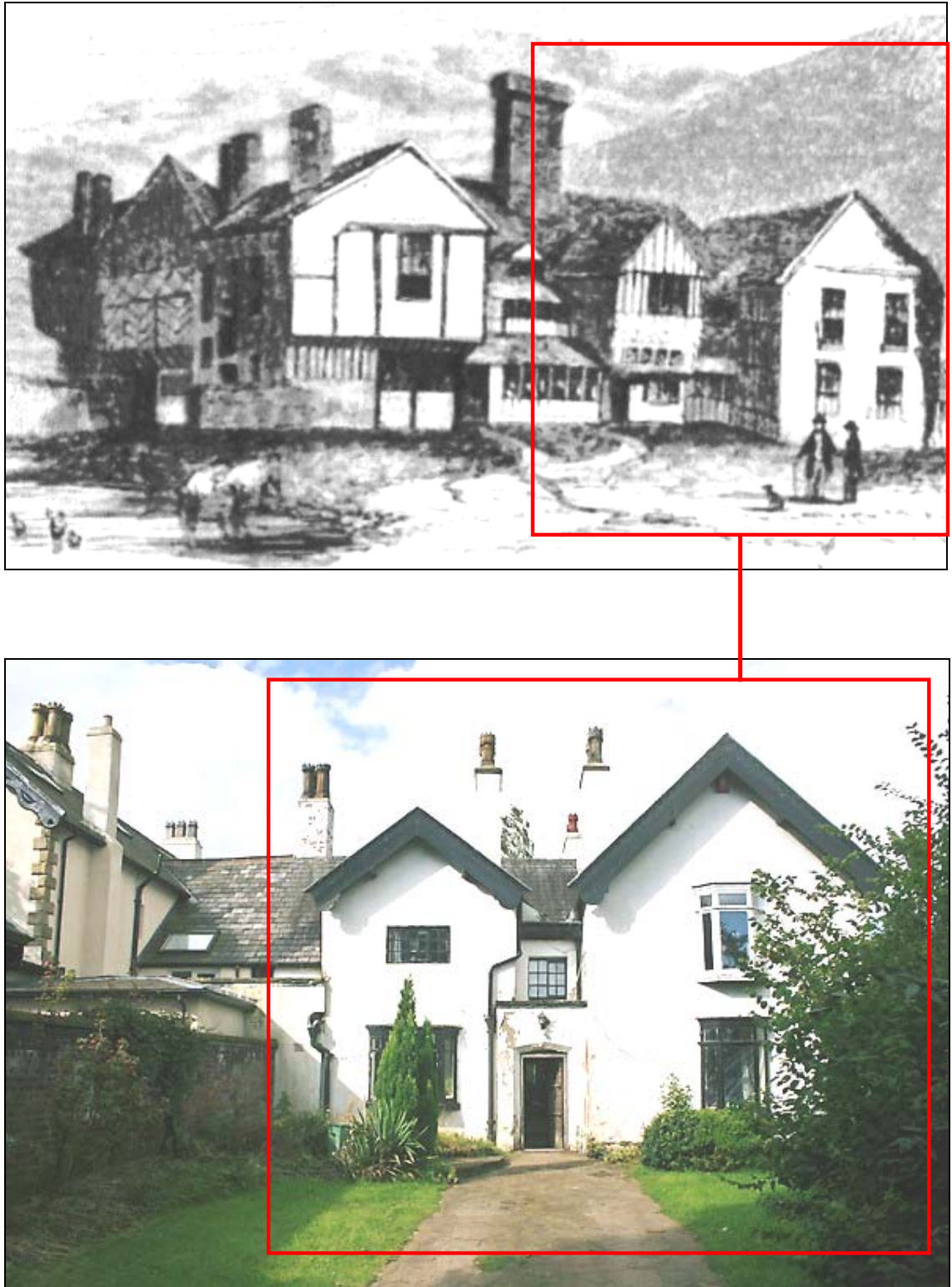
## C1: FORM OF THE BUILDING

### *C1.1 Description*

Brandlesholme Old Hall comprises the northern portion of the building depicted in 1844 (for comparison, see Figure 2, following page). It consists of the following principal elements:

1. **The former open hall.** This was placed, in accordance with medieval convention, between upper and lower wings; the former typically held the solar and other private rooms of the lord and his family, and the latter service rooms, usually a kitchen, buttery and pantry, beyond a screens passage separating them from the hall. What survives at Brandlesholme is a four-bay hall north of the screens passage: it has four closely-spaced trusses, was formerly open to the roof and is probably of late 15<sup>th</sup> to early 16<sup>th</sup> century date. The south end is defined by a spere truss and the fourth truss, at the north end, marks the position of the dais. A fifth truss, in the crosswall between the hall and solar wing, has been removed. A ceiling was inserted in hall probably in the late 16<sup>th</sup> century, creating the present attic room above.
2. **A two-storey crosswing**, of two unequal bays, at right angles to the north end of the hall and roofed independently of it. The smaller west ground floor room, now a bathroom, appears to be a remnant of the former solar wing and has moulded beams; the larger east room, now a study, has beams that appear later, perhaps early 17<sup>th</sup> century. There is also a spiral stair. The wing was stone clad in the late 17<sup>th</sup>-early 18<sup>th</sup> century.
3. A narrow **two-storey wing** projecting from the front of the hall. This is the centre wing shown in 1844 and will be called thus for ease of reference. It was probably built in the late 16<sup>th</sup> century when the hall was ceiled; the 1844 drawing suggests it acted as a porch to the northern portion of the subdivided building.
4. A single-bay **kitchen**, with bedroom above, built as a continuation of the crosswing at its west end probably circa 1908;
5. A single-storey **outshut** on the north side of the kitchen, probably of the same date and perhaps originally a dairy;
6. A single-storey **porch** located between the crosswing and centre wing, probably 19<sup>th</sup> century and existing by 1891 on map evidence;
7. A windowless single-storey **outrigger** south of the centre wing, of uncertain date and on the site of the aisle or outshut shown in 1844.

The elements are shown on Figure 3 (Page 23) with building phases shown in Figure 4 (Page 24).



*Figure 2. Comparison of the 1844 drawing with Brandlesholme Old Hall today*

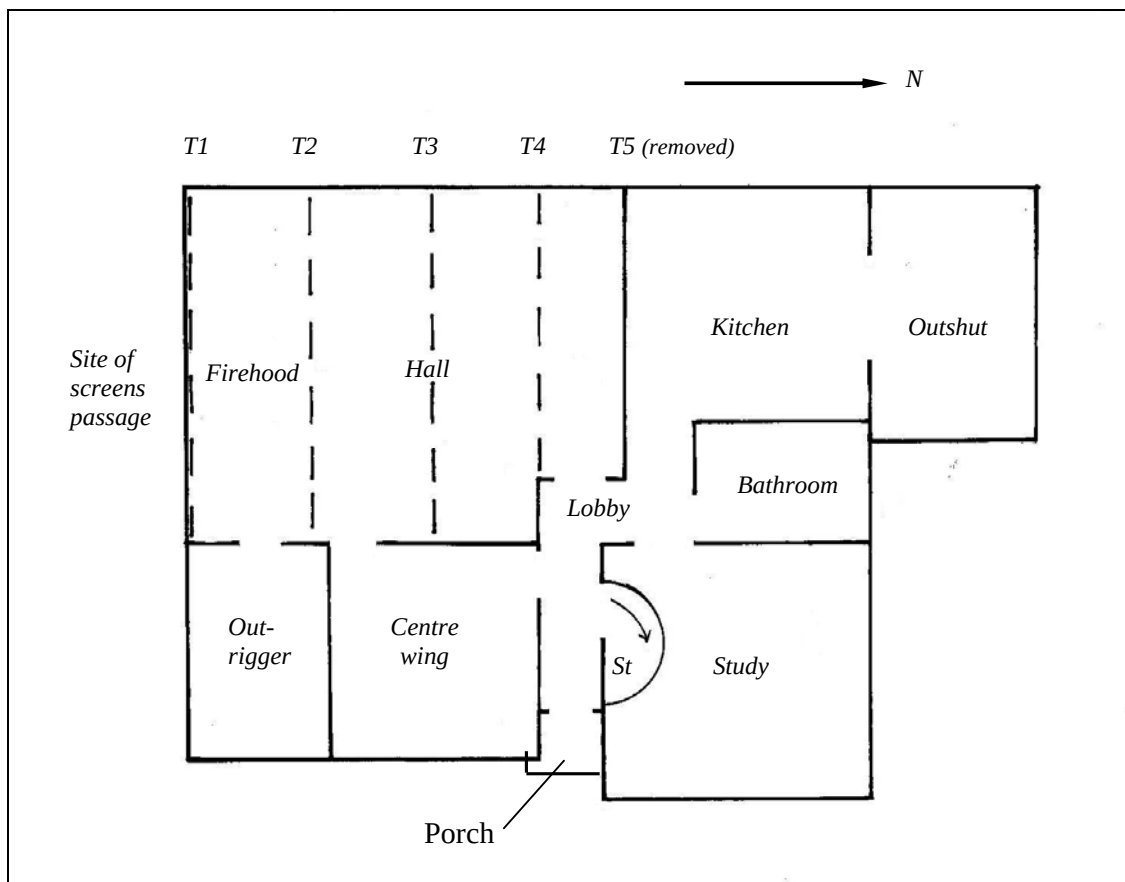


Figure 3. Block plan of Brandlesholme Old Hall (not to scale) showing elements of the building. Abbreviations: T1 = Truss 1 etc; st = stair

