



University of
Salford
MANCHESTER

Photographic Survey

Gleaves Hill Barn,
Bay Horse,
Lancaster

Client:

Duchy of Lancaster

Planning Ref:

19/00661/PAA

Technical Report:

Chris Wild

Report No:

SA/2019/82



Site Location: Gleaves Hill Barn, Bay Horse, Lancaster

NGR: Centred at NGR 350793 452039

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Summary

The Duchy of Lancaster has secured planning consent to convert Gleaves Hill Barn (centred on NGR 382685 397348) for residential use. The consented scheme allows for the conversion of the ruinous barn into a single dwelling (Planning Ref: 19/00661/PAA).

In order to secure archaeological interests and offset the harm of any impact on internal and external features of the building during its refurbishment, Lancaster City Council attached a condition to planning consent that required a scheme of archaeological investigation to be undertaken as part of the development. Following consultation with the Lancashire County Council Historic Environment Team (LCCHET), it was recommended that an appropriate scheme of archaeological works would comprise a Formal Photographic Record.

In September 2019, Salford Archaeology was commissioned by The Wright Design Partnership Ltd, on behalf of the Duchy of Lancaster to undertake the recommended survey to fulfil the archaeological planning obligations. This concluded that the stone barn was built prior to 1848, as a threshing barn and cowhouse, forming part of the Gleaves Hill Farm complex, and was extended on its northern side, with the addition of a further cowhouse shortly afterwards, possibly in 1852. A clinker block extension of mid/late twentieth century date was also added to the southern end of the building. The structure had been abandoned and was in a ruinous condition at the time of the survey.

1. Introduction

1.1 Planning Background

The Duchy of Lancaster has secured planning consent to convert Gleaves Hill Barn, Bay Horse, Lancaster (centred on NGR 350793 452039) into a residential dwelling. The consented scheme allows for the conversion of the ruinous barn into a single property, with the accompanying demolition of the late extension on its southern side (Plate 1).



Plate 1: Plan of the extant buildings showing approved demolition and retention

Gleaves Hill Barn was built in the mid-nineteenth century, and is first depicted on the Ordnance Survey First Edition map of 1847, surveyed 1844-5. It is marked on the map as 'Glaves Hill', with the barn shown as a narrow rectangular structure (Plate 2). The original building was a typical Pennine combination barn, comprising a central threshing barn with lofts over cowhouses at either end. Three further structures are shown on the site, with that closest to the road, and set within an enclosure, almost certainly representing the farmhouse (Plate 2).

The structure was enlarged prior to 1890, when it was surveyed for the following Ordnance Survey edition, and is clearly depicted on the 25":1 mile edition of 1892. This shows that a single storey cowhouse extension has been added to the western side of the building (Plate 3). This may well have been undertaken in 1852, as this date is painted on the doorway between the two structures (Image 88). The external stair against the north elevation is also depicted for the first time, although the quoined doorway at loft level within the north gable suggests this represents more detailed mapping rather than an addition.

The clinker block extension to the southern end appears to have been added between 1969 and 1971, when it is first depicted on the Ordnance survey mapping. The farmhouse was not demolished until after 1980.



