



Design & Heritage Statement (P0224_HS_REP001)

Clayton Hall, Manchester

Security Installation & Fabric Repairs

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1.0 Introduction / Purpose of Document

- 1.1 This Design & Heritage Statement has been prepared by BB Heritage Studio to accompany the planning, listed building consent and scheduled ancient monument consent applications for works at Clayton Hall, Clayton, Manchester.
- 1.2 BB Heritage Studio provides built heritage advice and consultancy services. It is led by Bernadette Bone who is a qualified architect with over 20 years experience of designing in historic environments. Bernadette is an RIBA Accredited Conservation Architect (RIBA CA) and has a Post Graduate Diploma in Building Conservation (GradDiplConsAA).
- 1.3 Clayton Hall is a Grade II* listed building on a moated platform which is the site of a scheduled ancient monument. The moated platform is accessed via a separately Grade II listed stone bridge. As such a Heritage Assessment is required to satisfy the requirements of the National Planning Policy Framework (NPPF). As required by the NPPF the statement will consider the characteristics of the heritage assets in sufficient detail to understand the potential impact of the proposals on their significance.
- 1.4 Clayton Hall is owned by Manchester City Council and has been in use as a Living History Museum by the Friends of Clayton Park since 2009. The southern section was in residential use until it was vacated in May 2014 and brought into the Museum.
- 1.5 The principal aim of the proposed works which are the subject of this application is to enhance the security on the site and undertake some fabric repairs works. There have been a series of security issues and serious vandalism at the Hall which have demonstrated the need for improved security. The fencing to the outer moat perimeter is in very poor and deteriorating condition and as such BB Heritage Studio were requested to assess options for improving the fencing to the perimeter of the site alongside advising on the CCTV proposals (which have been detailed by MCC in-house). The different options considered for the outer moat boundary fencing are described later in the report.
- 1.6 Positive pre-app discussions have been held on site with Paula Burbicka (Manchester City Council Conservation team). This Heritage Statement concludes that the works do not cause harm to the heritage asset and are necessary and beneficial to the long term use and conservation of the asset. This Statement anticipates that there will be the requirement for an archaeological watching brief during the excavation for the new broadband cable.

2.0 Description of the Site

- 2.1 Clayton Hall is located within Clayton about 3km east of Manchester City Centre. The hall is a Grade II* listed structure and is located on a moated platform which is a Scheduled Ancient Monument. The moated platform is accessed via a separately listed Grade II bridge and the site is set within Clayton Park accessed via Ashton new Road and Clayton Hall Road.
- 2.2 Adjacent to the moated platform is the Grade II* listed Church of St Cross.

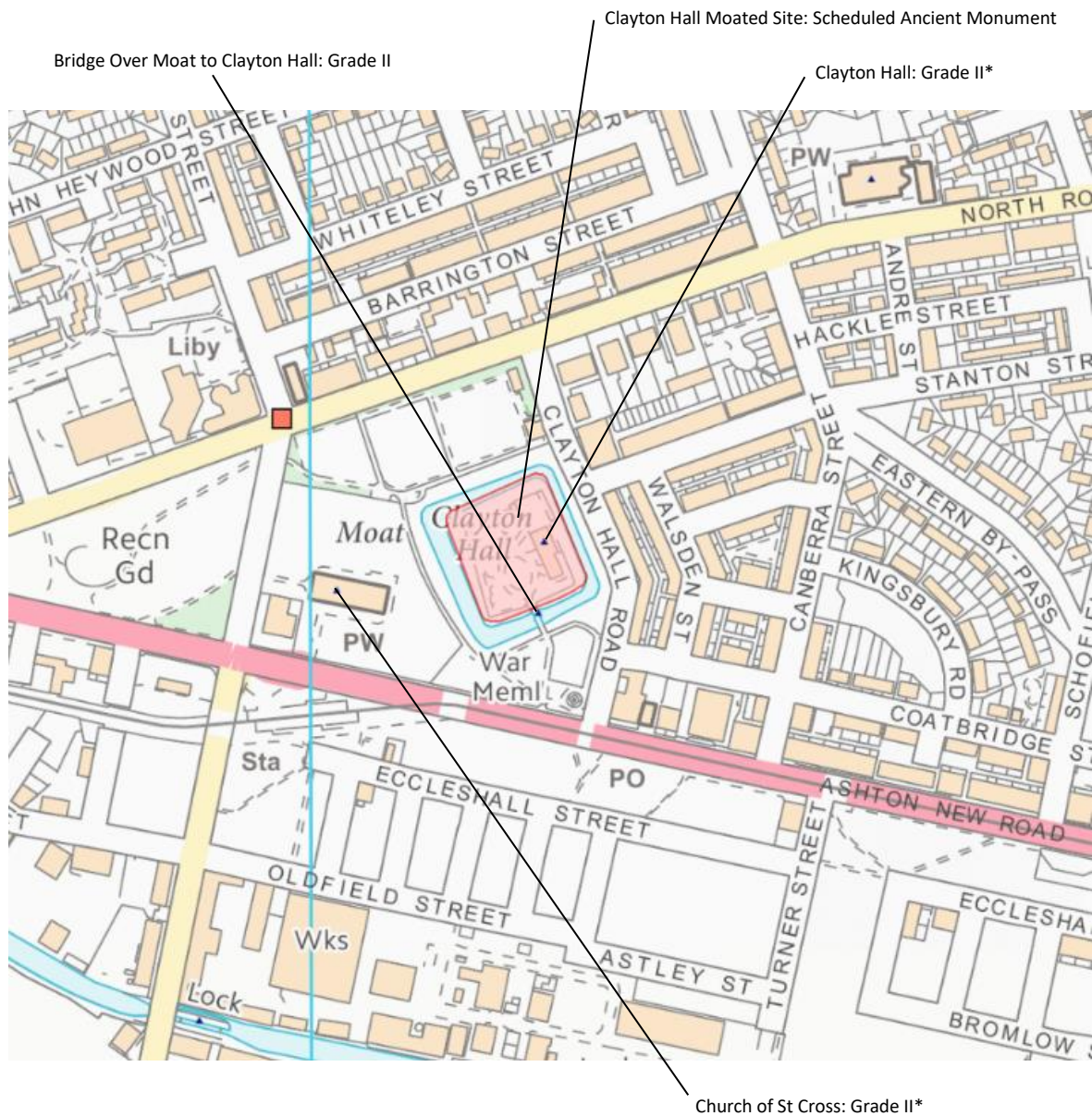


Fig 1: Proposed Site Location & Designated Heritage Assets

2.3 The listing notice for Clayton Hall contains the following information;

CLAYTON HALL

List Entry Number: 1197795

Location

CLAYTON HALL, ASHTON NEW ROAD

District: Manchester

District Type: Metropolitan Authority

Grade: II*

Date first listed: 25-Feb-1952

Remains of manor house, now two dwellings. Probably C15, altered in C16 and C17, partly rebuilt or enlarged in C18 and restored c.1900 and in C20. Red brick, some timber framing, stone slate roofs. Linear plan in 2 parts on north-south axis, the C15 or C16 southern half of 2 bays and single-depth plus a front corridor, and the later portion to the left double-depth and double-fronted. Two storeys, 3+3 windows. The earlier portion is of square-panelled timber-framing at 1st floor, probably formerly jettied but the ground floor rebuilt or enclosed in brick, and has a short gabled stair-turret offset right of centre with a bellcote on the ridge; the ground floor has a simple doorway to the left of the wing and a 2-light casement left of this; the upper floor has 3 wooden mullioned windows with diamond-pattern leaded glazing, 5 lights in the gable of the wing, 4 lights to the left, and 3 lights to the right, and a jettied gable with kingpost and raked struts. The right-hand gable wall has a very large external chimney stack of squared sandstone blocks, finished or rebuilt in brick at the top. The later portion to the left, of hand-made brick in English garden wall bond with stone quoins, has a segmental-headed doorway offset slightly left of centre with quoined stone surround, C19 diamond-paned casement windows of 3 and 3 lights to the left, 4 and 4 lights to the right, and 4, 2 and 5 lights at 1st floor, all with raised sills and rectangular stone lintels except that in the centre at 1st floor which has a brick label; rainwater heads dated 1900; and 2 ridge chimneys. Rear: southern portion has small-panelled timber-framing through both floors, and almost continuous wooden mullioned windows on both floors (probably insertions and recently restored). Interior: southern portion has small-framed partition walls of unusually high quality, with timbers of large scantling: an unusual longitudinal partition making a front corridor, and the lateral partition, with doorways which have nicked Tudor-arched lintels (including 2 blocked doorways at 1st floor of the partition); massive wallplates, that in the rear wall with motices of former wallposts and studs over the present windows; massive arch-braces to the tie-beams; rectangular stone fireplace in south gable wall with chamfered lintel (now blocked). Forms group with bridge over moat to south.

2.4 The scheduling list entry for Clayton Hall Moated Site contains the following information;

CLAYTON HALL MOATED SITE

List Entry Number: 1009330

Location

CLAYTON HALL, ASHTON NEW ROAD

District: Manchester

District Type: Metropolitan Authority

Date first scheduled: 08-Jan-1993

Reasons for Designation

Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. In some cases the islands were used for horticulture.

The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains.

Despite the loss of archaeological deposits from the surrounding moat Clayton Hall moated site survives well. Evidence of the earlier building phases of Clayton Hall will survive on the island as will further remains of the late 14th/early 15th century chapel.

- 2.5 The listing notice for the bridge over the moat contains the following information;

BRIDGE OVER MOAT TO CLAYTON HALL

List Entry Number: 1197796

Location

BRIDGE OVER MOAT TO CLAYTON HALL

District: Manchester

District Type: Metropolitan Authority

Grade: II

Date first listed: 06-June-1994

Bridge over moat to Clayton Hall. Probably C17. Coursed squared sandstone. Two segmental arches with arch-bands, central pier with triangular "cutwater" on each side making refuges to deck; stone bench along inner side of each parapet; stone gate posts at inner end. Forms group with Clayton Hall (q.v.).

EXISTING MUSEUM USE

- 2.6 Clayton Hall and its parkland setting is owned by Manchester City Council. The building has been in use as a Living History Museum by the Friends of Clayton Park since 2009. The southern timber framed section was in residential use until it was vacated in May 2014 and brought into the Museum.
- 2.7 Since 2009 the hall has been opened to the public as a Living History Museum between 11am and 4pm on the first and third Saturdays of each month, typically free of charge. The Friends also open the hall for school groups and adult groups by prior arrangement. In addition the hall is open for volunteer work every Tuesday and the second and fourth Saturdays of each month.
- 2.8 The Saturday open days typically attract an average of 40-50 people across the day and require 10 volunteers to be in attendance. There are no paid members of staff. The school and adult group visits are typically for around 30 visitors. Due to the size of the hall visitor numbers within the hall are restricted to a maximum of 60 people at one time, although externally the grounds can accommodate any waiting visitors.
- 2.9 Special events are held at key times in the Calendar, the busiest event is the Christmas open day which in the past has attracted 100 children plus their parents across the day.

- 2.10 The hall is very well served by public transport with Clayton Hall metro stop and bus stops in immediate proximity to the hall on Ashton New Road. There is off road parking to the streets around the hall. In addition there is a limited amount of parking on site to the area of hardstanding on the north west corner of the moated site. This provides circa 5 parking spaces for the volunteers and 3 parking spaces for disabled visitors.
- 2.11 In January 2014 Clayton Hall gained charitable status. The Charity 'Clayton Hall Living History Museum' is committed to ensuring that Clayton Hall is open to the public and that the story of the history of the Hall, its occupants and its place in the history of Clayton and Manchester is accessible to as wide a group as possible. The overarching objective of the Charitable Incorporated Organisation (CIO) is to preserve and protect Clayton Hall together with its moated site as a heritage centre for public benefit.

UNDERSTANDING THE SITE

- 2.20 In September 2014 BB Heritage Studio completed a Conservation Statement for Clayton Hall and its moated platform. The Conservation Statement drew together the various pieces of research previously undertaken and provided recommendations for further studies to enable a better understanding of the heritage asset and its site. This led to the production of a Desk Based Assessment (DBA) by Dr Peter Arrowsmith (refer to Appendix 1) and a building record by Matrix Archaeology (refer to Appendix 2) as well as structural and timber condition surveys and an initial feasibility study looking at landscape improvements and returning water to the moat. These studies have led to a much improved understanding of the development of the site, the potential for archaeology on the site and the significance of the standing buildings as well as their condition.
- 2.21 The Desk Based Assessment and Building Record provide very detailed documentary and site analysis. As such this section summarises the understanding of the site providing the context for the following Assessment of Significance and Assessment of Impact. The reports in the Appendices should be referred to for more detail.
- 2.22 Clayton Hall is a site of very considerable heritage significance and has a fascinating social, architectural and cultural history through its previous owners and occupiers.
- 2.23 From about 1200 until 1621 the manor of Clayton was in the possession of the Byron family who would have been responsible for building the first hall possibly as early as the 13th century, and then probably the moat in the mid-14th century.
- 2.24 In 1621 Clayton Hall and other lands were purchased by the brothers George and Humphrey Chetham. After his brothers death Clayton became Humphrey Chetham's main residence and the place where he died in 1653. The hall then passed through the Chetham family and through various owners and occupiers, including the Hoare family who constructed the Church of St Cross and adjacent school.
- 2.25 In 1893 the hall and adjoining land were purchased by the Corporation of Manchester. Restoration works were undertaken in 1900 by the architect Alfred Darbyshire. Further works were carried out in the 1970s when the hall was converted for residential use. It was during these works that the building was split into two sections with existing doorways at ground and first floor blocked up.
- 2.26 The DBA and building record further reinforce, and provide evidence for, the long held view that the present Clayton Hall is only a part of what would have been a much larger complex of buildings.
- 2.27 The extant timber frame in the southern section contains the earliest surviving fabric which has been visually assessed to be circa 1350 – 1450 in date. This structure is thought to have been the service wing for a large courtyard house and there is physical evidence for the original configuration and elevational treatment of this

wing. Later phases of construction have altered the external appearance of this southern section, the most recent being extensive external repairs circa 1970.

- 2.28 The inventories of Humphrey Chetham and his heir, alongside other sources such as the hearth taxes, provide robust documentary evidence for the size of the hall in the mid to late 17th century at which time the hall appears to have been at its peak size. What remains unclear is the event that caused a substantial part of the hall to be lost.
- 2.29 The brick section is thought to date from the late 17th – early 18th century, although as it is sited to the likely location for an earlier wing it may contain earlier fabric.

3.0 Assessment of Significance

3.1 An assessment of significance is a requirement for any planning application that affects a heritage asset. This section of the report provides an assessment of the heritage merit of the application site and adjacent heritage assets. The assessment has been carried out with reference to the heritage values as defined in the English Heritage document *Conservation Principles, Policies and Guidelines* which can be summarised as follows;

- Evidential value – the potential of a place to yield evidence about past human activity (i.e. archaeological interest)
- Historical value – the ways in which past people, events and aspects of life are connected through a place.
- Aesthetic value – the ways in which people draw sensory and intellectual stimulation from a place (i.e. architectural and artistic interest)
- Communal value – the meanings of a place for the people that relate to it.

3.2 A statement of significance follows which uses the following ‘grades’ of significance

- Exceptional – the elements of the heritage asset which are of exceptional value (equivalent to Grade I)
- High – the elements of the heritage asset which are of high value (equivalent to Grade II*)
- Considerable – the elements of the heritage asset which are of moderate value (equivalent to Grade II)
- Some – the elements of the heritage asset which are of some value (equivalent to local listing status)
- Neutral – the elements of the heritage asset which have neutral value
- Negative – the elements of the heritage asset which have a negative impact or are visually intrusive
- Undefined – any elements which could be of heritage value but have yet to be determined due to lack of available information

CLAYTON HALL MOATED SITE

3.3 Clayton Hall moated site is a scheduled ancient monument of national importance and exceptional significance.

The importance of the site is due to (but not necessarily limited to) the following;

- It is a rare example of an extant moated site in the Greater Manchester region.
- The moated site, its structures, and the surrounding area provide a rare physical link to the occupation and development of Clayton from the 13th century onwards.
- It is a rare example of a moated site that has retained evidence of its historic occupation with the retention of the structures on the site, including the Grade II* Clayton Hall and the Grade II bridge.
- The moated site, and potentially some of the surrounding area, will contain evidence relating to how successive generations occupied the site, including potentially significant below ground remains.

The site is considered to hold the potential for exceptional evidential value, as it is highly likely that there will be significant remains of previous structures. In addition the site has potential for considerable to exceptional historical value, dependant on the extent of below ground remains. The site has considerable aesthetic value, visually communicating the nature of a moated site and high communal value.

CLAYTON HALL

3.4 Clayton Hall is a Grade II* listed structure of national importance and high significance.

The importance of the building is due to (but not necessarily limited to) the following;

- it is a rare example in the Greater Manchester area of a manor house that has historic connections to the medieval period and extant fabric from the 14th / 15th centuries.

- The extant early fabric provide a rare example of a lodging wing which, whilst having experienced later phases of development, retains the principal form of its original construction.
- It was owned and occupied by successive families who have significance connections to local, regional and national history.
- The different ages of fabric provide evidence relating to how the successive generations occupied the site.

Clayton Hall is of considerable to high evidential value. Some of the evidential value has been partly diminished by later changes but the building still has the potential to yield significant evidence about past activity on the site. It is of high to exceptional historical value, having significant connections to key figures who were influential in local, regional and national history. It is of considerable to high aesthetic value and has exceptional communal value.

BRIDGE OVER MOAT TO CLAYTON HALL

- 3.5 As a structure, probably of the 17th century, the bridge is significant in its own right and is of considerable importance. It is a rare example of an extant stone bridge located in its original setting to an extant moat. This importance is enhanced by the group value of the bridge with the moat and Clayton Hall which is considered further to section 3.6.

GROUP VALUE & SETTING

- 3.6 The group of designated assets can be considered as being collectively of exceptional significance. Extant moated sites which have retained their access and evidence of the early buildings are very rare. At Clayton Hall this significance is enhanced by the park setting which has retained a unique feel within the moated enclosure. This has the potential to be further enhanced through considered landscape management and design and further assessment of the setting should include the wider park area. The relationship of the adjacent church which is linked to Clayton Hall through the Hoare family should not be overlooked.

Some ancillary structures within the moated site, including the mounting block are important and warrant further consideration. Others have neutral or negative impact including the outbuildings to the north.

4.0 Outline of Proposed Works & Assessment of Impact

4.1 INTRODUCTION

4.1.1 The principal aim of the proposed works which are the subject of this application is to enhance the security on the site and concurrently undertake some fabric repairs works which are increasing in urgency. There have been a series of serious events of vandalism at the Hall which have demonstrated the need for improved security. The fencing to the outer moat perimeter is also in very poor and deteriorating condition.

4.1.2 BB Heritage Studio were requested to assess options for improving the security of the site. A rapid options appraisal was undertaken in March 2022 which took on board previous suggestions made by Manchester City Council's in house team and assessed the pros and cons of these. The options considered were as follows;

OPTION 1: 6-8ft fencing to outer boundary including new gate to the outer side of the moat bridge.

Pros:

- will provide an additional level of fencing to the outer boundary which would inhibit unwanted access.

Cons:

- would have a visual impact on the setting of the Hall and the moat bridge, would also need to consider the setting of the adjacent church
- would not be able to completely stop unwanted access

OPTION 2: 6-8ft fencing to inner boundary (no gates to outer side of the moat bridge).

Pros:

- will provide an additional level of fencing to the inner boundary which would inhibit unwanted access.

Cons:

- would have a visual impact on the setting of the Hall and the moat bridge
- would not be able to completely stop unwanted access
- improvements would still be needed to the outer moat boundary fencing as in very poor condition

OPTION 3: 6-8ft fencing to the boundary at the bottom of the moat

Pros:

- less visible in the setting of the Hall and church.

Cons:

- would be difficult to detail to avoid easily climbable areas
- would ideally be located out of the scheduled ancient monument boundary
- would not be able to completely stop unwanted access

In considering the above options it was agreed to rule out the use of 6-8ft high fencing because of the visual impact it would have on the setting of the Hall and the fact that on its own it would not completely stop unwanted access. Further options were considered as follows;

OPTION 4: replacement fencing to the outer moat boundary on a 'like-for-like' basis plus CCTV and additional defensive planting

Pros:

- could be designed so as not to have a negative visual impact on the Hall
- will provide a significant improvement to the current situation

Cons:

- the height of the fencing will mean that this is still climbable so the additional measures of CCTV are required

OPTION 5: replacement fencing to the outer moat boundary on a 'like-for-like' basis plus CCTV and additional defensive planting and to include the aspiration to return water to the moat

Pros:

- could be designed so as not to have a negative visual impact on the Hall
- will provide a significant improvement to the current situation
- the possibility of returning water to the moat would provide a further deterrent to unwanted access

Cons:

- the height of the fencing will mean that this is still climbable so the additional measures of CCTV are required

4.1.3 There has been a long term aspiration to return water to the moat and in 2015 an initial feasibility study was undertaken to assess the hydrology issues and options for the moat construction. There is a significant opportunity to make major improvements to the setting of the Hall and moat bridge through enhancements to the moat. These proposals do not form part of this current application as there is more design analysis to be undertaken but this aspiration has informed the preferred option for the fencing and security proposals.

4.1.4 As such the preferred option is Option 5 which includes;

- A) CCTV security installation
- B) Replacement fencing to the outer moat boundary
- C) Vegetation removal and new planting to the inner and outer moat embankments
- D) Limited alterations to the inner moat boundary fencing

And the scope of works also includes;

- E) Fabric repairs to the Hall

The proposed works are described in more detail below with an assessment of their impact on the heritage asset.

4.2 A) CCTV SECURITY INSTALLATION

4.2.1 The CCTV installation will consist of 6no. cameras, 2no. tannoy (horn speakers) and 2no. radars which are to be building mounted. The proposed locations of the equipment is shown to the attached elevations, they are all to be located close to the projecting eaves so that they are not visually intrusive but will still be able to view a range of 120 degrees and up to 50 metres. There will also be a separate CCTV pole located outside of the moated platform within the adjacent park that will provide CCTV cover to the bridge access. Alternative options to provide CCTV cover to the bridge have been considered which included a pole on the moated platform (ruled out due to the potential impact on archaeology and the immediate setting of the hall) or CCTV equipment mounted on the existing gate pier (ruled out because it would be vulnerable to vandalism).

The CCTV installation will be served by a new broadband cable which requires new trenches to be excavated. The duct for the cable is approx. 100mm diameter and is to have cover of approx. 300mm so the new trench will be to a depth of approx. 400 mm and approximately 600mm wide. It is proposed that the trench route will follow the route of the existing mains electricity cable from the cabinet adjacent to Clayton Hall Road across the moat. A new section of trench will then be required up to the building and an additional section to serve the CCTV pole in the park. The trench will require Scheduled Monument Consent and is expected to require an archaeological watching brief whilst being excavated.

The new broadband cable will enter the building to the south west corner as shown to the plan and then route internally to the first floor where the CCTV control equipment will be located. This will require an external conduit to the lower part of the elevation and a new penetration through the masonry wall and then a conduit internally up to the first floor.

New wiring from the consumer unit will be required to the CCTV control equipment internally within the hall. Wiring to each of the camera points will run from the CCTV control equipment into the roof space and then will be concealed externally within conduit beneath the projecting eaves. The engineer responsible for the CCTV design has advised that a wireless system would not be suitable as each piece of equipment then needs its own power source which would either be battery or solar. These are vulnerable to vandalism and would increase the size of each individual unit. The wiring can be provided to each of the pieces of equipment in a manner which has very limited physical and visual impact on the historic fabric and as such this is the proposal.

- 4.2.2 The provision of CCTV to the building is necessary due to the significant episodes of vandalism. The locations of the cameras have been carefully considered to limit their visual impact. As such these works are assessed to not be harmful to the heritage asset and to provide benefit in the long term protection of the asset.

4.3 B) REPLACEMENT FENCING TO OUTER MOAT BOUNDARY

- 4.3.1 As existing there is fencing of varying types and conditions to the outer moat boundary. In a limited area the fencing (Type OD) was replaced as part of the works in 2017, however the majority of the fencing is in poor and deteriorating condition.

- 4.3.2 Drawing al(05)020 shows the different fencing types to the outer moat boundary which are as follows;

Type OA – low level metal loop top, height varies, large sections missing, hedgerow is growing between the fencing also in mixed to poor condition with sections missing.

Type OB – lower double loop onto low level masonry retaining wall with intermediate masonry piers, in very poor and deteriorating condition.

Type OC – taller (1220mm high) spike top railings to Clayton Hall Road boundary and terminating in a gate post at the Clayton Hall entrance to the park

Type OD – recent replacement railings.

- 4.3.3 It is proposed that all of the outer moat boundary perimeter fencing is removed and replaced with new fence type OC which is detailed as the existing type OC - 1220mm high with spike top. This will require the removal of the existing fencing (apart from the corner gate post onto Clayton Hall Road which is to be retained). It also requires the removal of low level masonry walls and posts to the boundary onto the bowling green to the north. None of the fabric to be removed is considered to be of heritage value.

The new fencing type will provide a consistent detail to the perimeter and is a significant improvement to the existing condition. Therefore these works are assessed to not be harmful to the heritage asset and to provide benefit in the long term protection of the asset.

4.4 C) VEGETATION REMOVAL & NEW PLANTING TO OUTER & INNER MOAT EMBANKMENTS

- 4.4.1 As noted above there are sections of vegetation, including patches of hedgerow which have grown into the fencing to the outer moat boundary. To enable the removal and replacement of the outer moat boundary fencing it will be necessary to remove this vegetation.

- 4.4.2 As part of the long term aspiration to return water to the moat there is also the aim to undertake significant landscape improvements to the outer and inner moat embankments as they are significantly overgrown. Detailed landscape proposals will be developed for these works. For this application the principal is that there will be vegetation removal to these areas and then replacement planting that will both provide a defensive boundary onto the moated platform but also allow views through to the moat area.

4.5 D) ALTERATIONS TO INNER MOAT BOUNDARY FENCING

- 4.5.1 It is proposed to remove a short section of fencing to the inner moat boundary and replace it with the typical detail seen to the larger part of the inner moat, which is low level and has a double loop with an intermediate fleur de lis detail. The fencing to be removed is in poor condition and not visually appropriate, therefore replacing it will provide a consistent detail at the entrance to the site and is considered to be beneficial to the heritage asset.

As this section of fence is located on the moated platform its replacement will also require Scheduled Monument Consent.

4.6 E) FABRIC REPAIRS TO THE HALL

- 4.6.1 It is proposed that there is a phase of repair works undertaken to the Hall which have been prioritised in a condition survey undertaken by The Morton Partnership (see accompanying report). These are;

- A) repairs to the timber frame to include some timber replacement, oakum caulking, lime fillets.
- B) repairs to the southern gable end where there is an area of structural movement
- C) patch roof repairs to address water ingress and also enable a detailed survey of the roof
- D) removal of masonry paint to the north and east elevations of the Hall, to the east in particular the existing masonry paint is causing deterioration of the stonework underneath.

These works will be subject to a detailed specification. They will all be beneficial to the long term conservation of the heritage asset.

5.0 Statutory Requirements

- 5.1 It is necessary to demonstrate that the proposed works meet the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF).

Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.2 Section 66 requires that: *In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any special features of special architectural or historic interest which it possesses.*

Response: In their careful consideration of the features of special architectural interest that both the building and the site as a whole possesses, the proposals have given special regard to the desirability of preserving those elements. The proposals have sought to provide enhancements to the security and fabric of the site without negatively impacting on the setting and visual appearance of the assets.

NPPF: CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT

- 5.3 Section 16 (paras 189 - 208) of the NPPF is specific to conserving and enhancing the historic environment.

- 5.4 Para 197 states *'In determining planning applications, local planning authorities should take account of:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.'*

Response: In its careful consideration of the key elements of heritage significance the proposed works ensure that they sustain and enhance the significance of the heritage asset and make a positive contribution to the character of the setting.

- 5.5 Para 199 states: *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation'.*

Response: The proposals seek to enhance the security of the site and undertaken critical fabric repairs both of which are giving weight to the asset's conservation.

- 5.6 Para 200 states: *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'.*

Response: There is no harm or loss of significance caused by the proposed works.

CONCLUSIONS

- 5.7 Clayton Hall is a Grade II* listed building on a moated platform which is the site of a scheduled ancient monument. The moated platform is accessed via a separately Grade II listed stone bridge. As such a Heritage Assessment is required to satisfy the requirements of the National Planning Policy Framework (NPPF). This report meets the requirements of the National Planning Policy Framework (NPPF). As required by the NPPF the statement considers the characteristics of the heritage assets and their setting in sufficient detail to understand the potential impact of the works on their significance.
- 5.8 Clayton Hall is owned by Manchester City Council and has been in use as a Living History Museum by the Friends of Clayton Park since 2009. The southern section was in residential use until it was vacated in May 2014 and brought into the Museum. There has been a series of security issues and incidents of series vandalism at the Hall which have demonstrated the need for improved security. In addition the fencing to the outer moat perimeter is in very poor and deteriorating condition.
- 5.9 Options for improving the fencing to the perimeter of the site alongside other security measures have been assessed which have led to the proposed scope of works. Positive pre-app discussions have been held on site with Paula Burbicka (Manchester City Council Conservation team). This Heritage Statement concludes that the works do not cause harm to the heritage asset and are necessary and beneficial to the long term use and conservation of the asset. This Statement anticipates that there will be the requirement for an archaeological watching brief during the excavation for the new broadband cable.
- 5.10 As such this Statement concludes that the proposals do not have a harmful impact on the designated heritage assets or their setting. The works are in accordance with Historic England guidance, the planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

Appendix 1: Desk Based Assessment

CLAYTON HALL, MANCHESTER



AN ARCHAEOLOGICAL ASSESSMENT – OCTOBER 2015

FOR MANCHESTER CITY COUNCIL AND
THE FRIENDS OF CLAYTON PARK

BY DR PETER ARROWSMITH, ARCHAEOLOGICAL CONSULTANT
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Summary

This report presents the results of an archaeological desk-based assessment of the moated site of Clayton Hall, Manchester, carried out on behalf of Manchester City Council and The Friends of Clayton Park. The moated platform is a Scheduled Monument, but this designation does not include the moat which has a concrete base. Clayton Hall, which stands on the platform, is a Grade II* Listed Building. The bridge which crosses the moat is listed Grade II.

Clayton Hall has passed through several main phases of ownership, occupation and use. From about 1200 until 1621 the manor of Clayton was in the possession of the Byrons, who can be credited with building the first hall and later, perhaps in the mid 14th century, of constructing the moat. The local importance of the family is reflected in their links with the parish and collegiate church at Manchester, the present cathedral, where they owned the Lady Chapel. During their period of ownership of Clayton the family accumulated estates within the Manchester region and elsewhere in the country. From the late 15th century their main seat of residence was in Nottinghamshire, firstly at Colwick and then Newstead.

In 1621 Clayton Hall and other lands were sold to the brothers George and Humphrey Chetham, whose fortune was based on the local textile trade. After George's death in 1627, Humphrey added to his estates by the purchase of Turton Tower. Clayton Hall was leased out between 1635 and 1641 but in the later years of his life was Humphrey's main residence and the place where he died in 1653. Humphrey's estates passed to his nephew George Chetham and, after his death in 1664, to George's son James Chetham, whose initials with the date 1686 are found on the horse mounting block at the hall.

In the late 17th or early 18th century the Chethams ceased to retain the hall for their own use. Instead it was leased to a tenant farmer. The earliest known of these was probably Thomas Whitaker in the 1710s. In the mid 18th century the tenancy was held by the Newton family, who also made a living as whitsters, or bleachers. The hall continued to be used as a farmhouse until the late 1820s, when the construction of the Ashton New Road turnpike divided the farm and its outbuildings.

In the 1830s the hall was reinvented as a residence for members of Manchester's middle class, and a succession of such tenants came and went until about 1855. It then found a more permanent use as a clergy house, first for the curate of Clayton's new Sunday school and then for the rector of St Cross. Both institutions were built by Peter Richard Hoare, who at this date was the owner of the hall.

In 1890 Clayton became part of the City of Manchester. Clayton Hall and adjoining land were bought by the Corporation in 1893 to create a recreation ground, although the rector of St Cross continued to live at the hall until 1896. After a period of uncertainty about the building's future, the Corporation restored the hall in 1900 to designs by the architect Alfred Darbyshire. Further work on the hall was carried out in the 1970s.

It has long been recognised that the present Clayton Hall contains only a part of a complex of buildings which once stood on the moated platform. Documentary sources of the 17th century support the view that this hall was a courtyard house, comparable to other examples in the region such as Ordsall Hall in Salford and Bramall Hall in Stockport. The 'hall', the focal point of a manor house, would have

been situated at a right angle to the present building, approximately in the centre of the moated platform. A gatehouse range, mentioned in the sources, was presumably located on the opposite, southern, side of the courtyard, where it would have been accessed via the bridge over the moat.

The historic building survey undertaken concurrently with the archaeological assessment interprets the standing timber-framed building as a lodging house, comparable to a late medieval example identified at Bramall Hall. This would have been distinct from the family's private accommodation and could have been used to accommodate other high-ranking members of the household or guests. From comparison with Bramall Hall, it is possible that at Clayton Hall the service rooms (the kitchen and the like) were located to the north of the lodging house, while the family's private accommodation was located on the opposite, western side, of the complex.

Licences to have an oratory at Clayton were given to the Byron family in 1365 and 1420, and there are references to a chapel at the hall in the 17th century, when the occasional baptism also took place. The chapel is supposed to have been a detached building situated in the north-west corner of the moated platform but a more likely location is in the south-west corner, as part of one of the courtyard ranges.

No documentary evidence has been found which shows when the greater part of this hall complex was lost, but a likely date is provided by the brick-built house which stands at the north end of the timber-framed building. Stylistically this is believed to date from the late 17th or early 18th century. It belongs to the tradition of the yeoman farmhouse rather than the hall of the gentry, and was presumably built to replace accommodation within the earlier hall.

Outbuildings of the hall were located in a large rectangular 'fold', to the south of the moat. In the early 19th century this contained three large buildings. One was a cruck-framed barn, known as the Oat Barn, which was demolished in about 1877. A second building, known as the Great Barn, was later converted to a shippon and workshop and was burnt down in 1852. The third building, the Wheat Barn, was possibly added in the very late 18th or early 19th century. This last building was later partly converted to a farmhouse; it remained standing into the 20th century.

It was reported in the late 19th century that buried remains relating to lost buildings of the hall had been uncovered on the platform. It is presumed that below-ground archaeological remains still survive on the platform but their extent and condition are at present unknown. It is also unknown as to whether any archaeological deposits survive below the concrete base of the moat.

In the case of the outbuildings, the sites of the Oat Barn and Great Barn were later built over by housing. These have been demolished. The site of the Great Barn is now vacant, while that of the Oat Barn has been landscaped. The site of the Wheat Barn is now occupied by a carwash. Photographs taken at the time of the demolition of the Oat Barn suggest that the likelihood of significant below-ground remains still surviving can be considered to be low. The extent to which below-ground remains survive of the Great Barn and Wheat Barn is at present unknown.

The report also highlights the potential for further archaeological investigations. In the case of the moated platform, a Scheduled Monument, a possible staged scheme of investigation is initially proposed which might add to understanding of the hall with limited disturbance of the below-ground deposits.

As a preliminary stage it is recommended that the moated platform is tested by geophysical survey to seek to locate potential remains belonging to the hall, and in particular to attempt to obtain evidence for the extent and layout of the building. This survey could include the use of ground penetrating radar in the tarmaced areas.

Depending upon the results of the geophysical survey, preliminary trial trenching could be carried out within selected areas. Topsoil and other overburden could be removed to the top of archaeological deposits, which could be cleaned and recorded in plan.

As a third stage, within these trial trenches selected features might be evaluated by excavation, to gain information on the depth, date and nature of the remains, particularly where such evidence may throw light on the wider development of the hall.

These initial works also could inform the potential for more detailed investigation in the form of community excavation, leading to possible display of the remains.

All the proposed works, including intrusive geophysical survey, would require Scheduled Monument Consent.

In the case of the moat, it is recommended that if any remedial works are carried out which expose the base of the moat below the concrete lining, an appropriate archaeological record is made of any underlying deposits. This could be carried out by a watching brief and, where warranted, trial trenching.

There is the potential for archaeological investigation of the site of the Great Barn to be carried out as part of any future works at Clayton Hall. It is recommended that the site is first evaluated by trial trenching. Should significant remains be found, this could be followed by excavation, which again could be community-based.