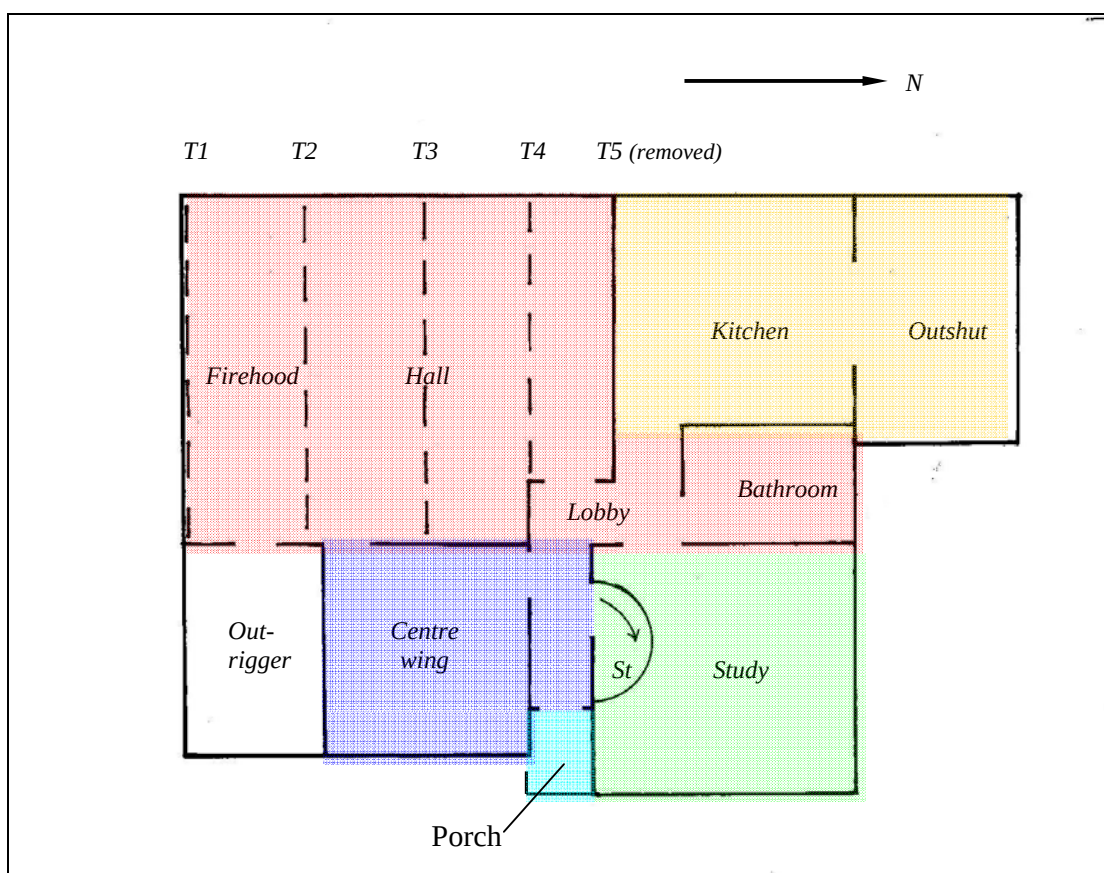


Figure 4. Block plan of Brandlesholme Old Hall (not to scale) showing building phases

Key:

- Late 15<sup>th</sup>-early 16<sup>th</sup> century
- ?late 15<sup>th</sup>-early 16<sup>th</sup> century; ?rebuilt early 17<sup>th</sup> century; clad late 17<sup>th</sup>-early 18<sup>th</sup> century
- Mid-late 16<sup>th</sup> century
- 19<sup>th</sup> century
- Circa 1908
- Uncertain

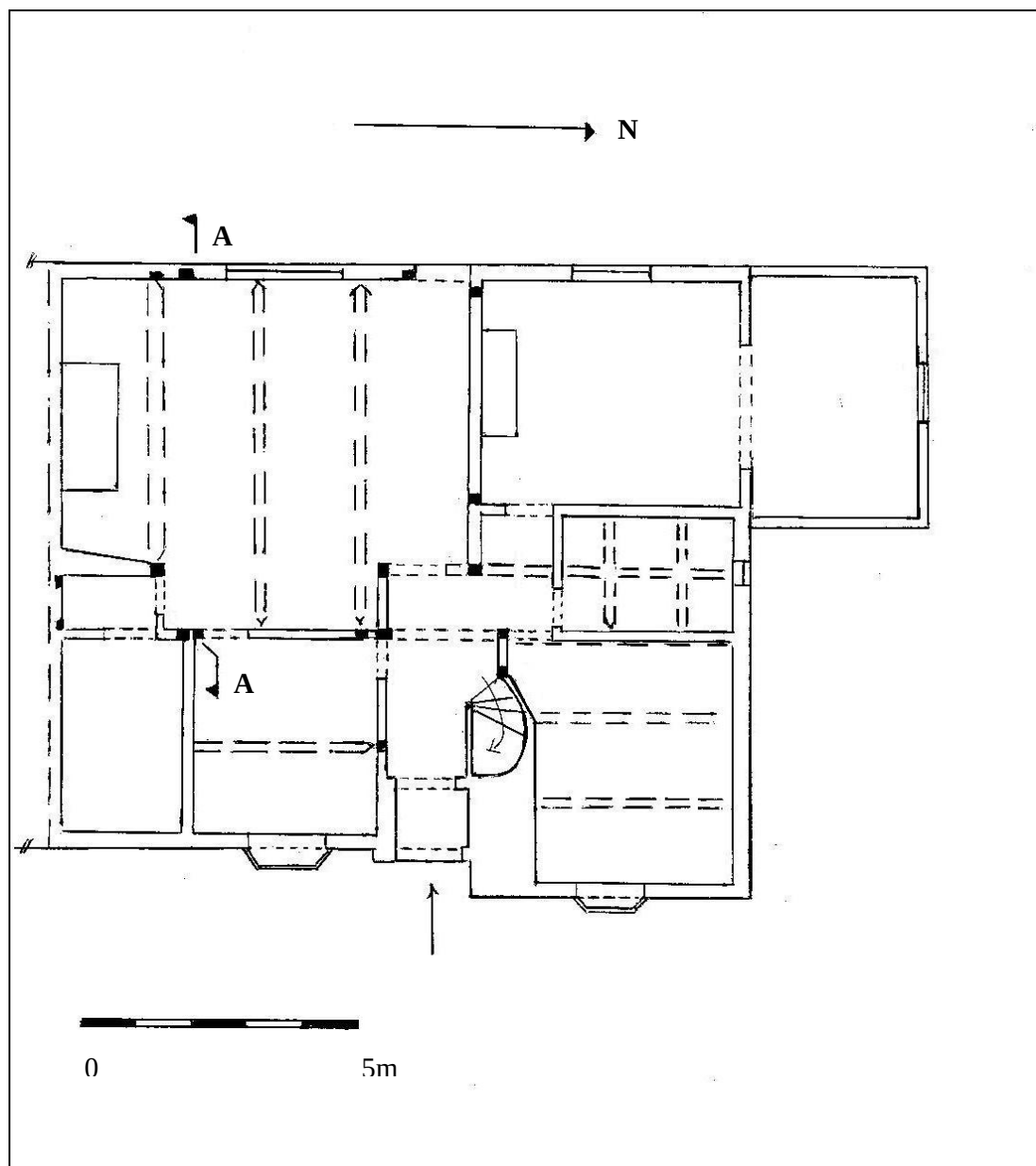


Figure 5. Ground floor plan. For Section A-A, see Page 45



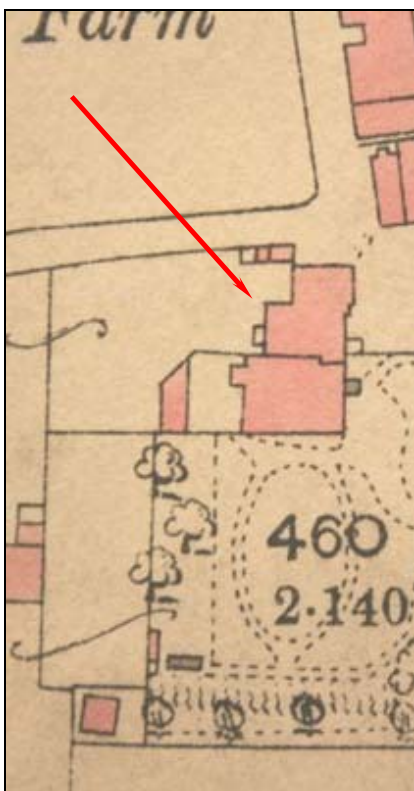
*7. Façade: from left, outrigger, centre wing, porch and crosswing, with hall range beyond*



