

# HAWKSHEAD FARM

| The Nook, Bolton Le Sands, Lancashire



## Historic Building Record

June 2020

**Document No:** TJC2020.75

**Planning Reference:** Lancaster City Council | 8/00455/FUL & 18/00456/LB

**OASIS ID:** thejesso | -395658



**Northern Office**

Cedar House  
38 Trap Lane  
Sheffield  
South Yorkshire  
S11 7RD

Tel: 0114 287 0323

**Midlands Office**

The Garden Room  
Coleshill House (No.3)  
75 Coleshill Street,  
Sutton Coldfield  
Birmingham  
B72 1SH

Tel: 01543 479 226

**Southern Office**

The Old Tannery  
Hensington Road  
Woodstock  
Oxfordshire  
OX20 1JL

Tel: 01865 364 543

**Disclaimer**

This document has been prepared with the best data made available at the time of survey and research. It is, therefore, not possible to guarantee the accuracy of secondary data provided by another party, or source. The report has been prepared in good faith and in accordance with accepted guidance issued by the Chartered Institute for Archaeologists. Digital versions of this document may contain images that have been down-sampled and are reduced in quality.

**Copyright**

The copyright of this document is assigned to the Client, however the JESSOP Consultancy must be acknowledged as the author of the document.

**The JESSOP Consultancy (TJC Heritage Limited)**

The JESSOP Consultancy is the trading name of TJC Heritage Limited, a United Kingdom Registered Company - No.9505554.

## SUMMARY OF PROJECT DETAILS

**TJC Project Code:** C73  
**OASIS ID:** thejesso1-395658  
**Project Type(s):** Historic Building Recording

**National Grid Reference:** SD 48483 67752 (centred)  
**County:** Lancashire  
**District Authority:** Lancaster City Council  
**Parish:** Bolton Le Sands  
**Elevation:** c. 35m above Ordnance Datum

**Designation Status(s):** Hawkshead Farmhouse is a Grade II\* Listed Building (NHLE no.: 1362399).

**Fieldwork by:** James Thomson MCIFA  
**Prepared by:** James Thomson MCIFA  
**Reviewed by:** Oliver Jessop MCIFA  
**Date:** 03.06.2020  
**Version:** Final

### ACKNOWLEDGEMENTS

The authors would like to acknowledge David Jackson and Richard Wooldridge for commissioning this report, providing information on the site, and for coordinating access.

## TABLE OF CONTENTS

1	INTRODUCTION.....	4
2	METHODOLOGY .....	6
3	SITE DESCRIPTION.....	7
4	HISTORICAL BACKGROUND .....	8
5	PHASES.....	10
6	BUILDING DESCRIPTIONS.....	12
7	STATEMENT OF SIGNIFICANCE AND CONCLUSION.....	16
8	BIBLIOGRAPHY AND REFERENCES.....	18

**Appendix 1:** Drawings

**Appendix 2:** Photography

## EXECUTIVE SUMMARY

*This report presents the results of a programme of historic building recording (Historic England Level 2) of former agricultural buildings at Hawkshead Farm, Bolton Le Sands, Lancashire, centred on National Grid Reference SD 48483 67752. The project was undertaken in accordance with an approved Written Scheme of Investigation.*

*Hawkshead Farm is a complex multi-phased farmstead of probable 17<sup>th</sup> Century origins, presently arranged on a regular courtyard plan but potentially adapted from an earlier linear planform with a detached farmhouse. The earliest agricultural buildings are aligned along Bolton Lane.*

*The buildings subject to this programme of recording represent 19<sup>th</sup> Century structures relating to a latter phase of expansion at the farm to provide additional room for cattle and horses, suggesting an growth in cattle rearing for meat or dairy at the farm with stabling presumably providing improved accommodation for working horses not observed elsewhere on the farm.*

*The recorded buildings are of vernacular construction, utilising local materials with detailing and craftsmanship utilitarian in character. Very few original fixtures and fittings survive largely on account of a period of refurbishment in the mid-20<sup>th</sup> Century.*

## I INTRODUCTION

### BACKGROUND

This report presents the results of a programme of historic building recording, to Historic England Level 2 standard, of former agricultural buildings at Hawkshead Farm, Bolton Le Sands, Lancashire (**Figure 1**), centred on National Grid Reference SD 48483 67752.

### AIMS

The programme of work was requested by Lancaster City Council (LCC) as a condition of planning permission for the change in use, conversion, and extension of two existing barns to three no. two-bed dwellings. The scope of this work was subsequently established in a Written Scheme of Investigation, approved by LCC (TJC 2020).

The principal aim of the project is to record structures within the site, to make a permanent record in advance of their alteration, and to contribute to the understanding of the origin and development of the site.

The specific objectives of the programme of archaeological recording are to:

- to provide a descriptive, drawn and photographic record of the building;
- to identify and record any structural evidence and fixtures/fittings that demonstrate the development and use of the building; and
- to analyse the results of the survey including a systematic account of the building's origins, development and use.

### DISSEMINATION

Copies of this report will be distributed to the Client, LCC, the Lancashire Historic Environment Record, and Lancashire Archives. In addition, a digital copy will be uploaded to the OASIS (Online AccesS to the Index of archaeological investigationS) with the reference number: **thejesso I-395658**.

The project archive, including all record photography and drawings will be deposited with Lancashire Archives with digital copies of photography supplied to the Lancashire Historic Environment Record.



Figure 1: Site location plan

## 2 METHODOLOGY

### STANDARDS

The project has been undertaken in accordance with a Written Scheme of Investigation approved by LCC and conforms to best practice guidelines as set out by the Chartered Institute for Archaeologists (CIfA 2014a & 2014b); and Historic England (2016). The overall recording strategy was designed to be compliant with a **Level 2 (descriptive) survey**.

### DOCUMENTARY RESEARCH

The historic baseline within this report draws upon existing research produced by the project architects (Harrison Pitt Architects, 2018) and other readily available online sources relevant to the site.

### PHOTOGRAPHIC RECORD

The photographic record was produced on 35mm silver-based monochrome film, and comprised:

1. General views of the buildings in their wider setting (HE 2016, photography item 1).
2. The buildings' external appearance (HE 2016, photography item 2).
3. The overall appearance of the principal rooms and circulation areas where works are proposed (HE 2016, photography item 4).
4. A plan or plans identifying the location and direction of accompanying photographs (HE 2016, drawn record item 8).