1. Introduction

1.1 Background

1.1.1 This report presents the results of a desk-based archaeological assessment of the moated site of Clayton Hall, Manchester, carried out on behalf of Manchester City Council and The Friends of Clayton Park.¹

1.1.2 Clayton Hall is a Grade II* Listed Building (GMSMR 1428.1.0). It comprises two main two-storey elements set in a single range (*Plate 1*). The southern part is a timber-framed building, of two bays which are flanked by a western extension containing a ground- and first-floor passage and a projecting stair turret. Adjoining this on the north is a later brick-built house with a double-depth, central staircase plan. Abutting this on the north is a single-storey wash house built in 1900.

The bridge over the moat is a Grade II Listed Building (GMSMR 12048.1.0). This is stone-built, with two arches and cutwaters to the central pier (*Plate 2*). The Listed Building Descriptions for the hall and bridge are given as Appendix 6 of this report.

The moated platform is a Scheduled Monument. As well as the hall, this contains a small park set out with lawns divided by tarmac drives and paths (*Plate 3*).

The base of the moat has been laid with concrete and is not included within the Scheduled Monument. The moat is currently dry and its sides are overgrown with trees. The Scheduled Monument Description is given as Appendix 7.

1.1.3 The northern part of the hall is used as a living history museum, and the southern, timber-framed, part has recently become vacant.

1.1.4 The desk-based archaeological assessment follows a Conservation Statement which was intended to inform the next steps for the living history museum and other potential routes for interpretation and community engagement, and which made recommendations for further research to increase understanding of the site, alongside other survey and repair works.

1.2 Aims

1.2.1 The desk-based archaeological assessment has aimed, as far as is reasonably possible, to:

- examine the historical evidence for the development, ownership, occupancy and use of Clayton Hall;

¹ Thanks are due to Norman Redhead, Heritage Management Director (Archaeology), and Lesley Dunkley, Historic Environment Record Officer, Greater Manchester Archaeological Advisory Service; Bernadette Bone, BB Heritage Studio, Conservation Architects and Consultants; Maria Luczak, Luczak Associates; and the Friends of Clayton Park.

- identify potential below-ground archaeological remains at the site, assess their significance and make recommendations for their future treatment, including the potential for community archaeology.
- 1.2.2 The study area is the moated site of Clayton Hall but the assessment has also considered the associated outbuildings which stood outside the moat.
- 1.2.3 The assessment has not included detailed study of the standing building of Clayton Hall, which is the subject of separate survey work.
- 1.2.4 Because of the quantity of material relating to the site owners and occupants, particularly Humphrey Chetham, this element of the research has focussed on the significance of these families and individuals for the understanding of Clayton Hall.

1.3 Methodology

- 1.3.1 The assessment has comprised a desk-top study and a site inspection dependent on accessibility and considerations of Health and Safety.
- 1.3.2 Archives and collections consulted include:
 - Greater Manchester Historic Environment Record, held by the Greater Manchester Archaeological Advisory Service
 - Chetham's Library
 - Friends of Clayton Park
 - John Rylands Library
 - Lancashire Record Office
 - Leicestershire, Leicester and Rutland Record Office
 - Manchester Archives
 - Manchester Central Library
 - Manchester Local Image Collection
 - Tameside Image Archive

The Greater Manchester Historic Environment Record has been consulted for information on sites comparable to Clayton Hall as well as for the hall itself.

- 1.3.3 Consultation has also been made with The Friends of Clayton Park.
- 1.3.4 The Greater Manchester Archaeological Advisory Service has been consulted on the findings of a draft report.

1.4 Location

- 1.4.1 Clayton Hall is located on the north side of Ashton New Road c 3km to the east of Manchester city centre, at NGR SJ 8812 9856. It lies at a height of c 79m AOD (Above Ordnance Datum).
- 1.4.2 Historically Clayton formed the western part of the township of Droylsden, within the parish of Manchester and the larger administrative division of the Salford Hundred which made up the south-east corner of Lancashire. In 1890 Clayton was absorbed within the City of Manchester.

1.5 **Geology**

- 1.5.1 As mapped by the British Geological Survey, the superficial geology of the Clayton Hall site comprises glacial till, or boulder clay. The underlying solid geology consists of mudstone of the Manchester Marls Formation, laid down in the Permian period.

1.6 **Sources**

- 1.6.1 The main published accounts of Clayton Hall are those found in John Higson's *Historical and Descriptive Notices of Droylsden* (1859), and volume 4 of the *Victoria County History* for Lancashire (1911). There is also much useful information in published works on Humphrey Chetham, in particular in Raines and Sutton's two-volume *Life of Humphrey Chetham* (1903).
- 1.6.2 To expand upon the published works, the present study has drawn upon a range of original sources. These include deeds, taxation records, probate records, and selective records of Manchester Corporation. Other sources consulted include census returns, trade directories and newspapers.

2. Owners and Occupants

2.1 The Byrons

2.1.1 Historically Clayton was a manor in the township of Droylsden which was part of the parish of Manchester. The place-name Clayton is a common one, and has an Old English derivation denoting a farm or settlement, **tun**, on clayey ground.² The extent of the manor of Clayton is shown on the Droylsden tithe map of 1847. Clayton Hall was centrally placed within the manor (*Figure 7b*).

2.1.2 The early history of ownership of the manor is described in the *Victoria County History*. From the late 11th century Clayton and Droylsden lay within the barony of Manchester, held by the de Grelley family whose estates included lands in East Anglia and the Midlands as well as in Lancashire. Clayton initially formed part of the de Grelleys' demesne, ie land under their direct control. Between 1194 and 1212, however, Robert de Grelley granted Clayton and other demesne land to Robert de Byron. The original grant was of Clayton, the remainder of Droylsden, and Barnetby in Lincolnshire, to which Robert de Grelley later added land in Failsworth. For a while Robert de Byron also held land under Robert de Grelley at Tunstead in Norfolk.³ These lands were given to de Byron in return for half a knight's service (a knight's service was originally the provision of a knight as and when required, but this could be transformed into an equivalent monetary payment).⁴ At Clayton the grant seems to have given de Byron one carucate, the amount of arable land which a team of eight oxen could plough each year. By contrast, his other land in Droylsden seems to have contained four oxgangs, land which four oxen could plough. In Failsworth, his land comprised half of the township and contained only two oxgangs.⁵ Clayton thus formed the most valuable part of Robert de Byron's lands near Manchester. It is a reasonable assumption that he was responsible for first building Clayton Hall.

Some of their land in Failsworth was given by Robert de Byron and Cecily his wife to Cockersand Abbey near Lancaster. Grants to monastic houses by local landowners were common at this period, and in this case the abbey leased the land back to the Byrons.⁶ In the 13th century Thomas de Grelley acquired the other half of Failsworth and granted this to Richard de Byron, Robert and Cicely's son.⁷

2.1.3 In the second half of the 13th century Sir John de Byron added to the family's estates. In about 1260 he came into possession of the manor of Royton.⁸ Through his wife Joan he obtained the manor of Butterworth in the parish of Rochdale,⁹ and in 1295 the couple acquired the manor of Farlington in North Yorkshire.¹⁰

² Ekwall 1922, 36.

³ Farrer & Brownbill 1911a, 282 with n 20. The tradition is also found that Robert de Byron's wife Cecilia, or Cecily, was the heiress to the manor of Clayton and that it was as a result of this marriage that he acquired the manor (Raines 1849, 68 n 8; Higson 1859, 37).

⁴ Tait 1904, 13.

⁵ Farrer & Brownbill 1911a, 273.

⁶ Farrer & Brownbill 1911a, 274 with n 13.

⁷ Farrer & Brownbill 1911a, 273 with n 9.

⁸ Farrer & Brownbill 1911a, 283 with n 28; 1911b, 113.

⁹ Farrer & Brownbill 1911a, 283 with n 27; 1911b, 213.

¹⁰ Farrer & Brownbill 1911a, 283 n 31.

By 1301 their estates had passed to their son, also named Sir John de Byron. In that year he and his son Sir Richard de Byron headed the list of witnesses to Manchester's borough charter.¹¹ Sir Richard de Byron is said to have been given a grant of free warren, ie the right to hunt, in Clayton, Royton, Butterworth, and other manors.¹² He died in about 1347 and was succeeded first by his son Sir James de Byron and then in about 1352 by his grandson Sir John de Byron, who had fought at the battle of Crecy in 1346 and taken part in the siege of Calais. In 1365 he obtained a licence for an oratory, or private chapel, at Clayton from the bishop of Lichfield, in whose diocese the parish of Manchester then lay.¹³

- 2.1.4 Sir John de Byron died in 1380 and was succeeded by his brother Sir Richard de Byron. He married Joan de Colwick, and thereby added the manor of Colwick, in Nottinghamshire, to the family estates.¹⁴ The acquisition was to lead a century later to Nottinghamshire becoming the Byrons' centre of power.
- 2.1.5 Sir Richard de Byron died in 1397. His son and successor Sir John Byron, who came of age in about 1408, acquired lands in Blackley and Gorton.¹⁵ In 1420 he and his wife Margery obtained licenses for oratories at Clayton and Butterworth,¹⁶ indicating that they also had a manor house within their Rochdale estate. The period of Sir John Byron and his son Nicholas represented a high point for the family's fortunes in Lancashire, where Sir John was sheriff of the county from 1437 to 1449, and Nicholas succeeded him in that office until 1460.¹⁷

The local importance of the family at this period is illustrated by their association with Manchester's parish and collegiate church, now the cathedral. In 1421 Thomas de la Warre, the lord of Manchester, obtained a licence for the church to be refounded so that it was now served by a college of priests.¹⁸ In the 15th and early 16th centuries the church was rebuilt in the Perpendicular style, beginning with rebuilding of the chancel by the first warden of the college John Huntingdon, who died in 1458. The Lady Chapel, at the east end of the new chancel, was the Byron's property. It served as a burial place for family members and as a chantry at which a priest would give prayers and hold mass for their souls.¹⁹ The chapel once contained a marble base inlaid with brasses of a knight and lady. The base itself was destroyed when the east end of the cathedral was badly damaged during the blitz of 1940, but the remains of the brasses had been removed from the base before that date and can now be seen in the south aisle of the chancel. It is believed that the effigies are of Sir John Byron and his wife Margery.²⁰ It is possible that

¹¹ Harland 1861, 237-8.

¹² Farrer & Brownbill 1911a, 283.

¹³ Farrer & Brownbill 1911a, 283-4.

¹⁴ Farrer & Brownbill 1911a, 284.

¹⁵ Farrer & Brownbill 1911a, 284.

¹⁶ Farrer & Brownbill 1911a, 284 n 42; 1911b, 214.

¹⁷ Farrer & Brownbill 1911a, 284.

¹⁸ In 1422 Thomas de la Warre gave the site of his manor house to provide accommodation for the college. Within a few years new buildings were erected there for that purpose, which in the 17th century became Chetham's Hospital and Library. Among the witnesses to the grant of 1422 was Sir John Byron (Hibbert-Ware 1848, 174-5).

¹⁹ The church at Manchester was noteworthy for the number of chantry chapels of local wealthy families. Others were built next to the choir aisles, where two still survive as the Jesus Chapel and the present Regimental Chapel, or next to the nave, where in the 19th century they were rebuilt as the present outer aisles.

²⁰ Letts 1883.

the Byron family had a private chapel in the church even before Sir John's time. The arch through which the Lady Chapel is entered from the chancel is of a 14th-century date, and so is earlier than John Huntingdon's rebuilding of the chancel. However, the bases on each side of the arch are of a style which is correct for his period.²¹ The implication is this arch had formed part of the pre-collegiate church, presumably as part of an earlier Lady Chapel.

- 2.1.6 By the end of the 15th century the principal seat of the Byrons seems to have moved from Lancashire to their estate at Colwick at Nottinghamshire. Nicholas Byron's successor Sir John Byron, who died in 1488/9, had a monument in Colwick parish church. It was at Colwick that his brother and successor Nicholas Byron, who died in 1504, drew up his will and asked to be buried. He had a window placed in the church, with a petition to pray for himself and his wife.²² In 1540 Nicholas's son and heir John Byron added to the family's Nottinghamshire estates by acquiring the former Augustinian priory of Newstead, dissolved by the crown in 1539, and he subsequently rebuilt this monastic house as his own residence.²³ John Byron died in 1567. In his will, drawn up in 1558, he described himself as 'of Newstead' and instructed that he was to be buried in Colwick parish church, 'wheresoever I shall happen to die'.²⁴

Furthermore, in the late 16th century the relative importance of Clayton within the Byrons' Lancashire estates seems to have changed, so that their preferred residence was Royton Hall. John Byron who died in 1567 had no children by his first wife and named as his successor his son John, one of several children born from a relationship with Elizabeth Haugh of Blackley whom he later married. In a list of freeholders in 1600 this later Sir John Byron is described as 'of Royton' and it was from Royton that he wrote to local magistrates in 1588.²⁵ It was also at Royton that in September 1596 Sir John Byron was visited by John Dee, the warden of the collegiate church at Manchester, over a dispute about the boundary of Failsworth Common.²⁶ Excavations carried out at Royton Hall in 2005-6 found evidence of a substantial rebuilding believed to date to the late 16th century.²⁷

- 2.1.7 In 1603 the family estates were inherited by Sir John Byron's son, also named John, who was knighted in that same year. Because of debts, he sold off most of the Lancashire properties. The manor of Clayton, along with associated lands in Droylsden, Failsworth, Manchester, Ashton and Woodhouses, was bought in February 1621 by the brothers George and Humphrey Chetham for £4700. At this date the hall seems to have been occupied by the heir apparent to the Byron estates, since it was described as being sold to the Chethams by Sir John Byron the elder of Newstead Abbey and Sir John Byron the younger of Clayton.²⁸ The purchase by George and Humphrey Chetham in 1621 included the Byrons' chapel in the parish and collegiate church. This now became the burial place of successive members of the Chetham family,

²¹ Clare Hartwell, pers comm.

²² Farrer & Brownbill 1911a, 285;

<http://www.historyofparliamentonline.org/volume/1509-1558/member/byron-%28beron%29-sir-john-148788-1567>

²³ Pevsner & Williamson 1979, 204.

²⁴ Earwaker 1893, 133-6.

²⁵ Farrer & Brownbill 1911b, 113 with n 18.

²⁶ Fenton 1998, 279.

²⁷ Thompson *et al* 2007.

²⁸ Raines & Sutton 1903, 19. In about 1622 Royton was sold to the Standish family of Standish (Farrer & Brownbill 1911b, 113).

including Humphrey Chetham himself, although he, unlike later members of the family, had no grave memorial.²⁹

At the time of the purchase, the manor of Clayton essentially comprised the hall and its demesne, with no other farms or cottages.³⁰ Clayton Mill belonged to the manor but actually stood on the north side of the River Medlock, in Failsworth.³¹ The manor also included a deer park.

2.2 The Chethams and their heirs

2.2.1 The career of the Manchester merchant, landowner and benefactor Humphrey Chetham (1580-1653), whose bequests founded the Chetham's Library and Hospital, or school, for poor boys, has been described in detail by Raines and Sutton, and recently by Stephen Guscott.³² Only key details are given here. Humphrey and his older brother George Chetham made their fortune from the region's early textile industry. Humphrey managed the Manchester end of the business which supplied the raw materials to weavers and bought their cloth, while George was based in London, the main market for their goods. From about the mid 16th century the Chethams' family home was Crumpsall Hall, which on the death of Humphrey's father in 1603 passed to his eldest son James. Initially the Crumpsall estate was not the family's own property but was leased from the Prestwiches of Hulme until 1622 when James Chetham bought the freehold. In buying the Clayton Hall estate in 1621 George and Humphrey Chetham were thus acquiring land of their own.

In 1622 Humphrey's younger brother Ralph may also have been living at Clayton Hall, for the registers of Manchester Cathedral record that in April of that year Ralph Chetham's daughters Martha and Ellen were baptised 'at Cleaton'.³³

In about 1625 George Chetham moved from London to join Humphrey at Clayton Hall.³⁴ He died there in 1627, leaving Humphrey Chetham in sole ownership of the estate. In 1628 Humphrey also bought the Turton Tower estate, to the north of Bolton, from the Orrell family for £4000.³⁵

As Guscott points out, the acquisition of these estates was not simply a case of a wealthy merchant aspiring to be a member of the local landed gentry. Rather land was one of a range of areas in which Humphrey Chetham invested the profits from the textile business, and which also included money lending and mortgages.³⁶ The Clayton Hall estate provided income from the rents of tenants, from farming and also potentially from coal mining, which is documented in Clayton in Humphrey Chetham's time. The herd of deer at Clayton seems to have been sold at an early stage in the Chethams' ownership, allowing the land to be put to more productive use.³⁷

²⁹ Palmer 1830, 338-42.

³⁰ Chetham's Library, Chetham Private Papers vol 4, p 4.

³¹ Crofton 1905, 228-30.

³² Raines & Sutton 1903; Guscott 2003a & 2003b.

³³ Brierley 1918, 53.

³⁴ Raines & Sutton 1903, 21-2.

³⁵ Guscott 2003a, 62.

³⁶ Guscott 2003b.

³⁷ Guscott 2003a, 88-94.

2.2.2 In November 1635 Humphrey Chetham leased Clayton Hall, with demesne land and other tenements, for a period of ten years to James Jolly, a clothier of Droylsden, for an annual rent of £300.³⁸ The lease stipulated that Chetham reserved the use of 'one litle Clossett in the dyneinge Parlor' and the 'Chamber standinge or beinge over the gatehowse', together with 'all that Stable called the new stable', and 'the 'Paddock'.³⁹ In 1641 Jolly ended the lease and sold his furniture at Clayton Hall to Humphrey Chetham.⁴⁰ In February 1642 the burial register of Manchester Cathedral included an entry for 'Robert Hillton decessed at Clayton Hall'.⁴¹ Hilton has not been otherwise identified and was possibly a guest of Humphrey Chetham or a member of his household.

A further lease of Clayton Hall occurred in the early 1650s. In May 1650 Humphrey sold to his nephew George Chetham a number of items of furniture and other household goods at the hall, along with livestock and grain.⁴² In March 1651 it was recorded that George Chetham paid an annual rent of £250 for the demesne of Clayton, and had bought 'goods and chattels & howsehold stuffe' from Humphrey worth £260.⁴³ The lease seems to have been for only part of the hall, for an inventory compiled in May 1650 lists a number of rooms containing items of furniture which Humphrey retained.⁴⁴ The lease also seems to have come to an end after one year, for in May 1651 George sold his uncle goods worth £209.⁴⁵ From a reference in Humphrey's will, the George Chetham who was the recipient of this lease was the son of his younger brother Ralph.⁴⁶

In the later years of his life, Clayton Hall was Humphrey Chetham's main residence. From 1648 onwards Turton Tower was leased to George Chetham, the son of his older brother James.⁴⁷ At Clayton, the elderly Humphrey was cared for by George Travis, the son of his sister Anne. In his will of December 1651 Humphrey bequeathed £50 to this nephew, who 'doth now live with mee at Cleyton'.⁴⁸ At was at Clayton Hall that Humphrey died on 20 September 1653.⁴⁹ His probate inventory records that the majority of his household goods were located there, with relatively few at Turton.⁵⁰

2.2.3 On Humphrey's death, his estates passed to his nephew George Chetham of Turton Tower. He appears to have retained Turton as his own main residence until his death in December 1664. In his will he requested to be buried in 'my Chappell within the parish Church of Manchester called Cleyton Chappell [ie the Lady Chapel] as neare as may be to the place there where my twoe late wives lye buried'.⁵¹ His gravestone still survives in the Cathedral, but has been moved from the Lady Chapel to the west end of the north aisle of the nave. The inscription describes him as 'of Turton and Clayton' ('de Turton et

³⁸ Higson 1859, 40-1.

³⁹ Chetham's Library, Chetham Deeds E.1.11, Parcel X1/4.

⁴⁰ Guscott 2003, 14; Chetham's Library, Chetham Private Papers vol 4, pp 26, 28, 30.

⁴¹ Brierley 1919, 528.

⁴² Chetham's Library, Chetham Private Papers vol 4, pp 122, 124.

⁴³ Chetham's Library, Chetham Private Papers vol 4, p 125.

⁴⁴ Chetham's Library, Chetham Private Papers vol 4, p 122; see Appendix 1.

⁴⁵ Chetham's Library, Chetham Private Papers vol 4, p 126.

⁴⁶ Raines & Sutton 1903, 239.

⁴⁷ Axon 1903, 50.

⁴⁸ Guscott 2003a, 33; Raines & Sutton 1903, 256.

⁴⁹ Raines & Sutton 1903, 42.

⁵⁰ Raines & Sutton 1903, 263-76.

⁵¹ LRO WCW.

Cleyton'). Modern accounts disagree as whether he died at Clayton⁵² or Turton,⁵³ but the entry for his burial in the Cathedral register make it clear that his death was at Turton: 'George Chetham, Clayton, Esq. decd at the Hall of Turton'.⁵⁴ He described himself as 'of Turton' in his will, and his probate inventory shows that the bulk of his household goods were kept there. It was also at Turton that his eldest son is said to have died in 1659.⁵⁵

During the ownership of George Chetham there are references to baptisms being carried out at Clayton Hall (*Table 1*). Two sons of 'John Wowarck' of Clayton were baptised here in 1656 and 1659, and a son of 'John Hooll', described as of Droylsden, in 1661. It is possible that these were the children of tenants, as other evidence suggests that George Chetham, like Humphrey before him, may have rented out part of the hall (see below, 3.2.5).

17 October 1656	Thomas s. of John Wowarck of Cleeton bap: at Cleeton Hoole in Droylesden
13 January 1659	William. s. of John Wowark of Cleeton bap: at Cleeton hole
14 February 1661	John s. of John Hooll of Droylesden bap: at Cleeton Hool
12 Dec 1697	John s. of James Neeld by M ^r Dickosson Minister at Gorton living at Cleaton Hall

Table1: Baptisms at Clayton Hall, recorded in the registers of St James's Chapel, Gorton. Source: Brierley 1913.

- 2.2.4 After George's death in 1664, the estates passed to his son James Chetham. In May 1665 an agreement was made between James and his widowed mother Katherine Chetham, both of whom are described as 'of Turton', by which Katherine was given an annual income of £74 from the Clayton Hall estate.⁵⁶ James died in May 1697, and was described as 'of Turton' ('de Turton') on the gravestone which still survives in Manchester Cathedral. (Like the gravestone of his father, this has been moved from its original position in the Lady Chapel to the west end of the nave). Similarly the entry of his burial in the Cathedral register describes him as 'James Chetham, Turton, Esq'.⁵⁷ However, it is uncertain as to whether James leased out Clayton Hall at all or retained it solely for his own use. The Hearth Tax returns imply that in 1666 and 1673 he was the occupant as well as the owner (see below, 3.2.4).

In December 1697 the register of Gorton chapel recorded the baptism of a son of a 'James Neeld by M^r Dickosson Minister at Gorton living at Cleaton Hall' (*Table 1*). This was presumably the Thomas Dickenson who is reported to have preached at Gorton chapel and to have moved to Northowram, near Halifax, in 1702. Dickenson was not the Anglican rector of Gorton chapel but

⁵² Axon 1903, 50.

⁵³ Scholes 1880, 24.

⁵⁴ Flitcroft & Leech 1949, 146.

⁵⁵ Axon 1903, 50-1.

⁵⁶ JRL CLD 1409.

⁵⁷ Leech *et al* 2015, 422.

at this period the building appears to have been shared by Presbyterians.⁵⁸ No other information has been found about Dickenson's time at Clayton Hall, and it is unknown as to whether this was as a guest or tenant of the Chethams.

- 2.2.5 In 1697 James Chetham was succeeded by his eldest son Samuel. He was described as 'of Turton' in 1714, at the time of his marriage to Mary Holt.⁵⁹ She was one of four daughters who were co-heirs of the estate of James Holt of Castleton in Rochdale who died in 1712. Samuel Chetham acquired the whole of the Castleton estate by purchasing the other three shares. He also made Castleton Hall his residence, adding a large new wing to the earlier manor house.⁶⁰

When Samuel died in 1745, his estates briefly passed to a younger brother Humphrey. When he in turn died in 1749, they were inherited by a cousin, Edward Chetham of Nuthurst, the last Chetham male to own Clayton Hall.⁶¹

- 2.2.6 On Edward Chetham's death in 1769 his estates were divided between his two daughters. Clayton and Turton were among the lands given to the elder of these, the widow Alice Bland. She died in 1774 leaving an only daughter, Mary, the wife of Mordecai Greene. Their son James died in 1814 leaving five daughters as co-heirs. In 1833 the estates were divided among them, with Clayton being given to Arabella Penelope Eliza. She was the wife of Peter Richard Hoare, son of Sir Richard Hoare, baronet.⁶² Clayton Hall then remained in the Hoare family until 1893 when it was sold to Manchester Corporation (see below, 2.6.1).

2.3 Clayton Hall as a tenant farm

- 2.3.1 For over a century from the time of Samuel Chetham until about 1830 there is evidence for Clayton Hall being leased out to a succession of tenant farmers. The earliest known of these was probably Thomas Whitaker. The registers of All Saints, Newton Heath, contain several references to his family. On 7 December 1716 Francis Browne of Newton married 'Alice Whitaker of Clayton'. On 25 June 1718 the funeral took place of Thomas's wife. Thomas himself, of 'Clayton, farmer', was buried on 12 May 1722.⁶³ He may have been followed as the tenant by John Edge of 'Cleton Hall' who was buried at the Newton Heath chapel in April 1728.⁶⁴
- 2.3.2 By the 1740s the tenant was Edmund Newton. The Newton Heath registers recorded the baptism of Betty the daughter of Edmund Newton of Clayton on 15 March 1741, and the burial of Joseph, the son of Edmund, on 13 December 1747.⁶⁵ His tenancy was renewed in October 1748 when Humphrey Chetham of Castleton granted to Edmund Newton of Clayton Hall, yeoman, a new lease for 21 years.⁶⁶

⁵⁸ Farrer & Brownbill 1911a, 278-9 with n 51.

⁵⁹ LLRRO DE728/636.

⁶⁰ Farrer & Brownbill 1911b, 203, 224.

⁶¹ Axon 1903, 54-5, 63-4.

⁶² Farrer & Brownbill 1911a, 285; 1911b, 275.

⁶³ Cadman 2004, 197, 222, 224.

⁶⁴ Cadman 2004, 230.

⁶⁵ Cadman 2004, 68, 245.

⁶⁶ JRL CLD 378.

In August 1764 the Newton Heath registers recorded the baptism of Esther, the daughter of Edmund and Mary Newton of Clayton.⁶⁷ This Edmund was possibly the son of the lessee in 1748, for there are later references to an Edmund Newton the younger and elder.

In the 1770s the Newtons of Clayton Hall also made a living as textile bleachers or 'whitsters'. This was in a period before the advent of chemical bleaching when cloth, after preliminary treatment, was spread out in fields and bleached by exposure to sunlight. Higson records a number of Droylsden farms which carried out bleaching in this way in the 18th century.⁶⁸ A notice in the *Manchester Mercury* in August 1770 records the absconding of an apprentice working under Edmund Newton:

‘ELOPED

The 29th of July 1770, from his Master, Edmund Newton's Service, Whitster, at Clayton Hall, near Manchester, THOMAS ROBERTS, about 19 Years of Age, near 5 Feet 8 Inches High, with dark brown Hair; had on a light drab Frize Coat, blue Cotton Velvet Waistcoat, and Leather Breeches. This is to warn all Persons not to harbour or employ the said Apprentice, and if he will return to his Service, and behave well, he will be kindly received'.⁶⁹

In November 1771 'Edmund Newton the Younger, of Clayton Hall' was one of two men appointed as the trustees of the property of two whitsters who were bankrupt.⁷⁰

Edmund Newton 'the elder', at an unknown date, bought the Firs Hall estate in Failsworth. In his will, made in September 1773, he left his property to Edmund Newton junior 'of Clayton, yeoman'.⁷¹ It was possibly on succeeding to this estate that Edmund Newton the younger gave up the lease of Clayton Hall.

- 2.3.2 Higson, who states that Edmund Newton remained the occupant until 1772, writes that he was followed by John Wood, 'who farmed the estate for about twelve years...Coming into the possession of the Thornleys, of Audenshaw, Thomas Roberts farmed in nine years – first for them on commission, and afterwards on his own account. Samuel Howard followed in 1803, and was succeeded by Benjamin Worswick, about 1823, who farmed for the co-heirs. He built the "Humphrey Chetham" public-house, and some cottages at West End, and failing, afterwards emigrated to America'.⁷²

From other evidence it appears that John Wood was at the hall in 1776, when a quantity of trees on his and other tenements in Droylsden was put up for auction.⁷³ Further information of the tenants in the period described by Higson is provided by the Land Tax assessments which survive for Droylsden for 1780-1832.⁷⁴ In these John Wood can be identified as the occupant listed for the years 1780 to 1793, followed by Thomas Roberts in 1794-1802, and John

⁶⁷ Cadman 2004,104.

⁶⁸ Higson 1859, 81-6.

⁶⁹ *Manchester Mercury* 7 August 1770, p 4, col 3.

⁷⁰ *Manchester Mercury* 26 November 1771, p 3, col 2.

⁷¹ Crofton 1905, 358.

⁷² Higson 1859, 45.

⁷³ *Manchester Mercury* 12 March 1776, p 4, col 2.

⁷⁴ LRO QDL/S/35.

Thornely in 1803. In an account of the custom of rushbearing published in the 1870s, the name of the farmer at Clayton Hall in 1793 is given as John Wall.⁷⁵

The will of John Thornely, now held at Lancashire Record Office, was drawn up on 29 July 1803, in which he described himself as 'of Clayton Hall in the parish of Manchester'.⁷⁶ He bequeathed to his wife Ann all his household goods and furniture and 'also my Watch and Library of Books', with the proviso that after her death the watch was to be given to his nephew John Thornely of Hyde. The will shows that John was farming the estate, for he instructed that 'all the Farming Stock such as Hay Corn Cattle and Husbandry Geers which I shall be possessed of at the time of my death be sold'. Probate was issued on the 13 January 1804. It was been recently stated that John Thornely of Clayton Hall was the owner of Clayton Colliery, established c 1790.⁷⁷ Documents relating to John Thornely of Clayton Hall are also held in the Liverpool Record Office and might be consulted as part of any future research.⁷⁸

A James Howard appears as the occupant in the Land Tax assessments in 1804, Samuel Howard in 1805-20 and Elizabeth Howard in 1821-3. The death of Samuel Howard of Clayton Hall is recorded in 1820; Elizabeth, the widow of 'the late Samuel Howard, Esq, formerly of Clayton Hall', died in 1832.⁷⁹

In 1824-6 the Land Tax assessments show the hall as both owned and occupied by 'Edward Frere and others'. Edward Frere was the husband of Mary Ann, one of the five daughters and co-heiresses of James Greene (see above, 2.2.6).⁸⁰ Other evidence confirms that Edward lived at the hall during this period, for listed in a trade directory in 1825 we find 'Edward Freer', yeoman, at Clayton Hall.⁸¹

Frere does not appear to have stayed here long, for in 1828-9 the Land Tax assessments name the occupant as Benjamin Worswick. This is five years later than the date given by Higson for his association with the hall. Worswick's financial failure, mentioned by Higson, occurred several years after his departure from the hall, with him being declared bankrupt in 1838.⁸²

- 2.3.3 Worswick appears to have been the last tenant farmer at the hall. For the years 1830-2 it has not been possible to identify the property within the Land Tax assessments. However, in January 1833 when the estates of James Greene were divided among his daughters, Clayton Hall was described as 'in hand', ie untenanted. By this date the hall had lost most of its farmland, which was divided instead among other tenant farms.⁸³

⁷⁵ Crofton 1904, 167.

⁷⁶ LRO WCW.

⁷⁷ Miller 2013, 10.

⁷⁸ Liverpool Record Office 920 NIC/27/1;

<http://discovery.nationalarchives.gov.uk/details/rd/678eff9b-ed23-47e9-96e9-de7a77ed81ca>

Later members of the Thornely family operated Clayton Colliery in partnership until 1819 (*London Gazette* 1 May 1819, p 760).

⁷⁹ *Manchester Mercury* 6 June 1820, p 4 col 6; *Manchester Courier* 17 November 1832, p 3 col 7.

⁸⁰ Higson 1859, 45.

⁸¹ Baines 1825, 681,

⁸² *London Gazette* 2 February 1838, p 248.

⁸³ Friends of Clayton Park, copy of Extract from Schedules to Deed of Partition.

2.4 'The accommodation of a respectable family'

- 2.4.1 This change was probably a result of the construction of Ashton New Road, a branch of an existing turnpike road, running from Audenshaw to Manchester. The new road was authorized by Act of Parliament in 1825.⁸⁴ The completed road appears on Hennet's county map of 1828-9, along with North Road (*Figure 5*). These roads divided the farmland attached to the hall. Ashton New Road also ran through the 'fold' or yard containing the hall's three large outbuildings, which in c 1830 were divided between new farms (see below, 3.3.3).

At the same time, the construction of Ashton New Road improved transport links with Manchester. In the early 19th century, when new residences were being built on the outskirts of the industrial city for its middle class, this presented a new opportunity.

Thus in July 1838 the local press carried an advertisement for,

'CLAYTON HALL. - TO BE LET, for a term of years, this ancient RESIDENCE of the Chetham family. The grounds have been kept up in their original good order. The house is ancient, but contains a sufficient number of rooms, both below and above stairs for a large respectable family. The owner would have no objection to allow for any necessary or valuable improvement that might be agreed upon. The house and gardens are enclosed by a moat, in perfect order, over which there is a stone bridge to the inner gates. There are new iron gates enclosing the grounds from the road which runs at about one hundred yards from the hall. There are luxuriant plantations on the north and east side of the grounds. The moat also has a rich belt of shrub and forest trees; the gardens are all well stored with fruit trees and flowering shrubs. There are fish-ponds and retired walks in the plantations and grounds; the whole free from any annoyance from cottage property. Clayton Hall is situate about two miles from Ancoats-street Manchester, and is upon the new turnpike road leading from Manchester to Ashton-under-Lyne, which has been newly paved the whole length.- May be viewed any day from ten to two o'clock by a ticket of admission from Mr. JOHN BRADBURY, Clayton Colliery.- Would be an admirable premises for a ladies' boarding school'.⁸⁵

The census of 1841 shows that the hall was then occupied by Joshua Todd and Henry Todd, attorneys at law (*Table 3*). It is also given as the place of residence of Joshua Todd, attorney, in trade directories of 1841 and 1843, his business address being at 7 Norfolk Street in Manchester.⁸⁶

- 2.4.2 In June 1843, however, the property was again advertised to let:

'To BE LET, within two miles of Manchester, on the Ashton New Turnpike Road, suitable for the accommodation of a respectable family, CLAYTON HALL, with gardens, orchards, ponds, and

⁸⁴ Harrison 1892, 244.

⁸⁵ *Manchester Guardian* 11 July 1838, p 1.

⁸⁶ Pigot & Slater 1841, 250; Slater 1843, 30.

plantations, about the same – Enquire of Messrs. BARRETT, RIDGWAY, and FORD. Norfolk-street, Manchester; or of Mr. BRADBURY, at Clayton Colliery.⁸⁷

In 1845 the hall was occupied by Israel Swindells, a manufacturing chemist, of the firm of John Swindells & Co which had works at Pollard Street in Ancoats.⁸⁸

- 2.4.3 By the time of the Droylsden tithe award in 1847 there had been a further change and the hall was now occupied by Edward Cardwell. He leased a total of 11 acres from the then landowner Peter Richard Hoare. As well as the moated platform this included the land extending to Ashton New Road on the south, North Road on the north, Clayton Road on the west and the forerunner of Clayton Hall Road on the east, with a further small area on the north-east containing a group of ponds (*Figure 7a* with *Table 2*). Edward Cardwell is also listed as living at Clayton Hall in a trade directory of 1848, which describes his occupation as a share broker with the firm of Thomas Cardwell & Sons, of Brown Street, Manchester.⁸⁹

Cardwell's occupancy was also relatively short-lived. In September 1848 the hall was advertised once more.