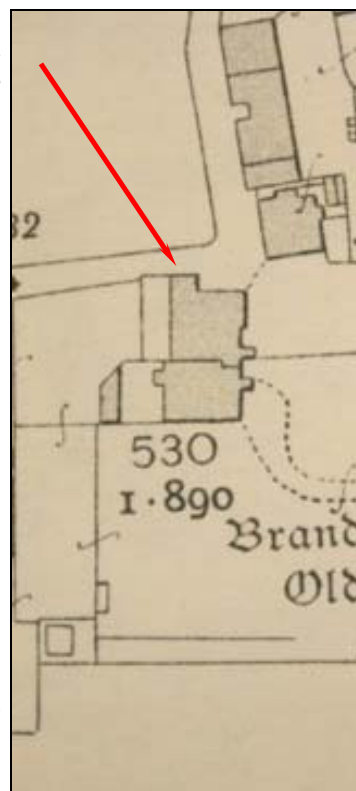
*8. View from northwest showing outshut with kitchen behind it and crosswing left of kitchen*



9. Rear (west elevation) showing kitchen and outshut on left, and main range followed by Brandlesholme Hall on right. Below: map evidence showing how kitchen and outshut were added between 1891 and 1908; probably during alterations of the latter year.



Map 4 (left). 1891 25-inch OS mapping shows how crosswing did not extend fully to rear



Map 5 (right). 1908 mapping shows kitchen and outshut in place

## C2: CONSTRUCTION

### C2.1 Timber-frame

- a. **Hall range.** This contains the principal timber-framed elements. Peg holes in the wallplates indicate the outer walls were closed-studded, indicating a building of high constructional quality and social status. Close studding remains in the crosswall between the hall and solar end, beneath the tiebeam of the former truss. The four surviving trusses are of heavy scantling, and all of arched-braced kingpost type supported on moulded wallposts with the exception of the third truss, which is an arched-braced collar truss probably designed as an eyecatcher in front of the dais. A similar role was performed by quatrefoil windbraces.
- b. **Crosswing.** No exterior timber-framing is visible, but the 1844 illustration (enlarged below) shows the return wall wing appears close-studded, with possibly an exposed tiebeam on the gable.
- c. **Centre wing.** This also was timber-framed: a kingpost truss is visible internally at the gable, but no external framing can be seen. The 1844 illustration shows external close studding and herringbone framing.



10. Enlargement of 1844 illustration showing close studded return wall of crosswing and on centre wing, latter also with herringbone framing



*11. General view of trusses above former open hall. Centre of image is kingpost truss in front of inserted stack, with spere truss partly visible where embedded in crosswall beyond; in foreground is part of arched-braced truss*

*12. Close-studded wall demarcating north end of hall, with handmade brick replacing removed truss, above its former tiebeam*

## C2.2 Masonry/Cladding

- a. **Overview.** The hall shows evidence of being clad or repaired in both stone and brick, suggesting this occurred as a piecemeal process over a period. Farrer and Brownbill (1911) also note the framing stood upon a low base (see Appendix 3 for full text).
- b. **Stone.** This is used for cladding of the crosswing, but is rendered apart from the north wall, where coursed watershot rubble is visible. Stone is also exposed at the base of the front elevation of the wing. The 'Clock' Shaw drawing (Plate 6) shows the wing entirely of stone with mullioned windows, although its authenticity is open to question. Farrer and Brownbill do however refer to this being a '*later stone wing with mullioned windows*'. Mullioned windows are unlikely to have been used, at this social level, later than 1700; the watershot masonry implies a date from the late 17<sup>th</sup> century onwards. Stone is also used for the chimney flue (most likely replacing a timber firehood or smoke bay) and the style of its hearth suggests a late 17<sup>th</sup> or early 18<sup>th</sup> century date also.
- c. **Brick.** The close studding of the outer walls of the hall range has been replaced by brick, visible beneath the wallplates, but it is of indeterminable date. Handmade brick is used for the crosswall in which the spere truss is embedded, and also the upper portion of the north end wall where a fifth truss has been removed. This probably occurred when the solar wing was truncated, leaving this section of wall exposed (see Map 4 and also Section C4).

## C2.3 Roof covering

This is mostly of slate, probably 19<sup>th</sup> century (or circa 1908) and therefore not original. At the rear of the hall range is sandstone flag, which is likely to have preceded slate; in turn, this would have been preceded by thatch.

## C3: ARCHITECTURAL DESCRIPTION

### *C3.1 Exterior*

- a. East elevation (façade).** An asymmetrical, rather picturesque composition whose mildly Gothic details probably belong to the 1908 refurbishment and were intended to harmonize with Brandlesholme Hall (see Plate 2). The main accents are the gabled projections of the centre wing and crosswing. Left of the porch is the short single-storey windowless outrigger which extends to the junction with Brandlesholme Hall. Above it is a small window to the minstrel's gallery. The centre wing has a three-sided canted ground floor bay window of late 19<sup>th</sup>-early 20<sup>th</sup> century appearance, a three-light first-floor sliding sash and simply decorated bargeboards. The single-storey 19<sup>th</sup> century porch has a cambered head and modern, probably 1970s, door. In the main range above it is a two-light 12-pane sliding sash lighting the stair landing. The façade of the crosswing has a narrow three-sided canted ground floor bay window and a similar oriel on the first floor, and bargeboards similar to the centre wing. Tall chimneys to the hall range, centre wing and crosswing are likely to be 19<sup>th</sup> century or of around 1908.
- b. North elevation.** This side of the wing is plain apart from two small windows, one on each floor, close to the junction with the kitchen and outshut. The outshut has a sash window with plain stone lintel and sill.
- c. West (rear) elevation.** This has an irregular appearance, with a doorway with rectangular leaded overlight in the hall range at its junction with the kitchen. Directly above the door is a 12-pane window with wedge lintel. The hall itself has a large wooden mullioned-and-transomed window with leaded lights and of early 20<sup>th</sup> century Vernacular Revival appearance. The rear wall of the kitchen wing has a modern door with overlight, a sash window alongside and a large first floor two-light window with some leaded glazing. The windows have plain lintels and suit a circa 1908 date. Attached is a probably mid-20<sup>th</sup> century rear porch of no interest.



*13. Porch, existing by 1891 on map evidence, with modern door*



*14. Sliding 12-pane stairlight above porch*

*15. Rear, looking north, showing crosswing and modern porch*



*16. View of rear of hall range, looking south towards junction with Brandlesholme Hall*



### C3.2 Interior - the hall range

- a. Configuration.** The hall range is of four bays, defined by four trusses, all arched braced, with the fifth presumed to have existed at the north gable, now replaced by brick. The first truss is the spere truss, embedded in the crosswall shared with Brandlesholme Hall, which indicates the screens passage lay beyond. A huge firehood has been inserted between the first (spere) and second trusses. This probably occurred at the same time as a ceiling was inserted in the former open hall, carried on secondary framing in the outer walls which supports the deep stop-chamfered ceiling beams. The room thus created above the hall was not of high status, being more akin to an attic than a proper chamber for sleeping. It is lit only by a small modern rooflight in the north side. Its clay floor is perhaps 16<sup>th</sup> century, but a timber floor has been laid above it, seemingly contemporary with a short-straight flight wooden stair giving access from the main stair landing. This probably occurred during the 1908 alterations. Also probably of this date were the lath-and-plaster partitions positioned beneath the purlins of the attic to screen off the eaves of the attic (Plate 20). These were of low significance and have now been removed, fully exposing the roof trusses. On the west side, lack of wallplate pegs for close studding immediately south of the dais truss suggests a window, lighting the high table, lay here (Plate 34).
- b. Framing.** The trusses are closely spaced, between approximately 1.5 and 2.5 metres apart. Their principals are halved at the ridge and each carry two purlins with quatrefoil windbracing between. The spere truss is largely concealed by the wide stone flue above the firehood. On the ground floor only its east wallpost and spere post with arch bracing is visible in the minstrel's gallery; in the attic can be seen the east principal and diagonal brace to the presumed kingpost. The second truss is fully exposed, with braced kingpost and cranked tie, arch-braced to wallposts with flared heads, double-chamfered and broach-stopped above low stylobates (Plate 26). The third truss is entirely different: an elegant arched-braced collar truss, without tiebeam and wallposts and springing instead from the wallplates. The fourth truss marks a return to the kingpost type and its position above the dais accounts for its fine decoration: its straight tiebeam, without bracing, has a richly-moulded chamfer and stop and the side facing into the hall has battlemented decoration and the upper portion of the wallposts is scalloped. On the ends of the tiebeam are the scribed assembly marks IV and V respectively. The western diagonal brace to the kingpost has been removed (probably circa 1908) to facilitate access to the attic from the stair, which involves stepping over the tie of this truss. A dais canopy probably existed but evidence could not be ascertained. The east wallpost has a short spere projecting into the hall; Hartwell *et al* (2004) suggest this formed a second spere truss, providing an alcove for the dais and similar to Ordsall Hall, Salford, and Little Mitton Hall, near Blackburn, Lancashire (1). However the arrangement appears later, with studs crudely applied to the tiebeam (Plate 31) and it may be associated with subdivision of the house; it now incorporates a ten-panel door of late 17<sup>th</sup>-early 18<sup>th</sup> century appearance and of a type found throughout the building. Finally, the north end wall has close studding beneath the