All images were duplicated on digital camera for illustration purposes.

### MEASURED SURVEY

Existing architectural drawings were used as a base for archaeological observation during the course of the works, with the accuracy of all drawings checked on site and enhanced where required, including:

1. Annotated measured floor plans (drawn at 1:100 scale) illustrating all archaeological observations including the form and location of any structural features or evidence of fixtures of historic significance (HE 2016, drawn record items 2 and 6).
2. Measured drawings, as necessary, of historically significant structural or architectural details at a suitable scale (HE 2016, drawn record items 3 and 5).



### 3 SITE DESCRIPTION

#### LOCATION

The Site is located towards the corner of The Nook and Bolton Lane in the centre of Bolton Le Sands (**Figure 1**), enclosing buildings, yards and open areas associated with Hawkshead Farm.

#### ARRANGEMENT

The farm comprises a farmhouse with attached linear range along Bolton Lane, with a western wing (**Building 1**) framing a yard (**Appendices 2.1-2.12**). To the south of the yard is a covered implement store. To the south-west is a further range of buildings (**Buildings 2-3**) defining a second yard. East of these buildings is a larger yard (formerly containing a walled garden and lane) and former orchard.

#### DESIGNATION

Hawkshead Farmhouse is a Grade II\* Listed Building (NHLE no.: 1362399).

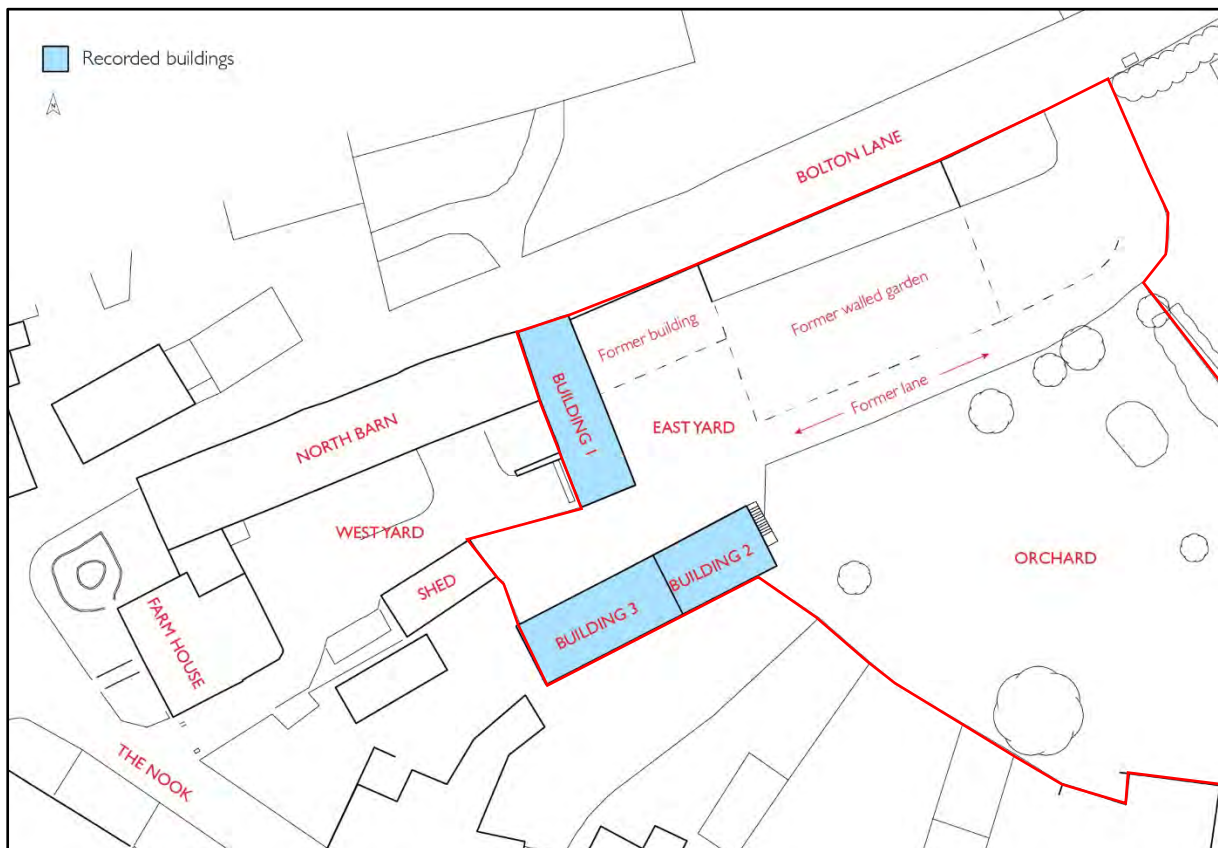


Figure 2: Site Layout showing recorded buildings

## 4 HISTORICAL BACKGROUND

### SUMMARY HISTORY OF HAWKSHEAD FARM

Hawkshead Farm comprises one of the last undeveloped farmyards in Bolton le Sands. The farmstead was associated with Hawkshead Farmhouse (Grade II\* Listed Building, NHLE: 1362399), a 2 ½ storey building of 17<sup>th</sup> century date with a date stone bearing the initials 'RC TBC' and the year '1665' (**Appendices 2.1-2.3**).

The farmhouse is suggested in a publication by Emmeline Garnett (2007) to have been in use as an inn until 1700 when the Chapman family departed, although little to no supporting evidence has yet been identified to corroborate this (information derived from Lancaster City Council Conservation Team response to planning application).

By the 19<sup>th</sup> Century the site had become associated with a farmstead with **Building 1** present on the 1845 edition of the Ordnance Survey (OS). The 1846 tithe survey for Bolton Le Sands, records the property as a "Farmhouse, buildings, orchard and premises" owned by Clark Christopher Thornton Esquire and tenanted by William Comthwaite who also held land totalling 40 acres. **Buildings 2 and 3** had subsequently been erected by the production of the 1891 OS map.