'TO BE LET, and may be entered upon on the 29th September instant, the Capital MESSUAGE or DWELLING-HOUSE, called CLAYTON HALL, together with the stable, out-houses, gardens, shrubberies, plantation and ponds of water, thereto belonging, and with such quantity of land adjoining, not exceeding fifty acres in the whole, as may be required by the take. The house is an every respect convenient and well adapted as a residence for a respectable family, and with the garden, is surrounded by a moat, approachable by a suitable stone bridge and entrance gate. The premises are situate near the Ashton New Turnpike Road, at a distance from Manchester of not more than two miles.- For further particulars and to treat for the same apply to Mr. John Bradbury, Clayton; or to Messrs. J. W. and H. E. RIDGWAY, Solicitors, No. 2, Norfolk-street, Manchester'.⁹⁰

The offer to include up to 50 acres of land as part of the lease may itself be an indication of the difficulty in finding more than a temporary tenant.

- 2.4.4 At the time of the 1851 census the hall was occupied by Josiah Crompton, a smallware dealer. He was still listed at Clayton Hall in a directory of 1855.⁹¹ However, in August 1855 the hall was advertised again for lease, with the only selling point now being the Chetham connection:

'TO BE LET, CLAYTON HALL, once the residence of Humphrey Cheetham. Apply to Messrs TRAPP and HEELIS, 18, Cooper-street'.⁹²

⁸⁷ *Manchester Courier* 24 June 1843, p 1, col 6.

⁸⁸ Slater 1845, 305; *Manchester Times* 29 March 1845, p 1 col 1; *Manchester Courier* 26 July 1845, p 6 col 5; *Manchester Times* 25 November 1854, p 2 col 6.

⁸⁹ Slater 1848, 58.

⁹⁰ *Manchester Courier* 6 September 1848, p 1, col 5.

⁹¹ Slater 1855, 112.

⁹² *Manchester Guardian* 11 August 1855, p 2, col 1.

2.5 The clergy house

- 2.5.1 The solution to finding a more permanent occupancy of the hall came from the church. In 1854 the rector of Droylsden's parish church of St Mary opened a Sunday School in a cottage at West End in Clayton. In 1855 the foundation stone was laid of a new purpose-built school, situated on Ashton New Road, just to the west of Clayton Hall. This was paid for by the landowner Peter Richard Hoare, and opened in 1857. In 1855 a curate was appointed to the parish with special responsibility for the school. The first holder of that office was Joseph Renatus Walshaw, followed by Frederick Charles Woodhouse in 1856 and William Walker Woolcombe in 1858.⁹³ Woodhouse is listed in a directory of 1858 as living at Clayton Hall.⁹⁴ In 1860 the curacy was given to Charles Henry Lomax,⁹⁵ who was the occupant of the hall at the time of the 1861 census (*Table 3*).
- 2.5.2 Peter Richard Hoare was also behind the creation of the imposing church to the west of the hall, constructed in 1862-6 to the design of the architect William Butterfield and consecrated in 1874 as St Cross.⁹⁶ This was also under the charge of Charles Henry Lomax, who was again listed as living at Clayton Hall in the census of 1871. In 1872 he was appointed rector of the church of St John the Baptist, Heaton Mersey.⁹⁷ His successor at St Cross was William Henry Burns who remained rector for over seventeen years. In 1890 poor health led him to exchange his living with John White, the vicar of Dacre, near Penrith.⁹⁸ John White himself continued to live at Clayton Hall until 1896, for the latter part of this period as the tenant of Manchester Corporation.

2.6 The hall and Manchester Corporation

- 2.6.1 In 1890 Clayton was added to the City of Manchester.⁹⁹ In the following year the Corporation's Parks and Cemeteries Committee entered into negotiations with Charles Arthur Richard Hoare to buy land at the junction of Ashton New Road and North Road for use as a recreation ground. This land included the hall, which Hoare hoped would be made into a museum in honour of Humphrey Chetham, although this was not a condition of the sale. The purchase was completed in 1893 for a cost of £3450.¹⁰⁰ For a few years, however, little was done. The lease of John White, the rector of St Cross, was renewed on successive occasions and he continued to live at the hall as the tenant of the Corporation until October 1896.¹⁰¹
- 2.6.2 In March 1896, ahead of the property becoming vacant, the City Surveyor was asked to prepare an estimate of the cost of restoring the hall, and to advise on

⁹³ *Manchester Courier* 23 June 1855, p 7 col 4; Higson 1859, 124-5.

⁹⁴ Slater 1858, 492.

⁹⁵ *Manchester Courier* 15 July 1908, p 8 col 4.

⁹⁶ Dobb 1978, 247-8.

⁹⁷ *Manchester Courier* 15 July 1908, p 8 col 4.

⁹⁸ *Manchester Courier* 4 August 1890, p 6 col 8. William Henry Burns died at Penzance in 1896 and his body was brought back to St Cross for burial (*Manchester Courier* 27 November 1896, p 6 col 6).

⁹⁹ Farrer & Brownbill 1911a, 282.

¹⁰⁰ MA Council Minutes, Parks and Cemeteries Committee vol 12, pp 53-4, 108-9, 138, 162, 193-4, 201-3; vol 13, 76; *Manchester Courier* 3 September 1891, p 6 col 7.

¹⁰¹ MA Council Minutes, Parks and Cemeteries Committee vol 13, pp 240-1; vol 14, pp 31, 100; vol 15, pp 34, 38. *Manchester Courier* 31 March 1896, p 6 col 7; 8 October 1896, p 6 col 9.

‘the best means of dealing with the Moat’.¹⁰² His report was submitted the following month and is included here as Appendix 3.

For a while there were fears about the hall’s future, with some Committee members believing that it should be demolished and the moat filled in.¹⁰³ In December 1896 a decision on the hall was deferred.¹⁰⁴ In September 1897 there was a recommendation for the moat to be cleaned out and ‘modified at the east corner’,¹⁰⁵ but it is not known if this work was carried out at this date. In 1898, however, as work began on the recreation ground,¹⁰⁶ the Committee recommended that the hall should be retained and renovated.¹⁰⁷

- 2.6.3 By June 1899 the triangular portion of the recreation ground, to the west of Clayton Road, was nearing completion and work was ready to proceed on other areas, including a new bowling green.¹⁰⁸ Plans were also being made to purchase a strip of land along the east side of the churchyard, adjacent to the moat. This sale, which was completed in November of that year, allowed the creation of a pathway linking the Corporation’s land to the north and south of the moat.¹⁰⁹

In July 1899, with work on the recreation ground progressing, the restoration of the hall was back on the agenda, and by September the architect Alfred Darbyshire was advising on how this might be carried out.¹¹⁰ In January 1900 he compiled a report on the condition of the building with outline recommendations for restoration, reproduced here as Appendix 4. By May plans submitted by Darbyshire had been given approval, and tenders were now invited for the building work.¹¹¹

Alfred Darbyshire was a Manchester architect, whose practice was Darbyshire and Smith. He was especially known for his design of theatres, which included Manchester’s Palace Theatre in 1891 (although this building was later altered). His commissions in the Manchester area included the lodge at Philips Park in 1868, and work at Ordsall Hall, where in 1896-7 he refaced or rebuilt the rear of the great hall in brick and terracotta.¹¹² In 1887 he was the designer of ‘Old Manchester and Salford’, a highlight of the Jubilee Exhibition at Old Trafford, involving the full-scale reconstruction of timber-framed buildings and other structures from the pre-industrial city.¹¹³ It is said to have been this work in particular which led to his appointment at Clayton Hall.¹¹⁴ Darbyshire had offered his services to the Parks and Cemeteries Committee as early as March 1896 when the restoration of the hall was first being aired.¹¹⁵ He had also made an initial inspection of the building in June 1898.¹¹⁶

¹⁰² MA Council Minutes, Parks and Cemeteries Committee vol 16, p 80.

¹⁰³ ‘Clayton’, folder of newspaper cuttings, Chetham’s Library.

¹⁰⁴ MA Council Minutes, Parks and Cemeteries Sub-Committees vol 8, 9 December 1896.

¹⁰⁵ MA Council Minutes, Parks and Cemeteries Sub-Committees vol 9, 24 September 1897.

¹⁰⁶ MA Council Minutes, Parks and Cemeteries Committee vol 18, pp 101, 156.

¹⁰⁷ *Manchester Courier* 18 June 1898, p 8 col 1.

¹⁰⁸ MA Council Minutes, Parks and Cemeteries Committee vol 19, p 112.

¹⁰⁹ MA Council Minutes, Parks and Cemeteries Committee vol 19, pp 72, 134-5, 150, 182; vol 20, p 26.

¹¹⁰ MA Council Minutes, Parks and Cemeteries Committee vol 19, pp 176.

¹¹¹ *Manchester Guardian* 7 April 1900, p 5 col 6; *Manchester Courier* 12 May 1900, p 1 col 6; MA Council Minutes, Parks and Cemeteries Committee vol 20, pp 42, 58, 68.

¹¹² Hartwell *et al* 2010, 321, 363-4, 637.

¹¹³ Kidd 1993, 62-70.

¹¹⁴ *Manchester Guardian* 7 April 1900, p 5 col 6.

¹¹⁵ MA Council Minutes, Parks and Cemeteries Committee vol 16, p 97.

¹¹⁶ MA Council Minutes, Parks and Cemeteries Committee vol 20, p 28; see Appendix 4.

The contract for carrying out the restoration work was awarded in August 1900 to W A Bladon of Greenheys, for a cost of £950.¹¹⁷ Bladon was also the builder of the bowling green pavilion at the recreation ground, completed in October of that year.¹¹⁸ The restoration works seem to have continued into 1901 but by September instructions could be given for antique furniture to be returned from Manchester Town Hall where it had been temporarily placed in safe storage.¹¹⁹

On completion of the restoration works, the northern part of the hall range was used as the accommodation of the keeper of the recreation ground. In 1905 there was a proposal to create a reading room in the southern, timber-framed, building. The idea was rejected at the time but a reading room was eventually opened here in August 1923.¹²⁰

In 1967 the structural deterioration of the timber-framed building prompted the Parks Committee to request its demolition. This was rejected by the Town and Planning Building Committee. Instead, an approach was made to the Ministry of Public Buildings and Works for a possible grant towards the restoration of the building. A report on its condition was produced in 1969 by F A Lewin, an architect for the ministry, and is included here as Appendix 5. Renovation works were finally authorized by the council in 1973, by which date the condition of the building had deteriorated further and the cost of restoration had escalated. Under this scheme, the timber-framed building was itself converted into accommodation for parks department staff.¹²¹

¹¹⁷ MA Council Minutes, Parks and Cemeteries Committee vol 20, pp 136-7.

¹¹⁸ MA Council Minutes, Parks and Cemeteries Committee vol 20, pp 12, 170.

¹¹⁹ MA Council Minutes, Parks and Cemeteries Committee vol 21, p 95.

¹²⁰ 'Clayton', folder of newspaper cuttings, Chetham's Library.

¹²¹ Information provided by Maria Luczak from MA Council Minutes, Parks and Cemeteries Committee vol 75, and Recreation Committee, old series, vols 1-4; 'Clayton', folder of newspaper cuttings, Chetham's Library.

Table 2: Details of Clayton Hall and adjoining farms in the Droylsden tithe award 1847. Source: LRO DRM 1/39. For location on the tithe map see Figures 7a & 7b.

<i>Owner</i>	<i>Occupant</i>	<i>Plot</i>	<i>Name</i>	<i>State of cultivation</i>
Peter Richard Hoare	Edward Cardwell	94/97	Clayton Hall	
		95	Part of Paddock & Old Hey	Meadow
		98	Part of Peel Field	Meadow
		99	Part of Peel Field	
		100	Wilderness	
Peter Richard Hoare	William Thornton	108	Homesites	
		8	Part of Dingle Field	Pasture
		18	Part of Peel Field	Pasture
		101a	Barn Field	Pasture
		20	Part of Dingle Field	Pasture
		88	Lord Croft	Meadow
		22	Part of Peel Field	Meadow
		91	Lord Croft	Meadow
Peter Richard Hoare	Thomas Clowes Brooks	109/110	Homesites	
		23	Part of Peel Field	Pasture
		24	Part of Crow Holt	Pasture
		25	Part of Crow Holt	Pasture
		92	Chapel yard	Meadow
		112	Part of Shippon Meadow	Meadow
		113	Wharf	
Charles Frere & Peter Richard Hoare Executors of the late Mary Ann Frere	Ellen Bottomley	129/130	Homesites	
		128	Part of Shippon Meadow	
		131	Part of Stable Croft and Mossy Meadow	
		137	Swivel Bridge	Pasture
		138	Three Pits field	Pasture
		106	Stable Croft	Meadow
		107	Old Lane	Arable

Table 3: Occupants of Clayton Hall and farms in the census returns of 1841-1911

		<i>Relation to head of household</i>	<i>Age</i>	<i>Occupation</i>
1841	<i>Clayton Hall</i> Joshua Todd Henry Todd Elizabeth Todd Mary Jepson Sarah Jepson		35 35 25 35 14	Attorney at Law Attorney at Law Independent Female Servant Female Servant
	<i>Clayton Hall</i> Thomas Brooks Sarah Brooks Thomas Brooks John Brooks Alice Brooks Elizabeth Brooks Mary Brooks Alexander Brooks		50 50 25 25 20 15 15 3	Farmer
	<i>Clayton Hall</i> George Bramhall Elizabeth Bramhall Mary Collins James Braddock		50 45 25 43	
	<i>Green's Arms</i> James Bottomley Ellen Bottomley William Wild Hannah Wild Daniel Wild Ellen Wild John Wild Thomas Moreton Ellen Foukes		55 55 35 30 13 10 8 20 20	 Servant Servant
1851	<i>Clayton Hall</i> John Bottomley Jane Bottomley Ellen Bottomley James Braddock John Wilde Mary Torbott	Head Wife Mother Lodger Lodger Lodger	45 45 68 22 17 25	Publican & Fr House keeper Independent Boiler maker Apprentice House servant
	<i>Clayton Hall</i> William Thornton Sarah Thornton Elizabeth Thornton James Ashworth	Head Wife Daughter Lodger	60 65 25 25	Farmer House work Farming Man
	<i>Clayton Hall</i> James Burgess Mary Burgess William Burgess Charles Burgess George Burgess Edward Burgess James Edwins Julia Hindley	Head Wife Son Son Son Son Lodger Lodger	(?) 33 7 5 3 1 19 20	Farmer House keeper Scholar Scholar Farm servant House servant

	<i>Clayton Hall</i> Joseph Crompton Hannah Crompton James Crompton Ruth Crompton Clara Crompton	Head Wife Son Daughter Daughter	65 53 15 8 3	Small ware dealer House keeper House keeper Scholar
1861	<i>1 Clayton Hall</i> Richard Allen Ann Allen	Head Daughter	45 15	Farmer of 25 Acres Farmer's Daughter
	<i>2 Clayton Hall</i> William Thornton Joseph Bebbington Alice Bebbington Sarah Bebbington Anne Bebbington Thomas Bebbington William Thornton Abraham Stopford	Head Brother in Law Sister Niece Niece Nephew Nephew Servant	43 36 31 9 7 3 1 28	Farmer 40 Acres Size Manufacturer Manufacturer's Wife Scholar Scholar Scholar General Servant
	<i>3 Clayton Hall</i> Charles Henry Lomax John Luttrell Ann Moreton Matilda B Rhodes	Head Cousin Servant Servant	40 17 36 40	Curate in Sole Charge of District Scholar Domestic Servant Domestic Servant
1871	<i>Clayton Hall</i> Charles H Lomax Edwin P Lloyd John Ghest Henry Davies Herbert Heginbottom Thomas Bullock Mary Ecclestone Harriett Wright	Head Nephew Visitor Boarder Boarder Servant Servant Servant	50 13 19 23 12 14 63 19	Curate of Clayton Scholar Articled Clerk to Solicitor Lay-helper to Curate Scholar House Boy - Domestic Servant Housekeeper - Domestic Servant Housemaid - Domestic Servant
	<i>Clayton Hall Farm</i> Samuel Jackson Thomas Jepson Ruth Heith	Head Brother-in Law Servant	24 34 17	Farmer of about 50 Acres Farmer of about 50 Acres Domestic Servant
	<i>Clayton Hall Farm</i> William Thornton Joseph Bebbington Alice Bebbington Sarah Bebbington Anne Bebbington Thomas Bebbington William T Thornton Joseph Thornton Alice Bebbington	Head Brother in Law Sister Niece Niece Nephew Nephew Nephew Niece	53 43 41 19 17 13 11 9 6	Farmer of about 50 Acres Soap & Size Maker Carter for his father Scholar Scholar Scholar

1881	<i>Clayton Hall</i> William H Burns Sarah Burns Mary C Burns Elizabeth A Burns James R Burns John M Burns Elizabeth Rothwell Mary Roberts Mary J Burgess Jane Pritchard	Head Wife Daughter Daughter Son Son Mother in Law Servant Servant Servant	42 44 17 10 7 1 90 32 22 21	Rector of St Cross Annuitant Domestic Servant (General) General Servant (Domestic) General Servant (Domestic)
	<i>Clayton Hall Farm No 1</i> Thomas Northam Dorothy Northam George Northam	Head Wife Son	25 23 2	Farm Bailiff
	<i>Clayton Hall Farm No 2</i> Alice Bebbington Thomas Bebbington Joseph Bebbington Alice Bebbington Louise Bebbington	Head Son Son Daughter Daughter	51 23 19 16 9	Size Manufacturer Farmer Farmer's Son Farmer's Daughter
1891	<i>Clayton Hall Farm, 314 Ashton New Road</i> William Howard Eliza Howard Elizabeth Howard Richard W Howard Emily Howard Sarah Stones	Head Wife Daughter Son Daughter Servant	39 32 11 10 8 19	Farmer & Brickmaker General Servant "Domestic"
	<i>Clayton Hall</i> John White Williamina A S O White William O White Archibald C M White Dora M White Emily M E White Helen McMurry Florence Cootes	Head Wife Son Son Daughter Daughter Servant Servant	39 39 12 11 10 6 25 14	Clerk in Holy Orders Scholar Scholar Scholar Scholar Domestic Servant "Cook" Domestic Servant "Housemaid"
1901	<i>Clayton Hall</i> Not in occupation			
1911	<i>Clayton Old Hall</i> William Lowe Eliza Lowe Vivian Lowe Stephen R Lowe Adrian G Lowe	Head Wife Son Son Son	52 50 20 19 17	Gardener (Parks M/C) Grocers Assistant Labourer Wireworks Casemaker Wood

3. Site Development

3.1 The moated site

- 3.1.1 Clayton Hall is one of 70 known or possible moated sites noted in Greater Manchester in a study by Adrian Tindall in 1985.¹²² In the light of more recent research and archaeological investigation, this list now requires some revision, with a few sites being either confirmed or disproved, and a few new sites being added. The general distribution of known or suspected moated sites, however, remains the same, so that there is a concentration of such sites within the flattish claylands in the western part of the county, mostly in the modern metropolitan borough of Wigan.

Others are mainly scattered across the relatively low lying central and southern parts of the county. In addition to Clayton Hall, this group includes surviving moats at Peel Hall Moat in Wythenshawe, Peel Moat in Heaton Moor, Broadoak Moat in Torkington in Hazel Grove (all with no surviving buildings on the moated platform) and Arden Hall in Bredbury.

Close to Clayton Hall, a small moated site is now known to have existed in the neighbouring township of Bradford. Excavation of this site in 2002, ahead of works for the Metrolink, revealed possible remains of the moat and of stone foundations of a structure on the moated platform.¹²³

- 3.1.2 The moat at Clayton Hall encloses a roughly square platform. The Scheduled Monument Description gives its dimension as c 66m by 74m, evidently measured from the base of the moat. The top of the moated platform measures c 55m from east to west, and c 60m from north to south. Its height is similar to ground level on the outside of the moat.

The moat ditch is a substantial feature c 18m wide on the east, and widening in the west half of the site so that the western arm has a width of c 25m. The depth from the top of the moated platform to the concrete base of the moat is c 3m.

OS mapping of 1889 shows the water in the eastern arm of the moat as c 11m wide (*Figure 8*); this width increased in the western half of the moat reaching c 18m in the western arm. This water enclosed an area c 60m east to west and c 64-66m north to south. Photographs suggest that at this period the level of the water was c 1m above the current concrete base. A drowning in the moat occurred in January 1899 when a skater fell through the ice.¹²⁴

Tindall notes that in Greater Manchester the sizes of moated platforms range from less than c 1000 sq m, to over 5000 sq m, with moats generally in the range of 8-12m wide.¹²⁵ The size of the moated platform at Clayton lies at the higher end of the scale.

The width and depth of the moat are particularly impressive. A useful comparison is provided by Ordsall Hall in Salford. Its moat was still open in

¹²² Tindall 1985, 62-5.

¹²³ Miller 2011, 10-12.

¹²⁴ *Manchester Times* 3 February 1899, p 6, col 7.

¹²⁵ Tindall 1985, 67.

1849 when OS mapping shows that it defined a rectangular platform measuring c 65m by c 58m, virtually the same dimensions as the area shown inside the moat at Clayton Hall in 1889 (*Figure 20*). However, the width of the moat shown at Ordsall measured c 7m on the south and c 12-16m on the north. Excavations at Ordsall Hall, Denton Hall, and Hawkley Hall near Wigan found the moats to have depths in the order of 1.5-2.0m.¹²⁶

Discussing the purpose of moats in the county, Tindall argues that the primary function was security but also notes that they could serve a secondary use such as a fishpond; in addition they were an expression of wealth and social prestige.¹²⁷ The defensive role seems fairly certain at Clayton Hall, where the steep sides of the moat ditch provided an additional obstacle to the water itself.

- 3.1.3 In Greater Manchester firm dating evidence for the construction of individual moats is sparse but Tindall noted that the general heyday seems to fall between the late 13th and the mid- to late 14th century.¹²⁸

There is slight evidence which may indicate a trend to moated sites increasing in size as time progressed. Peel Moat, which lies preserved on a golf course at Heaton Moor, was possibly the location of a hall recorded in 1282 in the lord of Manchester's manor of Heaton Norris. If so this would be the earliest known moated site in Greater Manchester. The size of the platform, at less than 1000 sq m, is among the smallest in the county.¹²⁹

At Ordsall Hall the oldest part of the standing building is the two-storey solar wing at the east end of the great hall. From tree-ring dating evidence it was built between 1348 and 1383, with the likely date being c 1363 or later. It was probably constructed by Sir John Radcliffe, who had acquired Ordsall in c 1354 after a period of dispute with rival claimants.¹³⁰ The moat which surrounded Ordsall Hall may have been contemporary with this building. In recent years it has been discovered from historic mapping that close to Ordsall Hall there was once a second, smaller, moat, which may have been the site of an earlier hall. Comparison with Ordsall Hall suggests a very provisional dating of the moat at Clayton Hall to the mid-14th century.

- 3.1.4 The Droylsden tithe award shows that just to the north of Clayton Hall was a extensive field, named the Peel Field, which by this date had been largely separated from the hall by the construction of North Road (*Figure 7b* with *Table 2*, nos 18, 22, 23, 98 & 99). The term 'peel' is found in association with several moated sites in Greater Manchester, including Peel Moat in Heaton Moor and Peel Hall Moat in Wythenshawe. Its origin is 'pel' meaning a pale in the sense of palisade,¹³¹ and the field-name presumably derives from a timber stockade which once surrounded the moated platform.

- 3.1.5 The bridge which crosses the southern arm of the moat is described in the Scheduled Monument description as late medieval,¹³² but elsewhere it is believed to be probably 17th-century.¹³³ According to the *Victoria County*

¹²⁶ Arrowsmith 2005, 9-10; Nevell & Walker 2002, 30-1; GMAU 1993, 25.

¹²⁷ Tindall 1985, 60-1, 68-9.

¹²⁸ Tindall 1985, 69-70.

¹²⁹ Arrowsmith 1997, 53-5.

¹³⁰ Smith 1995, 5-6.

¹³¹ Dodgson 1970, 241.

¹³² See Appendix 7.

¹³³ Listed Building Description, see Appendix 6; Hartwell *et al* 2010, 365.

History, the bridge was 'originally very narrow, but was widened at the beginning of the 19th century'.¹³⁴ However, the bridge abutments, central pier and underside of the arches show little indication of such a widening and appear rather to be of one build.

Photographs taken before the restoration of Clayton Hall in 1900 show that, to either side of the north abutment of the bridge, the bank was revetted for a short distance with vertical stone walling composed of regular courses of square-cut blocks.¹³⁵ This stonework may have been a safeguard against erosion. In 1900 it was replaced by new sloping walls.¹³⁶

- 3.1.6 Higson described the moat as 'fed by a running stream'.¹³⁷ Historic mapping shows no open watercourse feeding into or running from the moat. The only hint of this is a short channel depicted on the 1845 OS map towards the north end of the western arm, and a slight irregular indent shown at the moat's south-east corner on the same map (*Figure 6*).

During the renovation works of 1900 what is described as a timber drain was uncovered running south-westwards from the moat towards Ashton New Road. This is said to have been composed of tree trunks, c 15ft long and 12-15in in diameter, hollowed to a depth of about 9in.¹³⁸ No photographs of these timbers are known and their function cannot be confirmed.

- 3.1.7 In 1900 the moat was drained.¹³⁹ In 1905, presumably in relation to that time, it was reported 'While digging in the moat some years since several curious relics were found - an archaic wine-glass, a piece of old French enamel work, a rude hammer, and other things to set the brain of the antiquary working'.¹⁴⁰

A photograph of the bridge, said to have been taken in 1903, also shows the moat as drained.¹⁴¹ Later photographs show only a shallow depth of water.

- 3.1.8 The moat has been drained since 1992. It is reported that after its base had been lined with concrete this had become porous; although there was an attempt to reseal the moat and have it refilled, the seal failed.¹⁴² Photographs of 1977 show the base of the moat as water-filled but with a concrete sill above the water-line.¹⁴³

3.2 The hall

- 3.2.1 It has long been recognized that Clayton Hall was once a more extensive building than the present range. William Henry Burns, who as rector of St Cross lived at the hall from 1872 to 1890, wrote 'That it was of much greater extent than at the present time, is evident from the foundations of buildings which still remain beneath the surface of the soil within the moat. There can

¹³⁴ Farrer & Brownbill 1911a, 286.

¹³⁵ Manchester Local Image Collection m47734, 1896; m47738; m08922 (also n 80420).

¹³⁶ Manchester Local Image Collection m47743, 1903.

¹³⁷ Higson 1859, 34.

¹³⁸ 'Clayton', folder of newspaper cuttings, Chetham's Library.

¹³⁹ MA Council Minutes, Parks and Cemeteries Committee vol 20, pp159, 174.

¹⁴⁰ *Manchester Guardian* 29 April 1905, p 7, cols 3-5.

¹⁴¹ Manchester Local Image Collection m47743.

¹⁴² Michael Plane, Development Surveyor, Manchester City Council, pers comm.

¹⁴³ Tameside Image Archive t22383, t22385, t22893 & t22894, 1977.

be little doubt that the buildings at one time formed a quadrangle, with courtyard'.¹⁴⁴ In 1911 the *Victoria County History* reported that 'The present building is but a fragment of the original house...There are no traces of the rest of building, which must have been considerably larger than at present, probably quadrangular, or of three wings'.¹⁴⁵

3.2.2 One source which in recent years has been supposed to relate specifically to Clayton Hall must unfortunately be discounted. This is an illustration of a moated timber-framed building which is said to show Clayton Hall in 1745. It is reported to have come to light in about 1997 in the collection of the Manchester Gallery.¹⁴⁶ Since that time it has been accepted as depicting a range of buildings on the south side of the hall, long since demolished.¹⁴⁷ However, stylistically the illustration itself appears to be of the 19th century or early 20th century. While it shows a stone bridge crossing the moat in front of the building, the moat is depicted as dry with steps leading down to its base where a garden path is shown, and the bridge itself does not have the wide arches found at Clayton Hall. In reality, this illustration is not of a lost range of Clayton Hall but of the front of Speke Hall in Liverpool, a moated timber-framed building in the ownership of the National Trust (*Figure 18*).¹⁴⁸

3.2.3 However, there is a body of documentary evidence, dating to the ownership of the Chethams in the 17th century, which confirms that at this period a substantial complex of buildings stood on the moated platform. This evidence is provided by two main sources of information.

The first consists of the surviving returns for the Hearth Tax. This was a national tax in operation from 1662 to 1689, under which home occupiers were charged for the number of their fireplaces. The returns are arranged by township and list the number of fireplaces for each household, and thereby provide an approximate indication of the size of a property.

The second main source comprises inventories of household goods, listed room by room. Two such inventories were compiled for probate purposes and list goods at both Clayton Hall and Turton Tower. The better known of these is the inventory produced in 1653 following the death of Humphrey Chetham, which was published in 1903 as an appendix to the account by Raines and Sutton.¹⁴⁹ The other was compiled in January 1665 after the death of George Chetham, Humphrey's nephew and successor. The original document, which is held with George's will in the Lancashire Record Office, is unpublished but the section relating to Clayton has been transcribed for the present survey and is included as Appendix 2 to this report. In addition to the probate inventories, there is a room by room inventory of the furniture and household goods which were retained by Humphrey Chetham when he leased out part of Clayton Hall in 1650. This document is held at Chetham's Library and a transcription is included as Appendix 1 of this report. Chetham's Library also holds an inventory of furniture and goods sold in 1641 to Humphrey Chetham by James Jolly when he quit Clayton Hall, again listed room by room.¹⁵⁰

¹⁴⁴ Burns 1893, 81.

¹⁴⁵ Farrer & Brownbill 1911a, 285.

¹⁴⁶ GMHER Correspondence from Jeffrey Millar to the Greater Manchester Archaeological Unit, 12 January 1999.

¹⁴⁷ Nevell & Walker 1997, 7 with Figure 2.

¹⁴⁸ I am grateful to Norman Redhead for helping to identify this building.

¹⁴⁹ Raines & Sutton 1903, 263-76.

¹⁵⁰ Chetham's Library, Chetham Personal Papers vol 4, p 28.

- 3.2.4 Hearth Tax returns survive for Droylsden for the years 1663 and 1664 which list George Chetham as charged for twelve hearths¹⁵¹ and for 1666 and 1673 which list James Chetham as charged for eighteen.¹⁵² A surviving account book of James Chetham records that in March 1665 he also paid for '18 hearths att Cleyton Hall'.¹⁵³

The difference in the number of hearths recorded under George Chetham and James Chetham should not be taken as evidence for an enlargement of the hall. The timespan involved is very narrow, and the account book of James Chetham provides no indication of new building work at this period.

Since it was the occupier not the owner who was liable to the Hearth Tax, one possible explanation is that under George Chetham part of the hall was leased out, and other evidence may point to the same (see 2.2.3 and 3.2.5). Another possibility is that the rise reflects a greater efficiency in the way the tax was collected. Similar increases have been noted elsewhere in south Lancashire, for example at Hawkley Hall near Wigan.¹⁵⁴ At Turton George Chetham was assessed for twelve hearths in 1664, and James Chetham for fourteen in 1666 and 1673.¹⁵⁵ James Chetham's accounts also show him paying arrears in 1665 for the Hearth Tax for Clayton Mill.¹⁵⁶ These explanations are not mutually exclusive, and the apparent rise in the number of hearths assessed at Clayton Hall might have been due to a combination of the two.

A total of eighteen hearths places Clayton Hall among the largest halls in the Manchester region at this period. Furthermore, in most known cases halls with a comparable number of hearths were of the courtyard type. In this the main range containing the 'hall', the principal room of the house, was flanked by two wings so as create a courtyard. In some cases a fourth range was situated on the side of the yard facing the 'hall', and included a gatehouse (*Figure 17*). Local courtyard houses included Ordsall Hall and Wardley Hall in Salford and Smithills Hall in Bolton, all of which were assessed for nineteen hearths in 1666.¹⁵⁷ In Cheshire, Bramall Hall and Arden Hall, both now in Stockport, were each assessed in 1664 for fifteen hearths.¹⁵⁸ Further afield, Speke Hall was assessed in 1666 for 21.¹⁵⁹

- 3.2.5 The rooms named in the various inventories for Clayton Hall are listed in Table 4, in the order in which they appear in the original documents. Leaving aside the outbuildings such as barns and stables, the 1653 inventory names a total of 41 rooms which can be assumed to have belonged to the hall complex on the moated platform.

The 1665 inventory lists a total of 30 such rooms, and a similar figure is listed in the inventory of 1650. In that earlier year, Humphrey Chetham leased out part of the hall (see above, 2.2.2). The figure in 1665 might be further evidence that George Chetham did likewise, but it should also be noted that rooms which were empty of goods would not be included. The first rooms

¹⁵¹ LRO Mf 1/27 (E179/250/8); Mf 1/28 (E179/250/11).

¹⁵² Tait 1924, 104; LRO Mf 1/29 (E179/132/356).

¹⁵³ Chetham's Library Allen/2/48, 18 April 1665 Clayton accounts.

¹⁵⁴ GMAU 1993, 5.

¹⁵⁵ Donald Insall Associates 2010.

¹⁵⁶ Chetham's Library Allen/2/48, 18 April 1665 Clayton accounts.

¹⁵⁷ Tait 1924, 97, 99, 105.

¹⁵⁸ Arrowsmith 1997, 79.

¹⁵⁹ Farrer & Brownbill 1907, 103.

listed in the probate inventories show a similarity in their order and the descriptions of their location, and this may indicate that in 1665 the appraisers used the earlier inventory as a guide.

The inventories of 1650, 1653 and 1665 all begin with the 'hall'. This was the principal room and central point of a manor house, adjoined at the 'upper' end by the family's private accommodation, and at the 'lower' end by service rooms. A reference 'to the end of the Hall entry' in 1653 may be to a cross-passage at the hall's lower end. In the medieval period halls were open to the roof, but by the late 16th century they might be rebuilt or remodelled so as to create an upper floor room, as at Bramall Hall in Stockport and Wythenshawe Hall in Manchester.¹⁶⁰ An upper floor above the hall at Clayton may be indicated by the mention in 1650 of a 'porch entry'; again Bramall and Wythenshawe can be cited as local examples, with both having a two-storey porch leading into the hall.

The inventories list several 'parlours', ground-floor living rooms, among these being the 'great parlour'. This room, particularly given its position in the probate inventories, may have been situated directly adjacent to the upper end of the hall. It seems to have been adjoined by a 'parlour closet', whose contents suggest that it served as a private office and store. It is possible that this was the 'litle Clossett in the dyneinge Parlor' which Humphrey Chetham excluded from the lease of Clayton Hall to James Jolly in 1635.

Service rooms included the kitchen, a buttery (room used for the storage of bottles) and an 'old buttery', a dairy house, a cheese chamber, two rooms named the 'pastry', two cellars, a brewhouse and a bakehouse. There was also a 'servants dining room'.

A number of chambers, upper-floor rooms, are named. These include several chambers over service rooms, including the kitchen, the 'further pastry', and the brew house.

From the documentary evidence it is clear that the site was entered through a gatehouse. In the lease of Clayton Hall to James Jolly in 1635, Humphrey Chetham reserved the 'Chamber standinge or beinge over the gatehowse' for his use. The 1650 inventory includes the 'Chamber over the Gates'. The 1653 inventory mentions the 'Gatehouse Chamber', 'One of the Chambers over the Gatehowse' and the 'other Gatehowse Chamber'. In the 1665 inventory we find the 'Gatehouse Parlor', the 'Gatehouse Chamber' and the 'Highest Chamber over the Gatehouse'. The 'Porters Ward' mentioned in 1653 was presumably part of the gatehouse.

There was also the chapel. This is mentioned directly in the 1653 inventory, but the only items listed here were 'Latts and ould Sparthes', ie wooden laths and sparres. The 1665 inventory lists the 'Chappell Chamber' and the 'Chappell Loft', both of which were used for the storage of such items as odd wood, a plough and yokes. It was presumably in the chapel that the baptism of Ralph Chetham's daughters took place in April 1622 and that later other baptisms were carried out in the time of George Chetham (see above, 2.2.1 and 2.2.3). On the evidence of the inventories, however, by the 1650s and 1660s this part of the hall was more generally used as a lumber store.

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Fletcher 2013, 11-13; Hartwell et al 2010, 500-2.

- 3.2.6 From comparison with other moated courtyard sites, such as Ordsall Hall and Speke Hall, we would expect the 'hall' to be located opposite the entrance to the moated platform (*Figures 19 & 20*). The surviving timber-framed building would then represent a wing situated at a right angle to the hall and forming a second side to a courtyard. A third side is indicated by the gatehouse which was presumably located on the south side of the moated platform, facing the bridge. A presumed fourth side of the courtyard will have been situated opposite the surviving timber-framed building.

The 'hall' would thus have been located approximately in the centre of the moated platform, aligned east-west, with the courtyard ranges occupying the southern part of the platform.