Plate 2: Extract from the Ordnance Survey map of 1847

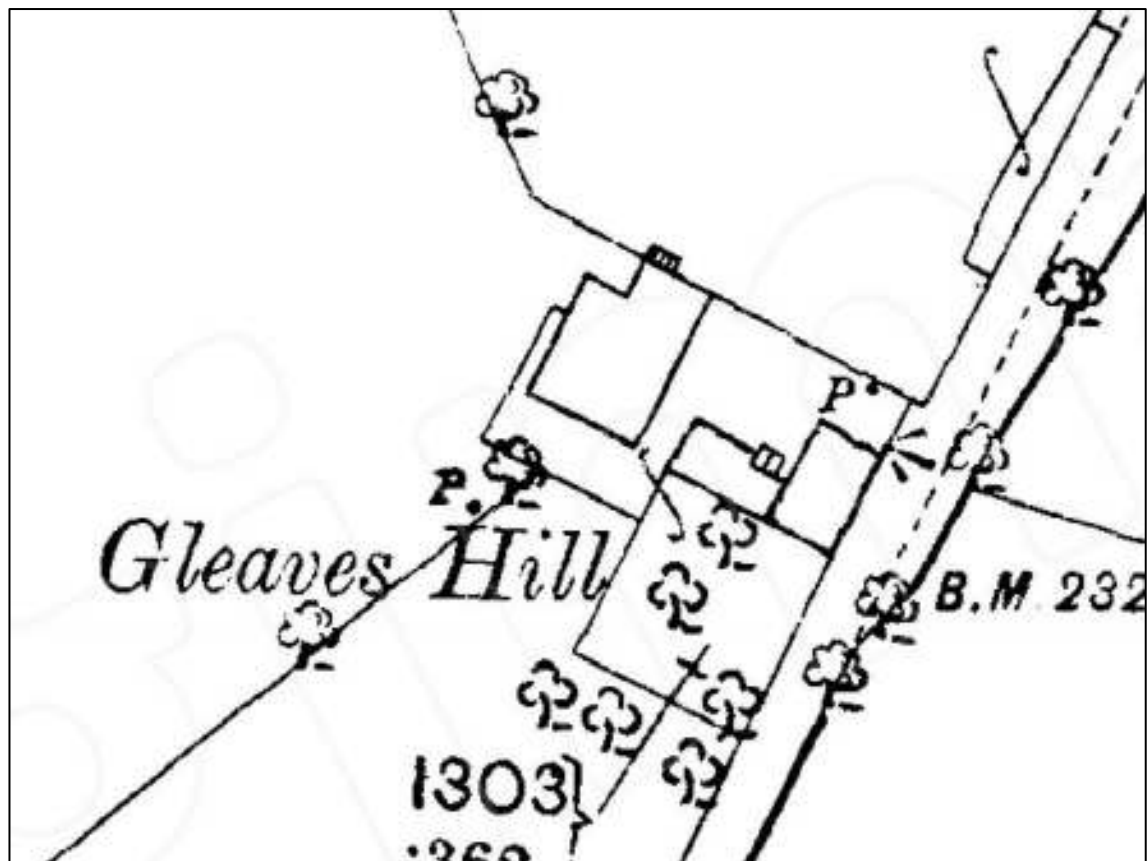


Plate 3: Extract from the Ordnance Survey map of 1892

In order to secure archaeological interests and offset the harm of any impact on internal and external features of the building during its refurbishment, Lancaster City Council attached a condition to planning consent that required an appropriate scheme of archaeological investigation to be undertaken as part of the development. Following consultation with the Lancashire County Council Historic Environment Team (LCCHET), it was recommended that an appropriate scheme of archaeological works would comprise a Formal Photographic Record, as outlined in the Historic England publication *Understanding Historic Buildings* (Historic England 2016). This involved a systematic photographic record of the building, with both general and detailed photographs showing all the walls of the historic building, inside and out, as well as internal fittings and fixtures, any internal floors, roof construction, doors and windows, blocked openings, evidence for removed or demolished features and alterations etc. It should be accompanied by a brief note of who did the survey and when, and an index plan or plans showing the location and orientation of the photographs.

In the light of this recommendation, Lancaster City Council attached a condition to planning consent (Condition 3) that states:

'No development, site clearance/preparation, strip-out or demolition shall commence until the applicant, or their agent or successors in title, has submitted to, and approved in writing with, the Local Planning Authority a photographic survey of the building. The survey shall be as set out in *Understanding Historic Buildings* (Historic England 2016) and carried out by an appropriately qualified and experienced professional.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological and/or historical importance associated with the building/site.'

In September 2019, Salford Archaeology was commissioned by The Wright Design Partnership Ltd, on behalf of the Duchy of Lancaster to undertake the recommended survey to fulfil the archaeological planning obligations. This report presents a short summary of the historic development of the building, accompanying the photographic catalogue.

2. The Setting

2.1 Location

Gleaves Hill Barn lies in the Bay Horse area of Lancaster, within the western foothills of the Pennines. It is within the parish of Ellel, and forms part of the Wyreside Estate of the Lancashire Survey of the Duchy of Lancaster Estates. The former farm complex (centred on NGR 350793 452039) is bounded by Greaves Hill Lane, also known as Stoney Lane, on its eastern side and is surrounded by open pasture fields (Fig 1; Plate 2).