The area east of **Building 1** was divided into a smaller yard, with a lane running between it and the orchard to the south. Evidence for the location of these walls is still visible on the ground as low sections of masonry (**Figure 2; & Appendices 2.10 & 2.12**).

When put up for auction in 1954 (*Lancaster Guardian 10.09.54*), it was described as a:

*Valuable HOMESTEAD comprising of the historic dwelling house containing sitting room, living room, kitchen, two dairies, store, four bedrooms, bathroom, w.c. Mains water and electricity.*

*The Farm Buildings, stone build and slated, comprise a large barn, provender store, shippons for 42 head, 4 good loose boxes, granary, middenstead and cart shed, stick house.*

*The buildings could at very little expense be brought up to T.T. standard.*

*Together with the very good Orchard and the rich meadow or pasture fields being O.S. Nos. 263 and 264, containing altogether 3.298 acres of thereabouts with 256 yards frontage to Bolton Lane.*

The buildings appear to have accommodated a mixture of agricultural uses, with cattle accommodation in **Building 1**, a combination barn in **Building 2**, and stables in **Building 3**.

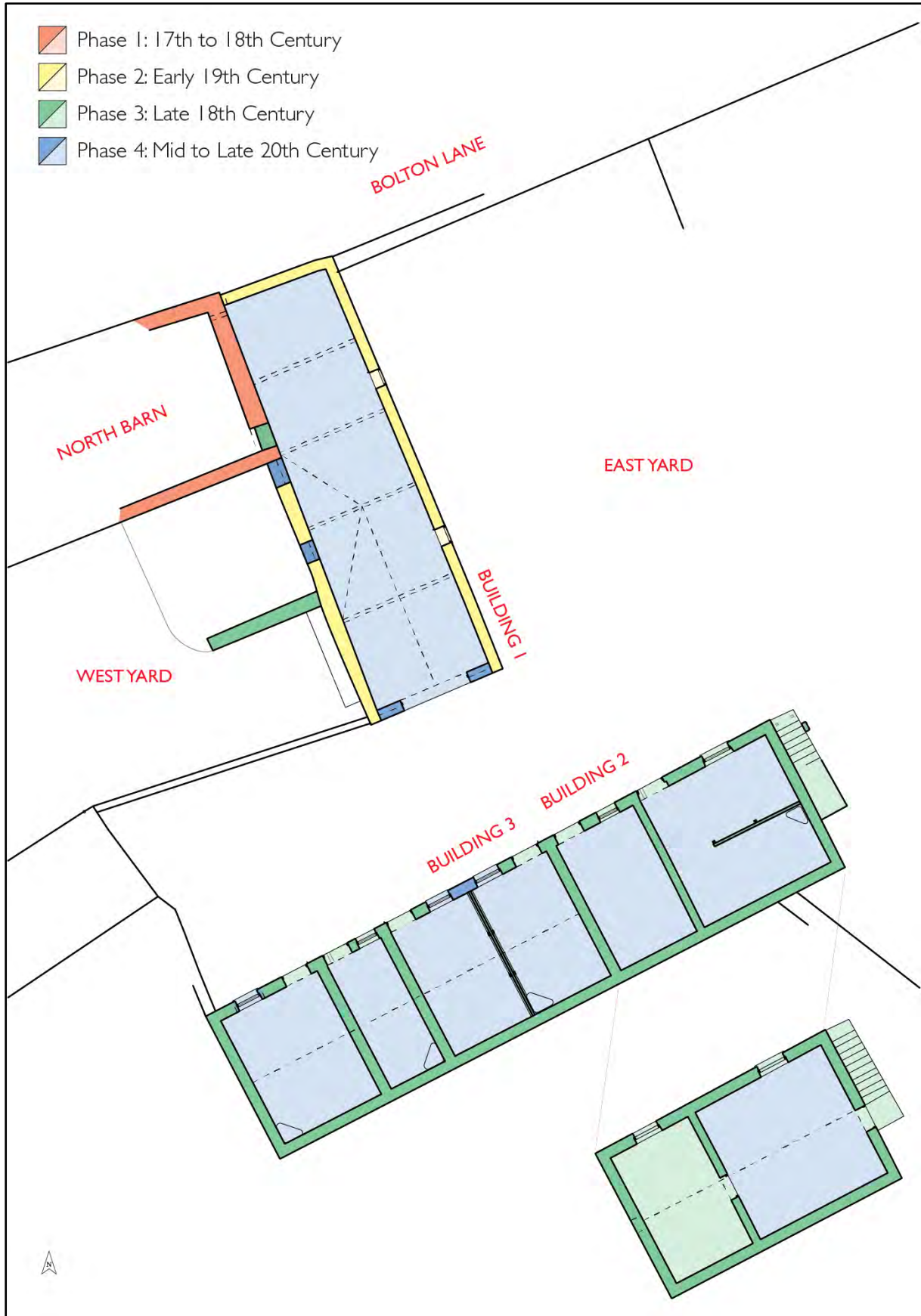


Figure 3: Phased floor plans

## 5 PHASES

### INTRODUCTION

The following section presents the results of the archaeological recording. Annotated drawings are included as **Appendix 1** and colour digital duplicates of the black and white photographic record are included in **Appendix 2**.

### PHASED DEVELOPMENT

The investigation of the building identified 4 principal phases of development which have been attributed to the following periods (**Figures 3**):

<b>Phase 1:</b> 17 <sup>th</sup> to 18 <sup>th</sup> Century	Construction of Hawkshead Farmhouse and north barn
<b>Phase 2:</b> Early 19 <sup>th</sup> Century	Construction of <b>Building 1</b>
<b>Phase 3:</b> Late 19 <sup>th</sup> Century	Construction of <b>Buildings 2-3</b>
<b>Phase 4:</b> Mid to late 20 <sup>th</sup> Century	Alterations to <b>Buildings 1-3</b>

### PHASE 1: 17<sup>TH</sup> TO 18<sup>TH</sup> CENTURY

The origin of Hawkshead Farm was not determined as part of this study, although the farmhouse possesses a 1665 datestone bearing the initials "RC & TBC", and a similar origin may be shared with elements of the north barn although this structure has been much altered and an 18<sup>th</sup> Century date is also possible. Detailed phasing was not undertaken for these buildings, although it was noted that the north barn exhibited evidence of having been extended in length, potentially during this phase, and had been entirely re-roofed in Phase 4. Evidence of changes in use were also apparent.