- 3.2.7 According to the *Victoria County History*, 'It is said that the north-west corner of the inclosure [ie the moated platform] was the site of the chapel which was standing till the beginning of the 18th century...fragments of masonry said to belong to it have been discovered from time to time, and are lying about in front of the present house'.¹⁶¹ The statement about the location of the chapel seems to be derived from Higson's account of the hall published in 1859, which stated that 'An old domestic chapel, or oratory, stood within the moat, and it is said, a few paces north-west of the Hall, until its demolition in the early part of the last century. The materials, including "large, red rockstones, similar to those in the Old Church steeple", were converted into piggeries and conveniences'.¹⁶² It should be noted that in this earlier version the chapel was located 'a few paces north-west of the Hall', by which should be understood the present range. This places the supposed position of the chapel more centrally within the moated platform, where any stone footings which were uncovered may in fact have belonged to the northern range of the courtyard, containing the 'hall'. Assorted stone blocks can be seen lying in front of the hall on early photographs,¹⁶³ but none of the visible pieces shows obvious decoration which might suggest that it was from a chapel building.

A detached stone chapel was built at Dukinfield Old Hall in the 16th century,¹⁶⁴ but in the Manchester region this appears to have been something of an exception. The chapels at Bramall Hall in Stockport (*Figure 17*) and Little Moreton Hall in Cheshire both occupy a ground-floor room within a wing at the 'upper' end of the hall, and have a traditional east-west alignment.¹⁶⁵ The chapel at Smithills Hall in Bolton occupies a similar position but here is a stone building attached to the end of the wing (*Figure 17*).¹⁶⁶

At Speke Hall in Liverpool a chapel may have occupied a ground-floor room within the gatehouse wing (*Figure 19*).¹⁶⁷ Similarly at Wardley Hall in Salford, where 'chapell stuffe' is recorded in 1556, there is a possibility that a chapel was located in an upper-floor room next to the gatehouse.¹⁶⁸ At Reddish Hall in Stockport, a moated courtyard house which was demolished in about 1780,

¹⁶¹ Farrer & Brownbill 1911a, 285-6.

¹⁶² Higson 1859, 35.

¹⁶³ In particular, Manchester Local Image Collection m47731, 1895 (also m80419, m83201 & m08921).

¹⁶⁴ Nevell & Walker 2002, 49, 61.

¹⁶⁵ Hartwell *et al* 2011, 176-7, 434-7.

¹⁶⁶ Hartwell *et al* 2010, 170-1.

¹⁶⁷ Pollard 2006, 464-8.

¹⁶⁸ Ashmore 1958, 63; Farrer & Brownbill 1911b, 388.

the entrance to the chapel is reported to have been 'on the left hand, under the gateway leading into the quadrangle'.¹⁶⁹

The Droylsden tithe award names the field to the south-west of the moat as 'the Chapel Yard' (*Figure 7a*, no 92). In 1855 it was reported in connection with the construction of the new Sunday School to the west of the hall, that 'Aged folks affirm that it has always been believed that the southern portion of the field in which the schools are about to be erected, was once the chapel yard, where gravestones were remaining some 80 or 90 years ago, but this field has been divided by the formation of the new turnpike road, and every memento of this cemetery has long since disappeared'.¹⁷⁰ Higson was rightly dismissive of this claim, on the grounds that there are no records of burials associated with this chapel.¹⁷¹ As an alternative explanation for this field-name, it might derive from the proximity to the chapel and place its location in the south-west part of the hall complex, as part of one of courtyard ranges on this side of the site.

- 3.2.8 It is not possible to identify the rooms within the present timber-framed range in the inventories with certainty. The southern main room on the upper floor of this range might be considered as a possible candidate for the Corner Chamber. However, while the inventories show the Corner Chamber to have been heated, in 1665 in particular the quantity of furniture suggests a large room. From the inventories the Corner Chamber is also known to have been adjoined by two closets.

The 'Closet at the end of the Gallery' occurs in the inventories of 1650, 1653 and 1665. The 'Gallery' is not mentioned in its own right and is unlikely therefore to have a long gallery. It may possibly have been either the ground-floor or first-floor corridor in the surviving timber-framed building. However, the 1653 inventory also mentions a 'gallery' adjoining the 'Lyme howse'. It should also be noted that even the fullest of the inventories, that of 1653, would have omitted any rooms which did not contain household goods.

- 3.2.9 The historic building survey, undertaken concurrently with the archaeological assessment, interprets the timber-framed building as a lodging block. This would have been distinct from the owner's private accommodation and have been used to house extended family members, high-ranking household officers, or occasional guests.¹⁷² The late medieval north wing at Bramall Hall has been identified as having a similar function, and lodging blocks of 17th-century date are known at other houses in the region, including the west wing at Ordsall Hall (*Figure 17*).¹⁷³

At both Bramall Hall and Ordsall Hall the lodging block lies adjacent to the service rooms at the 'lower' end of the 'hall'. If this pattern was repeated at Clayton Hall, the 'upper' end of the 'hall' would have been on the west, with the owner's private accommodation occupying the missing west wing, while the service rooms would have been approximately in the position of the present late 17th/early 18th-century brick-built house.

¹⁶⁹ Raines 1849, 67 n 4.

¹⁷⁰ *Manchester Courier* 23 June 1855, p 7 col 4.

¹⁷¹ Higson 1859, 36.

¹⁷² Fletcher 2015.

¹⁷³ Fletcher 2013, 24-8, 30-1.

- 3.2.10 No documentary evidence is known to show that Humphrey Chetham carried out any building work at Clayton Hall, either during his sole ownership or in partnership with his brother George, nor are any works known at Turton during that period, with the exception that Humphrey repaired the stone walls on the estate.¹⁷⁴

One building project is recorded at Ordsall Hall in Salford, where part of the demesne was mortgaged to Humphrey Chetham in 1632 and where in May 1646 he rebuilt the great barn which stood outside the moat.¹⁷⁵ The contents of this 'New Barne in Ordsall' were included in his probate inventory in 1653.¹⁷⁶

- 3.2.11 Later in the 17th century, some works are known to have been carried out by James Chetham but the main focus for these seems to have been Turton. Here he built the large stone barn which bears his initials and the date 1697. A detached stone summer house which also still stands at Turton is probably the building whose construction is recorded in his accounts book in 1671. It is also likely to have been James who added the timber-framed staircase wing to Turton Tower. In 1666 he had a bowling green laid out, also probably at Turton.¹⁷⁷ In the same year he paid for the construction of 176 yards of stone walling, and repairs to a cruck barn, again probably at Turton.¹⁷⁸

Evidence for new building work by James Chetham at Clayton Hall, on the other hand, appears to be limited. The horse mounting steps which stand in front of the timber-framed range carry his initials and the date 1686 (*Figure 21* & section 5. *Gazetteer*, **site 4**; *Plate 4*). However, this provides a date for only the steps themselves, and need not be evidence of other new building work in the same year.

- 3.2.12 At some date after the Hearth Tax of 1673 most of the hall complex recorded in the 17th-century sources was lost. From historic mapping this had occurred no later than the late 18th century. Yates's map of Lancashire, surveyed in c 1776-80 is of little help in this respect, as Clayton Hall is only indicated using the map's general symbol for 'Gentlemens Seats and Farm Houses' (*Figure 2*). The earliest known mapping which appears to give a reasonably accurate representation is a plan of 1792 for the proposed Ashton Canal. It shows a range which corresponds with the present building (*Figure 3*).

The main dating evidence for the loss of buildings, however, may be provided by the double-depth house which stands at the north end of the timber-framed range. This belongs to the tradition of the yeoman farmhouse rather than the hall of the gentry, and was presumably built to replace accommodation within the earlier hall. It is dated on stylistic grounds to the late 17th or early 18th century.

Higson records a tradition that Humphrey Chetham took down part of the hall with the intention of rebuilding it on a larger scale, but gave up the scheme

¹⁷⁴ Guscott 2003a, 113.

¹⁷⁵ Guscott 2003a, 65-6; Raines & Sutton 1903, 115. The barn was demolished in 1898 (Higham 1980, 8).

¹⁷⁶ Raines & Sutton 1903, 273-4.

¹⁷⁷ Donald Insall Associates 2010.

¹⁷⁸ Chetham's Library Allen/2/48.

and built the present northern portion instead.¹⁷⁹ This is disproved by the evidence of the Hearth Tax returns and the probate inventories.

The reduction in size of a hall is paralleled elsewhere within Greater Manchester. It was particularly associated with a trend, from about the 18th century, for some halls to cease to be occupied by their gentry owners and to be leased instead to tenant farmers. The change in the domestic requirements of their occupants resulted in some cases in the wholesale demolition of a hall and its replacement with a new farmhouse, as happened in the late 18th to early 19th century at Leftwich Old Hall near Northwich.¹⁸⁰ In other cases the hall was reduced in size and remodelled as a farmhouse. At both Bridge Hall in Adswold, Stockport, and Peel Hall Moat in Wythenshawe it has been shown by research and excavation that a relatively modestly sized hall was reshaped in this way.¹⁸¹ The case of Clayton Hall, on present evidence, is striking for the scale of the reduction, its relatively early date and the construction of a new farmhouse adjacent to a remnant of the earlier building. This may point to a drastic and fairly sudden change, such as might result from a fire.

- 3.2.13 Following the canal plan of 1792, the earliest known map to show the site in any detail is Johnson's map of the parish of Manchester, surveyed in 1818-19 (*Figure 4*). This shows the present range, with the stair turret indicated on the west. A projection on the east side might indicate a lost part of the building but is perhaps more likely to represent the rear elevation of the present north part of the building. The plan also indicates a smaller, square, building in the south-west part of the moated platform (**site 6**).

The earliest known illustration of the hall dates from 1822 (*Plate 7*). It also provides the first indication of the bell turret, although the bell itself does not seem to be shown. A tradition recorded by Higson claims that the bell was one of four brought to Clayton when the collegiate church at Manchester was rebuilt in the 15th century, two of which were later presented to Gorton Chapel and Newton Chapel, and the other to the chapel at Smedley Hall. Conversely it was claimed that a font was transferred to the collegiate church from the chapel at Clayton.¹⁸² These traditions may derive from the close association of the Byrons and Chethams with the Manchester church. The bell at Clayton Hall carries the inscription 'Je atende meleor' ('I await the better').¹⁸³

- 3.2.14 The OS 6in to 1 mile map surveyed in 1845 shows only the present range on the platform (*Figure 6*). The map indicates the stair turret, the chimney stack at the south end of the range, and also provides firm evidence for a northern extension of the range (**site 5**), which may also be shown on Johnson's map. A photograph of 1896 shows this extension to have comprised two adjoining single-storey buildings, brick-built, with gabled roofs aligned north-south.¹⁸⁴ The more westerly of these was the larger of the two, and had a chimney centrally placed on the north gable; a small lean-to, also evident of the OS mapping of 1889 (*Figure 8*), was positioned at the west end of that gable and may have been a privy.

¹⁷⁹ Higson 1859, 34.

¹⁸⁰ Arrowsmith 2008.

¹⁸¹ Arrowsmith 1996, 56-67; Arrowsmith 2007.

¹⁸² Higson 1859, 35.

¹⁸³ Burns 1893, 82.

¹⁸⁴ Manchester Local Image Collection m47733, 1896 (also m75490 & m75492).

By 1845 the small building (**site 6**) shown in the south-west of the moated platform on the earlier mapping had been demolished and its site now formed part of the garden.

- 3.2.15 The Droylsden tithe map of 1847 reveals that new buildings (**site 7**) had been added at the north end of the main range, set on the north and east sides of a small yard (*Figure 7*). These buildings appear only on this map, and their function may be at least partly explained by an advertisement of November 1848:

‘Two Glass Houses, nearly new; Stages; also a Valuable Collection of Green and Hot-house Plants, in choice sorts.
MR. FULLALOVE will SELL BY AUCTION, on Friday next, the 1st December, at Clayton Hall, Droylsden, near Manchester, commencing at eleven o’clock in the forenoon: Two HOT HOUSES, one 24ft. by 16ft., and one 16ft. by 16ft., calculated to make one large or two small houses; they are fitted up on the most approved principle, one being heated with hot water, and the other with hot air flues; excellent plant stages; also a choice collection of the best sorts of camellias, with bloom buds in great profusion; azalias, ericas, and other plants worthy of attention.
May be inspected the morning of sale, and catalogues had from Mr. Fullalove, at his offices, the day prior to sale.’¹⁸⁵

The hothouses may have been built for the use of Edward Cardwell and sold after he quit the property in September 1848 (see above, 2.4.3). The outbuildings shown to the north of the hall on the tithe map (**site 7**) may also account for the ‘stable, out-houses’ mentioned in the advertisement for the lease of the hall after Cardwell’s departure.

At the south end of the hall the tithe map shows two small projections. The more westerly is presumably the chimney stack. The other corresponds with the position of the buttress, which is shown on a photograph of 1895.¹⁸⁶

- 3.2.16 The *Victoria County History* reports that some alteration was made to the building in 1863. ‘Over the timber building the original roof timbers remain at a fairly steep pitch, and the east slope is still intact. Over the west slope, however, a roof of flatter pitch running over the added corridor was constructed in 1863’.¹⁸⁷ The earlier pitch of the roof is shown on the illustration of 1822 (*Plate 7*).

OS 1:2500 mapping surveyed in 1889 shows a small structure (**site 8**), divided into compartments, positioned to the north of the hall on the edge of the moat (*Figure 8*). Its form and location suggest that this was a privy.

- 3.2.17 In 1900 the hall was renovated to the design of Alfred Darbyshire, whose report describing the prior condition of the building and recommending works to be carried out is reproduced here as Appendix 4. According to the *Victoria County History*’s account of this restoration, ‘The south wall on each side of the great chimney was then rebuilt and the 18th-century wing remodelled inside and new windows inserted in the front. The front of the older building

¹⁸⁵ *Manchester Courier* 25 November 1848, p 8 col 7.

¹⁸⁶ Manchester Local Image Collection m47735, 1895 (also m75493).

¹⁸⁷ Farrer & Brownbill 1911a, 286.

was stripped of its coat of plaster and patched in brick, but the general aspect of the house remains unaltered'.¹⁸⁸ Photographs show that Darbyshire removed plaster covering the northern part of the western elevation of the timber-framed building. In the southern part of this elevation, which included the stair turret, surviving timber framing was replaced.¹⁸⁹ Photographs show no obvious changes to the framing on the east elevation at this period.¹⁹⁰

Darbyshire also replaced the northern extension of the hall (**site 5**) with a new arrangement comprising a wash house on the west, a central yard bounded on the north by a wall with a doorway, and a small range on the east, which included a WC and a fuel store. The plan published in the *Victoria County History* in 1911 shows the north and west walls of the wash house as being of the same date as the adjoining northern part of the hall (*Figure 13*). However, early photographs show that the wash house replaced the earlier single-storey building here, the 'ghost', or outline, of which was visible in the north gable wall of the hall. Also visible towards the western edge of that gable is a blocked opening, presumably a door which had led from the hall into the earlier outhouse.¹⁹¹

OS 1:2500 mapping surveyed in 1908 shows that a small detached outbuilding had been added to the north of the hall (*Figure 9*). This can be identified as the northern bay of the present detached range (**site 9**).

3.2.18 Between 1915 and 1932 a single-storey lean-to outhouse was added against the south elevation of the hall (*Figures 10 & 11*). During the same period the detached outbuilding (**site 9**) was extended to the south.

3.2.19 The final known phase of building work at the hall occurred in the 1970s when the timber-framed range underwent renovation. In addition to repairs to the fabric, this part of the hall was now converted to a dwelling. In the ground- and first-floor corridors the doors communicating with the existing dwelling in the northern part of the building were blocked; a partition wall was built across the north end of the ground-floor corridor to create a larder; and windows were inserted in the south gable wall (*Figures 14 & 15*). The lean-to against the south elevation was also taken down at this time.¹⁹²

3.3 Outbuildings

3.3.1 The inventories of 1653 and 1665 both list a number of outbuildings belonging to the hall. The later inventory includes three barns, named as the 'Ould Barne', the 'New Barne' and the 'Hay Barne'; two stables, named as the 'Worke Horses Stable' and the 'Newe Stable'; and also the 'Oxe Shippon'. The

¹⁸⁸ Farrer & Brownbill 1911a, 286.

¹⁸⁹ The west elevation of the hall before the restoration is shown on Manchester Local Image Collection m47731, 1895 (also m80419, m83201 & m08921); m47732, 1896 (also m75494); m47736 & m47737, 1900. The same elevation not long after the restoration can be seen on m47740, m47741 & m79495, 1903.

¹⁹⁰ Manchester Local Image Collection m47735, 1895 (also m75493); m47742, 1903 (also m75489).

¹⁹¹ Manchester Local Image Collection m47739, 1903; m75491, 190(?).

¹⁹² Information provided by Maria Luczak from MA Council Minutes, Recreation Committee, old series, vol 3, 159, Appendix 8.

1653 inventory includes two stables, named there as the 'Stable' and 'New Stable', and an 'Oxe House', presumably the same as the 'Oxe Shippon' listed in 1665. In 1653 only one barn is mentioned, the 'Ould Barne', but the name implies that at least one other barn was standing here at that date. Furthermore, when in 1625 Humphrey Chetham sold to his brother goods, livestock and grain at Clayton Hall this included oats and barley in two barns.¹⁹³

3.3.2 Higson recorded that outbuildings belonging to the hall were situated in a fold, or enclosure, located outside the moat:

'The fold was four acres in extent, and contained three distinct piles of outhousing, correspondingly large with the size of the farm. The Wheat Barn has been converted into a farm-house, but the steps are still traceable which led into the upper chamber, used as the "garner", or granary. The Oat Barn adjoins the present highway, and, though patched by the insertion of bricks and mortar, was originally erected upon crooks, the foundations being rough ashlar flags, and the superstructure oak timber, covered in with grey slates. The Great Barn, in addition to bays for hay and corn, was, in part, adapted for a shippon. It was a very long and comparatively, low post and petrel erection, with a thatched roof, remarkably acute in pitch, and extending in dripping eaves considerably beyond the walls...The barn portion became ruinous, and fell down many years ago, and the remainder was accidentally destroyed by fire, September 23, 1852'.¹⁹⁴

This fold lay to the south on the moat. In the 1820s it was cut into two by the construction of Ashton New Road, but on mapping of the 1840s its boundaries are still recognizable and form a rectangular enclosure aligned from the south-west to north-east (*Figures 6 & 7a*).

The Great Barn mentioned by Higson is shown on an illustration of 1823 (*Plate 8*). Its low eaves and steeply pitched roof suggest that it was a cruck-framed building, like the Oat Barn. This illustration also shows the walls of the building as stone-built, which is presumably what Higson meant in describing it as 'petrel'. From mapping evidence it was located along the south-west side of the fold. Its site now lies on the south side of Eccleshall Street (*Figure 22, site A; Plate 5*).

Hollingworth in his history of Manchester written in the 1650s stated that according to 'credible tradition' the pre-collegiate church had been a timber building, and that when the church was rebuilt in the 15th century 'one part of the sayd woodden building was removed to Oardsall, another part to Clayton; but the maine body was remooved to Trafford, which is standing to this day, and now called the greate Barne'.¹⁹⁵ Higson reports that according to local tradition the part brought to Clayton was used for the barn destroyed by fire in 1852.¹⁹⁶ Hollingworth's 'credible tradition', however, is disproved by architectural evidence which confirms the pre-collegiate church to have been

¹⁹³ Raines & Sutton 1903, 21.

¹⁹⁴ Higson 1859, 34-5.

¹⁹⁵ Hollingworth 1839, 44-5.

¹⁹⁶ Higson 1859, 35.

stone-built, probably with a chancel built in the Decorated style and nave in the Early English.¹⁹⁷ The Radcliffes of Ordsall and de Traffords of Trafford, like the owners of Clayton, had a chantry chapel in the collegiate church and it may have been these families' historical links to the church which gave rise to the story of the barns.

The cruck-framed Oat Barn was taken down in or shortly before 1877, and was photographed at the time of demolition.¹⁹⁸ In 1869 it was visited by the antiquarian John Owen in the company of John Higson. Owen sketched the cruck framing and recorded that the building was 111ft 6in long, 25ft 1in wide at one gable and 25ft 9in at the other, and internally contained six pairs of crucks.¹⁹⁹ From the mapping evidence this barn stood on the south-east side of the fold. Its site now lies between Eccleshall Street and Ashton New Road (*Figure 22, site B; Plate 6*).

On the north-east side of the fold was the third of the three outbuildings mentioned by Higson, the Wheat Barn. It is shown on Johnson's map of 1818-19 as comprising two adjoining ranges, set at a right angle (*Figure 4*). This building, which was later converted to a farmhouse, remained standing into the 20th century.²⁰⁰ It was possibly much later than the other two barns, as it is not shown on the plan of 1792 for the proposed Ashton Canal (*Figure 3*). Its site now lies mostly on the south of Coatbridge Street (*Figure 22, site C*).

It is uncertain how the barns mentioned by Higson relate to those recorded in the 17th century, but the 'Old Barn' was possibly that burnt down in 1852, and the 'New Barn' the building demolished in about 1877. The stables and shippoon mentioned in the inventories were presumably also located in the fold.

- 3.3.3 When Clayton Hall ceased to be occupied by a tenant farmer in c 1830, the Great Barn, Oat Bran and Wheat Barn became part of new farms created from the demesne.

In 1833 the Great Barn belonged to a farm tenanted by George Bramall, whose name also appears in the Land Tax of 1830.²⁰¹ The tithe award in 1847 names the occupant as Thomas Clowes Brooks, who is also listed as a farmer at 'Clayton Hall' in the census of 1841 (*Tables 2 & 3*). The livestock, farming equipment and household furniture of Mr Brook's farm were auctioned in December 1849,²⁰² and at the time of the 1851 census the occupant was James Burgess. A newspaper reports that in September 1852 a fire at this farm destroyed the 'stables, shippoon and workshop', matching Higson's account of the final demise of what had once been the Great Barn.²⁰³

The Oat Barn in 1847 was part of a farmstead which was occupied by Ellen Bottomley, whose family were also tenants here in 1841 (*Tables 2 & 3*). Their farmhouse was situated on the east side of the barn, on Ashton New Road, and was also a public house known as the Green's Arms or, according to the 1845 OS map, the Clayton Tavern (*Figure 6*). The Green Arms itself is

¹⁹⁷ For the architecture of the pre-collegiate church see Crowther 1893 and Hudson 1910.

¹⁹⁸ Hindshaw W 1877; Manchester Local Image Collection m47709 & 47710.

¹⁹⁹ MCL Owen Mss vol 84, p 109.

²⁰⁰ Farrer & Brownbill 1911a, 286.

²⁰¹ Friends of Clayton Park, copy of Extract from Schedules to Deed of Partition; LRO QDL/S/35.

²⁰² *Manchester Courier* 1 December 1849, p 12 col 4.

²⁰³ *Manchester Times* 25 September 1852, p 5 col 2.

documented in 1828, when it was occupied by a Mr Shaw,²⁰⁴ but it is not known if at this date the barn was part of the property. As noted above, the barn was demolished in or shortly before 1877. Photographs taken at that time show deep excavations immediately adjacent to the remains of the barn. Between 1889 and 1908 the site was built over with housing (*Figures 8 & 9*).

The Wheat Barn in 1833 belonged to a farm tenanted by Matthew Newton, who is also named in the Land Tax assessment of 1830.²⁰⁵ In February 1835 there was an auction of livestock and equipment 'at the farm occupied by Mr. Matthew Newton, near Clayton Hall'.²⁰⁶ In 1847 the tenant was William Thornton (*Table 2*). It continued to be occupied by the Thorntons and their relatives, the Bebbingtons, until about the 1880s, during which period the farmstead was also used as a size manufactory. By 1891 the occupant was William Howard, a farmer and brickmaker. In September 1896, however, the livestock, bricks and 'brickmaking plant' at Clayton Hall Farm were sold by William Howard 'owing to the land being required for building purposes'.²⁰⁷

Johnson's survey of 1818-19 shows the Wheat Barn with an L-shaped plan, and the building appears with a similar plan on the OS mapping of 1845 and 1889 and the tithe map of 1847 (*Figures 6-8*). Since these later maps show only one other building at this site, depicted on the 1889 map as an open-fronted shed, it seems likely that only part of the original barn range was converted to a dwelling. Mapping of 1908 shows that the western wing had been truncated by the construction of Cooper (now Coatbridge) Street (*Figure 9*). The remaining part of the building was still standing in the 1950s (*Figure 12*).

²⁰⁴ *Manchester Courier* 12 July 1828, p 2 col 2.

²⁰⁵ Friends of Clayton Park, copy of Extract from Schedules to Deed of Partition; LRO QDL/S/35.

²⁰⁶ *Manchester Courier* 7 February, p 1 col 5.

²⁰⁷ *Manchester Guardian* 23 September 1896, p 3 col 1.

Table 4: Rooms and buildings at Clayton Hall named in 17th-century inventories

1641	1650	1653	1665
Greene Chamber	Hall	Hall	Hall
Corner Chamber	Kitchen	Great Parlour	Great Parlor
Lodginge Chamber	Nearer pastrye	Parlour Closet	Parlour Clossett
Servants Chamber	Further pastrye	Closet in the End of the Gallery	Clossett att th'end of the Gallery
Parlor	Brewhouse	Greene Chamber	Greene Chamber
Wardrobe Parlour	Bak house	His Lodginge Chamber	Corner Chamber
Litle Parlour	ffellowes Room	Corner Chamber	Clossett adjoyneing to the Corner Chamber
Buttry	Poarch Entry	Closet next to the Corner Chamber	Another Clossett adjoyneinge to the Corner Chamber
Chamber over the Kitchin	Chamber over the Kitchen	Another closet adjoyneinge to the Corner Chamber	Maids Chamber
Kitchin	Chambers over the hen howse & darke howse	Maids Chamber	Clossett next to the Maids Chamber
Pastrie	Dayrie howse	Closet next to the Maids Chamber	Little Parlor
	Litle Buttery	White Chamber	Chamber over Little Parlor
	Two Sellers	Gatehouse Chamber	Gatehouse Parlor
	Buttery and pantry	Litle Parlour	White Chamber
	Litle seeld Parlor	Ward Roabe Parlour	Corne Chamber
	Great Parlor	Nursery	Chappell Loft
	Ward Roape Parlor	Fellowes Parlour	Gatehouse Chamber
	Nursery	Buttery	Highest Chamber over the Gatehouse
	Closet in the end of the Gallerye	Closet by the Buttery	Chappell Chamber
	Maydes Chamber	Ould Buttery	Lyme House Chamber
	Litle seeld Chamber	Sellor	Kitchin
	Corner Chamber	Roome over the Sellor	Deyrie House
	Litle Clossett in the Corner Chamber	Deyry Howse	Servants Buttery
	Greene Chamber	Cheese Chamber	Further Pastrey
	White Chamber	Kitchine	Servants Dyneinge Roome
	Chamber over the Gates	Pastery next to the Kitchen	Backe House
	Corne Chamber	Other Pastery	Chamber over the Kitchin
	ffellowes Parlor	Roome next to the Kitchine	Chamber over further Pastrey
	Lime howse Parlor	Back house	Cellars
	New Stable	Darke howse at the end of the Hall entry	Buttery

	Limehouse end	Brewhowse	Worke Horses Stable
		Chamber over the Kitchine	Hay Barne
		Chamber over the Henhouse	Newe Stable
		Chamber over the Backhouse	Newe Barne
		Chamber over the Brewhouse	Ould Barne
		Porters Ward	Oxe Shippon
		Lyme howse with those in the Gallery adioyneinge	
		Coale House	
		Corne Chamber	
		One of the Chambers over the Gatehowse	
		The other Gatehowse Chamber	
		Chappell	
		Ould Barne	
		Stable	
		Oxe House	
		New Stable	

Sources: 1641 - Chetham's Library, Chetham Personal Papers vol 4, p 28.

1650 - Chetham's Library, Chetham Personal Papers vol 4, p 122 (see Appendix 1 of this report).

1653 - Probate inventory of Humphrey Chetham (Raines & Sutton 1903, 263-73).

1665 - Probate inventory of George Chetham, LRO WCW (see Appendix 2 of this report).

4. Previous Recording and Survey

4.1 19th century

- 4.1.1 The earliest known investigations and survey work at the hall were carried out in the mid to late 19th century. In a letter published in 1887 John Owen, an antiquarian who described and sketched numerous sites in the Manchester region, wrote of a visit to Clayton Hall.²⁰⁸

‘Many years ago the late Mr. John Higson and I had a rummage through the hall when a portion of the roof was under repair. I penetrated into the cockloft and made a sketch of some of the roof timbers, sufficient to show the style of timbering. They belong to the fourteenth century. We found that an addition to the front had been made at some time, which in the upper story forms a gallery giving access to the bedrooms. This is confirmed by the ends of the rafters projecting considerably beyond the wall plates, and showing that they had been exposed to the weather; but they are now under the additional roof and of course not exposed. The ends of the rafters where they projected were scalloped on the under side, usual at an early period. The roof of grey slates, previous to the repairs, showed that the front had been extended, but now the roof is in one continued slope’.

Owen also reported that he and Higson had visited the Oat Barn and taken measurements. The details of that survey were recorded in Owen’s manuscripts in a written description headed ‘Clayton Oat Barn 1869’, together with a sketch which he made of the barn’s cruck frame.²⁰⁹

4.2 *Victoria County History*, 1911

- 4.2.1 The earliest known account to describe and analyse the standing building in any detail is that published in the *Victoria County History*. This account is accompanied by the earliest known internal plan of the building, which shows the ground floor and phases its various elements (*Figure 13*).

4.3 Works in 1997-8

- 4.3.1 In 1997-8 a programme of recording and assessment works were carried out, coordinated by Jeffrey Millar, Archaeological Field Officer for Manchester City Council Leisure Division’s North East Parks and Medlock Valley.
- 4.3.2 As a preliminary stage, in August and September 1997 the University of Manchester Archaeological Unit conducted ‘a rapid assessment of the current state and future potential’ of the building.²¹⁰ This expanded on the description and analysis of the hall given by the *Victoria County History* and the Listed Building Description. However, the assessment of the documentary evidence unfortunately concluded that little has survived which ‘directly relates to the

²⁰⁸ TLCAS 1887, 316.

²⁰⁹ MCL Owen Mss vol 84, p 109.

²¹⁰ Nevell & Walker 1997.

hall itself', thereby overlooking such readily available material as the published probate inventory of Humphrey Chetham. The assessment also accepted as correct the claim that an illustration, in fact of Speke Hall, showed Clayton Hall and the missing southern wing (see above, 3.2.2). This misidentification has since become a basis for reconstructing the 17th-century appearance of the hall.²¹¹

4.3.3 In November 1997, following the historic building assessment, two tree-ring dating samples were taken from the timber-framed building for analysis by the Palaeoecological Research Unit of the School of Geography at the University of Manchester. No plan is known showing the locations at which these samples were taken, but both are said to have derived from the same room on the first floor, Sample 1 from 'the wall plate on the north side of the hall' and Sample 2 from 'the door area...adjacent to the first-floor corridor, at the point where the partition wall meets the door newel posts. At this point two upright posts occur side-by-side; the core was extracted from the post that appeared to be the older of the two'. According to the analyst's report, the samples produced an estimated felling date of c 1431-46 in the case of Sample 1, and c 1513-23 in the case of Sample 2.²¹² These findings should be treated with caution. Dating reached by the same analyst for Apethorn Fold in Tameside has been thrown into doubt by subsequent sampling and analysis at that site by the Sheffield Dendrochronology Laboratory.²¹³

4.3.4 The work undertaken in 1997-8 also included a topographical survey, which resulted in a contour plan of the moat and moated platform. As part of the same work, the position of mature trees was also plotted in connection with a proposal to create a medieval garden on the site (*Figure 16*).²¹⁴ Comparison of the contour plan with the existing landscape shows a number of inconsistencies.

4.4 Other work

4.4.1 In addition to the above, undated modern sketch plans of timber framing at the hall are held in the archive of Historic England (formerly English Heritage).²¹⁵ It is possible that these were made in connection with the renovation work in the 1970s.

²¹¹ Miller 2013, 7.

²¹² Hradil 1997.

²¹³ Tyers 1999.

²¹⁴ Gregory & Maude 1998.

²¹⁵ Historic England Archive BF039842.

5. Gazetteer

The following gazetteer lists visible remains at Clayton Hall, including standing structures with the exception of the hall itself, and also known sites of demolished buildings, including the outbuildings which stood outside the moat. The locations are shown on *Figures 21 and 22*.

Clayton Hall

- 1) Clayton Hall moated platform
Scheduled Monument

Site of historic Clayton Hall, believed to have been a courtyard house of which only the present timber-framed building now stands. See section 3.2 of this report.

- 2) Clayton Hall moat

See section 3.1.

- 3) Bridge over moat
Grade II Listed Building
SMR 12048.1.0

See 3.1.5 and Appendix 6, Listed Building Description.

- 4) Mounting block

Stone mounting block of four steps, inscribed with the initials 'I C', for James Chetham, and the date 1686. Photographs show that this block has stood in its present position, by the entrance to the timber-framed building, since at least the 1890s. Its original position is not known.

- 5) Outhouses (site of)

Single-storey outhouses abutting the north end of the hall (see 3.2.14). Demolished in 1900 and replaced by the present wash house, a small central yard, and a small range on the east which included a coal store and a WC (see 3.2.17 and *Figure 13*). This last range has been demolished.

- 6) Building (site of)

Detached building shown on Johnson's map of 1818-19 in the south-western part of the moated platform but removed by 1845. Its precision location and extent are not known. In the general location, towards the western edge of the platform are two small pads set 2.4m apart, one of stone, the other possibly of tile, but these respect the modern alignment of paths and are probably a later feature.

- 7) Buildings (site of)

Outbuildings, built between 1845 and 1847, and possibly including hothouses. See 3.2.15.

8) Building (site of)

Built on the edge of the moated platform, and possibly privies. This structure post-dates the tithe map of 1847 and was removed c 1900. Stonework is visible through the modern fence at this approximate point but may be part of stone kerbing found elsewhere along the edge of the moated platform and probably dating from 1900 or later. A small mid-20th-century brick-built structure with a concrete roof stands adjacent to this site.

9) Outbuilding

Standing single-storey brick-built range. The north bay is shown on mapping of 1908 and was probably erected c 1900. The building was extended to the south between 1915 and 1932 as two bays, which originally seem to have been open-sided on the east but were later infilled.

10) Stone piers

Two stone piers each c 1.4m high, with tapering rounded sides and a projecting base. One has a vertical groove, the other smaller indentations. They are presumed to have been gateposts but their original location is unknown.

11) Drinking fountain

Circular basin on a triangular base, inscribed 'Presented by Robert Barnes Esquire A.D. 1859'. The original location of this fountain is unknown.

12) Horse trough

Stone trough, inscribed 'Presented to the Citizens by Alderman George Clay'. This has been moved to the hall from North Road.²¹⁶

Related buildings outside the moat

A) Great Barn (site of)

Barn, destroyed by fire in 1852 (see 3.3.2 and 3.3.3). OS mapping shows that the site remained vacant until it was built over with houses between 1932 and 1950. These have been demolished in recent years and the site is now vacant.

B) Oat Barn (site of)

SMR 1428.3.0

Cruck-framed barn, demolished c 1877 (see 3.3.2 and 3.3.3). OS mapping shows that between 1889 and 1908 the site was built over with houses on Ashton New Road and Eccleshall Street. These have been demolished, and the site landscaped. A mature tree stands on the site.

C) Wheat Barn (site of)

Barn, later partly converted to a farmhouse (see 3.3.2 and 3.3.3). Still standing in 1950. A garage/carwash now occupies the site

²¹⁶ The Friends of Clayton Park, pers comm.

6. Significance of Below-ground Remains

6.1 The Scheduled Monument

- 6.1.1 The moated platform by virtue of its designation as a Scheduled Monument is a site of national significance. It was reported in the late 19th century that buried remains relating to lost buildings of the hall had been uncovered on the platform. It is presumed that below-ground archaeological remains still survive on the platform but their extent and condition are at present unknown.

6.2 Non-scheduled remains

- 6.2.1 The significance of non-designated remains is assessed here using the Secretary of State's criteria for the scheduling of monuments, namely: period, rarity, documentation, group value, survival/condition, fragility/vulnerability, diversity, and potential.

6.2.2 *The moat*

The base on the moat which is concrete-lined lies outside the scheduled area. It is unknown at present if scouring of the moat has removed all remains of deposits which would have accumulated in its base, or whether any such remains survive below the concrete base. Such deposits can contain archaeological material including, in waterlogged conditions, organic remains.