Plate 2: Recent aerial view of Gleaves Hill Barn from the north-east

3. Photographic Survey

3.1 Detailed Photographs



Gleaves Hill Barn 01: General view from the east



Gleaves Hill Barn 02: General view from the east



Gleaves Hill Barn 03: Eastern front façade of extant complex



Gleaves Hill Barn 04: Eastern façade of original threshing barn, cowhouse and stables



Gleaves Hill Barn 05: Southern bay of original barn



Gleaves Hill Barn 06: Detail of ventilators in hayloft



Gleaves Hill Barn 07: Detail of entrance into stables in southern bay



Gleaves Hill Barn 08: Detail of damaged window



Gleaves Hill Barn 09: Detail of Quoins of south jamb of threshing barn doorway



Gleaves Hill Barn 10: Rebated quoins of jamb and arch for original door



Gleaves Hill Barn 11 & 12: Detail of north and south door jambs of threshing barn entrance



Gleaves Hill Barn 13: Northern bay of original barn



Gleaves Hill Barn 14: Doorway of northern bay, with blocked aperture above



Gleaves Hill Barn 15: Detail of small blocked aperture above doorway



Gleaves Hill Barn 16: North elevation of Gleaves Hill Barn



Gleaves Hill Barn 17: Detail of original north gable



Gleaves Hill Barn 18: Window/pitching eye into north loft of barn



Gleaves Hill Barn 19: Detail of owl hole in north gable



Gleaves Hill Barn 20: Blocked doorways and stairs, north gable



Gleaves Hill Barn 21: Detail of blocked upper doorway, north gable



Gleaves Hill Barn 22: Detail of blocked lower doorway, north gable



Gleaves Hill Barn 23: Detail of stone pad supporting landing



Gleaves Hill Barn 24: Detail of blocked lower doorway, north gable



Gleaves Hill Barn 25: Quoins of lower doorway behind wall of stairs



Gleaves Hill Barn 26: Detail of external stone stair, north gable



Gleaves Hill Barn 27: Single-storey outshut extension on west side of original barn



Gleaves Hill Barn 28: Detail of doorway into extension, north gable



Gleaves Hill Barn 29: Detail of rough keying of extension, north gable



Gleaves Hill Barn 30



Gleaves Hill Barn 31: Detail of cracked door lintel



Gleaves Hill Barn 32: Threshold step into north extension



Gleaves Hill Barn 33: Cast-concrete Duchy of Lancaster coat of arms in gable of south extension, east face



Gleaves Hill Barn 34: South elevation of south extension



Gleaves Hill Barn 35: South gable of original barn, with owl hole, above late extension



Gleaves Hill Barn 36: West elevation of mid/late-twentieth century southern extension



Gleaves Hill Barn 37: West single-storey extension from the rear



Gleaves Hill Barn 38: West single-storey extension from the rear



Gleaves Hill Barn 39: Roof structure of west extension, with original barn wall behind



Gleaves Hill Barn 40: Roof structure of west extension, with original barn wall behind



Gleaves Hill Barn 41: Northern loose box bay of west extension, from the west



Gleaves Hill Barn 42: Extant corrugated roof of north loft



Gleaves Hill Barn 43: Southern extension from the north



Gleaves Hill Barn 44: Detail of ceramic ventilator and cast iron-gutter bracket, west extension



Gleaves Hill Barn 45: Drain aperture in base of west wall of single-storey outshut



Gleaves Hill Barn 46: Detail of drain aperture



Gleaves Hill Barn 47: Concrete ramp to north-west of barn



Gleaves Hill Barn 48: Concrete ramp to north-west of barn



Gleaves Hill Barn 49: Concrete ramp to north-west of barn



Gleaves Hill Barn 50: Concrete tank to south-west of barn



Gleaves Hill Barn 51: Concrete tank to south-west of barn



Gleaves Hill Barn 52: Concrete ramp within concrete tank to south-west of barn



Gleaves Hill Barn 53: Mid/late-twentieth century cowhouse looking west



Gleaves Hill Barn 54: Mid/late-twentieth century cowhouse looking east



Gleaves Hill Barn 55: Wide-angle panorama of southern external wall of stone barn