#### *Building 1*

Building 1 abuts the eastern gable of the north barn and incorporates an element of this structure in its west wall.

### PHASE 2: EARLY 19<sup>TH</sup> CENTURY

#### *Building 1*

**Building 1** appears on the 1845 Ordnance Survey map and abuts the north barn. The building has been extensively altered, including the rearrangement of its south elevation, removal of all internal fixtures and fittings, blocking of openings to the south, and re-roofing. Remaining fabric

includes slobbered rubble walls, of indeterminate post-medieval date, and wrought iron strap hinges to internal shutters both indicative of an mid-19<sup>th</sup> Century date.

It is understood that the building previously comprised a central row of cow stalls with orthostatic slate partitions (David Johnson, pers. comm.), which have been reused to pave part of the yard to the west of the building, with two doorways in the south elevation leading into a feeding passage and access/mucking out passage.

#### PHASE 3: LATE 19<sup>TH</sup> CENTURY

**Buildings 2-3** first appear on the 1891 Ordnance Survey map, constructed along the southern boundary of the farmyard. The buildings comprised a series of rooms accessed from the north, each room possessing an externally pintle-hung door with draw bolt (of which only the pintle and draw bolt catch survive) and window. The heavy whitewashing of the walls of the building hinders identification of blockings, although brickwork was identified within parts of the north elevation of Building 3 indicating the window apertures may have been altered or expanded, potentially when the present mid-20<sup>th</sup> Century windows were installed. In its original use, the building appears to have functioned as combination loose boxes and stalls for horses or separated cows, calves, or bulls, with granary in **Building 1**.

The roof to **Building 1**, with its circular sawn regular roof timbers with square headed bolts reinforcing joints appears late 19<sup>th</sup> Century in character, suggesting it was reroofed during this period.

#### PHASE 4: MID TO LATE 19<sup>TH</sup> CENTURY

A series of alterations took place during this phase, firstly associated with upgrading the fenestration, doors, and floors of **Buildings 2-3**, and later with the conversion of **Building 1** to a garage. The former works may have taken place following the sale of the property in 1954.

## 6 BUILDING DESCRIPTIONS

### BUILDING I

#### *Exterior*

**Building I (Appendices 2.13-2.24)** is a rectangular structure of one storey, measuring 5.16m x 16.09m, built from randomly coursed rubble thickly covered with limewash with hammer-dressed sandstone forming quoins to the north-east and southern gable of the building and the lintels of windows in the east elevation.

The roof of the building transitions from a lean-to roof where it abuts the north barn to its west, and a pitched roof where it projects beyond it to the south. The roof is covered with slate and supported on raised tie-trusses of regular circular sawn timbers with square bolted joints (**Appendix 2.24**).

The south elevation (**Appendix 2.13**) has a wide central opening with garage door, the walls to either side rebuilt in blockwork clad externally in stone, including reused quoins around the door jambs. Towards either edge of the gable are straight joints corresponding to the location of two former doorways.

The east elevation (**Appendices 2.14-2.15**) has two square windows with dressed stone lintels and thin stone sills, fitted with external shutters of narrow vertical timber boards with cast iron spear-head strap hinges with rectangular hinge plate (**Appendix 2.16**), and internal shutters of wide timber boards with quirk and bead detail to joints and wrought iron tapered end strap hinges on pintles and iron draw bar (**Appendix 2.17**).

The north elevation (**Appendix 2.18**) is not whitewashed, exposing the rubble fabric, which has been roughly repointed. Towards the upper right side of the elevation is a narrow slit which could have been intended as a ventilation slot.

To the west the building abuts the north barn, and where it projects beyond it there is a section of exposed masonry (**Appendix 2.19**), previously part of a lean-to extension along the south elevation of the barn containing a blocked door with dressed stone architrave and timber lintel, and a small high level window with rubble jambs and timber lintel. Cartographic evidence suggests the lean-to post-dates **Building I**, although the degree to which it extended or rebuilt existing fabric is unclear as no vertical or horizontal joints are evidence.

*Interior*

The interior of **Building 1** (**Appendices 2.20-2.24**) comprises a single open space with a concrete floor, lime washed rubble walls and open to the rafters. No historic fixtures or fittings survived relating to its previous use as a cow house. The floor retained no scars of removed stalls and likely dates to its conversion to a garage. A patch of brick repairs in the north wall potentially relates to where a trough had previously joined the wall, although this was inconclusive.

The northern part of the west wall comprises the former east gable of the north barn with a projecting row of through stones mid-way up the elevation, and a ventilation slot towards the apex of the gable (**Appendix 2.23**). The wall is heavily whitewashed, obscuring evidence of blockings or structural phases, although inspection of the west side of the wall revealed a probable blocked window at its southern edge. A narrow slot has been inserted between the north barn and **Building 1** at the northern edge of the west elevation, set at a slight angle in its vertical plane that could suggest it was for the transmission of line-shafting or electrical services, although fixing plates or grease stains were observed to confirm this.

BUILDINGS 2-3

*Exterior*

**Buildings 2-3** (**Appendices 2.25-62**) are a rectangular range, measuring 5.97m x 22.85m predominantly of a single-storey (**Building 3**) with a two storey, two-bay, structure to the west (**Building 2**). The buildings are of roughly rubble construction, with dressed stone forming corner quoins and quoined surrounds to doors. The windows of **Building 2** have concrete rendered frames around them, obscuring their construction and the degree to which they have been altered, if at all.

The roof of the building is pitched and covered with slate. It is largely supported internally on wall heads with a single joggled king-post truss within **Building 3** of perpendicular band sawn timber and trenched purlins (**Appendix 2.57**). A short brick chimney stack emerges from the ridge in line with the wall between rooms **B3G2** and **B3G3**.