Any archaeological evidence surviving within the moat would have a group value with the Scheduled Monument, and particularly depending upon its survival/condition might be considered to be of either local or regional significance.

6.2.3 *Buildings outside the moat*

The sites of three outbuildings which were associated with Clayton Hall are known outside the moat. The Great Barn (**site A**) and the cruck-framed Oat Barn (**site B**) may have been respectively the Old Barn and New Barn documented in the 17th century. The Wheat Barn (**site C**) possibly dated from the late 18th-early 19th century. The sites of the Great Barn and Oat Barn were later built over by housing. These have been demolished. The site of the Great Barn is now vacant, and that of the Oat Barn has been landscaped. The site of the Wheat Barn is now occupied by a garage/carwash.

Photographs taken at the time of the demolition of the Oat Barn suggest that the likelihood of significant below-ground remains still surviving can be considered to be low. The extent to which below-ground remains survive of the Great Barn and Wheat Barn is at present unknown.

Remains of the Great Barn given its relatively early date and group value with Clayton Hall might be considered to be of local or regional significance. Remains of the Wheat Barn, given its suggested later date, might be considered to be of local significance.

7. Recommendations

- 7.1 The following recommendations relate to potential investigations of below-ground remains and are based upon consultation with Norman Redhead, Heritage Management Director (Archaeology), Greater Manchester Archaeological Advisory Service.

7.2 The Moated Platform

- 7.2.1 The present range on the moated platform preserves only a part of the former hall, which is believed likely to have been a courtyard house. It is presumed that there are surviving below-ground remains which relate to that larger hall.

The moated platform is a Scheduled Monument and a possible staged scheme of investigation is initially proposed which would potentially add to understanding of the hall with limited disturbance of the below-ground deposits, as outlined in 7.2.2-7.2.4 below.

These initial works also could inform the potential for more detailed investigation in the form of community excavation, leading to possible display of the remains.

- 7.2.2 As a preliminary stage it is recommended that the moated platform is tested by geophysical survey to seek to locate potential remains belonging to the hall, and in particular to attempt to obtain evidence for the extent and layout of the building. This survey could include the use of ground penetrating radar in the tarmaced areas.
- 7.2.3 Depending upon the results of the geophysical survey, preliminary trial trenching could be carried out within selected areas. Topsoil and other overburden could be removed to the top of archaeological deposits, which could be cleaned and recorded in plan.
- 7.2.4 As a third stage, within these trial trenches selected features might be evaluated by excavation, to gain information on the depth, date and nature of the remains, particularly where such evidence may throw light on the wider development of the hall.
- 7.2.5 All the proposed works, including intrusive geophysical survey, would require Scheduled Monument Consent.

7.3 The Moat

- 7.3.1 The base of the moat has been concrete-lined. At present it is unknown whether below that lining there are any remains of the deposits which would have accumulated within the moat and which might contain archaeological material.
- 7.3.2 It is recommended that if any remedial works are carried out which expose the base of the moat below the concrete lining, an appropriate archaeological record is made of any underlying deposits. This could be carried out by a

watching brief and, where warranted, trial trenching.

7.4 Buildings Outside the Moat

- 7.4.1 Of the known buildings which were associated with the hall and stood outside the moat, the sites of the Great Barn (**site A**) and Oat Barn (**site B**) are currently not built upon. In the case of the Oat Barn, the likelihood of significant below-ground remains still surviving can be considered to be low.

The extent to which below-ground remains survive of the Great Barn is at present unknown. There is the potential for any remains of that building to be damaged or destroyed by any future development on this site.

- 7.4.2 There is the potential for archaeological investigation of the site of the Great Barn (**site A**) to be carried out as part of any future works at Clayton Hall. It is recommended that the site is first evaluated by trial trenching.

Should significant remains be found, this could be followed by excavation, which again could be community-based.

Appendix 1: Inventory of Goods at Clayton Hall retained by Humphrey Chetham, 15 May 1650

Source: Chetham's Library, Chetham Personal Papers vol 4, p 122.

'An Inventory of all such goods and howsehold stuffe at Cleyton in the County of Lancaster remayneinge in the Capitall mesuage there wch Humfrey Chetham Esqr doth reserve to himself and hath not sould the same nor any of them unto George Chetham of Cleyton aforesd gent, All the rest of the goods and howsehold stuffe in the said Capitall measuage beinge sould, and delivered to the sd George Chetham this 15th day of May Ano Domini 1650

In the Hall

2 longe tables, 2 longe formes, 1 seeled forme, 1 Court Cupboard, 2 cheeres, 1 seeled stool

Kitchen

2 Brasse potts, 2 brasse panes, 1 warminge panne 1 disheboard 2 dressers 1 forme 2 great chests 1 racke wth rope about it & chaine for the spit 1 litle cupboard 3 great spitts

Nearer pastrye

1 dresser 1 Choppinge board 2 seeld stooles

Further pastrye

1 Cupboard 1 great Chest 5 shelves

Brewhowse

2 ould dressers or formes

Bakehowse

3 Cheese presses, 1 chest 1 short forme

fellowes roome

1 Table 1 forme to kill swine on, 2 ashe boards to sett pigons on

Poarch Entry

1 great Ashe chest

Chamber over the Kitchen

4 Meale arkes 1 litle arke without cover 2 litle chests

Chambers over the hen howse & darke howse

2 Ould bedsteads

Dayrie howse

1 square table 1 Cupboard table 1 longe table to set milke on with 3 short formes to uphold the same 1 longe forme 1 great wooden Tubbe to salt beefe 1 Turnell to scald swine in 1 saltinge tubbe of lead with a cover on

Litle buttery

3 frames to sett hoggesheads on

2 Sellers

4 frames to set hogsheads on

Buttery and pantry

1 great cupboard 1 glasse case 3 shelves 1 seeld stoole 5 litle boards in the pantrye

Litle seeld parlor

1 rownde table 1 Court cupboard 1 greene covered stoole 2 sett stooles 1 seeld stoole

great Parlor

1 longe table 2 square tables 2 court cupboards 2 covered cheeres 4 sett stooles 5 covered stooles 1 backe stoole covered & set Cushions

Ward Roape Parlor

1 Chest 1 standinge bed 1 other bedstead

Nursery

1 Truckle bed 1 owlde bedsted

Closet in the end of the Gallerye

1 litle deske 1 seeld stoole 1 square table wth booked therein

Maydes Chamber

1 standinge bed 1 seeld chest 1 seeld boxe 2 seeld forms 1 seeld stoole 1 stoole wth Cover on

Litle seeld Chamber

1 seeld bed wth 2 fether beds, 2 boulsters 1 pillowe 5 blanketts 3 paire of sheets 2 pillowe beeres wth 4 curtaines for the same beds 1 presse 1 seeld cheere 1 Truncke 1 rownde table 2 covered stooles & 1 seeld stoole

Corner Chamber

1 standinge bed 1 Truckle bed 1 seeld chest 1 litle table 1 seeld backe stoole 1 seeld stoole 4 ould Covered stooles

Litle Closett in the Corner Chamber

1 Ould presse 1 litle table 1 stoole

Greene Chamber

1 standinge bed 1 truckle bed 1 square table 1 great seeld chest 1 other chest 3 covered cheeres 1 litle seeld forme 3 seeld stooles 1 Court cupboard 2 covered stooles wth backs & 1 other covered stoole

White Chamber

1 great standinge bed 1 Canopy bed 3 seeld stooles

Chamber over the Gates

1 standinge bed 1 Truckle bed 1 Court cupboard 1 Covered cheere 1 Chest 1 square table 1 deske 1 seeld stoole 2 Covered stooles 1 Pewter bason and ure

Corne Chamber

An Oulde Cubboard

ffellowes Parlor

1 standinge bed 2 other beds

Lime howse Parlor

1 paire of bedstockes

New Stable

One Chest

Limehouse end

I Great Keere to steepe Malt in

[signed] Geo Chetham'

Appendix 2: Clayton Hall in the Inventory of George Chetham, 25 January 1665

Source: Lancashire Record Office, WCW George Chetham of Turton, Esquire 1665.

In the Hall		
Imprimis A longe Table on the north side of the hall	xxvi ^s	viii ^d
Itm One Livery Table	iiii ^s	
In the great Parlor		
Itm One Longe Table	xxx ^s	
Itm Two square Tables	x ^s	
Itm One Cupboard Table	x ^s	
In the Parlor Clossett		
Itm One Table and Twenty Drawe Boxes	xv ^s	
In the Clossett att th'end of the Gallary		
Itm One Table, One Stoole, and a Cushion	ii ^s	
In the greene Chamber		
Itm One standing Bed and greene Vallons	xx ^s	
Itm One ould Cupboard	xxvi ^s	viii ^d
Itm One Livery Table	vi ^s	viii ^d
Item One fforme	xii ^d	
In the Corner Chamber		
Itm One standinge Bedsted with C[]s & vallens	xxvi ^s	i ^d
Itm Two ffeather Bedds, Two Bolsters and Two pillowes	iiii ^s	
Itm One Cadowe and Two Blanketts	xx ^s	
Itm One paire of Sheets and a pillowe beard	xii ^s	
Itm One Truckle Bed	v ^s	
Itm One ffeather Bed and a Bolster	xxvi ^s	viii ^d
Itm One Blankett and Coverlett	x ^s	
Itm One paire of Sheets	iii ^s	iiii ^d
Itm One Chamber pott	xii ^d	
Itm One Cieleed Chist	x ^s	
Itm Two Tables and a fforme	xv ^s	
Itm Two great backd Chaires, and two Little backe Chaires	xv ^s	
Itm One Cield Chaire, one Stoole, and a Cushion	iiii ^s	
Itm One Chist and a Deske	viii ^s	
Itm Tongues, ffyre shovell, Tosting yron, snuffers, Locks & keyes	ii ^s	
In the Clossett adjoyneing to the Corner Chamber		
Itm One Presse	x ^s	
Itm One Little Table and Three Boxes	iiii ^s	
In another Clossett adjoyneinge to the Corner Chamber		
Itm Two Billes, three paire of Baneliers, & other old Armor	x ^s	

In the Maids Chamber			
Itm One standinge Bed and a Truckle Bed	xiii ^s		
Itm fflower Cheese Boards	iiii ^s		
In the Clossett next to the Maids Chamber			
Itm One Little Presse	ii ^s		
In the Little Parlor			
Itm One square Table and a Livery Table	xii ^s		
In the Chamber over Little Parlor			
Itm One Bedsted and an ould Stoole	vi ^s	viii ^d	
In the Gatehouse Parlor			
Itm Two Bedsteds	x ^s		
In the White Chamber			
Itm in Wheat Winnowed	viii ^l		
Itm in Oats Wynnowered	iii ^l		
In the Corne Chamber			
Itm in oats Wynnowered	xxxvii ^l		
Itm an ould brasse Panne	xiiii ^s		
Itm in Spade shafts, Soales, gill Rope, frameing Sawe, & other Implemts	xxx ^s		
Itm fflower Corne Sacks	x ^s		
Itm Two Bucklinge Teames, other small Teames, Culter, Share,}	xxx ^s		
Great Axletree pinne, hammer, Clevis, & yron ware	v ^s		
Itm a Cupboard	xx ^s		
Itm Lead Weights	iii ^s	iiii ^d	
Itm Cart Ropes			
In the Chappell Loft			
Itm in Cogges, Runiges, and other odd Wood	xx ^s		
Itm One Measure	xii ^d		
In the Gatehouse Chamber			
Itm One Bedsted	xviii ^s		
Itm One Chaffebed, a paire of sheets, Blanketts, and Coverlett	xii ^s		
Itm One Truckle Bed	iii ^s	iiii ^d	
Itm one square Table, one Livery Table Carpett and two Cushions	xi ^s		
Itm one Chaire one Stoole and a Cushion	ii ^s	vi ^d	
In the highest Chamber over the Gatehouse			
Itm in Beane and Barley mixt	xxii ^s		
In the Chappell Chamber			
Itm One plowe & yrons, and six yoakes with Bowes	xx ^s		
Itm One Plancke Board	ii ^s		
In the Lyme house Chamber			

Itm One keare	v ^s	
Itm in fellighes and odde Wood	x ^s	
Itm Six harrowes	xx ^s	
Itm Three horse Collors, a Cart Sadle, & Two Headstalls	xii ^s	
Itm fflower Plancks	v ^s	
In the Kitchin		
Itm One Plancke	v ^s	
Itm One Chist	viii ^s	
Itm One Little Cupboard & a fforme	iii ^s	
Itm one larke(?), one Rackinge Tree and Three Racks	xiii ^s	iiii ^d
In the Deyrie house		
Itm One Long Table and Three Trestes on which it stands	v ^s	
Itm One ould Cupboard Table	v ^s	
Itm One Turnell	iii ^s	iiii ^d
Itm One Lead saltinge Tubbe	xiii ^s	iiii ^d
Itm One Longe fforme	xviii ^d	
In the Servants Buttery		
Itm One Table and Three Throwes	viii ^s	
In the further Pastrey		
Itm One Cupboard	vi ^s	viii ^d
Itm Two Chists	viii ^s	
Itm Three Throwes to lay Barrells upon	ii ^s	
In the Servants Dyneinge Roome		
Itm One Table and one fforme and a Boaltinge Arke	x ^s	
In the Backe house		
Itm Three Cheese presses	xv ^s	
Itm Two ould Tables, an ould Barrell, an old Chist, a Throwe & a Trest	x ^s	
In the Chamber over the Kitchin		
Itm fflower old Garners	iiii ^l	xv ^s
Itm One brasse Panne, ffether Tubbe, & ould Bedsteds	vi ^s	
In the Chamber over further Pastrey		
Itm one ould paire of Bedstocks	ii ^s	
In the Cellars		
Itm Three Throwes to Lay Barrells Upon	iii ^s	
In the Buttery		
Itm one round Table	vi ^s	viii ^d
Itm One Presse	xviii ^s	
Itm one glasse Case	iii ^s	iiii ^d
Itm one dozen of Bottles	iii ^s	

In the Worke horses Stable			
Itm One white grey Meare & a younge bay Meare	viii ^l		
Itm one bay horse & an ould gray Meare	v ^l		
Itm fflower paire of yron Treasses, one Hempnd pane	xxx ^s		
& other horse geare	iii ^s	iiii ^d	
Itm one provender Tubbe & a Buckett			
In the hay Barne			
Itm in hay	xiii ^l	vi ^s	viii ^d
Itm one harvest Carte, one closse Carte, one Ladder,			
& a paire of Boughes	xiii ^s	viii ^d	
In the newe Stable			
Itm one provender Arke iii ^s iii ^d , & two ould plowes vi ^s viii ^d	x ^s		
In the ould oxen house			
Itm One Turfe Carte and a foddering Cratch	vi ^s	viii ^d	
In the newe Barne			
Itm in Oats unthreshed	xvi ^l		
Itm in Beanes unthreshed	vii ^l		
Itm One harvest Carte, one Turfe Carte, Two closse Cartes,}			
a paire of shod wheeles, one plated pane, one sled, & two Cratches	iiii ^l	iii ^s	
In the ould Barne			
Itm in Oats threshed & unthreshed	xx ^l		
Itm Three Ladders	xviii ^s		
Itm a paire of Bells & a Cratch	vi ^s	viii ^d	
Itm in haye	xiii ^l	vi ^s	viii ^d
Itm Two Scuttles Two Riddles and a Shovell	iii ^s		
Itm one Wheele harrowe	xii ^s		
In the Oxen Shippon			
Itm in Seaven younge Bullocks	xxx ^l		
Itm Two Oxen Twinters and Two Oxen Stirks	x ^l		
Itm Six Twinter Stiers	xv ^l		
Itm Two Bulles and a Pigge	viii ^l		
In the Mylne at Cleyton			
Itm in Multure Wheat Oats and Maulte	v ^s		
Itm in Beane and Barley	ii ^s	vi ^d	
Itm One Multure Arke and a Chist	xxiii ^s	iiii ^d	
Itm ffifteen Mylne picks and a fanne	ix ^s		
Itm Two Yron Crowes, one Chissell and an hammer	xiii ^s	iiii ^d	
Itm One Shovell	ii ^s		
Itm a Wyre Seive	v ^s		
Itm Two measures	ii ^s		

Appendix 3: Report on Clayton Hall by the City Surveyor, April 1896

Source: Manchester Archives, Council Minutes, Parks and Cemeteries Committee vol 16, pp 97-8.

‘CLAYTON HALL

In accordance with the Committee’s Resolution of the 13th. March, the City Surveyor has prepared plans of the building which he submits with 3 photographs of the exterior, for the guidance of the Committee.

It is not advisable to disturb the existing walls, or indeed to make any structural alterations beyond what are absolutely necessary for the security of the building and for adapting it to the purposes for which it may be used.

The first floor should be strengthened by inserting beams under the centre of the joists, and a few iron ties may also be requisite.

A considerable amount of work will however be necessary both to the interior and exterior of the building in order to effect a satisfactory restoration. It is difficult to closely estimate the cost of work of this character, but the City Surveyor is of opinion that a sum of from £300 to £400 will be required to put the building into serviceable condition.

The drainage is an important consideration and should be entirely remodelled. The existing drains discharge into a large cesspool near the bridge, with an overflow into the moat, this causes an offensive smell and gives an objectionable appearance to the surface of the water. The redrainage of the premises will cost about £50 to £60.

The moat should be thoroughly cleaned, and the sides should be planted for the protection of the banks. The cost would be from £15 to £20...

T. de COURCY MEADE.
City Surveyor.’

Appendix 4: Report on Clayton Hall by the architect Alfred Darbyshire, 23 January 1900

Source: Manchester Archives, Council Minutes, Parks and Cemeteries Committee minute book vol 20, p 28.

'My first visit was paid to the Hall in the month of June 1898.

I find that the Stone bridge is in much the same condition as it was on the occasion of my first visit, and I suggest that the whole of the stonework should be pointed in cement, and with some joint-cramping it can be placed in thorough repair. The Entrance Gate piers have lost the vases and pine terminations of the 17th century. It would add to the dignity and importance of the Entrance if these could be replaced in the same kind of stone as the piers. An iron gate of appropriate design should be hung to the old piers, and provided with proper fastenings.

The exterior of the Hall is in worse condition than the interior, and I find that the Chimney Stacks have deteriorated since my last visit, and one or two are in an unsure condition. I also notice that the presence of dry-rot is unmistakeable on the ground floor, and an atmosphere has been created in the house, both unpleasant and unhealthy.

With regard to the exterior I would point out that it would be desirable to drain off the Moat, clean it out, and refill with Town's Water; the banks should be trimmed, and prepared for shrub planting in certain portions. All drainage, except fresh water from the roofs, should be cut off from the Moat, and the Cesspool should be removed. The City Surveyor has kindly placed on our Survey Plan the surrounding main drainage, from which I find it will be a matter of no difficulty to take through the Moat a 9 inch circular socket pipe to the new main drain in Park Street.

All the rough cast must be removed from the exterior and the old brickwork in several portions must be carefully drawn and reset in cement. The brickwork externally must be cleaned and neatly pointed in cement. The Chimney Stacks must be taken down to the roofs and rebuilt, and supplied with suitable pots; the large and characteristic stack on the South Gable must be taken down to where the stone ashlar ends, and rebuilt in its original form. The rustic porch next the bell turret gable must be removed altogether.

The outbuildings now used by the Caretaker must be removed and rebuilt according to the plan which I will shortly submit for your consideration.

I find that the floor over the present Kitchen is still sinking on account of the main beam resting on the window lintel. I therefore propose to build a new window with a central pier to obviate this sinking, and also to afford more light to the room.

The external timber framed work will require renewing in some portion with English Oak, and made to correspond with the existing south timber work. The Bell Turret requires repair, the nature of which will be shewn on the drawings. I find also that some of the window frames and mullions will want renewing in oak, moulded and glazed to correspond with those facing the Moat and Park Street.

If practicable the Ivy on the fronts should be carefully drawn from the walls while they are being repaired and pointed, and then replaced. The "Mounting Steps" of the 17th century should be removed to their original place at the Bridge.

The interior of the Hall requires some few repairs, the most important item being the Ground Floors: the wood floors must be taken up and an air chamber cut and a current of fresh air introduced from the exterior walls. The flag floors should be taken up and replaced with joists and boards, the old flags being used and properly laid in the new outbuildings and house yard.

The bed-room floors, where sunk, to be packed up to level, and the boards relaid, and all unsound or decayed boards replaced with new ones.

The internal Oak-work should be scraped and cleaned of varnish and stain, and the surface restored as originally left. Some external painting will be required, the external plumbing will require some repairs.'

Appendix 5: Report on Clayton Hall Mr F A Lewin, Ministry of Public Building and Works, Architect

Source: Manchester Archives, Council Minutes, Parks and Cemeteries Committee vol 75, p 673 Appendix 2 (kindly provided by Maria Luczak).

'Clayton Hall comprises two rectangular two-storey blocks built end-to-end. The north block is occupied as a residence and appears to be in good order. The application for grant is for the south block, now empty.

Construction generally is of quadrilateral oak framing, but the house has been widened on the west side and a two-storeyed, gabled porch added, all in brick, apart from the upper part of the porch which is of timber. The roof is covered in stone slabs. There is a large external chimney-stack of brick and stone on the south gable.

Internally nearly all timber framing and original infilling is concealed by lath and plaster added later.

Condition

The main cause for concern is that the added corridor area on the west side has pulled away from the original building, and props have been inserted to provide a temporary bearing for cross-beams. The roof leaks in some places, but the slabs appear to be in good condition and fit for re-use. The roof structure could not be examined in detail, but it appears to be reasonably sound. The rafters on the west side have been renewed in softwood.

The sole plate and ends of a few vertical members along the east side are decayed in parts, and much of the infilling on this elevation is loose. There is some beetle activity in the internal framing, mostly confined to sapwood, but apart from these defects, the timber structure seems to be sound. The fireplace openings have been bricked up and one of the stone lintels is fractured.

Recommendations

The roof will need stripping and re-laying on new battens and felt, re-using existing stones. The roof structure and timber bell turret may need some repair. An inconspicuous method of tying the added corridor back to the main house must be devised. Parts of the decayed sole plate will need renewal, and new feet should be spliced onto defective verticals. Some of the external infilling will need renewal, and this could be of lightweight blocks finished with a lime rendering. The windows will need an overhaul and some repair, and some repointing to brickwork and stone joints is required.

It is recommended that the added internal plaster, skirting etc is removed to expose the framing, and the original infilling repaired as found necessary. Fireplaces should be opened up and the fractured lintel strengthened with a steel angle at the rear if required. Floor boarding will need some repair. While the timber structure is exposed, a limited treatment with a timber preservative should be carried out.'

Appendix 6: Listed Building Descriptions

Clayton Hall

GV II*

'Remains of manor house, now two dwellings. Probably C15, altered in C16 and C17, partly rebuilt or enlarged in C18 and restored c.1900 and in C20. Red brick, some timber framing, stone slate roofs. Linear plan in 2 parts on north-south axis, the C15 or C16 southern half of 2 bays and single-depth plus a front corridor, and the later portion to the left double-depth and double-fronted. Two storeys, 3+3 windows. The earlier portion is of square-panelled timber-framing at 1st floor, probably formerly jettied but the ground floor rebuilt or enclosed in brick, and has a short gabled stair-turret offset right of centre with a bellcote on the ridge; the ground floor has a simple doorway to the left of the wing and a 2-light casement left of this; the upper floor has 3 wooden mullioned windows with diamond-pattern leaded glazing, 5 lights in the gable of the wing, 4 lights to the left, and 3 lights to the right, and a jettied gable with kingpost and raked struts. The right-hand gable wall has a very large external chimney stack of squared sandstone blocks, finished or rebuilt in brick at the top. The later portion to the left, of hand-made brick in English garden wall bond with stone quoins, has a segmental-headed doorway offset slightly left of centre with quoined stone surround, C19 diamond-paned casement windows of 3 and 3 lights to the left, 4 and 4 lights to the right, and 4, 2 and 5 lights at 1st floor, all with raised sills and rectangular stone lintels except that in the centre at 1st floor which has a brick label; rainwater heads dated 1900; and 2 ridge chimneys. Rear: southern portion has small-panelled timber-framing through both floors, and almost continuous wooden mullioned windows on both floors (probably insertions and recently restored). Interior: southern portion has small-framed partition walls of unusually high quality, with timbers of large scantling: an unusual longitudinal partition making a front corridor, and the lateral partition, with doorways which have nicked Tudor-arched lintels (including 2 blocked doorways at 1st floor of the partition); massive wallplates, that in the rear wall with motices of former wallposts and studs over the present windows; massive arch-braces to the tie-beams; rectangular stone fireplace in south gable wall with chamfered lintel (now blocked). Forms group with bridge over moat to south.'

Bridge over moat to Clayton Hall

GV II

'Bridge over moat to Clayton Hall. Probably C17. Coursed squared sandstone. Two segmental arches with arch-bands, central pier with triangular "cutwater" on each side making refuges to deck; stone bench along inner side of each parapet; stone gate posts at inner end. Forms group with Clayton Hall (q.v.).'

Appendix 7: Scheduled Monument Description

Clayton Hall Moated Site

'The monument is the moated site of Clayton Hall. It includes the rectangular island which measures c.66m by 74m upon which stands the present Clayton Hall. Access to the island is by a late medieval twin-arched stone bridge across the moat's south-eastern arm. Clayton was the seat of the Byron family from the late 12th to the early 17th century, after which it passed through various families. It was the birthplace of Humphrey Chetham, founder of Chetham's School. A late 14th/early 15th century chapel stood at the island's north-west corner until the beginning of the 18th century and fragments of the masonry have been found on the island from time to time. During the 15th century building expansion took place and Clayton Hall is thought to have been quadrangular or of three wings at this time. This hall was largely demolished and a new house built during the 17th century. Additions to the hall were made in the 18th century and in 1900 the house was largely restored. The late medieval bridge replaced an earlier timber structure and was widened at the turn of the 19th century. Clayton Hall is a Listed Building Grade II*. Clayton Hall and its outbuildings, the bridge, all service pipes, paths, driveways, fences, stone gateposts, a stone mounting block, ornamental stone posts, and the works compound and its associated buildings in the island's north-eastern corner are all excluded from the scheduling, although the ground beneath these features is included. The surrounding moat, which has been scoured out and concrete lined, is not included in the scheduling.'

Sources

JRL	–	John Rylands Library
LLRRO	–	Leicestershire, Leicester and Rutland Record Office
LRO	–	Lancashire Record Office
MCL	–	Manchester Central Library
MA	–	Manchester Archives
Mf	–	microfilm
TLCAS	–	<i>Transactions of the Lancashire and Cheshire Antiquarian Society</i>

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Allen/2/48 Account book of James Chetham, December 1664 - April 1673.

Chetham Deeds E.1.11, Parcel X1/4 Lease of Clayton Hall by Humphrey Chetham to James Jolly of Droylsden, 29 November 1635.

Chetham Private Papers vol 4.

Friends of Clayton Park

Copy of 'Extract from Schedules to Deed of Partition dated 14th January 1833 of Estates in Lancashire among the Coheirresses of the late James Greene Esquire'.

John Rylands Library

CLD 1409 Grant by James Chetham of Turton, esq, to Katherine Chetham of Turton (widow of George Chetham, late of the same, deceased), of a yearly rent charge issuing from Clayton Hall and its appurtenances, for life, 6 May 1665.

CLD 378 Lease for twenty one years by Humphrey Chetham of Castleton, esq, to Edmund Newton of Clayton Hall, yeoman, of the capital messuage called Clayton Hall with appurtenances, 24 Oct 1748.

Lancashire Record Office

DRM 1/39 Droylsden tithe apportionment.

Mf 1/27 Hearth Tax returns, Salford Hundred, 1663 (E179/250/8)

Mf 1/28 Hearth Tax returns, Salford Hundred, 1664 (E179/250/11).

Mf 1/29 Hearth Tax returns, Salford Hundred, 1673 (E179/132/356).

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Figure 2: Clayton Hall on Yates's map of Lancashire, surveyed c 1775-80, published 1786.

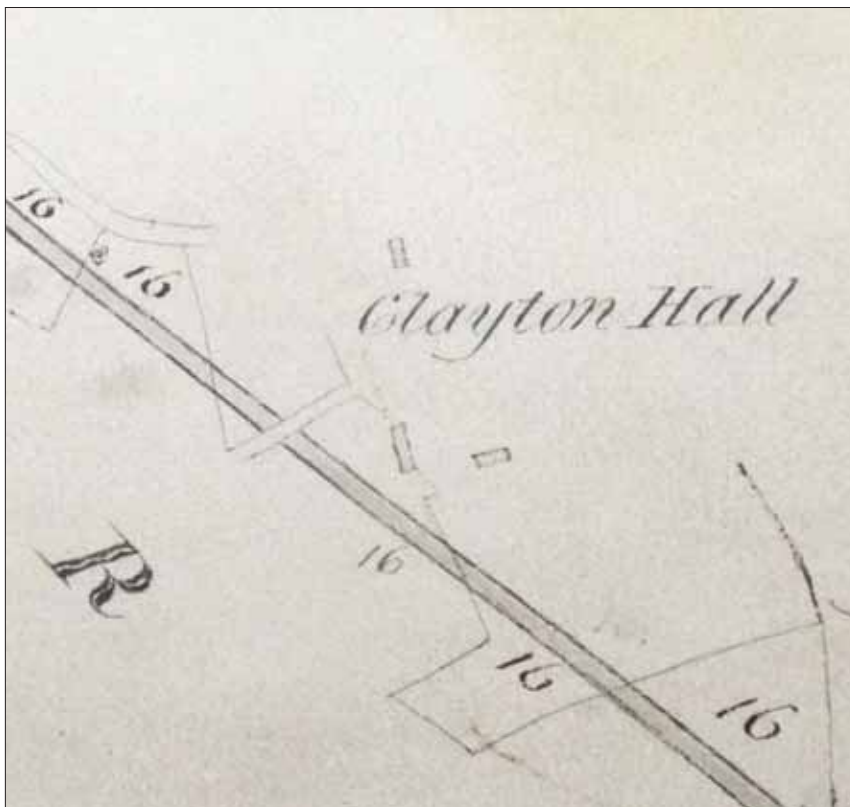


Figure 3: Clayton Hall on plan of line of proposed Ashton Canal, 1792 (Lancashire Record Office).



Figure 5: Clayton Hall on Hennet's map of Lancashire, surveyed 1828-9, published 1830.

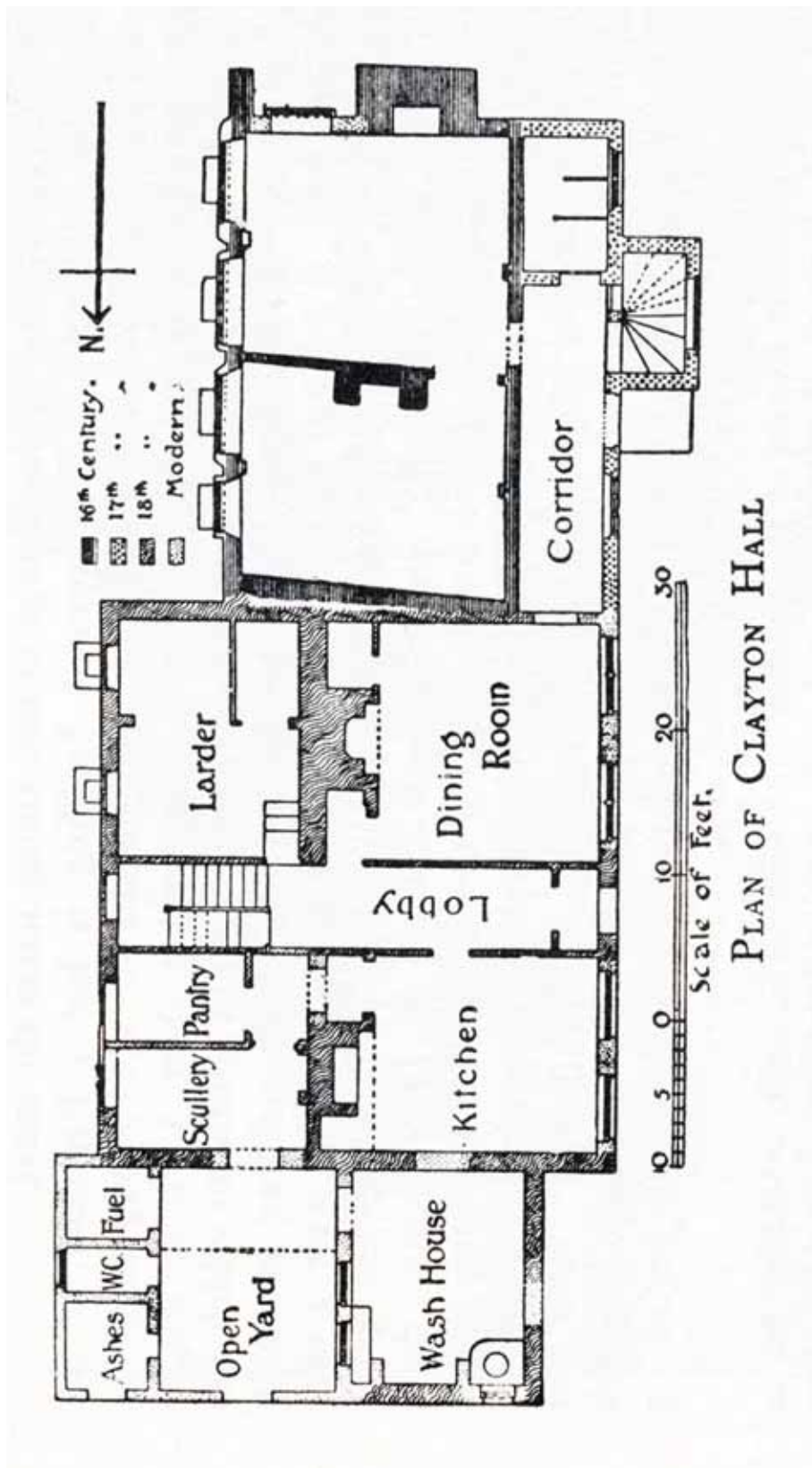
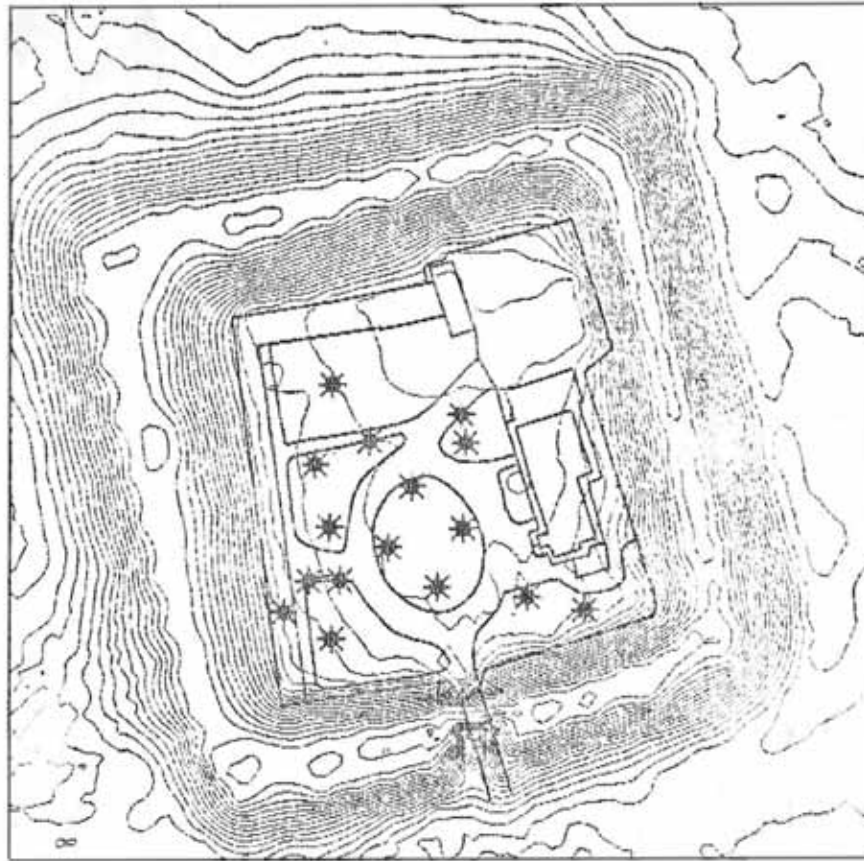


Figure 13: Plan of Clayton Hall (Farrer & Brownbill 1911a, 286).