Gleaves Hill Barn 56: Doorways in south wall of original barn



Gleaves Hill Barn 57: Doorways of original stables, and into western extension cowhouse



Gleaves Hill Barn 58: Northern two doorways into original barn



Gleaves Hill Barn 59: Detail of central doorway in original south wall



Gleaves Hill Barn 60: Southern doorway in south gable, and door into late extension



Gleaves Hill Barn 61: Detail of less decorative southern doorway



Gleaves Hill Barn 62: Door into cowhouse west extension in southern gable wall



Gleaves Hill Barn 63: North stable of original barn, looking north-west



Gleaves Hill Barn 64: West bay of original southern cowhouse, looking west



Gleaves Hill Barn 65: South cowhouse of original barn, looking east at rebuilt clinker-block walls



Gleaves Hill Barn 66: South wall of original barn, in west bay



Gleaves Hill Barn 67: Ceiling detail in south cowhouse of original barn



Gleaves Hill Barn 68: Internal door lintel detail, south wall, west bay



Gleaves Hill Barn 69: Stone corbel carrying ceiling joist, west bay



Gleaves Hill Barn 70: Inserted passage to central doorway in southern gable



Gleaves Hill Barn 71: Internal lintel detail of central doorway in southern gable



Gleaves Hill Barn 72: Detail of rebated stone jamb of central doorway in southern gable



Gleaves Hill Barn 73: Rendered bay in southern cowhouse, looking west



Gleaves Hill Barn 74: Rendered bay in southern cowhouse, looking south



Gleaves Hill Barn 75: Rendered bay in southern cowhouse, looking east



Gleaves Hill Barn 76: Rendered bay in southern cowhouse, looking north



Gleaves Hill Barn 77: Ruinous threshing barn, looking south-west



Gleaves Hill Barn 78: Inserted clinker-block wall to southern cowhouse, almost certainly replacing a timber partition