The east gable of **Building 2** (**Appendices 2.26-2.27**) has an external stone staircase of rubble structure with dressed sandstone treads leading to a first-floor door with quoined stone architrave covered over with a concrete rendered frame and plank and batten door with ovolo-moulded door case, steel strap hinges and draw bolts, including two vertical bolts that fit into sockets in the threshold (**Appendix 2.48**). The lowest step of the staircase appears to be a reused threshold with two recessed square depressions corresponding to two vertical posts of a doorcase (**Appendix 2.28**).

The north elevation of **Building 2 (Appendix 2.29)** is of two bays. The left-hand bay has two vertically aligned windows with projecting stone sills, concrete rendered frames, and timber fixed window frames with of three horizontal panes with ovolo-moulded glazing bars (**Appendix 2.34-2.35**). To the right of the windows is a door with quoined stone architrave covered over with a concrete rendered frame, and stable door of plank and batten construction with steel draw bolts and strap hinges and an ovolo-moulded doorcase (**Appendix 2.32-2.33**). The threshold of the door has a channelled drain cut into it. On the inside right-hand jamb of the door is a redundant pintle relating to an earlier door arrangement. The right-hand bay has a smaller, although identically detailed, ground floor window except for a flush sill and an adjacent stable door identical to that of the left-hand bay. Centred between the door and window in the right-hand bay is a further window identically detailed to that at ground floor level.

The north elevation of **Building 3 (Appendix 2.30-2.31)** is irregularly ordered, comprising four uneven bays of paired doors and windows. The construction of doors and windows across this elevation is identical to that of **Building 2 (Appendices 2.59-61 & 2.63)**. The left most bays are mirrored, comprising two windows with brick jambs, projecting thin stone/slate sill and timber frames of three horizontal panes, with stable doors to either side with stone quoined architraves. Both daws have redundant external pintles corresponding to earlier stable doors. The panel of wall between the two windows is of brick. To the left is a narrower bay with small three-pane window with dressed stone jambs, flush sill and lintel, and adjacent stable door with stone quoined architrave. At the right-hand of the elevation is a further door and window pair, of wider proportions, with brick jambs and projecting sill to the window.

The south and west elevations were not accessible for survey, facing onto property under separate ownership.

#### *Interior – Ground Floor*

Room **B2G1 (Appendices 2.36-37)**, within the eastern end of the building, has a concrete floor and lime washed rubble walls. The ceiling has exposed floor joists of circular sawn timber with 8" tongue and groove floorboards (across which a concrete floor has been cast). Internally the room is divided into two stalls by a timber partition of vertical timber planks within an ovolo-moulded frame supported against two vertical chamfered posts (**Appendix 2.39**). The posts carry a transverse spinal beam (**Appendix 2.38**). A single iron tethering ring was noted on the east post (**Appendix 2.40**). A steel triangular trough is present within the southern stall, with a maker's plate reading "MABBOTTS of MANCHESTER / MANUFACTURERS – EST. 1901 / STABLE AND SADDLE ROOM FITTINGS" (**Appendix 2.41**).



Room **B2G2** (**Appendices 2.42-43**) has a concrete floor cast over an earlier cobbled surface (**Appendix 2.44**), and lime washed rubble walls. The ceiling differs from that in **B2G1**, comprising band-sawn timbers with 4½" tongue and groove boards. Truncated scored lines are evident on one of the timbers (**Appendix 2.45**), likely relating to a merchant's markings made prior to their being sawn into joists. These are commonly referred to as "Baltic timber marks".

Room **B3G1** and **B3G2** (**Appendices 2.54-2.57**) represent a single space divided by a central timber partition constructed beneath the tie beam of a king-post roof truss. Both rooms have concrete floors cast over earlier cobbled surfaces with limewashed rubble walls and ceilings open to the rafters. Room **B3G1** has ferrous tethering rings fixed to the south wall and a steel Mabbots trough identical to that in **B2G1**.

Room **B3G3** (**Appendix 2.62**) comprises a narrow room, and may originally have functioned as a storage space, possibly a tack room, rather than for livestock. Such a use would commonly have a fireplace to help maintain leather, and although none was observed there is a chimney above the room and whilst a blocked fireplace could be hidden behind lime washing the former presence of stove would appear more likely. The room has a concrete floor cast over earlier cobbles, limewashed walls and is open to the rafters. There is steel Mabbots trough and ferrous tethering rings in the south wall.

Room **B3G4** (**Appendix 2.58**) was not fully accessed due to the precarious condition of the roof which had partially collapsed. The room has a concrete floor, limewashed walls and ceiling open to the rafters. There is steel Mabbots trough in the south-west corner.

#### *Interior – First Floor*

Room **B2F1** (**Appendices 2.46-2.47**) has a concrete floor, lime washed rubble walls and ceiling open to the roof which comprises two machine sawn purlins with iron tensioning bar. A scar runs along the floor of the room, potentially corresponding to the location of a bin for storing grain.

Room **B2F2** (**Appendices 2.49-2.50**) has a timber boarded floor (4½" tongue and groove), limewashed rubble walls and ceiling open to the roof with the continuation of the purlins from **B2F1**. The door between **B2F1** and **B2F2** is slightly off centre, with reused timber lintel (**Appendix 2.51**) and chamfered doorcase with plain runout stops (**Appendix 2.52**). A ferrous hook is fitted to the southern purlin (**Appendix 2.52**).

## 7 STATEMENT OF SIGNIFICANCE AND CONCLUSION

### DISCUSSION

The following research questions were proposed within the Written Scheme of Investigation (The JESSOP Consultancy, 2020):

1. What can be determined from the surviving fabric in relation to the primary phase of construction, including date of construction, planform, circulation, use and character of fixtures or fittings?
2. What evidence is there for different functional spaces within the buildings, how did use change through time and what can that tell us of the evolution of the farm?

Hawkshead Farm is a complex multi-phased farmstead of probable 17<sup>th</sup> Century origins, presently arranged on a regular courtyard plan but potentially adapted from an earlier linear planform with detached farmhouse with the earliest agricultural buildings aligned along Bolton Lane.

The buildings subject to this programme of recording represent 19<sup>th</sup> century structures relating to a latter phase of expansion of the farm and providing additional accommodation for cattle and horses, suggesting an expansion of cattle rearing for meat or dairy at the farm with stabling presumably providing improved accommodation for working horses not observed elsewhere on the farm.