Contours at 0.25m intervals

✱ Mature trees

Figure 16: Topographical survey of the moat and moated platform (Gregory & Maude 1998). Scale c 1:1000.

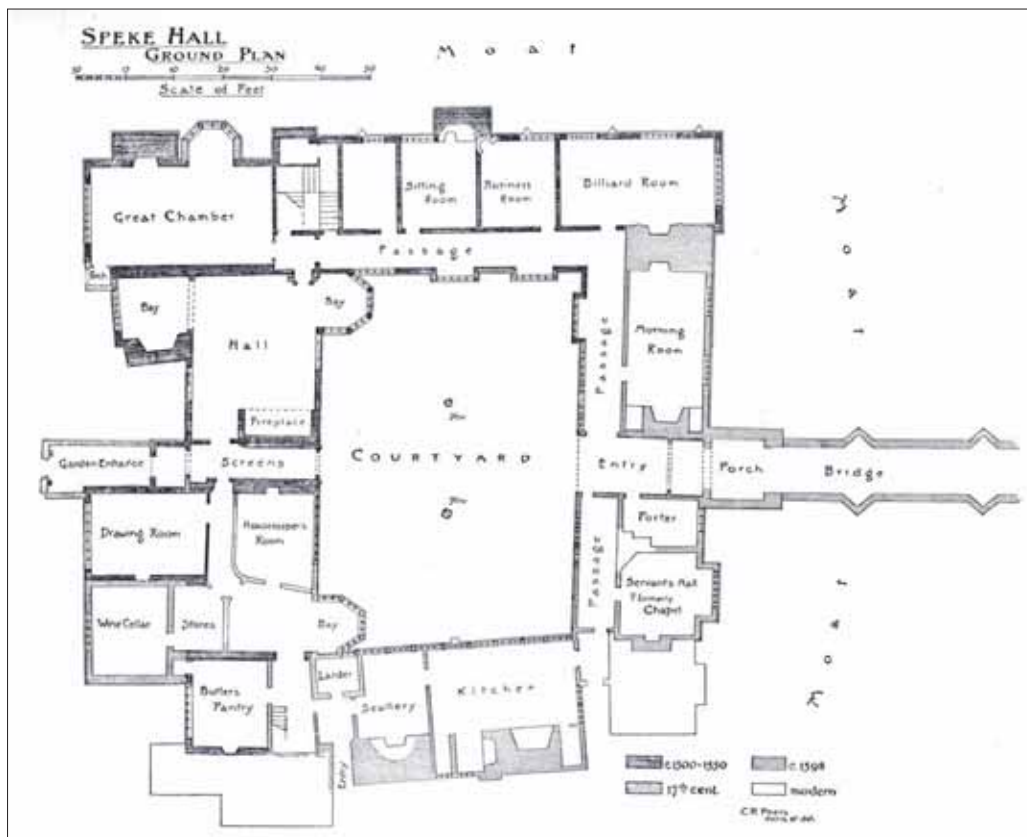


Figure 19: Plan of Speke Hall (Farrer & Brownbill 1907, facing 135).

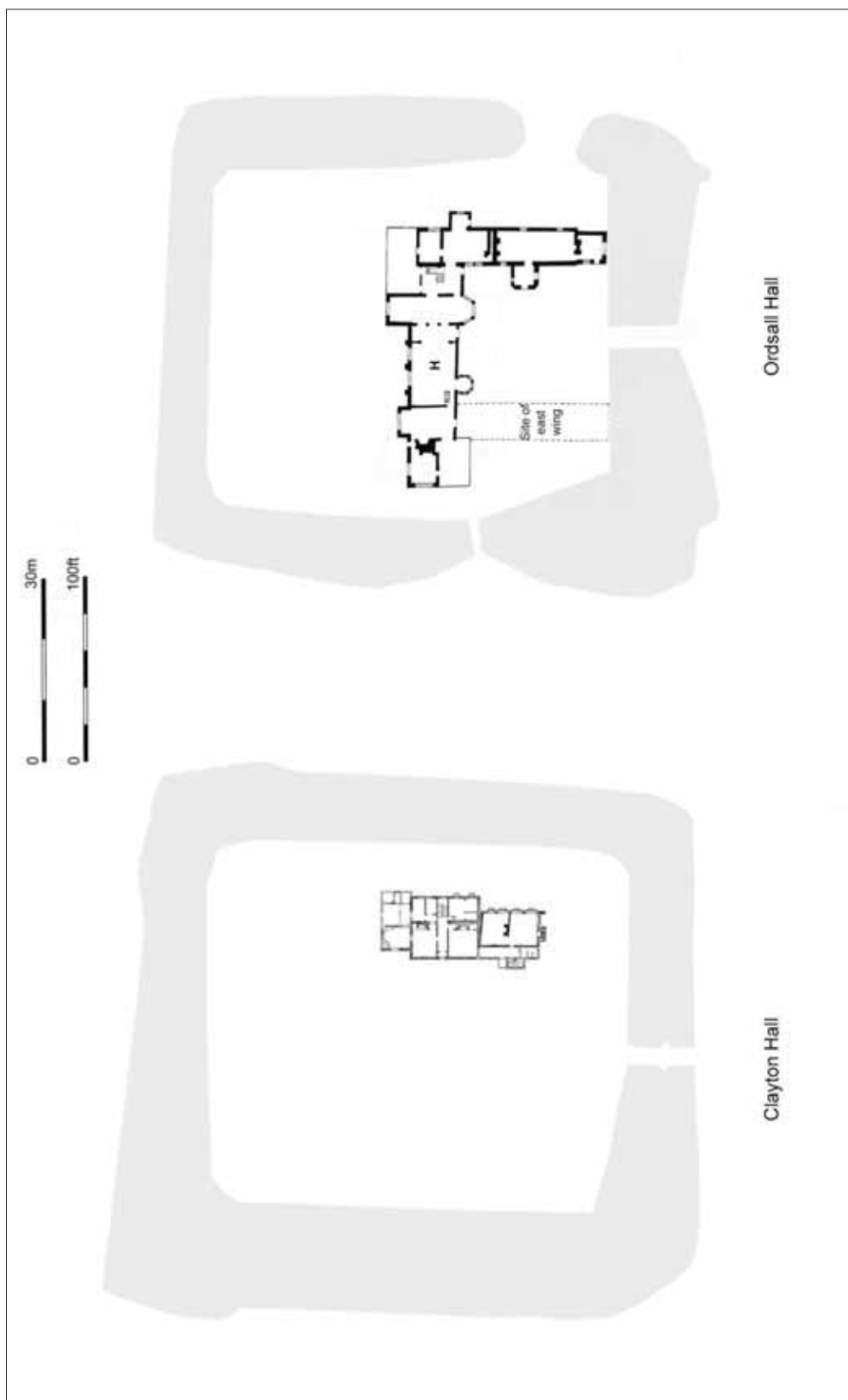


Figure 20: Comparative plans of the moated sites at Ordsall Hall and Clayton Hall. The extent of the water-filled moat at each site is taken from OS mapping surveyed in 1849 (Ordsall) and 1889 (Clayton). Scale 1:1000.

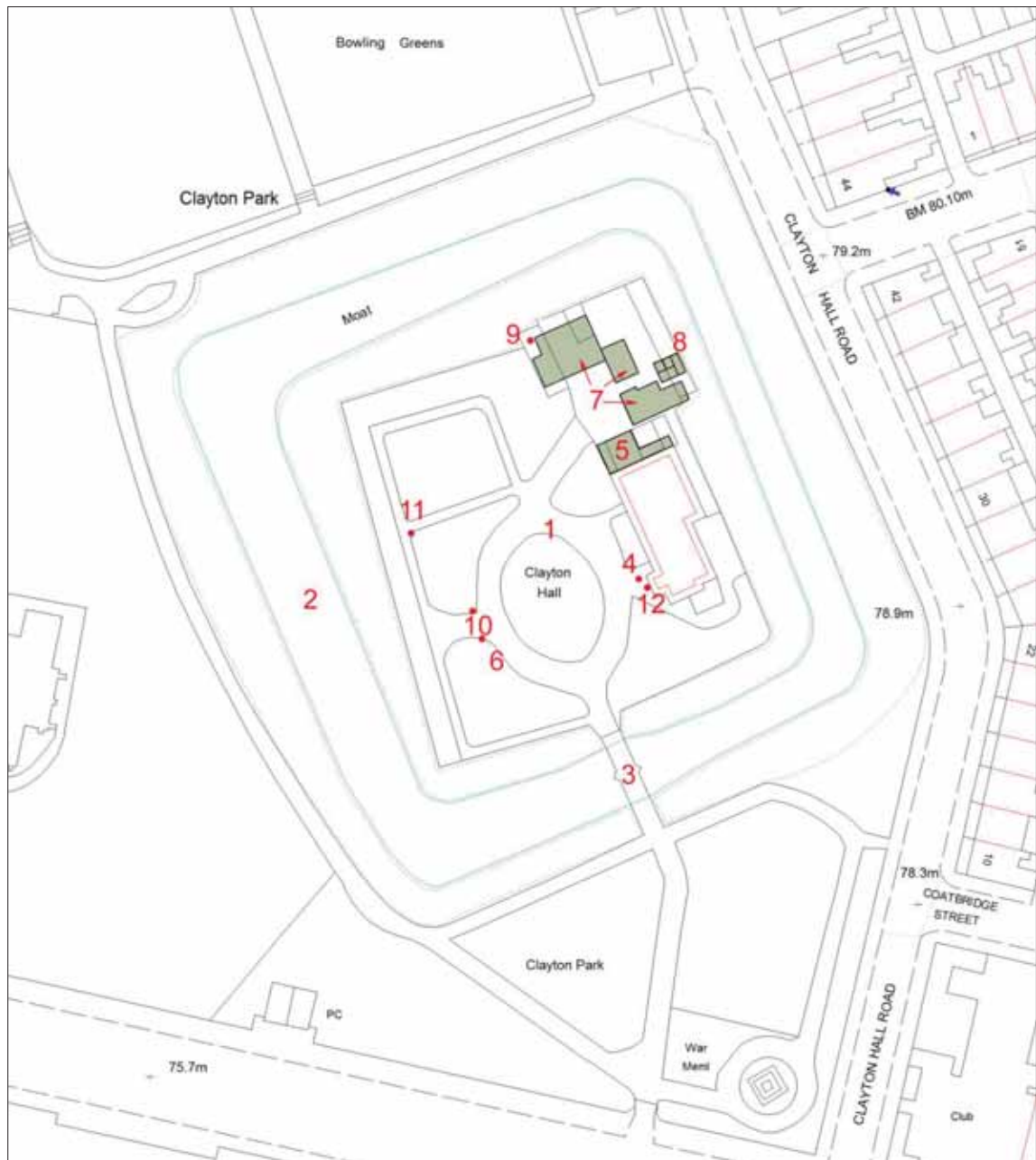


Figure 21: Clayton Hall, sites listed in the gazetteer. Scale 1:1000.
 Ordnance Survey. © Crown Copyright. All rights reserved. Licence number 100049671.

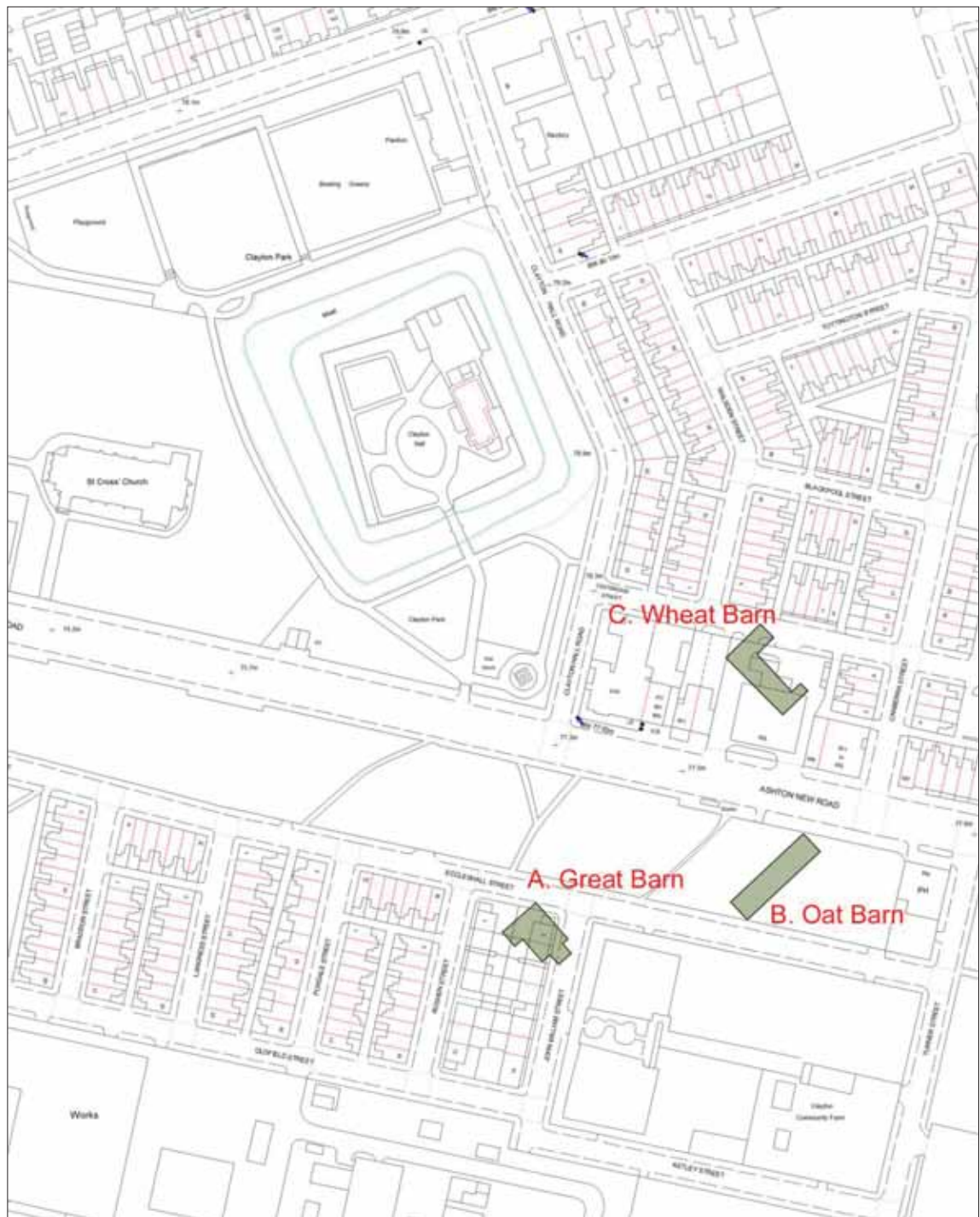


Figure 22: Location of outbuildings. Scale 1:2000.

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Plate 1: Clayton Hall viewed from the west.



Plate 2: The bridge over the moat viewed from the east.



Plate 3: The moated platform viewed from the north end of the bridge.



Plate 4: The mounting block.



Plate 5: Site of Great Barn (**site A**), looking north-west towards Clayton Hall.



Plate 6: Site of Oat Barn (**site B**), looking north from Eccleshall Street towards Ashton New Road.



Plate 7: 'Clayton Hall Lancashire', painted by N G Philips, engraved by J Steward, published by N G Philips, Liverpool, 1822 (reproduced from French 1893).



Plate 8: 'Old Barn Clayton Lancashire', painted and engraved by N G Philips, published by N G Philips, Liverpool, 1823 (reproduced from French 1893).



Plate 9: Clayton Hall, 1882 (Raines & Sutton 1903, facing p 20).

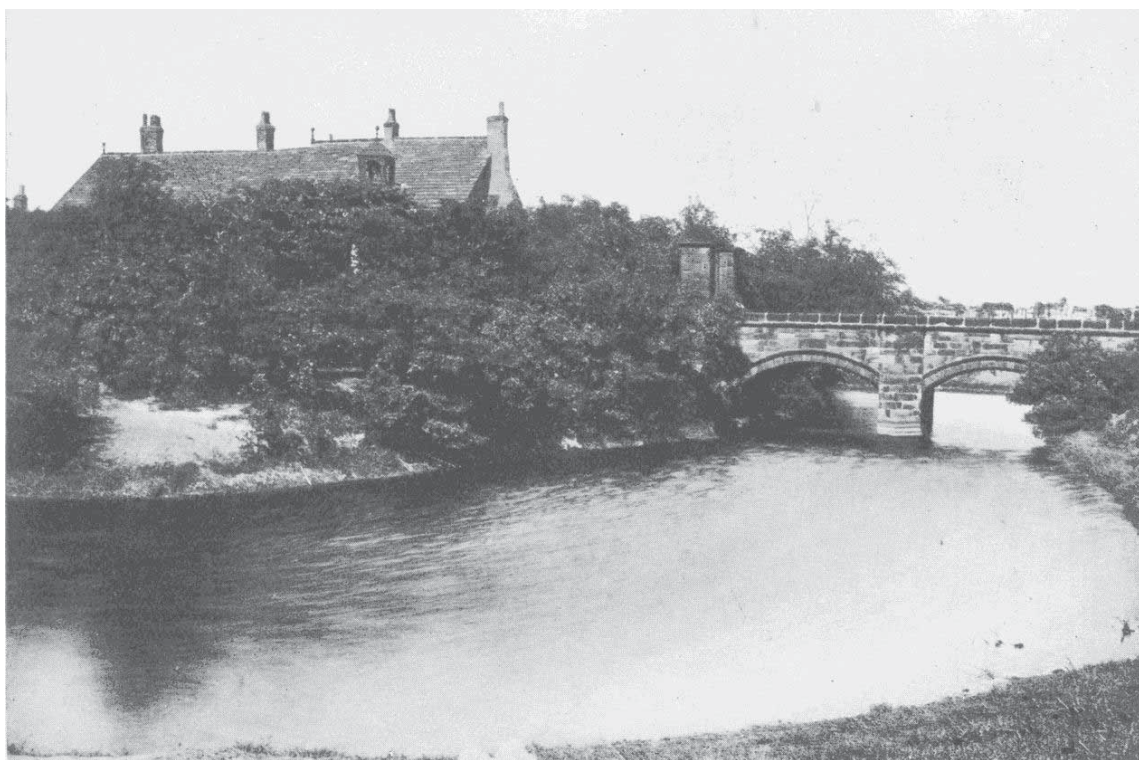


Plate 10: Clayton Hall moat and bridge, 1882 (Raines & Sutton 1903, facing p 30).



Plate 11: Hall, moat and bridge (Moss 1910).



Plate 12: Moat and rear of hall (Moss 1910).

Figure 1: Location of Clayton Hall, centre. Scale 1:2000.

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Figure 6: Clayton Hall on OS 6in to 1 mile mapping surveyed 1845. Scale 1:2000.

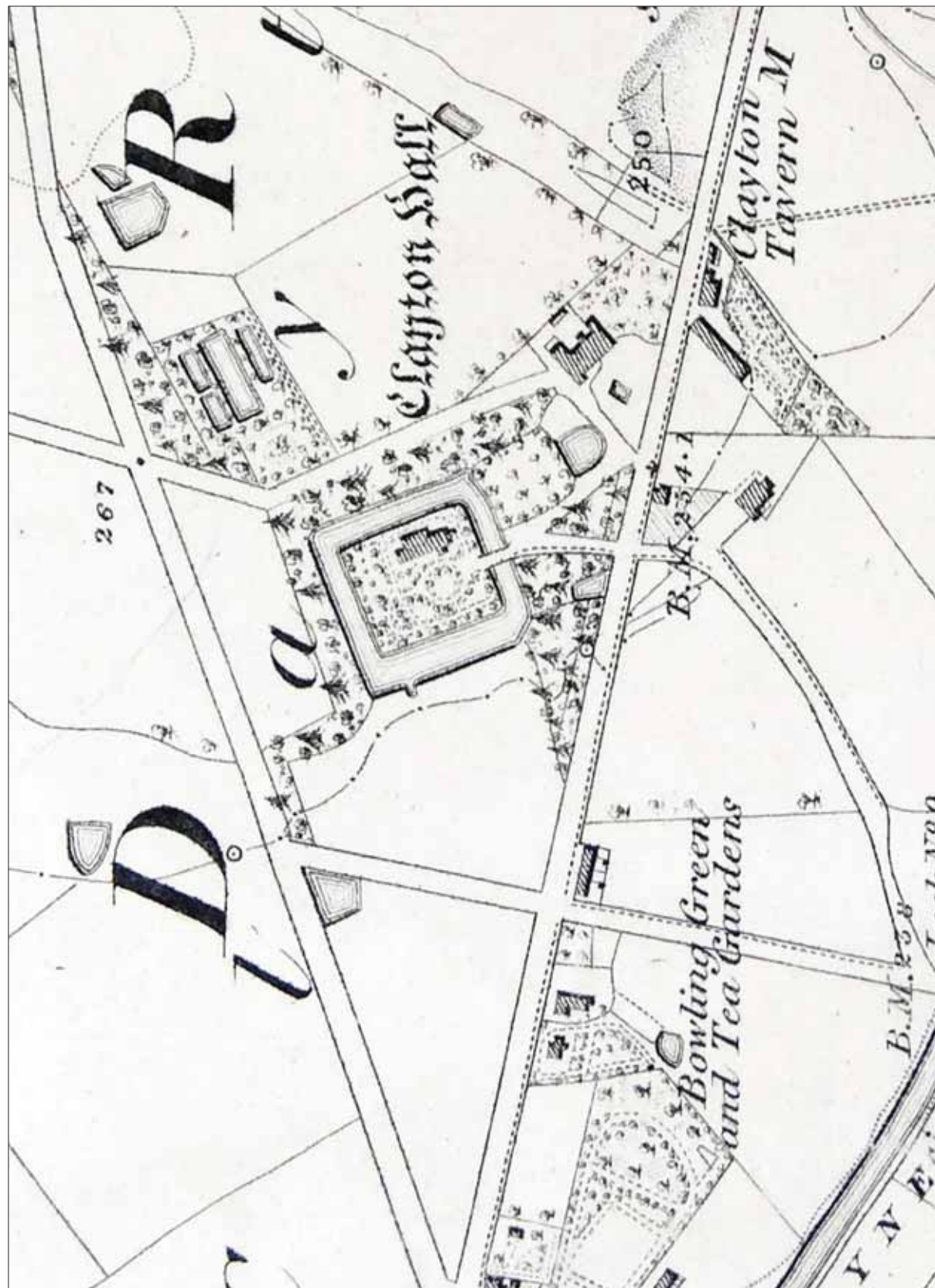


Figure 7a: Clayton Hall on the Droylsden tithe map, 1847 (National Archives), Scale 1:2000.



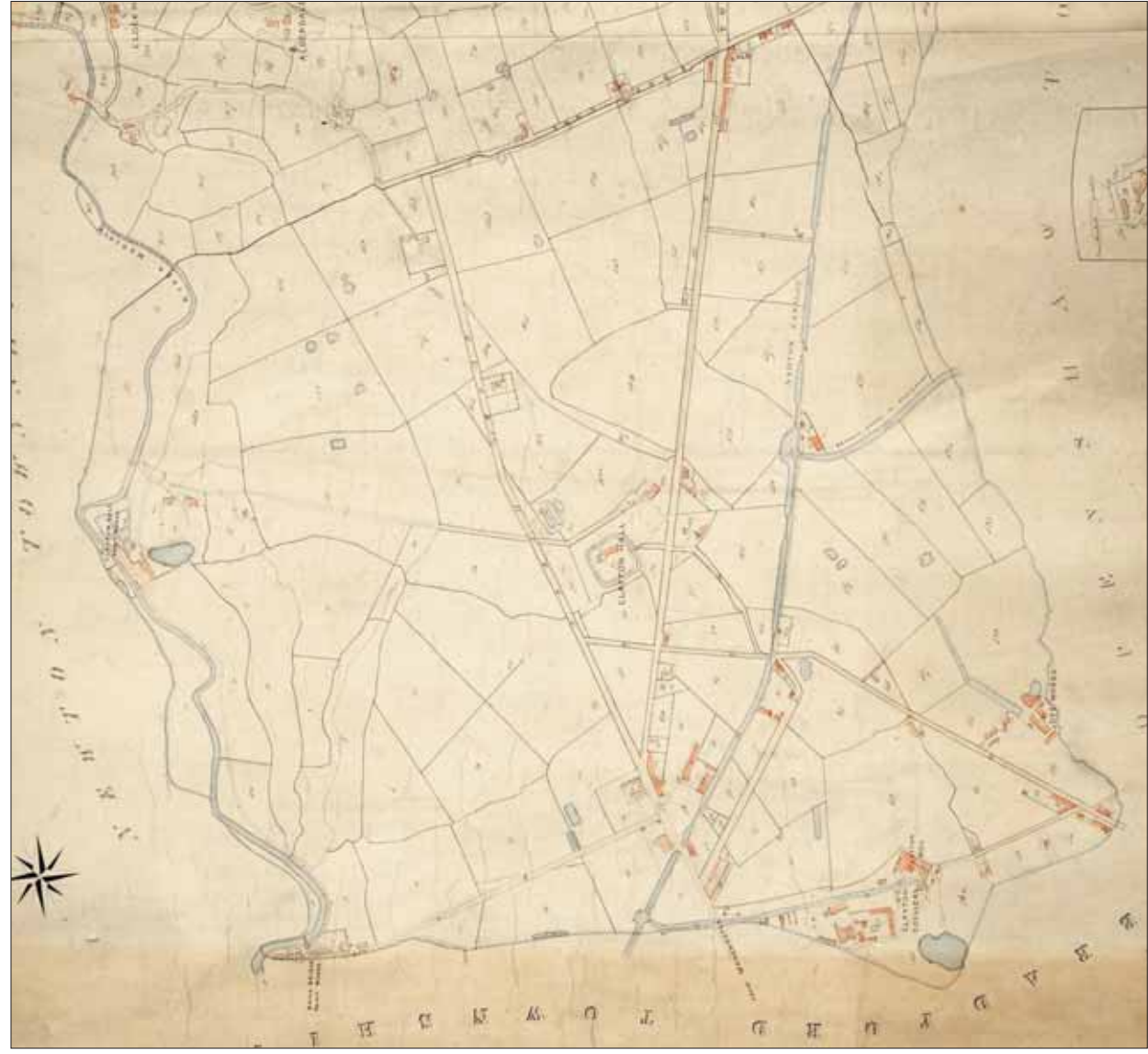


Figure 7b: The manor of Clayton on the Droydsden tithe map 1847 (National Archives). The eastern boundary of the manor is indicated by a black line, and for much of its length followed Edge Lane.

Figure 8: Clayton Hall on OS 1:2500 mapping surveyed 1889. Scale 1:2000.

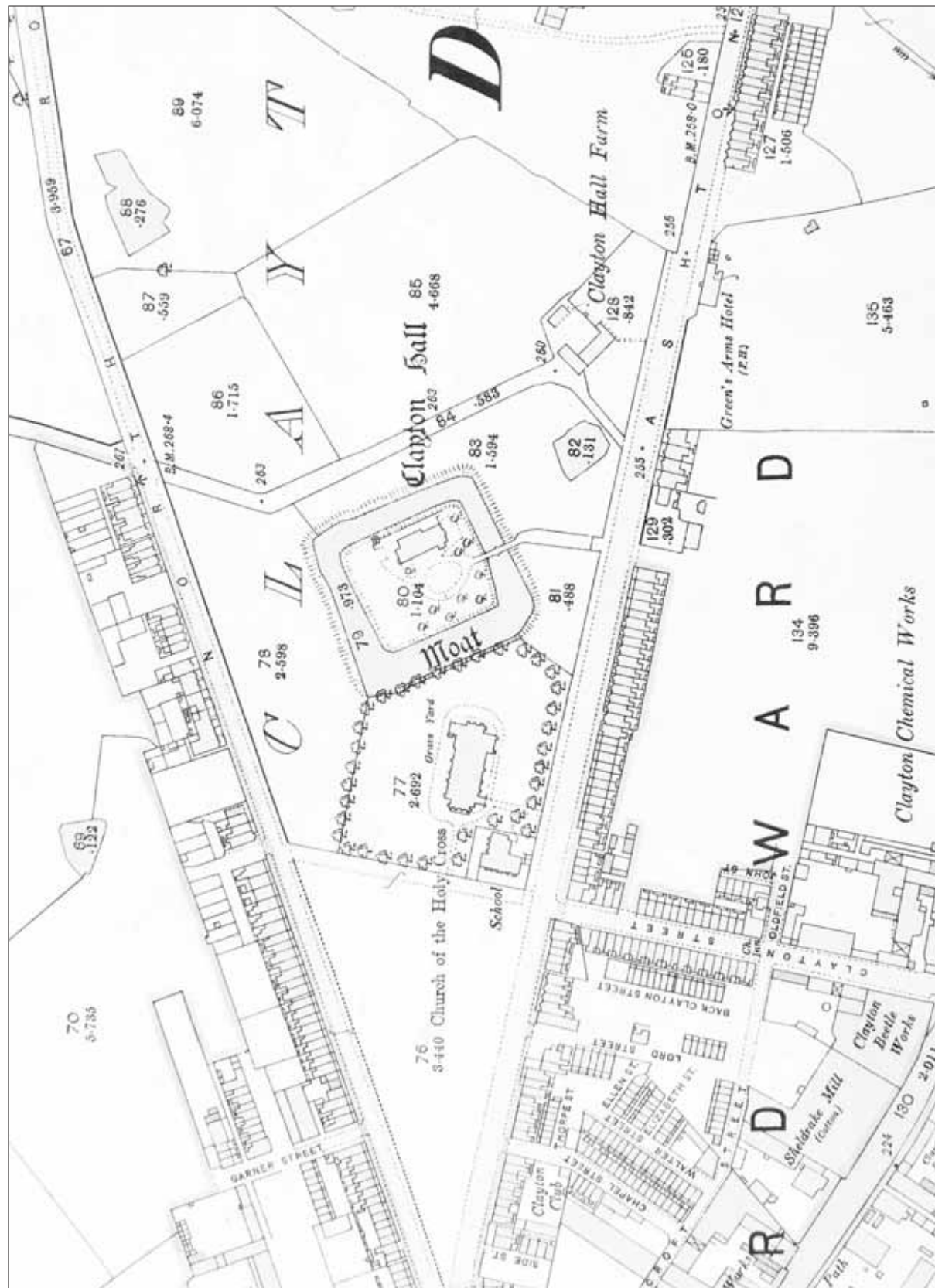
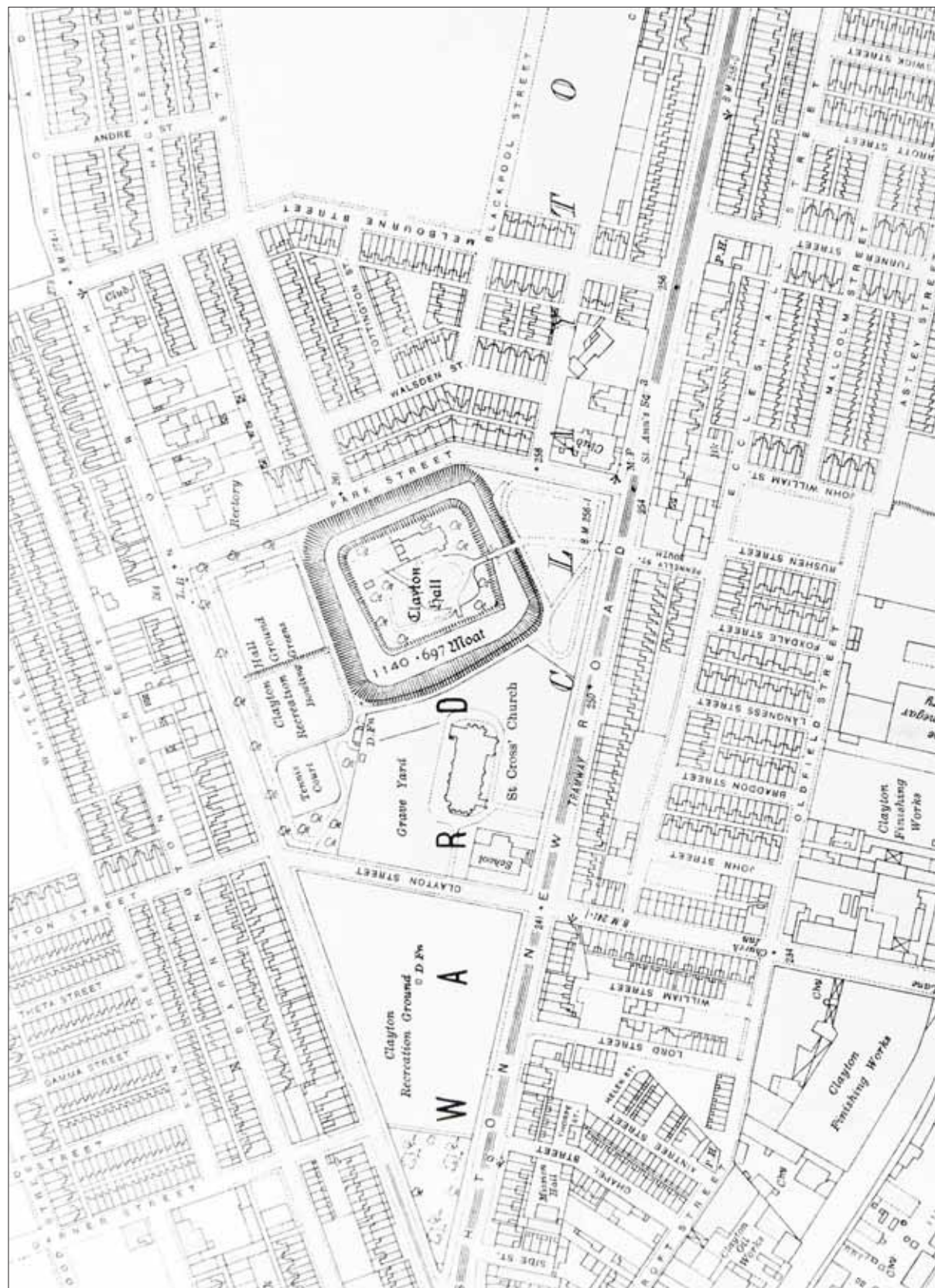
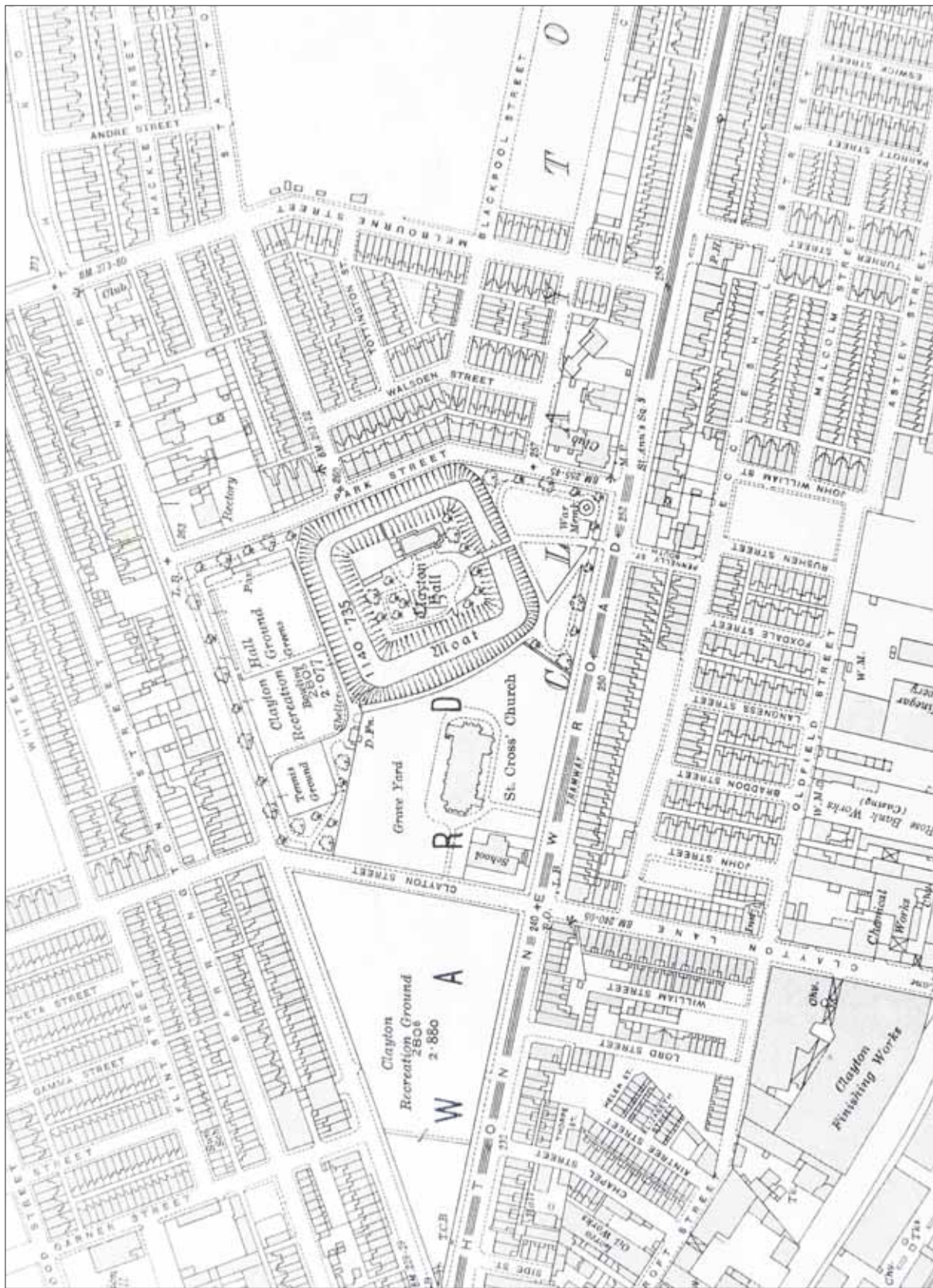


Figure 10: Clayton Hall on
OS 1:2500 mapping
surveyed 1915. Scale
1:2000.