tiebeam of the former fifth truss, visible only in the attic: the lower portion of this wall would have had doorways to the solar wing but these are not evident as the wall has a modern covering and false timberwork.

- c. **Firehood.** The hall presumably had an open hearth originally, but the roof timbers show little evidence of blackening: the firehood may have been introduced at a relatively early date therefore. It dominates the hall, spanned by a massive slightly-arched bressumer with thin chamfer carried at the east end on a hefty heckpost. The present stone flue, with late 17<sup>th</sup>-early 18<sup>th</sup> century shouldered-arched fireplace beneath, was probably preceded by a timber-framed flue or smoke bay. The position of the stack is unusual. At gentry level it was usually the practice to graft a lateral stack onto the rear of the housebody; in yeoman houses a stack was typically inserted into the screens passage. Given these practices, positioning the firehood *within* the hall at Brandlesholme therefore seems somewhat eccentric as it reduces living space: however an explanation may be that this was done in response to the building being subdivided. This is partly suggested by the 1844 illustration in which the colossal chimneystack is sited midway along the hall range – it perhaps served back-to-back hearths, the other inserted in the screens passage within the southern portion of the building (now Brandlesholme Hall).
- d. **Inserted ceiling.** Its two deep-chamfered spine beams rest upon secondary framing carried by chamfered posts in the outer walls. A further beam supports the joists in front of the firehood, so insertion of the latter may have preceded the ceiling.
- e. **Minstrel's gallery.** An odd feature: essentially a small alcove mid-way up the east side of the firehood, reached only by a ladder from the hall. Possibly it is a remnant of a gallery connecting the two households: a long clerestory-type mullioned window is shown in 1844. Such a gallery would have allowed the occupants of the south wing to monitor events in the hall, similar to the peephole from the solar to the hall found in the late medieval Borras Hall at Borras, Wrexham, Clwyd, North Wales (2).

(1) Claire Hartwell, Matthew Hyde and Nikolaus Pevsner, *The Buildings of England, Lancashire: Manchester and the South-East* (2004) page 665.

(2) Private report for owner of Borras Hall by Garry Miller: Architectural Historian, 2003



17. Hall, looking towards firehood, with later stone hearth beneath; minstrel's gallery top left



18. Looking to north end of hall from minstrel's gallery; modern spere on right and stair to attic intruding above



19. Inserted ceiling of hall on deep chamfered beams carried by secondary framing



20. View of attic before removal of lath-and-plaster partitions of circa 1908, showing arch-braced truss (For present view see Plate 27)



21. Exposed portion of spere truss, now buried in crosswall with Brandlesholme Old Hall



22. Wallpost (left) and spere post with arch-bracing exposed in minstrel's gallery



*23. Truss 2, with braced kingpost and cambered arched braced tie*



*24. Detail of arch-bracing at east end of truss 2 tiebeam*



25. West wallplate north of truss 2 showing pegs for close studding



26. Broach stop chamfered base of truss 2's east wallpost, upon stylobate



27. Truss 3, an arch-braced collar truss. Blackened area is where it was formerly exposed and stained (see Plate 20)



28. Truss 4, originally over dais, with west brace later removed to facilitate access to attic



*29. Detail of moulding on dais truss tiebeam and scalloping of west wallpost head*



*30. Battlement decoration on tiebeam of dais truss (east side); also, applied studding of spere*



31. *Scalloped decoration of east wallpost of dais truss, visible on landing*

32. *North end wall of hall showing termination of west end of tiebeam of former fifth truss; wallpost and truss replaced by handmade brick. This probably occurred when solar wing was truncated, leaving this wall exposed*

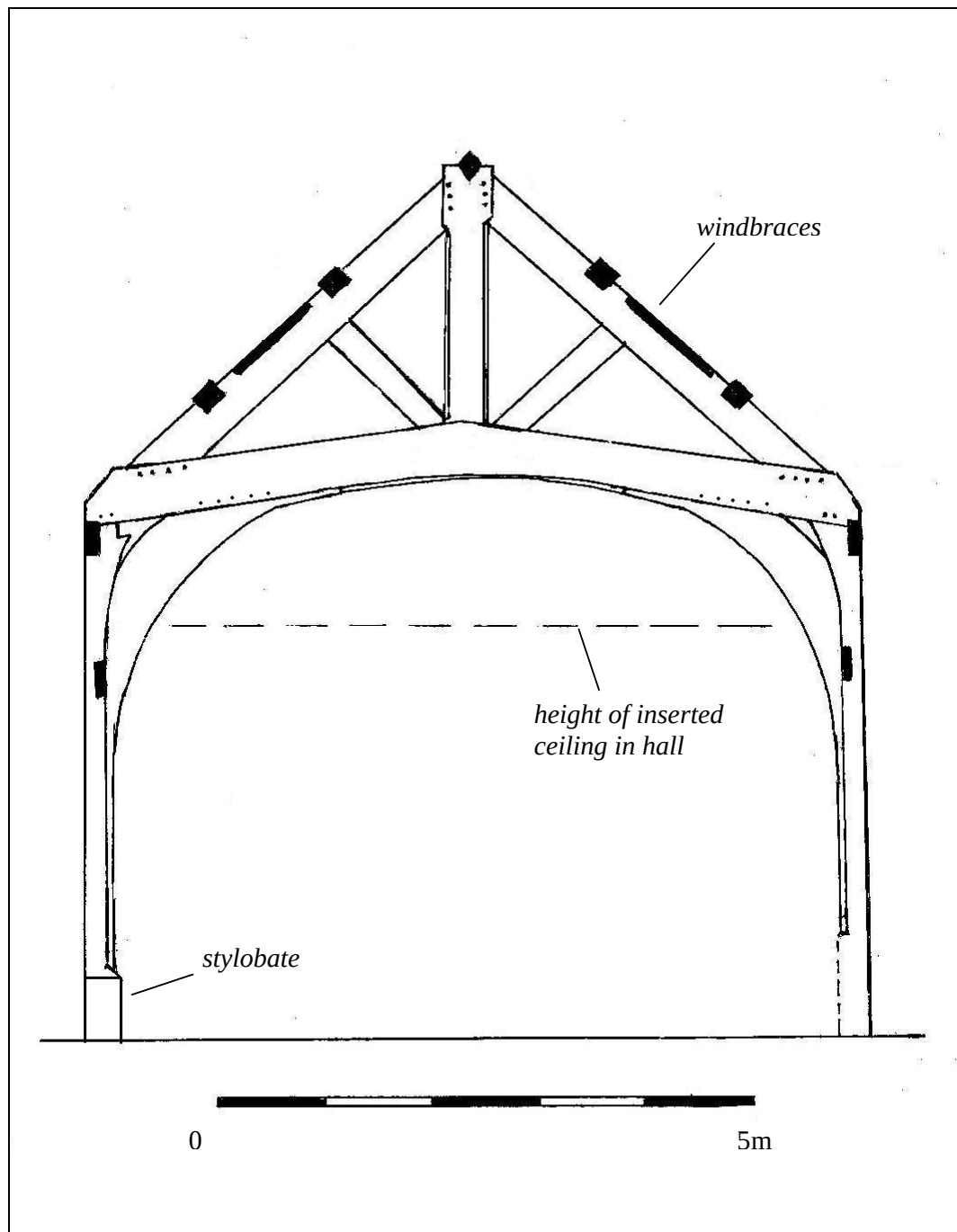




*33. Detail of quatrefoil windbracing, between trusses 2 and 3 on east side*



*34. West wallplate south of truss 4, where lack of peg holes for close studding suggests presence of window*