The recorded buildings are of vernacular construction, utilising local limestone cobble rubble with infrequent finer sandstone, presumably imported, to reinforce and decorate quoins and door/window surrounds. Roof structures are of machine sawn timbers with slate, with the trusses of **Building 1** being light structures presumably constructed on site and a single king-post truss in **Building 2** which would have been prepared of site at joiners' yard. The interiors of the buildings have been altered, and no original fixtures and fittings survive beyond the surviving timber partitions in **Buildings 2** and **3** and the internal shutters to **Building 1**. This absence is largely on account of a period of refurbishment in the mid-20<sup>th</sup> Century, from which the majority of doors and windows derive. It is likely that **Building 1** was already out of use as a cow house by this period of refurbishment as it lacks all the standard improvements typically made at this period (concrete floors, walls, ceilings, additional windows for light and ventilation) that were required by improved Milk and Dairy Regulations brought in during the 1920s-1950s.

## SUMMARY OF SIGNIFICANCE

**Buildings 1-3** of Hawkshead Farm are considered to possess a local level of heritage significance deriving from:

- \* Their moderate level of architectural interest as a vernacular farm building from the period of high farming in the 19<sup>th</sup> Century date.
- \* Its low level of historical interest in comprising an illustrative example of the developments of farming in the region, particularly in relation to the increase in cattle farming.
- \* Its low level of archaeological interest, in relation to **Building 1** incorporating elements of an adjacent barn of possible 17<sup>th</sup> to 18<sup>th</sup> Century date.

## RECOMMENDATIONS

No further archaeological work is recommended for the buildings within the site, although understanding of its context would benefit from drawing this work into any future projects that investigate the wider Hawkshead Farm.

## 8 BIBLIOGRAPHY AND REFERENCES

### BIBLIOGRAPHY

- Brunskill, R.W. 2007. *Traditional Farm Buildings of Britain and their Conservation*. YUP.
- Garnett, E. 2007. *The Dated Buildings of South Lonsdale*. Lancaster.
- Harrison Pitt Architects, 2018. *Heritage Statement and Impact Assessment*.
- Harvey, N. 1984. *A History of Farm Buildings in England and Wales*.
- Historic England. 2007. *Historic Farmsteads: Preliminary Character Statement – North West Region*. English Heritage.
- Historic England. 2014. *National Farm Building Types*. English Heritage.
- Historic England. 2016. *Recording Historic Buildings – a guide to good recording practice*. English Heritage.
- The JESSOP Consultancy, 2019. *Hawkshead Farm, Bolton Le Sands, Lancashire: Written Scheme of Investigation*. Ref. TJC2019.125v2.

### PRIMARY SOURCES

#### *Maps Consulted*

1845 Bolton Le Sands Tithe Map and Apportionment. *Tithe Apportionments, 1836-1929* [database online]. TheGenealogist.co.uk 2020. Original data: "IR29 Tithe Commission and successors: Tithe Apportionments" The National Archives.

1848 Ordnance Survey map (surveys 1845)

1891 Ordnance Survey map

1910 Ordnance Survey map

#### *Newspapers*

The Lancaster Guardian 10<sup>th</sup> September 1954

**APPENDIX I:**

DRAWINGS

**APPENDIX 2:**

PHOTOGRAPHY

*(NB: digital duplicates of 35mm black and white film photographic viewpoints have been provided due to difficulties associated with developing the film during the Coronavirus-19 lockdown)*

**Appendix 2.1:**  
General view of  
Hawkshead Farm  
from the Nook

*(Film no. 1.4)*



**Appendix 2.2:**  
West elevation of  
the Hawkshead  
Farmhouse

*(Film no. 1.5)*



**Appendix 2.3:** View  
past Hawkshead  
Farmhouse to St  
Mary of the Angels

*(2m scale; Film no. 1.6)*



**Appendix 2.4:** View  
of the western end  
of the barn facing  
onto Bolton Lane

*(2m scale; Film no. 1.7)*



**Appendix 2.5:**  
View of the eastern  
end of the barn  
facing onto Bolton  
Lane

*(2m scale; Film no. 1.3)*





**Appendix 2.6:** View  
along Bolton Lane

*(Film no. 1.2)*



**Appendix 2.7:** View  
of the west yard,  
looking towards the  
farmhouse

*(Film no. 1.14)*



**Appendix 2.8:**  
View of the west  
yard, looking  
towards Building I

*(2m scale; Film no. 1.15)*



**Appendix 2.9:** View  
of the east yard,  
looking west

*(Film no. 1.1)*



**Appendix 2.10:**  
View looking east  
from the first floor  
of Building 2,  
showing adjoining  
land

*(Film no. 2.22)*



**Appendix 2.11:**  
East boundary of  
the east yard

*(Film no. 2.33)*



**Appendix 2.12:**  
Remains of high  
walled garden on  
northern boundary  
of the east yard

*(Film no. 2.34)*





Appendix 2.13: Building 1, looking north

*(2m scale; Film no. 1.12)*

**Appendix 2.14:**  
East elevation of  
Building 1, looking  
north-west

(1m scale; Film no. 1.10)



**Appendix 2.15:** East  
elevation of Building  
1, looking south-  
west

(2m scale; Film no. 1.9)



**Appendix 2.16:**  
Detail of external  
shutter to northern  
window in east  
elevation of Building  
1

(10cm scale; Film no. 1.11)



**Appendix 2.17:**  
Detail of internal  
shutter to northern  
window in east  
elevation of Building  
I

(10cm scale; Film no. 1.31)



**Appendix 2.18:**  
North elevation of  
Building I

(2m scale; Film no. 1.8)



**Appendix 2.19:**  
West elevation of  
Building I

(2m scale; Film no. 1.13)



**Appendix 2.20:**  
Interior of BIG1,  
looking north

(2m scale; Film no. 1.27)



**Appendix 2.21:**  
Interior of BIG1,  
looking south

(1m scale; Film no. 1.28)



**Appendix 2.22:**  
Internal north  
elevation of BIG1

(2m scale; Film no. 1.29)