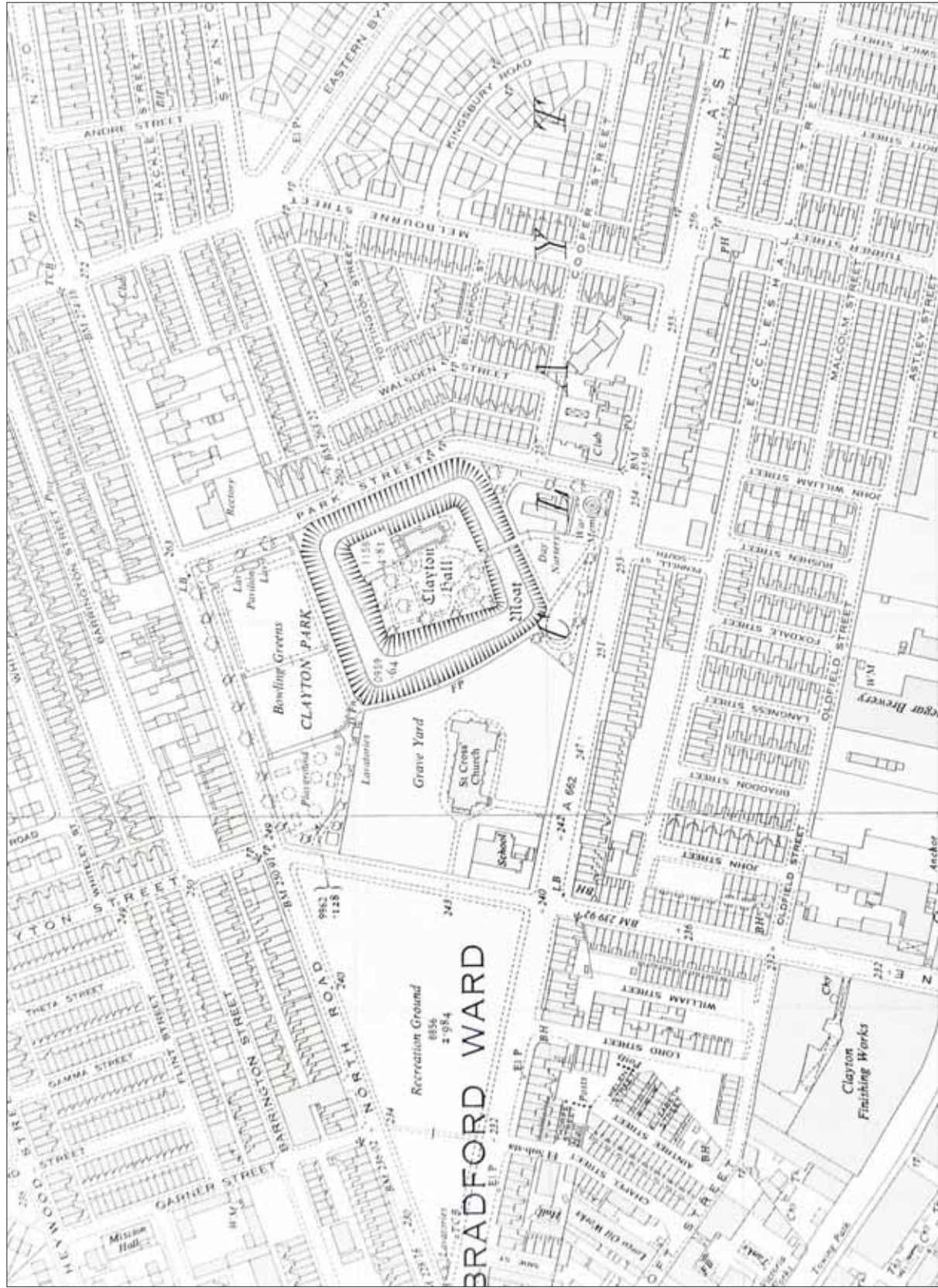


This is a detailed street map of the Clayton area in London. The map shows a grid of streets including Clayton Street, Park Street, Blackpool Street, and several others. Key landmarks and buildings are labeled, such as Clayton Recreation Ground (2806), Clayton Hall, St. Cross Church, and Clayton Paving Works. The map also shows various streets like Clayton Street, Park Street, Blackpool Street, and several others. The map is oriented with North at the top.



The map shows the Bradford Ward area with various streets and landmarks. Key features include:

- Streets:** Eastern Blvd, Kingsbury Road, Clayton Park, Bowling Greens, Grave Yard, Recreation Ground, and several residential streets like St. Cross Church, School, and various numbered streets.
- Landmarks:** Clayton Hall, St. Cross Church, Recreation Ground, and various smaller buildings and structures.
- Annotations:** A large 'X' is drawn across the map, and a large 'Z' is drawn in the upper right quadrant.



[illegible]

PART OF GROUND FLOOR

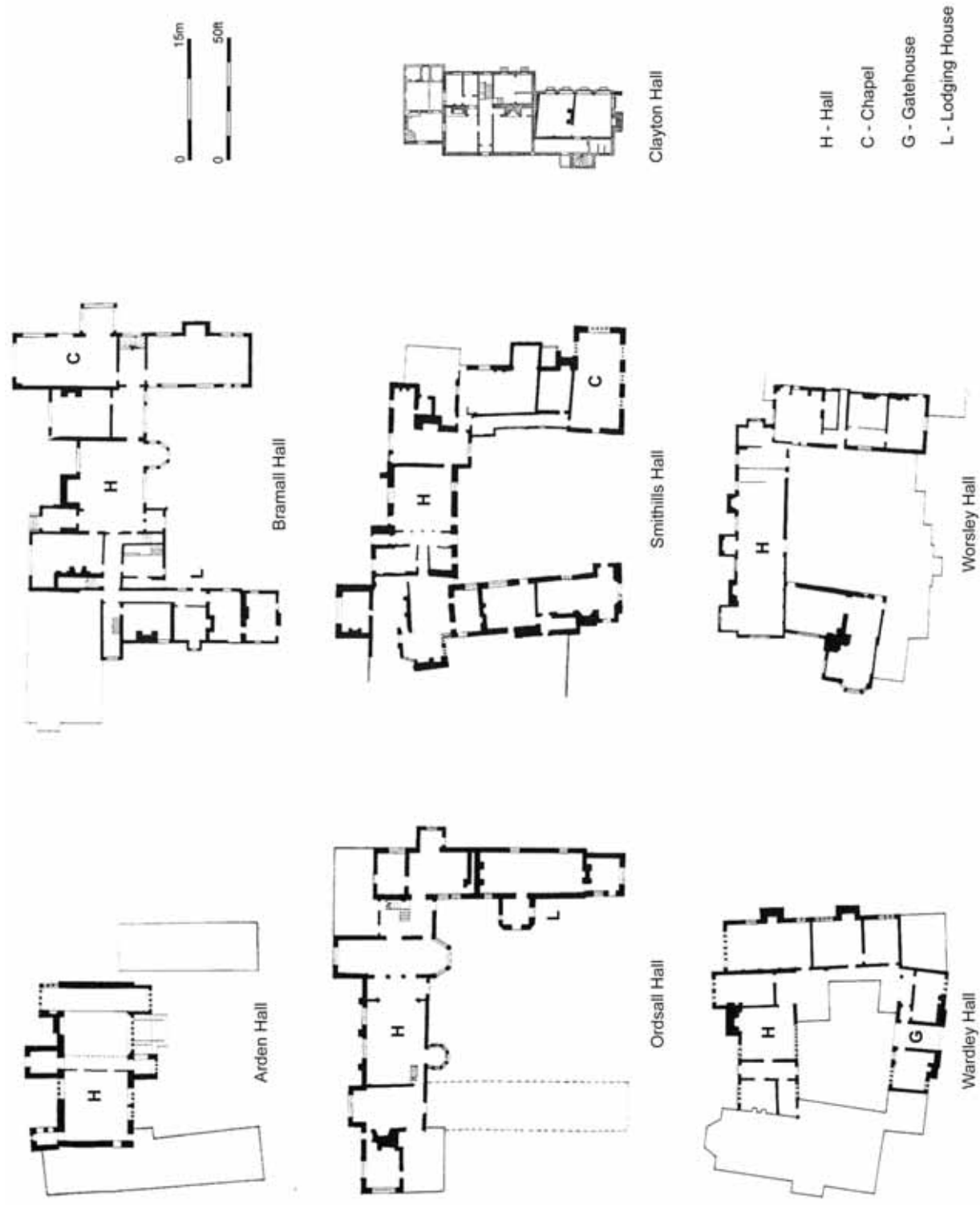
City Architect's Office
150 N. 1ST AVENUE, 15TH FLOOR, PHOENIX, ARIZONA 85003
TELEPHONE 254-2200

**PROPOSED "CONVERSION"
OF EXISTING BUILDING
TO DWELLING HOUSE**

1-20

**CLAYTON KALV
(FOR) - Phoenix, Arizona**

Figure 17: Comparative plans of courtyard houses in Greater Manchester (after Nevell & Walker 2002), also showing the standing building at Clayton Hall (after Farrer & Brownbill 1911a). Scale 1:500.



Appendix 2: Historic Building Recording 2015

CLAYTON HALL, CLAYTON, MANCHESTER



Historic Building Recording

Matrix Archaeology

October 2015

CLAYTON HALL,
CLAYTON,
MANCHESTER

Historic Building Recording

Report No. 2015-15
(Project Code: MA593)

Client: Manchester City Council

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October 2015

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2. Scope and Methodology
3. Building Location
4. Building History
5. Building Description
6. Building Interpretation
7. Recommendations

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Summary

A detailed English Heritage Level IV building recording exercise of this multi-phase building revealed that the earliest structure appeared to be a timber-framed lodging block, of c.1380 to 1480, now the south-east corner of Clayton Hall. Probably in the period 1580 to 1650, the structure was modified, with the introduction of corridors at ground and first floor levels and communicating doorways between the previously separate bays. The first floor ceilings were possibly inserted as part of these works. The early passageways were superseded by two new corridors housed in a purpose built extension to the west. This addition, along with a newel staircase and bell cote, was believed to be of late C16 to mid C17 date. The upper floors in the original building were also raised at this time.

These timber-framed buildings almost certainly formed the east range of a courtyard manor house sited on the moated platform at Clayton. The destruction of the greater part of this medieval complex in the late C17, probably allowed for the construction of the existing double-pile brick building, directly to the north of the timber-framed building. Communicating doorways allowed for passage between the structures. Changes to the later brick building (inserted fireplaces and probable alterations to the stairs and windows) were thought to be of C18 date. Further modifications to all parts of Clayton Hall have occurred throughout the C19 and C20. These include the existing service building attached to the north wall of the double-pile house and previous structures in this area.

1. Introduction

- 1.1 A programme of archaeological building recording and a watching brief at Clayton Hall, Clayton, Manchester (OSNGR SJ 88129856) was undertaken by Matrix Archaeology during June-July 2015 (**Figure 1**). This was commissioned by Bernadette Bone of BB Heritage Studio, on behalf of the client, Manchester City Council. The work was undertaken as a planning condition related to proposed repair and refurbishment of the existing building.
- 1.2 The property, a Grade 2* Listed Building, comprised a single north-south range of buildings, in two distinct parts. The southern half was a late medieval timber-framed structure of two bays; whilst the northern half was a post-medieval brick-built house. The building stood upon the eastern side of the platform of a large moated site, which is a Scheduled Monument. The only access is via a 17th century stone bridge which spans the south moat limb; this structure is listed Grade 2.
- 1.3 At the time of the survey, the older timber-framed section had recently become vacant following the termination of a domestic tenancy; and the brick house was in use by the Friends of Clayton Park as a living history museum.
- 1.4 The site has been of some antiquarian interest since the Victorian period. All of this is summarised within the recent archaeological assessment by Dr Peter Arrowsmith.
- 1.5 The survey was undertaken to accord with Level IV in the English Heritage publication 'Understanding Historic Buildings: A guide to good recording practice', 2006.
- 1.6 **Acknowledgements**
The building recording was undertaken by Peter Middleton, who also worked on the AutoCAD drawings with Alison Hempstock. The report was compiled by Peter Middleton and Mark Fletcher.

2. Scope and Methodology

- 2.1 A detailed field record of the building was required, both by drawn and photographic means, along with a textual description of features.
- 2.2 Floor plans and cross-sections were recorded manually by Laser Disto and tape measures, at a scale of 1:50. These were then scanned, and drawn up in AutoCAD (Figures 3 to 7).
- 2.3 Colour digital photos were taken with a Canon EOS 1100D camera, fitted with a Tamron SP 10-24mm lens. A selection of the colour digital photos was used to produce the Plates.

3. Building Location

- 3.1 Clayton Hall was located in Clayton, c.4km to the east of Manchester city centre. Although this was a distinctly rural location until the late 19th century, subsequent industrial and housing development have enclosed the site, it now lies adjacent to the busy A662 road which connects Manchester to Ashton-under-Lyne. Clayton is located within the plain of the Manchester embayment, and the area rises very gradually eastwards, with the hall being at about 78m AOD. The only distinct local relief comprises the valley of the river Medlock at Clayton Vale, located c.700m to the north; this river flows westwards towards its confluence with the river Irwell in Manchester.
- 3.2 Geologically, the eastern suburbs of Manchester are underlain by a thick deposit of englacial boulder clay, including the site of Clayton Hall. However, an irregular belt of glacial sand and gravel extends from Clayton Vale southwards to Gorton, and the eastern flank of this feature appears to contain the moated site on its western and southern edges.

4. Building History

- 4.1 A full building history has been recently compiled (Arrowsmith, 2015). What follows is a brief summary derived from that document.
- 4.2 From the late 11th century, Clayton was part of the barony of Manchester, held by the de Grelley family. In about 1200, Robert de Grelley granted Clayton to Robert de Byron.
- 4.3 Sir John Byron was sheriff of Lancashire between 1437 and 1449, and his son Nicholas held the same office until 1460. In 1365, Sir John obtained a licence for an oratory, or private chapel, at Clayton, from the bishop of Lichfield. In 1380 his brother Sir Richard succeeded to the estates, and by marriage to Joan de Colwick, acquired Colwick, in Nottinghamshire.
- 4.4 By the end of the 15th century, the Byrons appear to have used Colwick as their principal seat; and in the late 16th century, Royton Hall was their principal centre for the administration of their Lancashire estates.
- 4.5 In the early 17th century, the family sold off most of their Lancashire estates, and Clayton was sold in 1621 to the brothers George and Humphrey Chetham. George died in 1627, and Humphrey inherited the estate. Clayton eventually became his residence, and he died here in 1653.
- 4.6 His nephew George Chetham inherited the estates, but lived at Turton Tower, probably renting out Clayton to tenants. He died in 1664, the estates passing to his son James. The estates then passed down through the family until in 1833, when they passed into the hands of the Hoare family, who sold Clayton in 1893 to Manchester Corporation.
- 4.7 A succession of tenant farmers leased Clayton from about 1697, until about 1833. By then, the hall had lost most of its farmland, and it was leased out to a number of professionals and businessmen. It then became a clergy house. In 1900, the City Corporation contracted the architect Alfred Darbyshire to advise upon the restoration.

5. Building Description

5.1 Timber-framed building - external description

The timber-framed element contained the southernmost two bays of the building; for descriptive purposes the bays throughout the whole building have been numbered from one (south) to four (north); see Figures 3, 4 and 5.

The west facing elevation had a lower part of brickwork, and an upper part of timber-framing. The listed building description, and Nevell and Walker (1997, 8) suggested that this elevation had been jettied with later brick infill underneath, but as the first floor corridor is 2.1m wide, this is a highly unlikely suggestion. Most upper floor jetties tend to extend the floorplan for rarely more than about 0.7m beyond the wall underneath.

Although the groundfloor brickwork was handmade over a low sandstone plinth, it was capped by a bevelled stringcourse of blue Staffordshire engineering brick, which suggested that it was part of the works undertaken under the supervision of Alfred Darbyshire, just after 1900. Just to the right of centre, a stair turret rose to a double pitched roof with a timber belfry over. The only entrance was located to the left of the turret. To the left of the doorway was a two-light casement window, with a plain brick surround.

At first floor level, the square-panelled timber-framing had been partially replaced, probably in c.1900. There were three windows with timber mullions: one of four lights to the north of the stair turret, one of five lights in the turret gable; and one of three lights to the right of the turret. The pike of the turret gable was jettied forward, with a kingpost and two pairs of raking struts.

The south facing elevation was probably of timber-framing originally, but had been rebuilt in handmade brickwork above a plinth of red sandstone. The gable was not symmetrical because of the addition of the corridor at both floor levels on the west side. At ground floor level, there were two-light casement windows towards both ends of the gable; and a similar window at first floor level on the east side.

The centre of the south gable was taken up by a substantial chimneystack, which was broken forward. The lower part of the stack was of large blocks of red sandstone, of a dirty pink hue with buff mottling; with an offset at about 2.5m height. The upper part of the main stack was of handmade brick, at eaves level this was corbelled inwards with angled sandstone blocks; and above here a square stalk rose to well above the roof ridge. At the east end of the gable was a raking brick buttress, probably intended to forestall any movement of the timber-framed east elevation.

The east elevation had small-panelled timber framing at both levels, which was probably a replacement of the original pattern (see below). This stood off a neat sandstone plinth with an offset, probably a result of modern restoration. At ground floor level were near-continuous timber mullioned and transomed windows, which were probably installed to make up for loss of natural light

from the west, when the corridor was added here. These windows were heavily restored, probably in the 20th century.

The fenestration at first floor level was less extensive; and comprised a pair of mullioned and transomed windows which were broken forward slightly from the elevation. Again, these were heavily restored. At the north end of this elevation, a short section of brickwork butted up against the timber-framed section, in order to make up the angular discrepancy between the contiguous gables of the earlier and later buildings here.

The roof covering is of graduated Pennine flagstone, with sandstone ridge tiles. The belfry upon the stair turret comprises four timber posts supporting a pyramidal lead-covered capping, from within which the single bell is suspended.

5.2 Timber-framed building - internal description

Corridor & WC

The house was entered via a door on the main west elevation which was the only means of access to the building. The door opened directly into a spacious north-south corridor that formed part of a late C16 to mid C17 extension to the original medieval structure. This addition was now subdivided at both ends, but would have allowed for passage to the principal ground floor rooms of the earlier building. It may well have continued further to the north and perhaps skirted the west face of one of the projecting side wings of the main hall building; possibly the solar or more likely the service range. As such, the corridor may have led directly to the great hall itself. It was also possible for the passageway to have extended southwards, beside a putative southern bay of the medieval building, although any such bay was probably destroyed around this time (see inserted fireplace below).

The wall at the north end of the corridor was blank and probably a single skin of C20 brickwork. A window (now blocked) existed to the south of the stairs in what was now a separate WC with sink and toilet. A suggestion as to the external wall being of timber-framed construction, but later faced with brickwork, seemed plausible although no direct evidence for this was noted. The WC was now lit by a recently inserted window in the southern brick elevation. The studwork partition for this room was again modern.

The timber-framed east wall of the corridor comprised the west elevation of the original medieval building. The small square panels were clearly the result of heavy modifications to the frame, with many lap joints in evidence. The work was probably undertaken when the corridor was added, and involved the blocking of windows and repositioning of doorways. One door with a Tudor arched head opened into bay 1 of the earlier structure, with a similar example accessing bay 2, now located in the pantry. The principal and intermediate posts of the earlier building were retained in the newer arrangement.

Some glimpses of the sandstone plinth, below the original sill-beam, were also to be had. The plinth was mostly buried below the solid floors of the corridor, which were finished with early C20 red tiles. The corridor ceiling over was supported on five east-west oak bridging joists, the southernmost one being contiguous with the south wall, implying that the corridor once had extended southwards beyond here. These carefully finished timbers with wide flat chamfers and scalloped stops were supported on ornate curving brackets springing from the east wall.

Living Room

This large, square room comprised the southern bay (bay 1) of the original medieval structure. In the original scheme it may have formed the central, ground floor room of a three bay structure with a putative third bay to the south. It was separate from bay 2 when first constructed i.e. there were no communicating doorways in the cross-wall at that time. The noticeable skew to the space appeared to be an original construction feature, and was not the result of movement in the building. All infill panels were modern materials but were formerly of 'clamstaff and daub'.

The north wall was mainly the original medieval cross-wall frame of the medieval structure. The principal posts to either end survived, although the outer half of the east post had been replaced relatively recently. The large panel framing had been symmetrical, but two inserted doorways with 'nicked' Tudor arches had disrupted this pattern.

The westernmost stud (and part of a rail) had been repositioned to form the west jamb of the central door. New and reused timbers were inserted to create the surround of the west opening. The sill beam was partially cut away to allow for the central door. The matching door heads suggested these were contemporary features, probably dating to the late C15 to C16. One explanation for the introduction of two communicating doors was for the west opening (now blocked) being associated with a contemporary proto-corridor, which was then later replaced by the west corridor extension.

The east wall of this putative earlier passageway was likely to have been an inserted partition, possibly of muntin and plank construction, and this may well have continued into a putative southernmost bay. A further link to earlier buildings to the north was also possible although no evidence for this was found. The horizontal girding beam (above the doors) was tenoned into the main posts, thus disproving the idea of an original open hall. This beam, supported on two straight braces, would have carried the ends of north-south floor joists of the original floor. The carefully-finished oak rail, now on top of the girding beam, was evidence for the floor above having been raised. The wide flat chamfer and working of this timber was similar to the bridging joists of the west extension (see previous), and the changes to the floor height were probably contemporary with the new corridor (late C16 to mid C17).

The west wall had, as previously mentioned, been heavily modified during the construction of the west corridor extension. Small square panelling was in evidence, and the doorway to the north with a Tudor arched head, was

probably inserted. The original intermediate jowled post appeared to have been heavily cut back to lessen impact on the room. This remodelling possibly coincided with hacking of beams to take a plaster finish. Both the sill and the girding beam were elements of the medieval building.

A virtual rebuild of the east wall (along with much of this elevation) probably coincided with the late C16 to mid C17 alterations to the west wall. Large, slightly projecting windows were introduced to maximise the light entering the room. These had relatively simple oak transoms and mullions with narrow leaded lights, all now heavily restored.

Mortice holes in the girding beam to the north of the intermediate post, allowed for a reconstruction of the original wide framing pattern (see Figure 5). Longer mortices on the central post helped with this interpretation. The intermediate post had a tapered jowl with a large cut-out above, at exactly the height of the girding beam in the north wall. This slot would therefore have carried the end of a binder that previously spanned the room east-west; the other end of the beam being held by the now remodelled west intermediate post.

The original floor joists probably rested directly on this binder (now removed). The slot in the east post had been filled with a crude block of oak which now took the weight of an inserted beam relating to the raised floor. The highly finished, adzed member had very wide flat chamfers and scalloped stops; identical to those of the bridging joists in the corridor extension.

The south wall contained a massive sandstone fireplace which was thought to have been introduced into the building as part of the early post-medieval remodelling. The jambs and heavy straight lintel of the fireplace were simply worked with a flat chamfer. An inserted, now blocked opening on the east side of the flue was noted behind a modern infill of stonework. This crude aperture, which was clearly seen externally, was of unknown function. The tiled hearth with chamfered Pennine sandstone edging was late C20 in date. The brick walls to either side of the fireplace appeared to be c.1900, with a modern window inserted to the east.

The pine floor was probably supported on dwarf walls and C19 to C20 in date. It clearly sat some way above the level of the original (tiled?) surface.

Kitchen

This room represented the north bay (bay 2) of the medieval structure, and in terms of scale and features it was very similar to the contiguous living room (bay 1). The south wall, with two inserted doorways was as previously described. The lack of a chamfer on the inserted timber above the original girding beam was the only notable difference.

The timber framework of the west wall had again been heavily altered, presumably in the late C16 to mid C17. The intermediate post, a remnant of the medieval building, had undergone some cutting back, but this remodelling was limited, and the upright was clearly a match to the central post in the east

wall of the southern bay. The tapered jowl and cut out for a missing binder were as per previous, as was the inserted block of oak to support a new, high quality beam above. The later oak replacement was identical in terms of finish, chamfers and stops, to that of the living room. It again supported a raised floor contemporary with the west corridor extension.

The intermediate also had two plugged mortice holes on its east face which indicated the presence of an earlier cross-wall at this location. The top hole was longer, angled upwards and clearly the fixing point of a straight brace; as seen in the south and north walls of this room. The other end of the brace would obviously have slotted into a similar mortice on the underside of the earlier binder (now removed). The lower mortice held a rail.

The remains of a sandstone plinth for this putative wall, may have survived below the present raised floor. Any such structure could provide evidence of communicating doorways in the partition. If there were no means of passage between these spaces, separate access points in the west wall would have been required. The sill and girthing beams of the west wall were also remnants of the original medieval structure. A door at the north end was identical to that of the southern bay 1 room. It formally opened into the corridor, but was now access into a recently created pantry or larder (see below).

The large inserted windows of the east wall were as described in bay 1. A short section of timber framing to the north had been reworked. The intermediate post, sill- beam and girthing beams had all been replaced c.1900.

The timber frame of the north wall was mostly original medieval fabric. The pattern of three equally spaced studs between the massive corner posts and mid-height rail, matched that of the pre-modified south wall. The sill and girthing beam corresponded in the same manner, as did the inserted, non-chamfered member above; again associated with the raising of the floor. The timbers were however, much thicker than their counterparts further to the south.

The raised floor was of C19 and C20 softwood. Lifting a board near the southern doorway allowed a view of the footings of an inserted, but now removed, fireplace. The brick foundations for a large hearth as well as the chimney were built off a layer of hard grey-brown clay at 0.35m below the present floor. The handmade bricks were 50mm to 52mm thick and probably C17 in date. It was therefore possible for the structure as a whole to be contemporary with the c.1580 to 1650 alterations to the building. It could also have been introduced in the later C17 as part of the construction works for the double-pile brick house to the north (see below). The chimney was destroyed in the 1970's.

Pantry

This room was formed in the C20, from the north end of the later corridor extension. This featureless room, with tiled floor and bridging joist over, was accessed via the door in the west wall of the kitchen. The south, east and west walls were as previously described. The north wall was in fact the southern

elevation of the late C17 brick building to the north (see below). A former communicating door in this wall would have allowed passage between the properties at ground floor level. The opening had been bricked up in the late C20.

Understairs cupboard

A low door in the west wall of the later corridor gave onto this small, blank space with solid floor. The walls were rendered.

Stairs

The stairs were located to the west of the corridor extension, in a purpose built rectangular turret. They were of timber newel design and semi-circular in plan. All of the treads and risers had been replaced in the late C20. Cut outs in the back of the original oak newel post were for the earlier treads. The newel had a fine adzed finish, wide flat chamfer, and scalloped stop, similar to the bridging joists above the corridor extension. This was good evidence for the turret and corridor being contemporary structures of late C16 to mid C17 date. However, the alignment of a corridor bridging joist with the entrance to the stair, was a possible indication of the stair turret being a later addition.

It was again possible for the render on the lower walls to be obscuring the remains of an original timber frame. Many of the oak timbers forming the small, square framing of the upper section appeared to be original, with the repairs being of C19 to C20 in date. A much restored five-light window in the west elevation had oak mullions and leaded glass. The jowled corner posts of the west wall carried a large north-south baulk which was probably the tie beam of the original end gable truss.

Corridor & bathroom

This space sat directly over the ground floor corridor extension and was clearly part of the major late C16 to mid C17 scheme of works. The north elevation was the late C17 brick wall of the adjoining building. It also contained a blocked communicating doorway (as seen below). The west wall was of small square framing in oak with many of the members (studs, rails, wall-plate etc) being original fabric.

A four-light window to the north with oak mullions and leaded glass was heavily repaired. The stud forming the north side of the stairs opening was probably an introduction, with an adjacent upright being the original jamb. There was no evidence (pegholes) on the latter stud to suggest missing rails to the south, which was more evidence for the stair tower and corridors being contemporary.

Another restored window towards the south end had three leaded lights and oak mullions. It lit a bathroom created from the southern end of the corridor with a C20 partition. The entire east wall of the corridor (and bathroom) replicated that seen below. The two doorways and remodelled framework were likewise part of the early post-medieval alterations. The posts (principals and intermediates) and massive wall-plates were elements of the earlier medieval building.

The floor was set significantly lower than those of the upper chambers, and steps were required at both doorways. The lower floor in the corridor was probably dictated by the height of the west wallplate of this structure which was in turn determined by the pitch of the cat-slide roof above.

Within the bathroom, within the east wall, three joist holes were recorded. These presumably supported a slightly raised section of floor here. An original ceiling at the height of the present one was likely.

Chamber over living room

This room, which represented the southern bay of the medieval structure, shared many of the attributes of the room below. The overall shape and size was as described previously. The principal posts to either end of the north wall, the massive curving braces and the tie-beam above, were all elements of the late medieval building.

The joint where the jowled posts, tie-beam and wall-plates of the side walls met, was probably of normal or lap dovetail assembly. The three equally spaced studs had also been retained along with the upper rails. The rails to left of centre had been modified into lintels for two inserted doorways, as seen at ground floor level. The door heads were again nicked Tudor arches of late C15 to C16 date.

Parts of the lower rails were removed to allow for these openings, and uprights were inserted for the new jambs. As on the floor below, the west door was thought to have been associated with a contemporary passageway along this side of the medieval structure. It followed that the east doorway was for passage between the reduced-sized rooms of the upper floor. Both doors were later blocked.

The small square panels and doorway of the west wall were again the result of the late C16 to mid C17 alterations as described earlier. The intermediate post and wall-plate were original features; the wall-plate bearing evidence (pegholes and mortices) for the earlier arrangement of the frame.

The same type of evidence, on the original wall plate and intermediate of the east wall, informed the reconstruction drawing. The modified frame to the north of centre, and the large inserted window to the south, were again the early post medieval works as described earlier. The projecting window matched the windows below, but with some of the original fabric surviving.

The south wall contained a fireplace of a similar size and nature to that of the living room below. The base of the feature was modern concrete, and the partial blocking was recent also. The cross wall was a single skin of relatively modern brickwork with the flue from the lower fireplace behind. The walls to either side were c.1900 in date and the window to the east was a recent introduction.

The chamber would have been open to the rafters when first constructed and the ceiling was a probable late C15 to C16 insertion i.e. contemporary with the

putative 'proto' corridor and north wall openings. It consisted of substantial oak beams that spanned the building east-west and rested on the wall-plates. Lighter bridging joists running north-south were fixed between. The plasterboard attached to the underside of this structure was obviously of modern origin. The pine floorboards were probably late C20 in date.

Chamber over kitchen

This upper room in the north bay (bay 2) took the same form as the present kitchen below. Many of the features were similar to that of the lower room or the previously described chamber. The wall to the south was as previously described. The features and modifications of the west wall were very similar to those of the same elevation in the southern chamber. The west side of the intermediate post being replaced was the only notable difference.

The north wall had the same jowled posts, curving braces and tie-beam of the south wall. The three equally-spaced studs were like those of the opposing wall, albeit much thicker. The double line of rails, matching those of the southern wall (pre insertion), were also weightier members. Some of these rails look to have been replaced; possibly with reused timbers. Removing some boards beside this wall revealed the north-south oak floor joists resting on the inserted beam in the room below. On top of the joists were two horizontal baulks to either side of the central post. These beams were not jointed into the principal posts and were almost certainly inserted or relocated elements.

The features and modifications of the east wall were very similar to those of the same elevation in the south chamber (bay 1). The intermediate post having been replaced was the only notable difference. The floor and ceiling were as for the southern chamber.

Roof space over northern chamber

As previously mentioned this space was originally open to the room below. A remarkable percentage of the roof structure was original late-medieval fabric. The structure was an interesting example of a late medieval crown-post roof, commonly identified within the south-east of England, with a number of examples being seen within West Yorkshire, which might hint at the provenance of a master carpenter being employed at Clayton (Brunskill, 1994, 243).

The remains of the north truss consisted of a tie-beam and the oak crown-post, the collar having been removed. A stave groove in the top of the tie-beam showed the truss was originally closed i.e. infilled with panels of clamstaff and daub. The loss of this material had revealed the blank brick elevation of the later building to the north. It also allowed a view into the narrow tapering gap between the structures which was blocked to the east with more brickwork.

The crown-post was plain, unchamfered and jowled at top and bottom. A curving upbrace springing from the south face of the upright supported the extant collar purlin, which had been cut out of its housing in the top of the crown post. Both of these features (brace and purlin) were chamfered. There

was no evidence (i.e. mortice holes) for any matching upbrace on the north side of the post; which proved there was no missing bay to the north i.e. the existing north wall was the original end gable of the medieval building.

A number of east-west collars that rested on the collar purlin were now lost. These horizontal timbers would have been tenoned into the mortice holes on the underside of several original common rafters (now reset). A higher set of mortice holes in the medieval oak rafters were for a series of collar yokes, which had been removed.

The southern truss over the central cross-wall was the most complete. The tie-beam and crown-post were as described previously. Two curving braces to the north and south were also as before. The original collar was intact and had stave holes on the underside associated with missing panels of clamstaff and daub. The same infill survived in the triangular space above the collar, proving the truss was formally a fully closed structure.

The ends of the collar were jointed into the original common rafters, which were set at a relatively steep angle. Several of the rafters on the west pitch protruded beyond the wall-plates to create over-hanging eaves. The projections, with double scalloped shaping below, were seen within the roof space over the corridor extension (see below).

Raking struts between the tie-beam and rafters were possible, although any evidence was now obscured behind inserted brickwork of probable early to mid C19 date. This brickwork was required to support four substantial pine purlins inserted at this time. These members (possibly of Baltic timber) were probably added to stabilize and strengthen the structure. The east purlins ran below the common rafters and the west pair ran above. The latter purlins supported a new set of pine rafters which extended all the way (in a single pitch) to the existing outer wall-plate of the corridor extension as described.

Roof space over southern chamber

This space was also originally open to the room below. The central cross-wall truss to the north has already been described. The decayed collar purlin was original, and as for the roof structure to the north. It held a full complement of medieval collars, which were fitted to an equally impressive and near complete set of original common rafters. The collar yokes were again missing.

A broken tenon in a mortice hole on the underside of the collar purlin (south end) was the remains of a curving brace as noted earlier. This feature, along with a tenon at the end of the beam, was evidence for the existence of a southern truss (now much destroyed). The crown-post and the attached collar of the structure were also lost. The tie-beam of the truss and the associated rafters, had however survived. The tie beam was buried below relatively recent brickwork, the insertion of which was responsible for the destruction of the truss. Some earlier brickwork poking through the C20 wall was probably related to the chimney. Stave holes discovered in the east common rafter showed that this truss was also originally infilled as per previous i.e. closed.

The general blackened appearance of the timbers in this roof space was probably due to the smoking of the fireplace below. However, it was just possible for these streaky marks to have been scorching as the result of an accidental fire.

Roof space over corridor extension & stair tower

In general, the cat-slide roof over the corridor created a triangular shaped space with the stair tower roof set at a right angle leading to a west facing gable end. The access and the findings were somewhat limited.

A brick wall had been built on the wall-plates of the original medieval building to carry the new early to mid C19 pine rafters. The narrow east-west joists for the corridor ceiling appeared to be pine replacements.