*Figure 6. Section A-A through hall, looking south, showing second truss*

### C3.3 Rest of building – ground floor

- a. **Porch and lobby.** The battered (i.e. sloping) left wall of the lobby appears to be the stone base of the centre wing. The lobby gives access to this and the other ground floor rooms, all with ten-panel doors of late-17<sup>th</sup>-early 18<sup>th</sup> century type. A spiral stair to the first floor landing leads off the lobby.
- b. **Centre wing.** A single deep stop chamfered beam is supported by a post in the crosswall shared with the lobby. In the rear wall, the exposed posts of the inserted hall ceiling suggest it and this wing are contemporaneous. A ten-panel door leads to the hall; a cross-corner fireplace appears to be a later insertion.
- c. **Study.** The appearance of its two thick plain-chamfered beams, suggests more of a 17<sup>th</sup> century date than a late medieval one. Above the crosswall dividing it from the bathroom is a similar beam. There are no other features.
- d. **Bathroom.** This has a fine coffered ceiling with deeply moulded beams probably of late 15<sup>th</sup>-early 16<sup>th</sup> century date, and therefore contemporary with the hall: they form the only clear remains of the solar wing that once stood here. One beam is stopped at the study crosswall, but at the opposite side they die into the kitchen crosswall. This implies the room they once belonged to -- perhaps a parlour -- was larger and extended further west, into where the kitchen stands now. As the kitchen crosswall is of masonry, it shows the solar wing was hacked back eastwards to this point.
- e. **Kitchen.** This and the outshut now form one room. There are no features of interest. Because of this date, its ten-panel door must be ex-situ.
- f. **Outrigger.** This has no historic features.



35. Ten-panel late 17<sup>th</sup> or early 18<sup>th</sup> century door to centre wing. Battered lobby wall, probably originally external and of stone, to its left



*36. Moulded beams in ground floor bathroom, probably late 15<sup>th</sup>-early 16<sup>th</sup> century. Because they die into the crosswall, it shows the room they belonged to extended to where the kitchen is now*

*37. Spiral stair leading off lobby*



38. Interior of kitchen, looking south

### C3.4 Rest of building – first floor

- a. **Stair and landing.** The stair is of spiral form, winding around an octagonal newel. Its position is not original, as witnessed by the stub of a rail in the crosswall between the stair and landing that has been cut through to allow access to the latter. The stair was perhaps introduced when the hall was ceiled. It rises to an axial landing with the bedroom of the centre wing leading off to the left, and attic over the hall straight ahead. The rooms over the front of the wing, bathroom and kitchen lie to the right, off a further small landing reached through a doorway with triangular-arched lintel. All the rooms have ten-panel doors similar to those found elsewhere in the house, except the attic (see c below).
- b. **Bedroom over porch.** A kingpost truss is exposed in the front gable, and in the crosswall shared with the hall is the cranked tiebeam of another. The purlins have plain curved up and down windbraces.
- c. **Attic over hall.** It is reached from a batten-plank door on the landing, which probably dates from the 1908 alterations. Directly behind the door are wooden stairs to the attic, again circa 1908. The attic roof structure has already been discussed.
- d. **Bedroom over front of crosswing.** This has no exposed historic features.
- e. **Bathroom** (over ground floor bathroom). This too has no exposed historic features.
- f. **Bedroom over kitchen.** Again, no exposed historic features.



39. First floor landing showing steps to attic directly ahead and steps to room in centre wing on left and to further landing on right

40. Purlins and windbraces of concealed truss at junction of centre wing bedroom and hall



## C4: EVOLUTION HYPOTHESIS

### *C4.1 Introduction*

The following hypothesis is based upon evidence available at the time of survey, and is produced in awareness that new fabric or documentary evidence that may come to light in the future and may cause it to be reassessed. It is also produced without the advantage of having examined Brandlesholme Hall, which may contain features that shed new light on our understanding of the building and its development: for example, Hartwell *et al*, writing in 2004, noted the high ceiling of its housepart.

### *C4.2 Late 15<sup>th</sup>-early 16<sup>th</sup> century*

The hall was built probably during this period, towards the end of the open-hall tradition. It was a fine timber-framed building with close-studded outer walls, its central open hall of four bays, open to the roof and lit probably by an open hearth. The lord's solar and other private rooms lay beyond it to the north, probably in a wing, and to the south, beyond a screens passage, were service rooms, typically a kitchen, pantry and dairy. The position of the spere truss indicates the passage lay within what is now Brandlesholme Hall, and it is not known therefore if any fabric from this original lower end survives. However the fine moulded beams exposed in the present bathroom are remnants of the solar wing that lay here, although its form and extent are unknown. At the upper end of the hall, the lord's table stood beneath a dais framed by a decorative truss and probably illuminated by a window on the west side.

### *C4.3 Mid-late 16<sup>th</sup> century*

This was probably a time of considerable refurbishment. The reference to building materials in the inventory of Thomas Greenhalgh in 1576 implies work in progress at this time. This may have involved insertion of the ceiling in the hall, and the contemporaneous building of the centre wing. This event was probably preceded by construction of the firehood to replace an open hearth: its unusual positioning within the hall probably results from the building now being subdivided to accommodate perhaps two generations of the Greenhalgh family. This subdivision probably caused the status of the upper and lower ends to be reversed. The south wing – in a sunnier position – was rebuilt to become the best end and a self-contained dwelling, while the former open hall and north wing formed a further, probably junior, household. The centre wing may have been added to provide a small parlour and bedroom above, but by 1844 it was acting as an entrance to the northern household.

#### *C4.4 Perhaps early 17<sup>th</sup> century*

The plain chamfered beams in the front room of the crosswing suggest this part of the building experienced rebuilding during this period. This may have coincided with the truncation of the solar wing from the west. This involved replacement of the end (fifth) truss of the hall range by handmade brick.

#### *C4.5 Late 17<sup>th</sup>-early 18<sup>th</sup> century*

The ten-panel doors and hall fireplace suggest a minor phase of improvement, perhaps the final work undertaken by the Greenhalgh family before their long tenure ended. The stone cladding of the crosswing, and its reputed mullioned windows, may belong to this period also.

#### *C4.6 Pre-mid 19<sup>th</sup> century*

Now tenanted, the building entered a decline. It is documented that sash windows were introduced to replace the mullioned windows.

#### *C4.7 Circa 1852*

The south part of the building was rebuilt to form what is now Brandlesholme Hall, externally Victorian Gothic in appearance.

#### *C4.8 Circa 1908*

What is now Brandlesholme Old Hall was refurbished, its appearance influenced by Brandlesholme Hall. The present kitchen and outshut were added to the rear of the crosswing; the doorway and stairs to the attic, timber floor in the latter and the former lath-and-plaster partitions also probably belong to this event.

## SECTION D: SIGNIFICANCE ASSESSMENT



## D1: INTRODUCTION

### *D1.1 PPS5 and the concept of significance*

Under Planning Policy Statement 5, the new central government policy on Listed Buildings introduced in March 2010, elements of the historic environment are termed *heritage assets*, and fall into two categories: *designated* – which includes Listed Buildings and Scheduled Monuments – and *undesigned*. As Brandlesholme Old Hall is given a Grade II\* listing, it is considered a *designated heritage asset*.

The crucial element of PPS5 is that it requires applicants to present an account of the significance of the heritage asset affected by a proposal, along with the contribution of their setting to that significance. PPS5 defines significance as ‘*The value of a heritage asset to this and future generations because of its heritage interest. That interest might be archaeological, architectural, artistic or historic.*’

### *D1.2 Significance assessment: methodology*

The purpose of this assessment is to give a comprehensive account of the significance of Brandlesholme Old Hall. This has been achieved by consideration of the evidence gathered during the fabric survey and documentary research.

In assessing that significance, the following objectives have been set:

1. **Establishing the significance of the building overall**, in terms of its national, regional and local importance, and the areas in which that significance lies. This is examined in Section D2.
2. **Establishing the relative significance of the surviving elements and features of the building, and the reasons for that significance.** This is assessed in Section D3.
3. **Providing in conclusion an overall assessment of significance along with the potential impact of the current proposal.** This is examined in Section D4.

## D2: OVERALL SIGNIFICANCE OF THE BUILDING

### D2.1 Analysis

The overall significance of Brandlesholme Old Hall has been considered at three levels: national, regional (Greater Manchester/North West England) and local (Elton/Bury MBC).