Gleaves Hill Barn 79: Ventilators in loft of southern gable



Gleaves Hill Barn 80: Owl hole in loft of southern gable



Gleaves Hill Barn 81: Detail of ventilator in loft of southern gable



Gleaves Hill Barn 82: Interior of threshing barn looking west



Gleaves Hill Barn 83: West internal wall of original threshing barn



Gleaves Hill Barn 84: Quoined door jamb of winnowing door in west wall



Gleaves Hill Barn 85: Winnowing door in west wall



Gleaves Hill Barn 86: Detail of southern jamb of winnowing door



Gleaves Hill Barn 87: Detail of winnowing door



Gleaves Hill Barn 88: Painted name and date on winnowing door



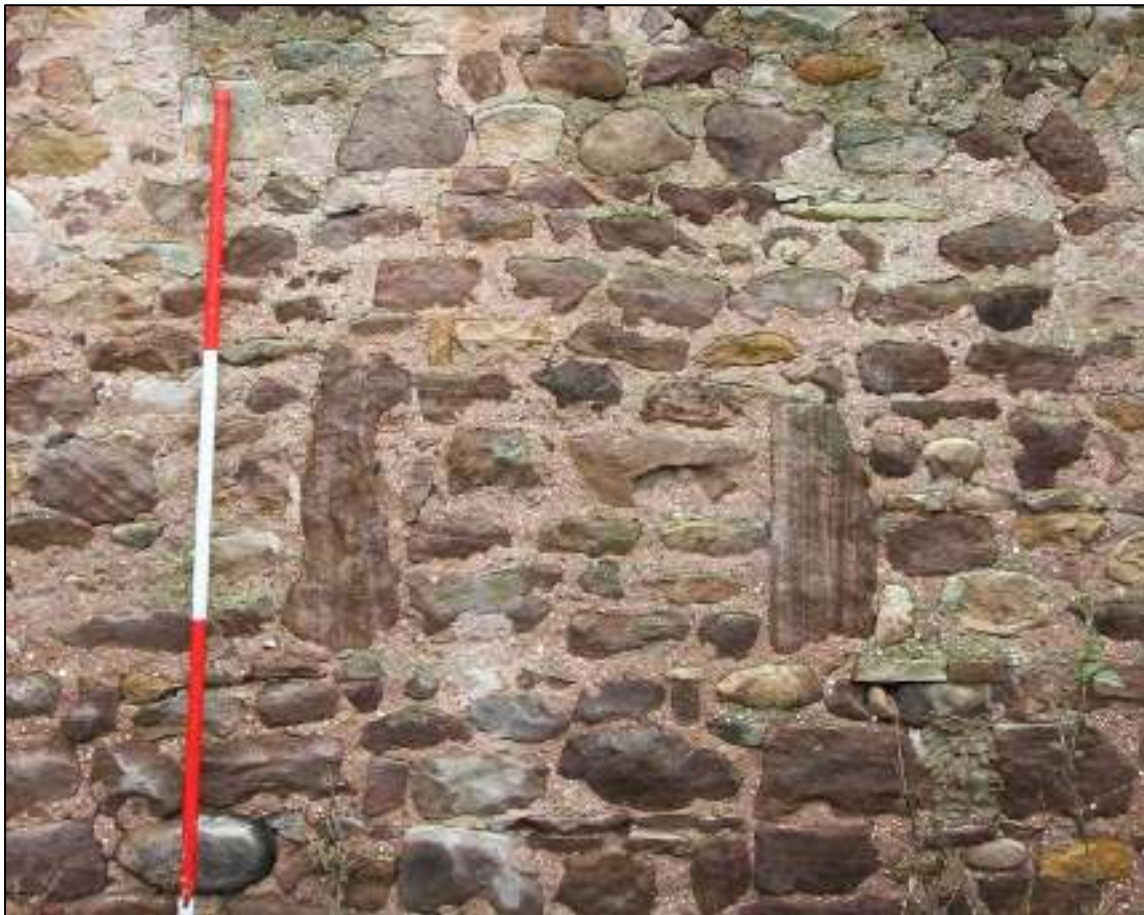
Gleaves Hill Barn 89: Detail of northern jamb of winnowing door



Gleaves Hill Barn 90: Detail of timber internal lintel of winnowing door



Gleaves Hill Barn 91: Extant king-post truss above northern loft



Gleaves Hill Barn 92: Detail of vertically-set stones forming reveals of keeping hole in northern bay



Gleaves Hill Barn 93: Roof truss detail with iron fastening bolt



Gleaves Hill Barn 94: Detailed of jowled head of king post clasping ridge board



Gleaves Hill Barn 95: Timber rail in wall below stone pad carrying tie beam



Gleaves Hill Barn 96: East wall of north loft, with clinker-block wall refacing



Gleaves Hill Barn 97: Blocked aperture above winnowing door in west wall



Gleaves Hill Barn 98: extant and blocked ventilators in west wall of threshing barn



Gleaves Hill Barn 99: North wall of threshing barn with loft above stables



Gleaves Hill Barn 100: Interior of threshing barn, looking north-east



Gleaves Hill Barn 101: Timber rail in wall below stone pad carrying tie beam



Gleaves Hill Barn 102: Front, eastern wall of threshing barn



Gleaves Hill Barn 103: Front, eastern wall of threshing barn



Gleaves Hill Barn 104: Front, eastern wall of threshing barn



Gleaves Hill Barn 105: Threshing door in east wall



Gleaves Hill Barn 106: Front, eastern wall of threshing barn



Gleaves Hill Barn 107: Detail of quoins of threshing door



Gleaves Hill Barn 108: Quoined arch of threshing door



Gleaves Hill Barn 109: Threshold step through threshing door, with rounded stone cobbling beyond



Gleaves Hill Barn 110: South wall of single-storey western cowhouse extension



Gleaves Hill Barn 111: Quoined doorway in west wall of single-storey cowhouse extension



Gleaves Hill Barn 112: Single-storey cowhouse extension, looking south



Gleaves Hill Barn 113: Single-storey cowhouse extension, looking south



Gleaves Hill Barn 114: Single-storey cowhouse extension, looking south-west



Gleaves Hill Barn 115: Keeping hole in west wall, of cowhouse extension



Gleaves Hill Barn 116: Single-storey cowhouse extension, looking north-east



Gleaves Hill Barn 117: Single-storey cowhouse extension, looking north-east



Gleaves Hill Barn 118: Grated window in original west wall, from cowhouse extension