**Appendix 2.23:**  
Upper northern  
part of the interior  
west elevation of  
BIGI

*(2m scale; Film no. 1.30)*



**Appendix 2.24:**  
Detail of truss in  
BIGI

*(1m scale; Film no. 1.32)*







Appendix 2.25: Building 2, looking south-west

*(2m scale; Film no. 1.20)*

**Appendix 2.26:**  
South-east corner  
of Building 2

*(2m scale; Film no. 1.17)*



**Appendix 2.27:** East  
elevation of Building  
2

*(2m scale; Film no. 1.16)*



**Appendix 2.28:**  
Detail of stairs on  
east elevation of  
Building 2

*(1m scale; Film no. 1.18)*



**Appendix 2.29:**  
North elevation of  
Building 2

*(2m scale; Film no. 1.19)*



**Appendix 2.30:**  
North elevation of  
Building 3, looking  
west

*(2m scale; Film no. 1.24)*



**Appendix 2.31:**  
North elevation of  
Building 3, looking  
south-east

*(2m scale; Film no. 1.23)*



**Appendix 2.32:** Detail of external face of door to B2G1

(2m scale; Film no. 2.22)



**Appendix 2.33:** Detail of internal face of door to B2G1

(2m scale; Film no. 2.02)



**Appendix 2.34:** Detail of external face of window to B2G1

(10cm scale; Film no. 2.21)



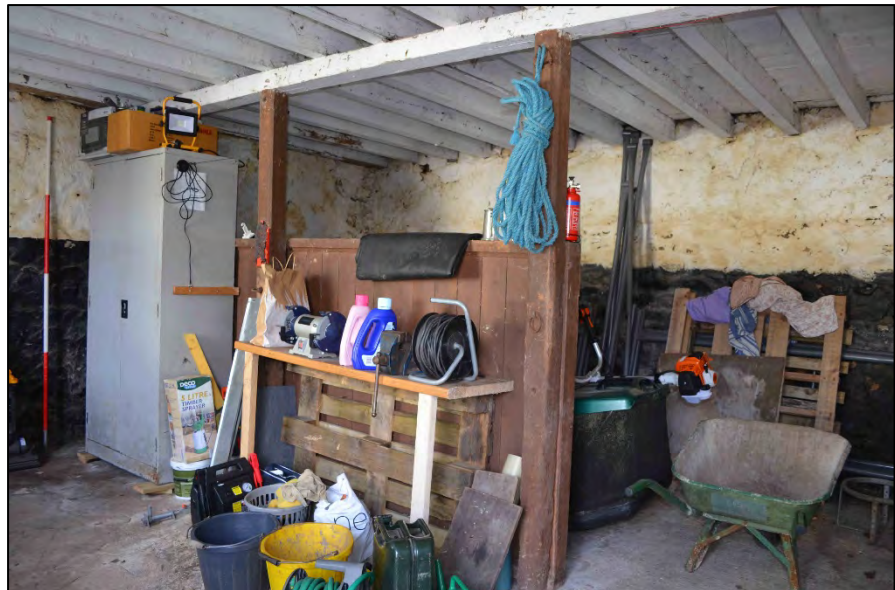
**Appendix 2.35:**  
Detail of profile to  
glazing of window  
in B2G1

*(10cm scale; Film no. 2.28)*



**Appendix 2.36:**  
General view of  
interior of B2G1,  
looking south-east

*(2m scale; Film no. 1.33)*



**Appendix 2.37:**  
General view of  
interior of B2G1,  
looking north-east

*(2m scale; Film no. 1.34)*



**Appendix 2.38:**  
Detail of junction  
between post and  
soffit of stall and  
floor joists above in  
B2G1

(10cm scale; Film no. 1.36)



**Appendix 2.39:**  
Detail of northern  
face of stall in B2G1

(10cm scale; Film no. 2.31)



**Appendix 2.40:**  
Detail of tethering  
ring on north side  
of the western post  
of the stall in B2G1

(10cm scale; Film no. 2.30)



**Appendix 2.41:**  
Detail of the  
manufacturers plate  
to the water trough  
in B2G1

(10cm scale; Film no. 1.35)



**Appendix 2.42:**  
General view of  
B2G2, looking  
south-east

(2m scale; Film no. 2.04)



**Appendix 2.43:**  
General view of  
B2G2, looking  
north-west

(2m scale; Film no. 2.06)



**Appendix 2.44:**  
Detail of exposed  
cobblestones in floor of  
B2G2

(1m scale; Film no. 2.05)



**Appendix 2.45:**  
Detail of Baltic  
timber mark on  
floor joist above  
B2G2

(10cm scale; Film no. 2.25)



**Appendix 2.46:**  
General view of  
B2F1, looking east

(2m scale; Film no. 2.16)





**Appendix 2.47:**  
General view of  
B2F1, looking west

(2m scale; Film no. 2.15)



**Appendix 2.48:**  
Detail of vertical  
draw bolts to door  
in B2F1

(10cm scale; Film no. 2.23)



**Appendix 2.49:**  
General view of  
B2F2, looking  
south-east

(2m scale; Film no. 2.18)



**Appendix 2.50:**  
General view of  
B2F2, looking  
north-west

*(1m scale; Film no. 2.17)*



**Appendix 2.51:**  
Detail of soffit of  
reused timber lintel  
between rooms  
B2F1 and B2F2

*(10cm scale; Film no. 2.20)*



**Appendix 2.52:**  
Detail of chamfered  
timber doorcase  
between rooms  
B2F1 and B2F2,  
looking north-east

*(10cm scale; Film no. 2.21)*



**Appendix 2.53:**  
Detail of hook on  
north purlin above  
B2F2

*(Film no. 1.19)*



**Appendix 2.54:**  
General view of  
B3F1, looking  
north-east

*(2m scale; Film no. 1.08)*



**Appendix 2.55:**  
General view of  
B3G1, looking  
south-west

*(2m scale; Film no. 1.07)*



**Appendix 2.56:**  
General view of  
B3G2, looking  
south-west

(2m scale; Film no. 1.10)



**Appendix 2.57:**  
Detail of truss over  
partition between  
B3G1 and B3G2,  
looking north-west

(Film no. 2.09)



**Appendix 2.58:**  
General view of  
B3G4, looking  
south-west

(Film no. 1.12)