- a. **National significance.** The Grade II\* listing of Brandlesholme Old Hall indicates it is considered to be an important building of more than special interest at national level.
- b. **Regional significance.** Brandlesholme Old Hall is of *high* regional significance for the following reasons:
  - *Architecturally* as a good example of a small late medieval open hall which despite alteration retains most of its original framing of high quality and with evidence existing or implied of its former solar and lower ends;
  - For its *group value* in relation to other medieval open halls of the region, occupying an important middle rank in the hierarchy of these buildings beneath the great houses such as Ordsall Hall, Salford, Smithills Hall, Bolton and Rufford Old Hall, West Lancashire. Brandlesholme Old Hall is considered to have importance to any future study of late medieval hall types in Greater Manchester or North West England;
  - *Historically*, for its connections with the Greenhalgh family, who are documented from the 14<sup>th</sup> century through to the 18<sup>th</sup>;
  - *Archaeologically*, as documentary evidence implies the site has been settled since at least the mid-13<sup>th</sup> century;
  - In terms of *documentation*, as important visual evidence exists of the building prior to its 1852 rebuilding which greatly aids our understanding of its development
- c. **Local significance.** Brandlesholme Old Hall has further local significance locally for:
  - Its *group value and setting* as part of the nucleus of buildings – a typical Pennine *fold* – which also includes Brandlesholme Hall, Brandlesholme Farm and its cruck-framed barn.

## D3: SIGNIFICANCE OF THE ELEMENTS AND FEATURES OF BRANDLESHOLME OLD HALL

### *D3.1 Significance hierarchy of the elements of the building*

Within the context of the building, the relative importance of its elements is as follows:

- **High importance – the original late 15<sup>th</sup>-early 16<sup>th</sup> century building, comprising hall range, crosswing, centre wing**  
*Reason:* earliest portion of the structure, containing substantial timber framing which is crucial to the significance of the building and our understanding of it.
- **Medium importance – the kitchen, outshut, outrigger, porch**  
*Reason:* the kitchen and outshut are of later build, probably 1908, but are important because of their relationship with the original timber-framed building. The date of the outrigger is unclear; although it has no features it has association with the original timber-framed building and occupies the site of an aisle or outshut shown in 1844. The porch is 19<sup>th</sup> century. It is absent in 1844 but existing by 1891.
- **No importance – the rear porch**  
*Reason:* probably mid-20<sup>th</sup> century.

The accompanying graphic (Figure 5, following page) summarises the relative importance of these elements.

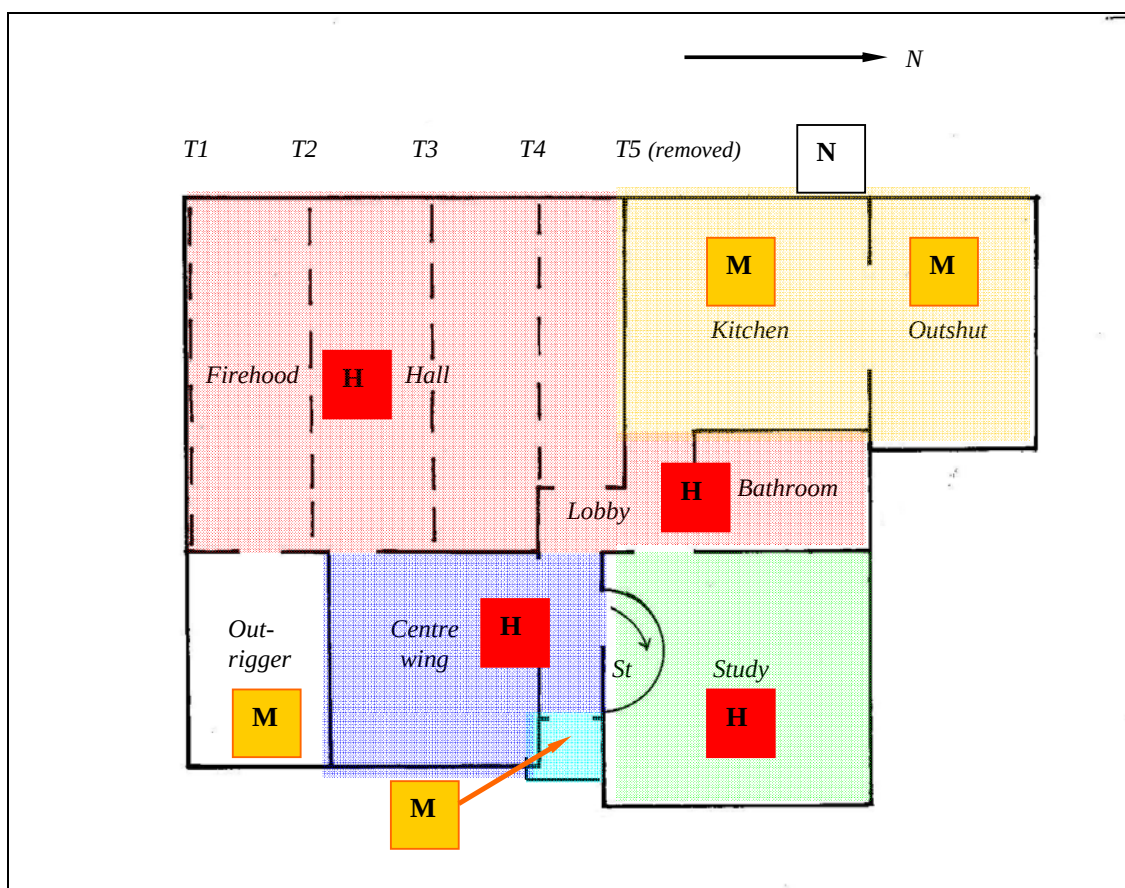


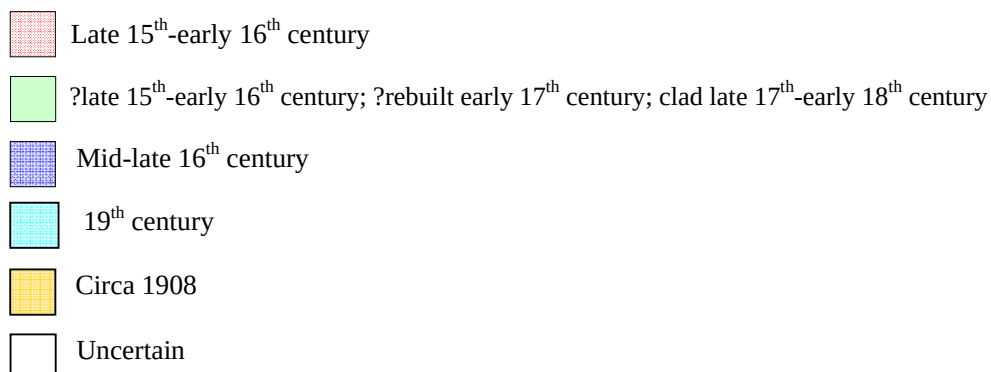
Figure 7. Significance of the elements of Brandlesholme Old Hall

Key to significance:



Key to phasing:

Key:



### D3.2 Significance schedule of individual features

The significant individual features visible at the time of inspection (again, within the context of the building) are, in hierarchical order:

- **Features of high significance**

1. **The late 15<sup>th</sup>-early 16<sup>th</sup> century timber structure** as identified in this assessment, including features such as roof trusses, firehood, wall framing, wallplates, windbracing, ceiling beams, spiral staircase etc  
*Reason:* original elements of late medieval former open hall
2. **Handmade brick walling visible in attic and stone walling to crosswing**  
*Reason:* associated with 16<sup>th</sup>-17<sup>th</sup>-18<sup>th</sup> century adaptations
3. **Façade**  
*Reason:* Principal elevation; highly visible; picturesque appearance important to character of building
4. **Bay windows and sliding sash windows of façade**  
*Reason:* key façade elements; probably belonging to 1908 harmonization with Brandlesholme Hall
5. **Ten-panel doors; shouldered hearth beneath firehood**  
*Reason:* features belonging to late 17<sup>th</sup>-early 18<sup>th</sup> century period of improvement, perhaps the last undertaken by Greenhalgh family
6. **Beams in study**  
*Reason:* thought to belong to belonging to early 17<sup>th</sup> century alteration
7. **Clay attic floor**  
*Reason:* perhaps 16<sup>th</sup> century, associated with inserted ceiling

- **Features of medium significance**

1. **North (side) and west (rear) elevations**  
*Reason:* less visible; functional/irregular appearance
2. **Windows in rear of hall range and kitchen**  
*Reason:* probably 1908; on less-visible elevation

- **Features of low significance**

1. **Door to attic stair; straight-flight stair to attic; timber attic floor**  
*Reason:* probably 1908

- **Features of no significance**

1. **Front door**  
*Reason:* modern, probably 1970s
2. **Small rooflight at rear of attic**  
*Reason:* modern; opening may be earlier however

## D4: CONCLUSION

### *D4.1 General summary of significance*

Brandlesholme Old Hall is of significance at regional and national level in both architectural and historical terms as a good example of a small late medieval open hall whose form is still recognizable despite extensive alterations. Nationally that significance is recognized through Grade II\* listing, denoting a building of more than special interest. Only 5.5 percent of the country's listed building stock has this designation.