Gleaves Hill Barn 119: Owl hole in south gable of single-storey outshut



Gleaves Hill Barn 120: Quoined doorway in west wall of single-storey cowhouse extension



Gleaves Hill Barn 121: Stone dividing wall within single-storey outshut, looking south



Gleaves Hill Barn 122: Quoined aperture in dividing wall within single-storey outshut,



Gleaves Hill Barn 123: North wall of single-storey outshut



Gleaves Hill Barn 124: North wall of single-storey outshut



Gleaves Hill Barn 125: Bath tub used as water trough in single-storey outshut



Gleaves Hill Barn 126: Blocked floor joist sockets for loft of single-storey outshut



Gleaves Hill Barn 127: Owl hole in north gable of single-storey outshut



Gleaves Hill Barn 128: West wall of original barn, from within outshut extension



Gleaves Hill Barn 129: West wall of original barn, from within outshut extension



Gleaves Hill Barn 130: Doorway in west wall of original barn



Gleaves Hill Barn 131: West wall of original barn, from within outshut extension



Gleaves Hill Barn 132: Detail of ground-floor ventilators in original west wall of barn



Gleaves Hill Barn 133: Roof truss detail within single-storey outshut



Gleaves Hill Barn 134: Small entrance passage in north-west corner of original barn, looking south-west



Gleaves Hill Barn 135: Passage within northern stables



Gleaves Hill Barn 136: Small entrance passage in north-west corner of original barn, looking north, with scar for first floor



Gleaves Hill Barn 137: Doorways in north passage



Gleaves Hill Barn 138: Quoined door jambs of doors in north passage



Gleaves Hill Barn 139: Quoin door jambs of doors in north passage



Gleaves Hill Barn 140: Quoin door jambs of doors in north passage



Gleaves Hill Barn 141: Door in west wall of original barn



Gleaves Hill Barn 142: Blocked window above doorway in west wall



Gleaves Hill Barn 143: Northern cowhouse within original barn



Gleaves Hill Barn 144: Replaced clinker block stalling in northern cowhouse, retaining timber posts



Gleaves Hill Barn 145: Detail of replaced clinker block stalling in northern cowhouse, retaining timber posts



Gleaves Hill Barn 146: Feeding trough with tether ring in northern cowhouse



Gleaves Hill Barn 147: Detail of feeding trough



Gleaves Hill Barn 148: East wall of northern cowhouse, with wide entrance door



Gleaves Hill Barn 149: Central stall of northern cow house with retained feeding trough



Gleaves Hill Barn 150: Detail of feeding trough



Gleaves Hill Barn 151: Remains of hay feeder in west bay of northern cowhouse



Gleaves Hill Barn 152: Detail of hay feeder, with mortices for rails of stalling



Gleaves Hill Barn 153: Detail of hay feeder, with mortices for rails of stalling



Gleaves Hill Barn 154: Detail of hay feeder, with mortice for rail of stalling



Gleaves Hill Barn 155: Detail of hay feeder



Gleaves Hill Barn 156: Detail of mortise in hay feeder



*Gleaves Hill Barn 157: Mortice in hay feeder and further mortices in ceiling beam for stalling.
Note the chamfer to the ceiling beam that stops before the post position*



Gleaves Hill Barn 158



Gleaves Hill Barn 159: Stone dividing wall between cowhouse and threshing barn



Gleaves Hill Barn 160: Keeping hole in dividing wall



Gleaves Hill Barn 161: Keeping hole in dividing wall



Gleaves Hill Barn 162: Wide doorway in east wall into northern cowhouse



Gleaves Hill Barn 163: Stop-chamfered ceiling joist



Gleaves Hill Barn 164: South wall of loose box at north end of single-storey extension