A small north-south truss beside the west face of the medieval structure, held the ends of two east-west purlins and the ridge piece of the stair tower roof. All of this structure was of oak, and many of the timbers were reused. The purlins and ridge connected with the end gable, which projected beyond the west face of the tower. This truss appeared to be recent and its predecessor may have sat in line with the wall below (see above).

The box-like structure supporting the bell-cote was of modern and earlier oak timbers. Given these repairs, it was not possible to say if the bell-cote was later than the late C16 to mid C17 stair tower, or original to the construction.

5.3 Brick building – external description

West elevation

This was the principal elevation of the house, and was intended to face westwards, across the moat platform, and towards Manchester, which would then have been visible in the distance. It had a near symmetrical appearance, with a central doorway, which was slightly offset to the north, as the windows to the south were slightly wider than those to the north. The doorway had a surround of large local sandstone blocks, with a similar segmental arch. This had a crude, unsophisticated appearance, and was matched by the angled quoins at the ends of the elevation. Otherwise, the walling comprised handmade brick, laid in an EGW bond of five stretcher courses to each header course.

At ground floor level to the north of the doorway, there were two three-light casement windows, with machine-cut sandstone cills and lintels, which had clearly replaced an earlier fenestration pattern. A pair of similar four-light casement windows on the south side of the doorway, were also replacements.

Directly above the doorway was a two-light casement window, with a replaced sandstone cill, and a protruding brick label moulding over; clearly an original feature. To the north is a similar four light window, and to the south is a five light window. But both have been inserted into spaces which originally

contained longer but lower window apertures, and the infilled brickwork to either side of both windows is quite obvious. It is suggested that these were originally long, low windows, with multiple mullions of sandstone, or timber, or even brick. And it is most likely that they had brick label mouldings over, as in the surviving example.

And it seems quite probable that the window forms at ground floor level were similar to those at first floor level, but the lower part of the elevation has been significantly rebuilt. This elevation presented itself, in its original form, as a curious hybrid of a clearly vernacular frontage concealing a newly-emergent polite house floor plan.

North elevation

Although this gable had been whitewashed, a number of features were still visible. The washhouse occupied the lower western part of the gable, although just to the west was a blocked doorway, similar to the main doorway at the front, but smaller. To the east of the washhouse, an inserted doorway provided access to the exterior from the bay 4 passage, and directly above here, at first floor level, was a blocked window.

East elevation

This elevation had been largely rebuilt during the C19 or C20, over a sandstone plinth. In the centre, a four-light window at half-height provided illumination to the staircase landing. To the right (bay 4), pairs of smaller two-light casement windows were located at ground and first floor levels, with machine-cut sandstone lintels and cills.

To the left (bay 3), at ground floor level, was another pair of two-light casement windows. Above these, at first floor level, was a single large four-light casement window. At the south end of the elevation, the sandstone quoins only extend to half-height, indicating that the upper corner of the building has been rebuilt also.

Roof covering

As for the timber-framed building, the brick house had been roofed in graduated Pennine flagstone.

5.4 Internal description – Brick building

Porch

The open porch was integral to the building and the main access point into the late C17 structure. There was no evidence for an external door within the wide stone lined opening in the west elevation. The twin seats in shallow alcoves to either side were of timber and probably of recent date. The floor was of Pennine flagstone. The surround of the door leading into the house proper, was possibly original to the building.

Hallway

The hallway ran east from the threshold towards the central staircase, and provided a means of access to all the principal ground floor rooms. The main rooms were gained through five doorways leading off this generously wide space. The surrounds and some of the doors were probably C18 replacements rather than original features. The floor was of C19 or C20 red tiles, and the sidewalls were single skin brick walls.

Kitchen

This large, rectangular room lay to the north of the hallway. The west wall contained two casement windows of three lights each. The frames and the openings were the result of a c.1900 rebuild. The frames were moulded and the glass leaded.

The wall to the south was blank save for the doorway from the hallway. A blocked door at the west end of the north elevation was visible externally. This opening would have allowed direct passage into a former extension on the site of the present c.1900 wash house. A second blocked door further to the east (as depicted on the Farrer & Brownbill plan of 1911) was not identified. A small, square aperture near the east end was a blocked fire window of late C17 date i.e. original to the double-pile house.

This fire window would have illuminated the large inglenook fireplace which extended across most of the east wall of the kitchen. This unusual feature with later alterations was again original to the building. The moulded bresummer beam was slightly bowed and set at an angle. Three plugged pegholes were clear evidence for it being a reused timber. The oak beam slotted into the brickwork of the north wall and was carried by a heck wall at its southern end.

The heck wall may have been thickened out northwards with later brickwork, and the plaster was possibly concealing a timber heck post, similar to the one in the dining room (see below). The wall could also have been a complete rebuild in brick. The large basket-like grate in the hearth was probably accompanied by a fixed or movable seat at one end of the inglenook.

This arrangement was removed in the C18, when the existing smaller brick built fireplace was inserted. An early range was probably inserted into the narrower opening and the stone surround had narrow flat chamfers and stops. The existing range was a recent introduction for aesthetic appearances. A putative blocked door to the north of the inserted fireplace would probably have been introduced as part of these C18 modifications. It would have accessed the space currently used as a passageway. The doorway to the south of the heck wall was thought to have been a C19 insertion. It again opened to the passage.

The oak beam which extended east-west across the centre of the ceiling was chamfered and stopped. The blocked mortice holes to the underside indicated that it was a reused timber. The floor was of red tiles as per the hallway.

Dining room

This room, to the south of the hallway, was large and near square in plan. The west wall was similar to the kitchen in having two c.1900 windows and window openings. The fenestration was four lights each and the detail was as described. The previously mentioned blocked door in the south wall was a former opening to the timber framed building to the south. The door was probably original to the double-pile house. The wall was otherwise blank. The only feature in the north wall was the extant doorway to the east, leading to the hallway.

The west wall contained a massive inglenook fireplace, slightly larger, but of similar design to that in the kitchen. The large oak bresummer with moulding was again reused, and canted slightly. The southern end of the baulk was located in the south wall, and was supported at the north end upon an impressive oak heck post. This jowled upright was possibly a reused principal post. A probable former heck wall to the east of the post had been removed.

The short section of wall below the beam (to the extreme south) may have represented the position of the fireside seat within the 'nook' of the inglenook; or alternatively a recent measure to prop up the south end of the beam. The somewhat unusual presence of a pair of inglenooks within the principal rooms of the house may suggest conservative attitudes to retention of long-established vernacular features, even as house design slid rapidly into more polite forms during the last decades of the 17th century, and the early years of the 18th century.

This arrangement was similarly modified during the C18, with the insertion of a smaller brick fireplace with stone surround. This feature was subsequently reduced in size with further brickwork and a stone flag. A blocked door to the south of the later fireplace was probably introduced as part of the C18 alterations. It led into what is now the larder. The hearth was modern.

Three boxed-in beams extended east-west over the centre of the dining room. A limited investigation showed the central binder to be of oak, and chamfered, with later iron clasp elements of probable C19 date. All were hidden behind lath and lime plaster. The floor was raised and modern. A concrete pad and dwarf walls were spied through a floor hatch in the southeast corner of the room.

Larder

The larder was a near-square space to the east of the dining room. The east wall with two casement windows and a central brick column was almost entirely a C19 rebuild. This was part of a large scale undertaking to replace most of the rear elevation.

The south wall was blank save for a concrete topped, brick sided projection at its base. This thrall-like feature may have been formed when the centre of the room was reduced in height. The lowering of the floor was probably coincidental with the C19 works to the south wall. The concrete may only recently have replaced the missing stone tops of the 'thrall'.

The low projection turned and continued on to the west wall, where a central brick column (as per the east elevation) had been attached. An iron joist at ceiling level rested on these abutments. Other features of the west wall were two recesses; the south one being the supposed inserted (but now blocked door), with the recess at the north end simply allowing the passage door to fully open. The presence of the blocked doorway was good evidence for the floor having been lowered.

Another thrall-like feature on the north wall was wider than those mentioned and it was capped with Pennine stone flags. The doorway from the hallway led to worn steps of the same stone type. The present hardstanding was of modern concrete slabs.

Half cellar

This small room was located east of the hallway, beneath the stairs. The east wall was a complete C19 rebuild as per the larder. Two carefully fashioned stone vents to either side of the elevation, were of these works.

The north and south walls were blank, and the west wall contained the door and the angled structure of the stairs above. Crude boards forming the side of the flight, may have been the original late C17 joinery. The steps down from the door were of stone and a piece of reused timber. The floor of the cellar was of concrete and the thrall to the south of Pennine stone sitting on brick walls.

Passage & WC

This area lay to the east of the kitchen and had been subdivided. It was accessed from an original doorway at the foot of the stairs. The two window openings and much of the east wall were C19 in date (see larder above). The casement windows lit modern WCs which now occupied the east side of the space. Some of the partitions for these facilities were new, with others possibly dating to the C19. The east-west wall between the male and female toilets was one such early partition. It appeared to show on the 1911 plan by Farrer & Brownbill where it separated a scullery and pantry.

A probable blocked fireplace, within the west wall, suggested that the now subdivided area was previously one large room. The existing and putative doors to either end of this wall were described within the kitchen. The space had solid floors with a modern covering.

Stairs

The stairs were to the east of the hallway, and above the half cellar. The dog-leg stairs with a half-pace landing were possibly the remains of the original late C17 flight. The plain balusters of the upper banisters (which continued on to the landing) were probable replacements for slender, turned examples or splat balusters. The newel posts appeared to have lost either finials or moulded caps. The space was lit from a casement window in the east wall at the level of the landing. The wall was the same C19 rebuild as already described.

Curving projections near the ceiling were the only notable features of the north and south walls. These offsets were almost certainly associated with large timber beams being carried on the single skin brick walls. The timbers clearly continued in a westerly direction all the way to the front of the property, and were intended as bearers for first floor bridging joists.

Landing

The square landing was central to the upper floor and provided access to all the rooms at this level. It was entered from the stairs through an opening in a light partition of glass and timbers of c.1900 date. Five doors led off into the different chambers. The curving projections near the ceiling (north and south walls) were as per the stairs. The floor (like all of first floor rooms) was of timber boards.

Chamber over kitchen

The four-light window in the west elevation was a timber casement of possible C18 date. The glass was leaded. The remodelling of the opening probably occurred at this time. A small blocked window only visible on the exterior of the building was the only feature of the north wall.

The large imposing fireplace on the east wall which projected some way into the room was probably original to the late C17 building. The stone surround was similar to that of the ground floor dining room and kitchen, and probably represented a C18 insertion. The gather of the flue rising from the kitchen below was expressed in corbelling brickwork to the north side of the chimney. The grate was of cast iron and the hearth of slate.

Storage space over hallway & porch (now kitchen)

This contained a tall cupboard to the south of the doorway. The curving projections near the ceiling (north and south walls) were as per the stairs. The two-light casement window in the west elevation was possibly C18 in date. Leaded glass had been used and the opening slightly reduced in width.

Master chamber over dining room

The window opening in the west wall was probably modified in the C18. It held a five-light casement window with leaded glass, of relatively recent date. The blocked door at the west end of the southern elevation was probably an original late C17 feature. It formerly opened to the upper floor of the adjacent timber-framed building. The remainder of the wall was blank. The substantial chimney breast and fireplace of the east wall were integral to the double-pile house. The C19 cast iron surround was a recent introduction for aesthetic appearances. The hearth was of tiles.

Chamber over larder

The west wall of this unheated room was blank. A small blocked window at the extreme east end of the south elevation was the only feature of note. It appeared to be original to the structure. Much of the east wall and the large window opening were the same C19 rebuild as described. The window was a four light casement.

Chamber over passage & WCs

The fireplace for this heated room lay slightly north of centre on the west wall. The stone surround on the relatively shallow breast was possibly C18 in date. The grate was of cast iron and the hearth of slate. A large blocked window in the north wall (west end) was only visible externally. Most of the east wall and the east window openings were again C19 works. The casement windows were of two-lights each.

Roof space

This continuous space represented the entire footprint of the original late C17 double-pile dwelling. The joists for the ceiling below were not examined due to presence of insulation material. The brick chimney stacks rose straight through the roof space, unsupported. They appeared to be of one build and were almost certainly original elements of the building. Projection on the east face of the northern stack probably carried the flues from fireplaces in the 'passage' at ground floor level and the chamber above. Four pots on this structure were noted, with two on the south stack. The north and south gables were blank brickwork. A crude opening punched through the south wall, provided access to the roof space of the timber-framed building.

The excessive span of the roof determined that three rows of purlins for each pitch were required. The rows were made up of three separate elements, making a total of eighteen timber scantlings in total. Crude trusses rising off the aforementioned beams on the single skin walls, held the ends of the purlins. The trusses and the majority of the purlins were reused oak timbers with many mortice and stave holes in evidence. At least one of the purlins was of pine, with an impressive Baltic timber mark. Another soft wood example was modern.

Washhouse & former yard

The existing washhouse appended to the north gable was probably erected in about 1900. The Farrer & Brownbill plan of 1911 showed that it had been linked to the kitchen by a doorway, but no trace of this now existed. A blocked door at the south end of the east wall was the original means of access from the yard. Two matching sash windows were the only other features in this elevation. The fire window of the kitchen inglenook had been blocked by construction of this outshut, and it was concealed behind the plaster.

The west wall was blank. An inserted doorway at the west end of the north wall had destroyed a window which gave light to a copper boiler in this corner of the room, which is long removed. The substantial central fireplace would presumably have held a cast iron range with boilers. The floor was of Pennine stone flags and the sink and copper beside the east wall were recent introductions.

The former yard to the east of the washhouse, and a line of outbuildings to the east, were c.1900 in date. The outbuildings were named as 'ashes', 'WC' and 'fuel' on the Farrer & Brownbill plan of 1911. All of these structures were demolished in the late C20.

6. Building Interpretation

6.1 Construction Phasing

Phase 1 – c.1380-1480 – construction of lodging block

The earliest surviving structure at Clayton is the two-storey, two-bay timber framed building. Farrer & Brownbill (1911) wisely made no attempt to interpret the original function of the timber-framed element of the building, perhaps on the basis that they had limited access to all its components. Nevill & Walker (1997) showed no such caution: they claimed that the building was originally a medieval open hall, based upon a number of erroneous assertions.

The first of these assertions is that the existing closed trusses between bays 1 & 2 and 2 & 3 were originally open trusses, without tie beams; as in the open hall at Baguley Hall (Nevell & Walker, 1997, 9). This survey has demonstrated that these trusses have always been closed, and that they do contain full width tie-beams which span the width of the building.

The second misinterpretation is that the upper floor is a later insertion. Insertion of first floors into medieval open halls, during the early post-medieval period, seems to have been a relatively common occurrence. However, there is no evidence for the first floor at Clayton being inserted; and it is suggested that Nevell & Walker compounded one error with another, starting off on the misguided belief that there was originally an open hall here.

The third misinterpretation is that the east wall of the timber-framed building is in an original state, containing ‘small square panels’ (Nevell & Walker, 1997, 14). In fact, almost all of east wall has been rebuilt with small square panels, but mortices within the soffit of the wall plate indicate the original form of the timber framing, comprising large panels with pairs of up braces rising off the vertical members, at ground and first floor levels (Figure 7). Hence the original external walls were not unlike the surviving cross walls, which is to be expected, as they appear to be contemporary.

The recent survey has now produced unequivocal evidence for the original function of the timber-framed wing at Clayton. Bays 1 and 2, in their late medieval form, represent a pair of independent high-class lodging units, which were self-contained, and were not originally accessible from each other.

Margaret Wood has identified a significant number of such lodging units within late medieval collegiate settings, and dwellings of royalty and nobility (Wood, 1965, 177-188). These have tended to be concentrated in southern England, but it is likely that they were to be found everywhere in dwellings of gentry level and above.

These would most likely have accommodated individual high status household officers, who were retained by the lord either permanently, or temporarily. Until Tudor edicts began to preclude retaining of men, both gentry and nobility considered it essential to surround themselves with men who would undertake their business, and form the nucleus of the fighting force

commanded by the lord. It was these family-based 'affinities' which fought in France during the Hundred Years War, and then within England during the Wars of the Roses.

The classic example of such lodgings is at Dartington Hall in Devon (1388-1400), where the surviving independent lodging units comprised two floors of eight rooms each, arranged in pairs. Each unit, at both ground and first floor level, had its own external entrance, its own heating, and its own garderobe. Such units have also been identified in collegiate settings and monastic foundations, and are invariably located within a quadrangular setting.

Similar high status lodging units have been identified in the north wing at Bramall Hall, Stockport, and have been dated by dendrochronology to c.1445 (Matrix Archaeology, 2013). In this case, the upper chambers had a visible roof structure comprising scalloped scissor trusses.

Another interesting example of a probable accommodation wing was located at Denton Hall, Denton (SJ 9139 9470), a few km to the south-east of Clayton Hall. This had been demolished in 1979, and re-erected on a site at Wilmslow. It had been a detached wing, located 6m away from the upper end of the great hall. It was timber framed on sandstone footings, and had two unequal sized rooms on each of the two floors. The larger rooms were decorated with mouldings and panels of high quality, with the smaller rooms being of lesser quality, suggesting these were service rooms. The original date of the building was suggested as of early 16th century (Bryant & Bryant, 1985, 55-56).

It seems likely that such independent lodging units were a common feature of the larger gentry houses within the north-west, but that many of these have been altered beyond recognition, or have been demolished and replaced. However, possibly apart from at Denton, Bramall, and Clayton, no such lodging blocks of late medieval origin have been identified within the north-west, although there is a documentary reference to lodging rooms at Little Moreton early in the 16th century, for the use of the estate bailiff or steward (Cooper, 1999, 306).

At Clayton, the existing corridor access to the rooms is a later arrangement. So how were the first floor rooms entered, if they were independent from the ground floor rooms? In other contexts where timber-framed buildings contain independent lodging rooms, timber-covered galleries provide the access means at higher floor levels. Such features can still be seen at The George Inn, Southwark; and to the rear of the George Inn at Norton St Philip, Somerset, and were once very common.

It is possible that such a timber covered gallery existed at Clayton, on the west side of the building, overlooking the courtyard. The only possible piece of evidence for this is the lower ends of the western roof rafters of the late medieval building. As they extend down below the wall plate, their soffits are both scalloped and chamfered, before they are all crudely cut off, which suggests that they extended further. Did the rafters extend to form the roof of a covered gallery at first floor level? (see Figure 6). If not, then the decorative

appearance of the rafter ends would be lost to view within the dark overhanging eaves of the medieval structure, whether the roof covering was of thatch, or of Pennine flagstone.

The timber used in the late medieval building is of oak. This would have been obtained from stands growing within the deer park. The sale of the hall to the Chetham brothers in 1621 mentions a deer park, and it is likely that this had been in existence for some time. Management of wood for building purposes was common within deer parks during the late medieval period.

Sandstone was used as a plinth to the late medieval building; within the later stack at the south end of the building; as quoins and door surrounds for the later brick house; and to construct the existing bridge. The nearest well-known quarry was at Collyhurst, c.3km to the north-west. This was the source for the medieval work at the Cathedral and at Chetham's College, and is the Binney Sandstone, of Carboniferous date. However, it is possible that another quarry, perhaps in the Medlock valley to the north of Clayton, provided the stone used here.

Phase 2 – c.1580-1650 – the ‘Great Rebuilding’

Within this phase, the existing medieval building was extended westwards by the addition of broad corridors at ground and first floor levels, and a stair turret to provide access to the first floor level. This strongly suggests that the original independent lodging rooms had now changed function, and had been integrated into the greater house plan, and were now to be used as rooms with no independent status, i.e. family rooms or guest rooms.

Broad access passages of a similar nature can be seen in the floorplans of Speke Hall, near Liverpool; and Smithills Hall, near Bolton, both extending around the central courtyard. The Clayton inventories of 1653 and 1665 refer to a ‘gallery’. It is possible that this gallery was the new first floor corridor at Clayton, as it seems to have extended both northwards and southwards, beyond its present limits. Given that it was 2.1m in width, claims that this first floor passage originated as a ‘jetty’ (Nevell & Walker, 1997, 8) would strain the very laws of physics.

Other works at this time included the replacement of the timber-framing within the east and west walls of the earlier medieval building, which included new doorways and windows. There were also new stone fireplaces and chimneystacks raised within the earlier building.

This reordering of the house may well have been a manifestation of the ‘Great Rebuilding’, when many late medieval gentry houses were either rebuilt, or significantly altered, to follow the latest ideas and fashions about how a gentleman should live. Most of this rebuilding work was in either stone or brick, but timber was also employed; one example being the central block at Bramall, where the medieval hall was demolished and replaced with a great chamber at first floor level, and a long gallery at roof level.

Phase 3 – late C17-early C18 – demolition and rebuilding

In 1673, James Chetham was charged for 18 hearths, which indicates that the substantial house described within the earlier inventories was still intact. In 1665, James was still in occupation of Clayton, but later moved to Turton Tower, where he died in 1697. In that latter year, Thomas Dickenson was resident at Clayton Hall, he was a minister at Gorton Chapel.

The existing brick house at Clayton appears to be of late 17th or early 18th century date, and it is suggested that most of the site of Clayton Hall was cleared of its buildings in this period, possibly after James Chetham left, and the brick house was erected, in the double-pile plan which was then first appearing within the north-west of England.

Some reused timbers have been recorded within the brick house; these were almost certainly taken from the previous buildings on the site. But after the brick double pile house was erected, what was then the intended function of the surviving timber framed structure? Was it as a service wing to the more modern house, to accommodate servants and ‘back stairs’ activities?

The articulation of the two surviving structures presents itself as problematic. The only physical links between the two were doorways from the ground floor dining room, and from the first floor master bedroom. Neither of these seem in keeping with the notions of privacy and propriety which relate to functioning of a polite house with attached service wing. It is not known when these doorways were blocked, but it seems likely that this occurred when the building was split into two separate tenancies. The use of Baltic pine timbers within the brick building seems to suggest replacement of earlier timbers, during the period c.1780-1850

6.2 Destroyed buildings

The surviving late-medieval timber-framed building is believed to represent part of the east wing of a quadrangular house which originally occupied the moated platform. Similar quadrangular houses in the Manchester area include Smithills, Ordsall, and Bramall. As a general rule, the great hall is located at the back of the site, furthest away from the entrance. The solar wing, housing the lord and his family, is located at one end of the hall, and the services and kitchen at the opposite end.

At Clayton, it can probably be assumed that the hall was at the northern end of the platform, but the articulation of building functions beyond that would be speculative. The late medieval lodging block at Bramall linked to the kitchen block, so was at the ‘low’ end of the hall.

A chapel certainly existed at Clayton, as early as 1365, and was still in use as late as 1697. It is likely to have been contiguous with the solar wing, and may therefore have been located somewhere within the north-west part of the quadrangle. Finally, we know that a gatehouse range existed from the surviving inventories (and not from the c.1745 image in Manchester Art Gallery, which is actually of Speke Hall) , and this must have been on the south side, by the existing bridge.

6.3 Significance

As one of the most powerful families in the Manchester region during the late medieval period, the Byrons could be expected to take their own status seriously, and would have retained men to act on their behalf, either by legal means, or by more illicit and thuggish behaviour. The 'maintenance and livery' acts of Edward IV and Henry VII attempted to reign in the conduct of 'overmighty subjects'; striking a delicate balance between allowing personal retaining by the nobility and gentry, and requesting that a man might bring his retainers to assist the monarch in times of need.

This 'stealth suppression' resulted in the Westminster show trial of James Stanley (then warden of Manchester's Collegiate Church), who was fined an astronomical sum of money intended to curb the unruly behaviour of his own family. Subsequently, Henry VIII's execution of the third Duke of Buckingham indicated that keeping a private army was no longer a viable option. The surviving lodging block at Clayton is a reminder of how great men in the late medieval period would exert their power to meet their own ends.

7. Recommendations

7.1 Geophysical survey

Limited application of geophysical survey may help to elucidate the original layout of long-destroyed buildings within the moated platform. Areas of lawn could be surveyed using electrical resistance; whereas a much broader area could be investigated using ground-penetrating radar (GPR).

7.2 Trial trenching

Any identified discrete geophysical anomalies, in particular linear features or rectilinear shapes, could be trial trenched to determine whether they represent buried walls or floor surfaces, etc. This may allow for further projections to be made about the layout of buildings, and may provide evidence for the nature of those buildings.

7.3 Interpretation

The recent survey has shed considerable light upon the nature of the standing remains at Clayton Hall. It is suggested that a pair of interpretation panels could be located within the site, to explain the nature and function of the existing buildings; and their role within medieval and post-medieval society.

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APPENDIX – LISTED BUILDING DESCRIPTION

Name	Clayton Hall, Clayton Hall Road, Manchester
Site Status	Grade II* Listed Building (No.387908)

Description: Remains of manor house, now two dwellings. Probably C15, altered in C16 and C17, partly rebuilt or enlarged in C18 and restored c.1900 and in C20. Red brick, some timber framing, stone slate roofs. Linear plan in 2 parts on north-south axis, the C15 or C16 southern half of 2 bays and single-depth plus a front corridor, and the later portion to the left double-depth and double-fronted. Two storeys, 3+3 windows.

The earlier portion is of square-panelled timber-framing at 1st floor, probably formerly jettied but the ground floor rebuilt or enclosed in brick, and has a short gabled stair-turret offset right of centre with a bellcote on the ridge; the ground floor has a simple doorway to the left of the wing and a 2-light casement left of this; the upper floor has 3 wooden mullioned windows with diamond-pattern leaded glazing, 5 lights in the gable of the wing, 4 lights to the left, and 3 lights to the right, and a jettied gable with kingpost and raked struts. The right-hand gable wall has a very large external chimney stack of squared sandstone blocks, finished or rebuilt in brick at the top.

The later portion to the left, of hand-made brick in English garden wall bond with stone quoins, has a segmental-headed doorway offset slightly left of centre with quoined stone surround, C19 diamond-paned casement windows of 3 and 3 lights to the left, 4 and 4 lights to the right, and 4, 2 and 5 lights at 1st floor, all with raised sills and rectangular stone lintels except that in the centre at 1st floor which has a brick label; rainwater heads dated 1900; and 2 ridge chimneys.

Rear: southern portion has small-panelled timber-framing through both floors, and almost continuous wooden mullioned windows on both floors (probably insertions and recently restored).

Interior: southern portion has small-framed partition walls of unusually high quality, with timbers of large scantling; an unusual longitudinal partition making a front corridor, and the lateral partition, with doorways which have nicked Tudor-arched lintels (including 2 blocked doorways at 1st floor of the partition); massive wallplates, that in the rear wall with mortices of former wallposts and studs over the present windows; massive arch-braces to the tie-beams; rectangular stone fireplace in south gable wall with chamfered lintel (now blocked).

Forms group with bridge over moat to south.

Listing NGR: SJ8814198568.

Key to Figures

BA	Blocked Aperture
BD	Blocked Doorway
BFP	Blocked Fireplace
BFW	Blocked Fire Window
BTM	Baltic Timber Mark
BW	Blocked Window
D	Doorway
FP	Fireplace
IA	Inserted Aperture
IFP	Inserted Fireplace
ID	Inserted Doorway
IFS	Inserted Fire Surround
IW	Inserted Window
OD	Original Doorway
OF	Original Floor
PL	Plinth
RJ	Ragged Joint
SJ	Straight Joint
TH	Thrall
TP	Trial Pit



Plate 1. Building viewed from south-west.



Plate 2. Building viewed from west.



Plate 3. Building viewed from north-west.



Plate 4. Bays 1 & 2, viewed from north-west.



Plate 5. Bay 1, gable end, viewed from south-west.



Plate 6. Bay 1, gable end, viewed from south-east.

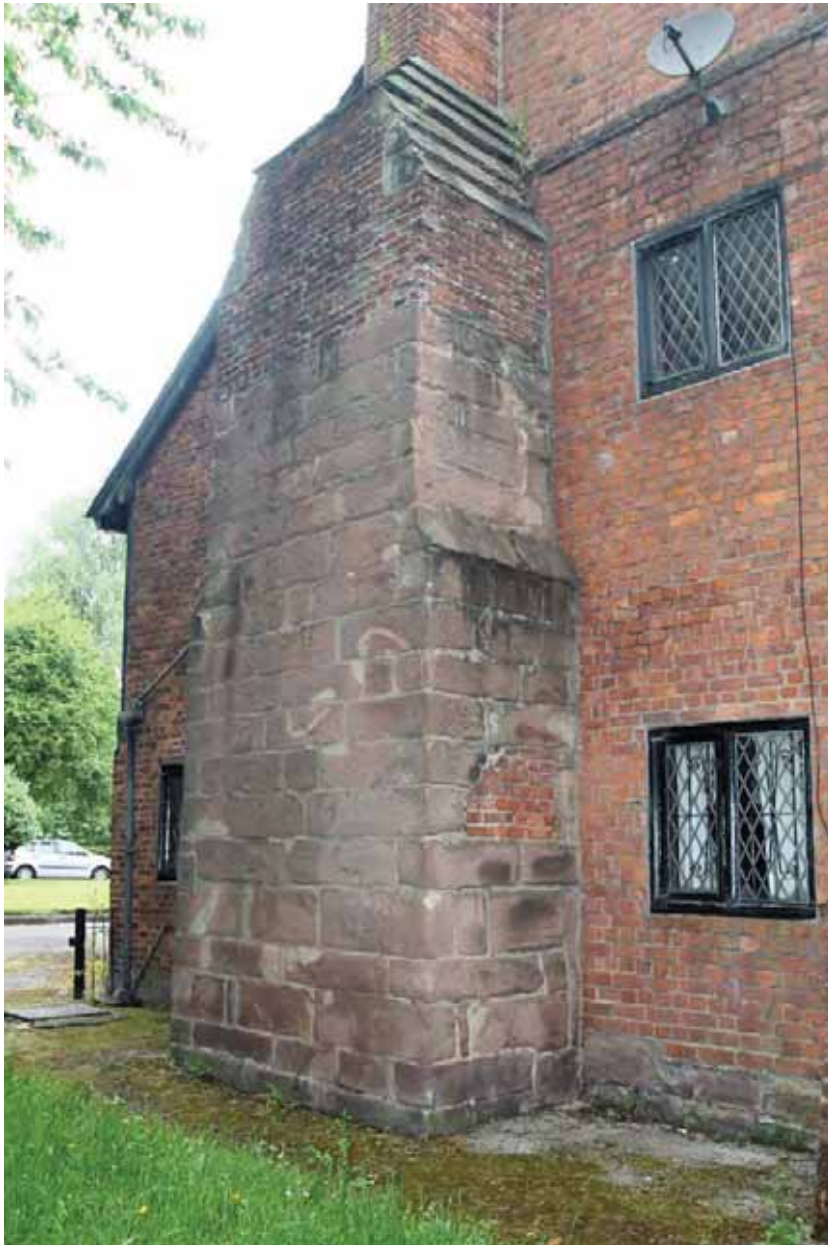


Plate 7. Bay 1, gable end, showing chimneystack, viewed from south-east.



Plate 8. East elevation, junction between bays 2 and 3, viewed from south-east.



Plate 9. Bays 1 & 2, east elevation, viewed from north-east.



Plate 10. Bays 1 & 2, ground floor, corridor, viewed from south-west.



Plate 11. Bay 1, staircase, viewed from north-east.



Plate 12. Bay 1, ground floor, WC viewed from north.



Plate 13. Bay 1, ground floor, living room, viewed from north-east.



Plate 14. Bay 1, ground floor, fireplace in living room, viewed from north.



Plate 15. Bay 1, ground floor, living room, viewed from north-west.



Plate 16. Bay 2, ground floor, kitchen, viewed from south-west.



Plate 17. Bay 2, ground floor, kitchen, viewed from south-east.



Plate 18. Bay 2, ground floor, kitchen, viewed from north.



Plate 19. Bay 1, ground floor, living room, viewed from south-east.



Plate 20. Bay 1, ground floor, kitchen, west side, viewed from north.



Plate 21. Bay 1, staircase, viewed from south-west.



Plate 22. Bay 1, staircase upper entrance, viewed from north-east.



Plate 23. Bays 1 & 2, first floor corridor, viewed from south-west.



Plate 24. Bays 1 & 2, first floor corridor, viewed from north-west.



Plate 25. Bays 1 & 2, first floor corridor, viewed from south-east.



Plate 26. Bays 1 & 2, first floor corridor, viewed from north-east.



Plate 27. Bay 1, first floor, south bedroom, viewed from north-west.



Plate 28. Bay 1, first floor, south bedroom, viewed from south.



Plate 29. Bay 2, first floor, bedroom 3, viewed from north.



Plate 30. Bay 2, first floor, bedroom 3, viewed from east.



Plate 31. Bay 2, first floor, bedroom 2, viewed from south-east.



Plate 32. Bay 2, first floor, bedroom 2, viewed from north.



Plate 33. Bay 2, first floor, bedroom 2, viewed from south-west.



Plate 34. Bay 1, roof space over west corridor, viewed from south, showing original roof rafters at eaves (upper right), with chamfers.



Plate 35. Bay 1, roof space, bellcote and gable pike over stairs, viewed from east.



Plate 36. Bay 2, roof space, remains of northernmost crown post truss, viewed from west.



Plate 37. Bay 2, roof space, crown plate and double mortices to rafters, viewed from west.



Plate 38. Bay 2, roof space, general view of central crown post truss, viewed from north-west.



Plate 39. Bay 2, roof space, central crown post, viewed from west.



Plate 40. Bay 2, roof space, viewed from north, detail of collar on central truss, showing stave hole in soffit.



Plate 41. Bay 2, roof space, viewed from north-west, detail of collar (central truss) showing stave groove.



Plate 42. Bay 1, roof space, roof structure to south of central truss (crown plate, collars and rafters), viewed from north-west.



Plate 43. Bay 1, roof space, rafters to south of central truss, viewed from west.



Plate 44. Brick house, roof structure of mainly reused timbers, viewed from south-east.



Plate 45. Brick house, bay 3, roof structure and south stack, viewed from north-west.



Plate 46. Brick house, bay 4, Baltic timber marks on easternmost purlin.



Plate 47. Brick house, ground floor, wash house against north gable, viewed from west.



Plate 48. Brick house, ground floor, wash house fireplace, viewed from south-west.



Plate 49. Brick house, ground floor, central hallway, viewed from west.



Plate 50. Brick house, ground floor, central hallway, viewed from east.



Plate 51. Brick house, ground floor, kitchen, viewed from west.



Plate 52. Brick house, ground floor, kitchen, inserted fireplace and range, viewed from west.



Plate 53. Brick house, ground floor, dining room, viewed from north-west.



Plate 54. Brick house, ground floor, dining room, heck post, viewed from west.



Plate 55. Brick house, ground floor, dining room, inserted fireplace, viewed from west.



Plate 56. Brick house, ground floor, larder, showing two possible blocked doors, viewed from south-east.



Plate 57. Brick house, ground floor, larder, viewed from south.



Plate 58. Brick house, ground floor, bay 4 passageway, viewed from south.



Plate 59. Brick house, ground floor, door to understairs half-cellar, viewed from west.



Plate 60. Brick house, ground floor, understairs half-cellar, viewed from west.



Plate 61. Brick house, staircase, lower section, viewed from east.



Plate 62. Brick house, staircase, upper section, viewed from west.



Plate 63. Brick house, first floor, landing and partitions, viewed from west.



Plate 64. Brick house, first floor, bedroom over kitchen, viewed from west.



Plate 65. Brick house, first floor, bedroom over dining room, viewed from west.



Plate 66. Brick house, first floor, bedroom over dining room, inserted fire-surround, viewed from west.



Plate 67. Brick house, first floor, bedroom over larder, viewed from north-west.



Plate 68. Brick house, first floor, bedroom over WC, viewed from north-west.



Plate 69. Watching brief – exposed east wall of first floor bathroom.



Plate 70. Watching brief, exposed east wall of ground floor W.C.



Plate 71. Watching brief, first floor, bedroom 1, east wall, intermediate post, viewed from south.



Plate 72. Watching brief, ground floor, bay 1, east wall, intermediate post, viewed from north.



Plate 73. Watching brief, first floor, bedroom 2, north wall, detail of inserted floor.



Plate 74. Watching brief, ground floor, bay 2, remains of fireplace below the raised timber floor.



Plate 75. Watching brief, blocked doorway at north end of first floor corridor.



Plate 76. Watching brief, ground floor, blocked doorway in north wall of pantry.



Plate 77. Watching brief, blocked doorway between larder and dining room, in brick house.