The core of the building's significance lies chiefly at regional level, where it is of high importance as one of a number of surviving medieval hall-houses within Greater Manchester and North West England. As a type they are comparatively rare and in social terms Brandlesholme represents the middle rank of these buildings, i.e. the homes of manorial gentry compared to the better-documented great houses of the aristocracy. It thus contributes greatly to our knowledge of houses of this class. In addition to architectural significance, it also possesses historical significance through long association with the Greenhalgh family, and the site has archaeological importance as it has probably been inhabited since the mid-13<sup>th</sup> century. Significant also is the documentation that records the hall prior to its 1852 remodelling. Local significance is achieved through group value with neighbouring buildings, including the cruck barn.

Overall the significance of Brandlesholme Old Hall lies foremost in its fabric, and here the most important elements are those belonging to its original late 15<sup>th</sup>-early 16<sup>th</sup> century hall-house incarnation, along with the other elements resulting from the adaptations which took place from the late 16<sup>th</sup> to the early 18<sup>th</sup> centuries. The 19<sup>th</sup> century and later work is of comparatively lesser value. Given the importance of the fabric therefore, it is essential that it is fully understood and respected in any future restoration of the building.

### *4.2 Potential significance impact of proposal to refurbish the attic*

The proposal to refurbish the attic room at Brandlesholme Old Hall is considered unlikely to have a negative impact upon the building's significance, provided it is executed in a sympathetic manner.

Firstly, the removal of the inserted partitions has already been of enormous benefit as it has fully exposed the roof structure, which has hitherto been concealed for probably more than a century. Consequently it has already greatly increased our understanding of the building (compare, for example, the listed building description, Appendix 2). It is understood the intention is to keep as much of the structure exposed as practically possible, which is another positive step; as indeed is the decision to bring the entire room back into use after being shut off for so long.

The attic is one of the most important areas of Brandlesholme Old Hall as it displays fine roof timbers along with close-studded walls and a perhaps 16<sup>th</sup> century clay floor. These elements are crucial to the character of the building and our understanding of it. Great care needs to be taken to ensure that these original features are not damaged or their setting compromised in any way. The other elements of the attic, the stair, rooflight and timber floor are of lesser significance as they are comparatively recent.

It is understood part of the desired work involves installation of a larger rooflight. The present rooflight is small -- making the room quite dark -- and appears modern, although the opening may be earlier (Plate 41, below). Enlargement is seen as acceptable providing this is done in a manner that avoids physical or visual impact to the high-significance elements of the roof structure, and the new rooflight itself does not detract from the rear elevation of the building. However, enlargement of the rooflight is likely to involve removal of or alteration to the wooden boards placed between the rafters and the flag roof covering (these are likely to be later, dating probably from the 19<sup>th</sup> century or 1908) and possibly one or more common rafters. In the context of the building as a whole however, the loss of this small amount of fabric could be viewed as acceptable and outweighed by the benefits of bringing the roof timbers fully into view. It is also understood that replacement of the wooden staircase to the attic may be sought. As this feature is of low significance it is not considered to be an issue providing the high-significance fabric in the attic is not affected either physically or visually. However, as the base of the stair intrudes into the hall below (see Plate 18), this is an aspect which needs to be considered. The door to this stair from the landing is also of low significance as it dates from circa 1908; it is understood heightening of the opening may be sought, and given this date it is considered acceptable, providing any of the original timber-frame is not affected.



*41. Existing rooflight in attic, showing relationship with common rafters and boarded roof*



*42. Staircase in attic, showing relationship to dais truss (left) and close-studded north wall (right)*

## D5: MITIGATION

### *D5.1 Further recording*

The purpose of this assessment is to provide sufficient information to inform and guide the planning process.

The assessment however forms part of a wider recording of Brandlesholme Old Hall, undertaken in accordance with a brief issued by the Greater Manchester Archaeological Unit in 2009. This recording will encompass a measured survey to include ground and first floor plans of the building and cross-sections through the hall, along with a further photographic record using 35mm colour slide.

In addition, it is suggested that the listed building description of Brandlesholme Old Hall is revised to incorporate the roof structure that has been revealed.