Gleaves Hill Barn 165: Original west wall of barn, butted by extension



Gleaves Hill Barn 166: Original west wall of barn, butted by extension



Gleaves Hill Barn 167: North wall of single-storey extension



Gleaves Hill Barn 168: Loose box in single-storey extension, looking west



Gleaves Hill Barn 169: Wide doorway into loose box in western extension



Gleaves Hill Barn 170: Lintel of door punched into earlier wall, with roughly-keyed wall above



Gleaves Hill Barn 171: Blocked ventilator in original west wall



Gleaves Hill Barn 172: Timber louvre inserted into earlier window



Gleaves Hill Barn 173: Cross wall within western extension blocking original window



Gleaves Hill Barn 174: Cross wall within western extension blocking original window



Gleaves Hill Barn 175: Threshold step into loose box, north wall of extension

3.2 Aerial (UAV) Photographs



Gleaves Hill Barn UAV 01: General view of the complex from the south-east



Gleaves Hill Barn UAV 02: General view of the complex from the south-east



Gleaves Hill Barn UAV 03: General view of the complex from the south



Gleaves Hill Barn UAV 04: General view of the complex from the south



Gleaves Hill Barn UAV 05: General view of the complex from the south-west



Gleaves Hill Barn UAV 06: General view of the complex from the west



Gleaves Hill Barn UAV 07: General view of the complex from the north-west



Gleaves Hill Barn UAV 08: Landscape view of the complex from the north-west



Gleaves Hill Barn UAV 09: Landscape view of the complex from the north



Gleaves Hill Barn UAV 10: Landscape view of the complex from the north



Gleaves Hill Barn UAV 11: General view of the complex from the north



Gleaves Hill Barn UAV 12: General view of the complex from the north-east



Gleaves Hill Barn UAV 13: General view of the complex from the north-east



Gleaves Hill Barn UAV 14: General view of the complex from the east



Gleaves Hill Barn UAV 15: Landscape view of the complex from the east



Gleaves Hill Barn UAV 16: Detailed vertical view of the barn



Gleaves Hill Barn UAV 17: Vertical view of the entire complex from the south-east

4. Archive

4.1 Archive

The results of the archaeological investigation form the basis of a full archive that has been prepared to professional standards, in accordance with current Historic England guidelines, the *Guidelines for the Preparation of Excavation Archives for Long Term Storage* (UKIC 1990), and current ClfA standards and guidance for the creation, compilation, transportation and deposition of archaeological archive. The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the ClfA in that organisation's code of conduct.

The digital archive generated from the photographic survey is currently in the possession of Salford Archaeology. A copy of this report will be submitted to the Lancashire Historic Environment Record in digital format. A digital copy of the report will be publicly available on the Archaeological Data Service (ADS) website.

Sources

Maps

Ordnance Survey Map of 1847

Ordnance Survey Map of 1892

Ordnance Survey Map of 1895

Ordnance Survey Map of 1969

Ordnance Survey Map of 1971

Secondary Sources

Historic England 2016 *Understanding Historic Buildings: A Guide to Good Practice* E-book <https://historicengland.org.uk/images-books/publications>

[/understanding-historic-buildings/](#) Accessed 07.08.2017

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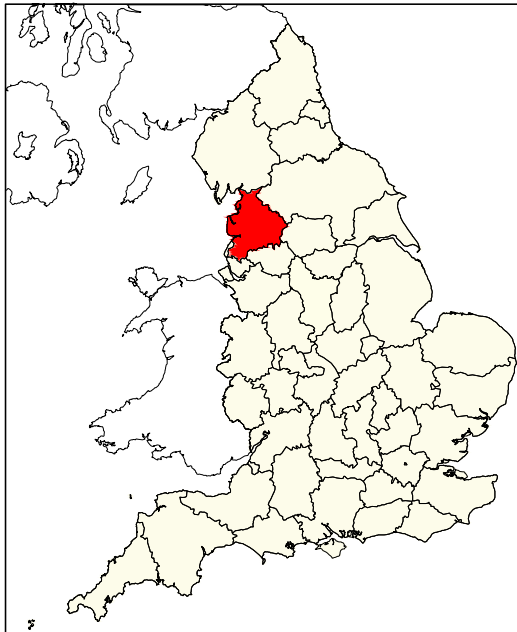
The photographic survey was undertaken by Chris Wild, who also compiled the technical report and accompanying illustrations.