**Appendix 2.59:**  
Detail of doorcase  
to B3G4

(10cm scale; Film no. 2.13)



**Appendix 2.60:**  
Detail of redundant  
draw bolt restraint  
beside door to  
B3G1

(10cm scale; Film no. 2.26)



**Appendix 2.61:**  
Detail of redundant  
pintel beside door  
to B3G1

(10cm scale; Film no. 2.27)



**Appendix 2.63:** Detail of external face of door to B3G3  
(2m scale; Film no. 1.26)



**Appendix 2.62:** General view of B3G3, looking south-east  
(2m scale; Film no. 2.11)





Appendix 2.64: Photographic Location Plan: External



Appendix 2.65: Photographic Location Plan: Internal



**Appendix 2.62:** Photographic Registers

Film & Frame	Appendix no.	Building no. (room no.)	Description	Scale	Direction	Date
I.1	-	-	I.D. Shot	-	-	23.03.20
I.2		Exterior	View of east yard	-	W	23.03.20
I.3		Exterior	View along Bolton Lane	-	W	23.03.20
I.4		Exterior	View along Bolton Lane	2m	SE	23.03.20
I.5		Exterior	View of Farmhouse	-	SE	23.03.20
I.6		Exterior	View of Farmhouse	-	E	23.03.20
I.7		Exterior	View of Farmhouse	-	NE	23.03.20
I.8		Exterior	View along Bolton Lane	2m	SW	23.03.20
I.9		B1	North elevation	2m	S	23.03.20
I.10		B1	East elevation	1m	SW	23.03.20
I.11		B1	East elevation	1m	NW	23.03.20
I.12		B1	Detail of external shutter	10cm	W	23.03.20
I.13		B1	South elevation	2m	NW	23.03.20
I.14		B1	West elevation	2m	E	23.03.20
I.15		Exterior	View of west yard	-	W	23.03.20
I.16		Exterior	View of west yard	-	E	23.03.20
I.17		B2	East elevation	2m	W	23.03.20
I.18		B2	South-east corner	2m	NW	23.03.20
I.19		B2	Detail of external stairs	1m	SW	23.03.20
I.20		B2	North elevation	2m	SE	23.03.20
I.21		B2	North and east elevations	2m	SW	23.03.20
I.22		B2	Detail of window to B2(G1)	10cm	S	23.03.20
I.23		B2	Detail of door to B2(G1)	2m	S	23.03.20
I.24		B3	North elevation	2m	SE	23.03.20
I.25		B3	North elevation	2m	SW	23.03.20
I.26		B3	Detail of door to B3(G3)	2m	S	23.03.20
I.27		B1(G1)	General view of interior	2m	N	23.03.20
I.28		B1(G1)	General view of interior	2m	S	23.03.20
I.29		B1(G1)	North wall interior	2m	N	23.03.20
I.30		B1(G1)	North-west wall interior	-	NW	23.03.20
I.31		B1(G1)	Detail of internal shutter	10cm	E	23.03.20
I.32		B1(G1)	Detail of truss	-	SE	23.03.20
I.33		B1(G1)	Detail of truss	-	SE	23.03.20
I.34		B2(G1)	General view of interior	2m	SE	23.03.20
I.35		B2(G1)	General view of interior	2m	NE	23.03.20
I.36		B2(G1)	Trough maker's plate	10cm	NE	23.03.20
I.37		B2(G1)	Detail of stall joinery	10cm	SE	23.03.20

Film & Frame	Appendix no.	Building no. (room no.)	Description	Scale	Direction	Date
2.1		-	I.D. Shot	-	-	23.03.20
2.2		B2(G1)	Interior of external door	2m	N	23.03.20
2.3		B2(G1)	Interior of external door	2m	N	23.03.20
2.4		B2(G2)	General view of interior	2m	SE	23.03.20
2.5		B2(G2)	Detail of exposed cobbles	1m	S	23.03.20
2.6		B2(G2)	General view of interior	2m	NW	23.03.20
2.7		B3(G1)	General view of interior	2m	SW	23.03.20
2.8		B3(G1)	General view of interior	2m	NE	23.03.20
2.9		B3(G1)	Detail of truss	-	NW	23.03.20
2.10		B3(G2)	General view of interior	2m	SE	23.03.20
2.11		B3(G3)	General view of interior	2m	S	23.03.20
2.12		B3(G3)	General view of interior	-	SW	23.03.20
2.13		B3	Door frame and pintle to B3(G3)	10cm	SE	23.03.20
2.14		-	Void	-	-	23.03.20
2.15		B2(F1)	General view of interior	2m	W	23.03.20
2.16		B2(F1)	General view of interior	2m	E	23.03.20
2.17		B2(F2)	General view of interior	2m	NW	23.03.20
2.18		B2(F2)	General view of interior	2m	SE	23.03.20
2.19		B2(F2)	Detail of hook on purlin	-	N	23.03.20
2.20		B2(F2)	Detail of lintel to door to B2(F1)	10cm	vertical	23.03.20
2.21		B2(F2)	Detail of architrave to door to B2(F1)	10cm	NE	23.03.20
2.22		Exterior	View from top of stairs to B2(F1)	-	E	23.03.20
2.23		B2(F1)	Detail of vertical draw bolts	10cm	SE	23.03.20
2.24		B2(F1)	Detail of vertical draw bolts	10cm	S	23.03.20
2.25		B2(G2)	Baltic timber-mark on ceiling joist	10cm	vertical	23.03.20
2.26		B3	Draw bolt fastener, door to B3(G2)	10cm	S	23.03.20
2.27		B3	Detail of pintle, door to B3(G2)	10cm	S	23.03.20
2.28		B2(F1)	Detail of window frame	10cm	S	23.03.20
2.29		B2(F1)	Detail of window frame	10cm	S	23.03.20
2.30		B2(F1)	Detail of iron tying ring	10cm	S	23.03.20
2.31		B2(F1)	Detail of joinery to stall divider	10cm	NW	23.03.20
2.32		Exterior	Detail of truncated walled garden	-	NW	23.03.20
2.33		Exterior	Detail of eastern yard wall	-	E	23.03.20
2.34		Exterior	Site of demolished building	-	NW	23.03.20