## APPENDIX 1: Viewpoints of photographs

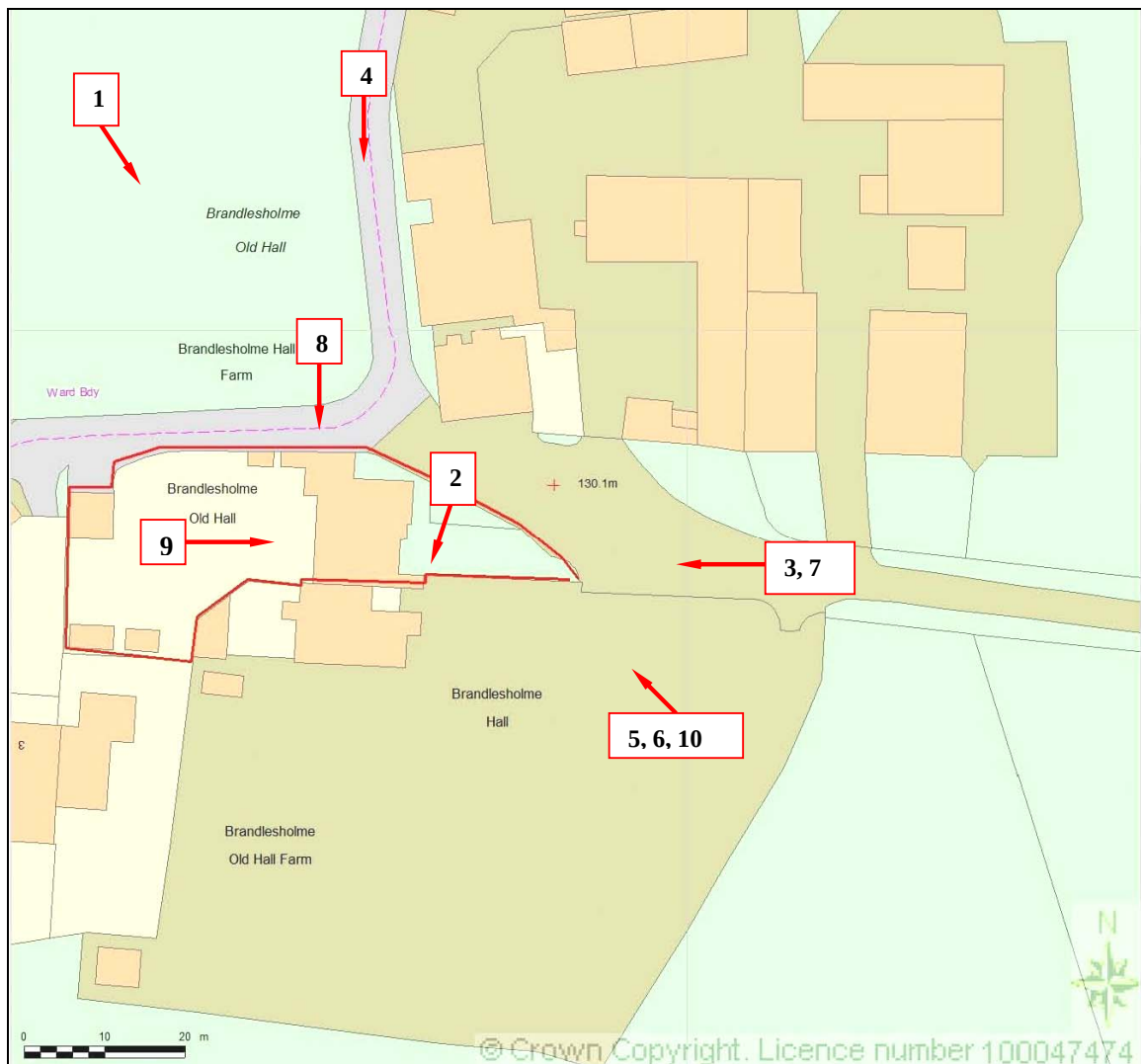


Figure 8. Setting and general views

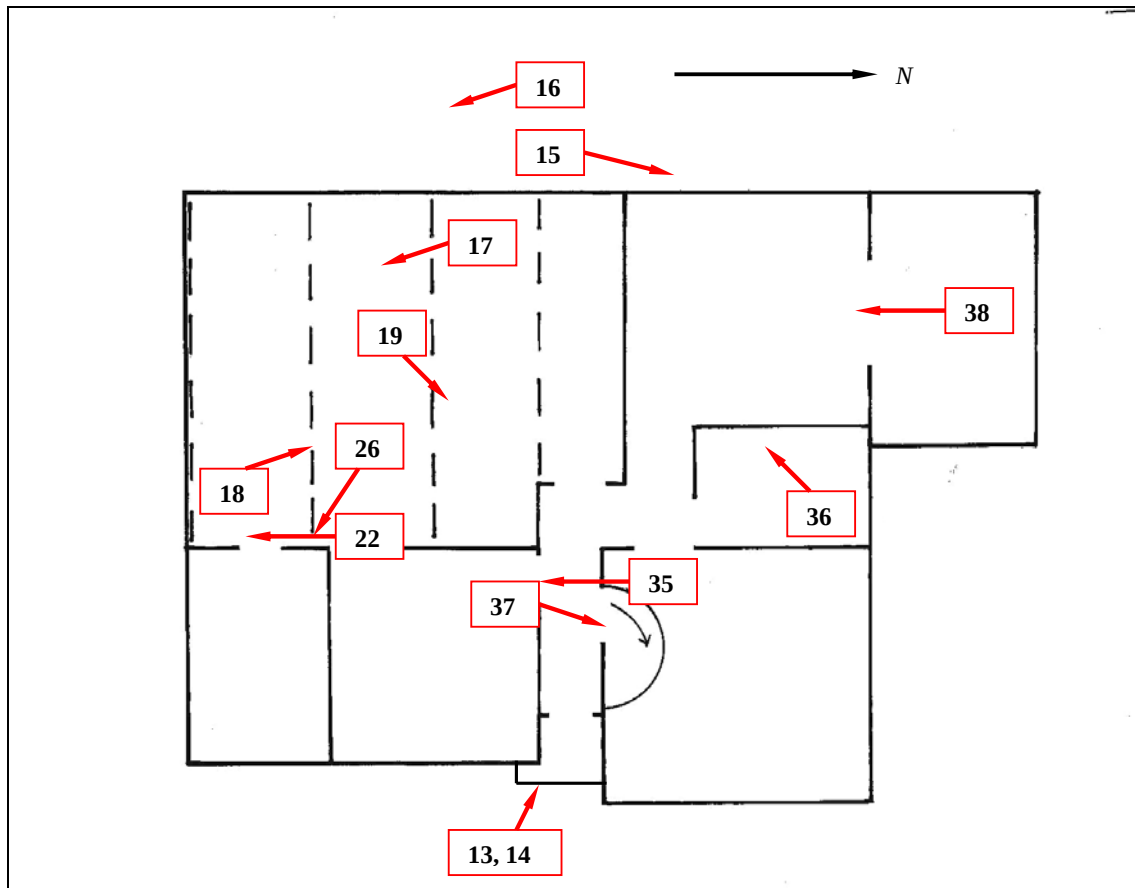


Figure 9. Exterior and interior ground floor details

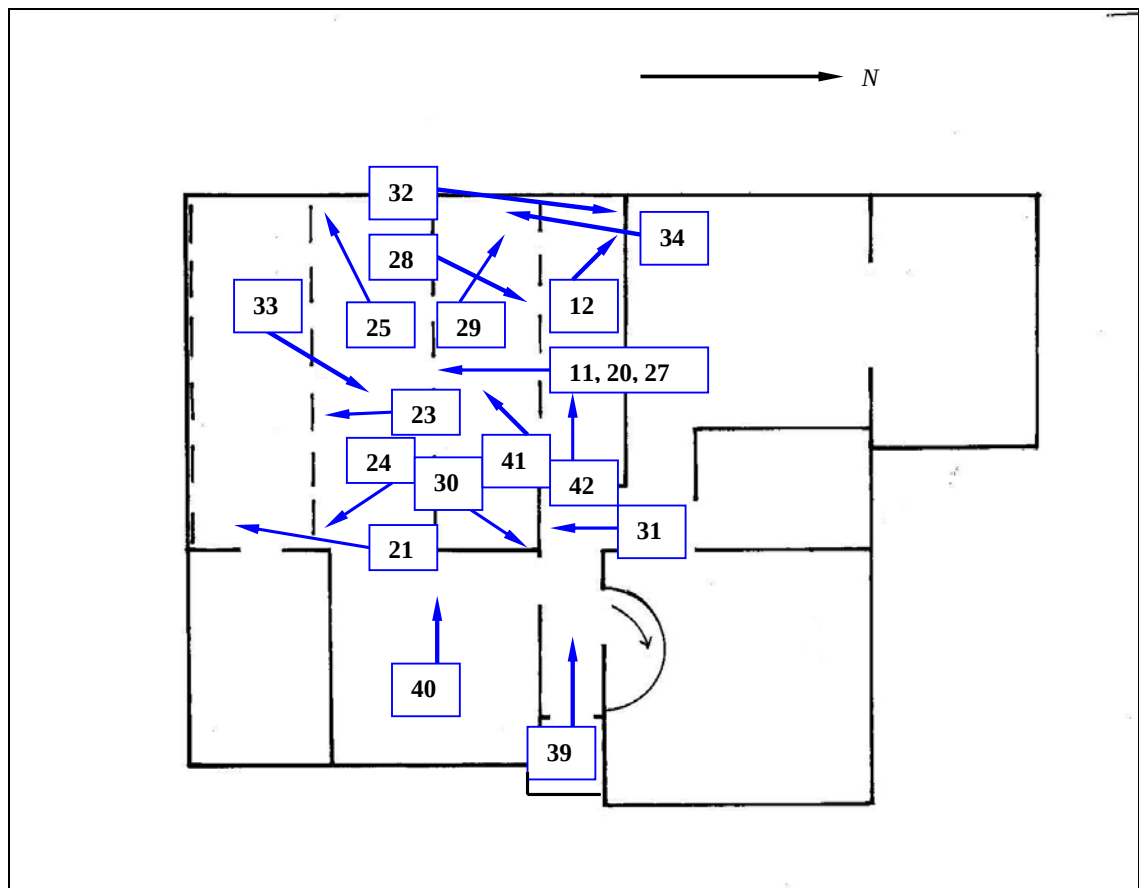


Figure 10. First floor interior details

## APPENDIX 2:

### *a. Listed building description of Brandlesholme Old Hall*

*Originally an open-hall cruck-framed house, originating in C13, altered and extended in C16. Remodelled 1849. Front of 2 unequal advanced 2-storeyed gables with porch between. Rendered. Wide plain C19 barge-boards, rounded at bases. Moulded oriel window of C19 to each gable (but upper one on left gable is plain horizontal window). Behind and to left, at right-angles to gable wings, is the tall 1½-storey range with steep slate roof which contains the medieval hall, with wide, well-formed upper cruck frame, ceiled with joists on heavy cross-beams in C16 or C17. South front originally "black-and-white" C16 range kitchen, parlour, etc, was rebuilt in gabled style in 1849, became Brandlesholme Hall and is not included. In time of Henry I it was residence of bailiff to Montbegon and later de Lacey lands whose name was Brandlesholme. By marriage, house descended to Greenhalghs who remained for 11 generations till 1730s. John Greenhalgh was made Governor of Isle of Man by Earl of Derby in 1640, fought with distinction at Worcester and died of wounds same year.*

### *b. Listed building description of Cruck Barn to North of Brandlesholme Old Hall*

*Uncertain date, perhaps C16. Roughly cut local sandstone, coursed externally only. Gables of brick. Entry in middle of each side, that of west interrupting pentice across this side. Stone slab roof on 3 massive cruck trusses, the northernmost one exposed in gable, the barn having evidently been longer originally.*

## APPENDIX 3:

### *Full text of Farrer and Brownbill's description of Brandlesholme Hall (1911)*

BRANDLESHOLME HALL stands on high ground a mile and a half north of Elton, to the west of the road to Holcombe Brook, and is now a house of little or no interest, modern rebuilding and repairs having deprived it of all its architectural features. It was formerly a good specimen of the half-timber gabled houses of the district, built on a low stone base, and erected probably in the 16th century with a later stone wing with mullioned windows at the north end. The greater part of the external timber-work, however, appears to have perished or have been otherwise destroyed before the middle of the last century, when the house seems to have been in a more or less dilapidated state, the principal front, which faces the east, being then patched with plaster and modern sash windows introduced. In 1852 the south end was taken down and rebuilt in brick and stucco, no attempt being made to reproduce the former style, and the rest of the building being very much dilapidated was repaired in 1908 in a manner more resembling in style the work of 1852 than that of the original building. Externally, therefore, the house, which has long been divided into two, preserves nothing of its ancient appearance, a portion of stone walling on the north, some brickwork at the back (west), and a few stone slabs on the roofs, which have been renewed with blue slates, being all the old work now left. The interior, however, exhibits a good deal of the timber construction, and the hall preserves its wide open fireplace and original oak ceiling beams. In another room is a portion of a ceiling with well-moulded oak beams, and other portions of old timber-work still remain. But the general aspect of the house, inside as well as out, is wholly modernized, and new rooms have been added. On the north-east is a stone barn, and in a corner of the grounds on the south-west side at the end of a terrace approached by eight stone steps are the remains of a small stone building, locally said to have been a chapel, but more probably a summer-house, with the initials H.G. (Henry Greenhalgh) and the date 1709 on the door-head.