Appendix 1: Illustrations

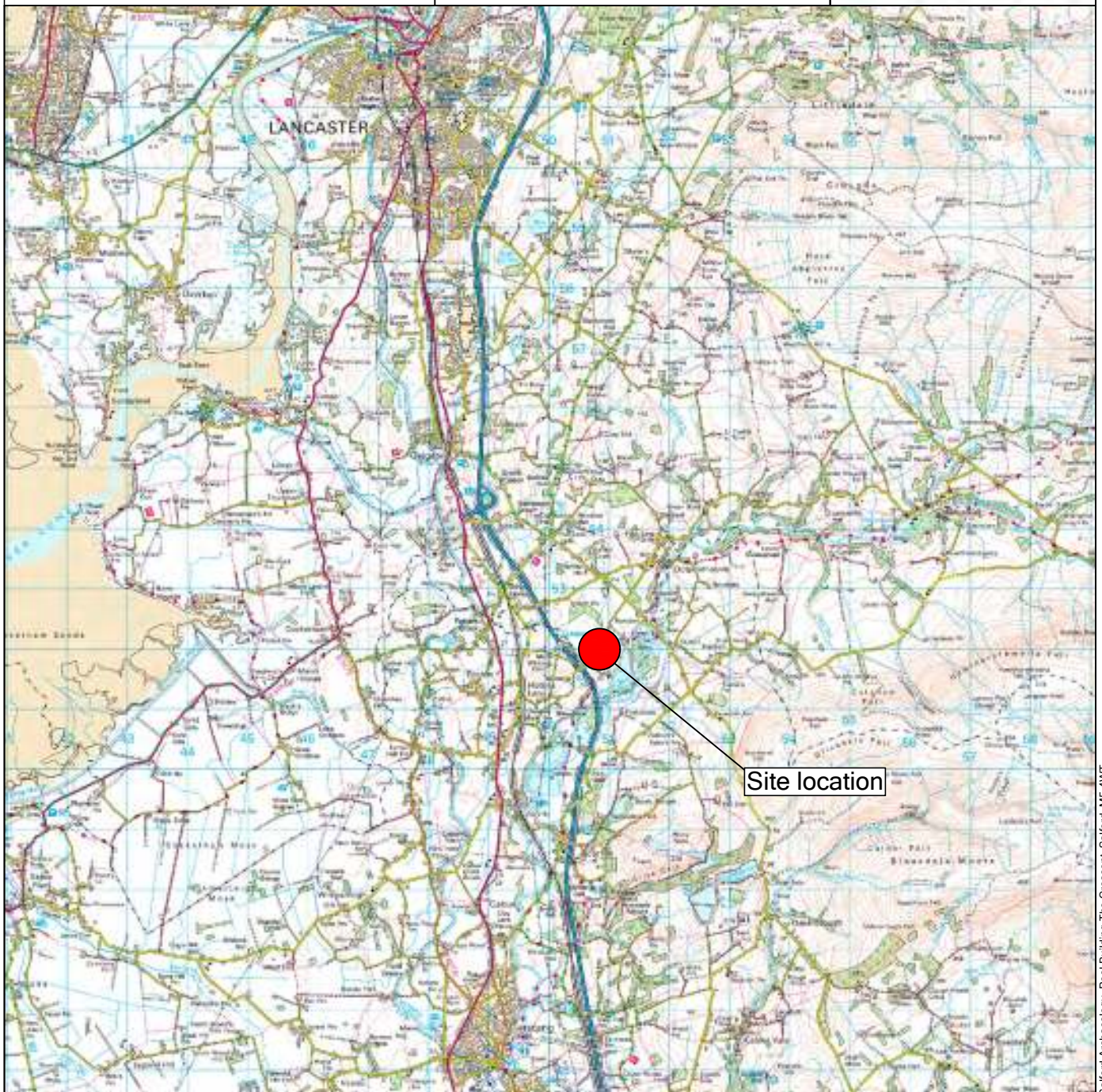
Figure 1: Site location plan

Figure 2: Image location plan of detailed photographs

Figure 3: Image location plan of UAV aerial photographs



Title:
Gleaves Hill Barn site location



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