



THE ARCHAEOLOGY CO.

Black House Farm, Ellel
Historic Building Survey

September 2017

Contents

Non-technical Summary and Acknowledgements

1. Introduction

2. Site Location

3. Aims and Objectives

4. Methodology

5. Historical Background

6. Physical Description

7. Analysis and Phasing

8. Conclusions

9. Archive

10. Copyright

Bibliography

Appendix 1: Figures

Appendix 2: Plates

Appendix 3: WSI

NON-TECHNICAL SUMMARY

An archaeological building survey was required prior to alterations at Black House Farm, Ellel. The work was carried out on behalf of Anne Longton, by The Archaeology Co. The building was found to be the dwelling part of a Laithe House, constructed as a double pile dwelling in the late 18th century. The utility extension was erected in the late 18th / early 19th century with the southeasstern part of the house built in the mid to late 19th century.

ACKNOWLEDGEMENTS

Thanks are due to Anne Longton who commissioned the survey and provided historical photographs, and to the staff of Lancashire Records Office and Lancashire Archaeological Advisory Service. Thanks also go to John Trippier who provided much of the historical background for Ellel.

1. INTRODUCTION

- 1.1 Steven Price of The Archaeology Co. has been commissioned to prepare a WSI for an historic building survey of Black House Farm, Bay Horse Road, Ellel, Lancaster LA2 0QJ. A planning condition has been suggested by Lancashire Archaeological Advisory Service, as follows:

Condition: *No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should comprise the creation of a record of the building to Level 2-3 as set out in 'Understanding Historic Buildings' (Historic England 2016). It should include a full description of the building, inside and out, a drawn plan, elevations and at least one section (which may be derived from checked and corrected architect's drawings), and a full photographic coverage, inside and out. The record should also include a rapid desk-based assessment, putting the building and its features into context. This work should be undertaken by an appropriately qualified and experienced professional archaeological contractor to the standards and guidance of the Chartered Institute for Archaeologists (www.archaeologists.net).*

Reason: *To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site*

- 1.2 This procedure followed the advice previously given by central government as set out in *Planning Policy Guidance: Planning and the Historic Environment* (PPG15) and *Planning Policy Guidance on Archaeology and Planning* (PPG16) which has now been superseded by Section 12 of the National Planning Policy Framework. This came into effect in March 2012 and requires that "Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their

importance and the impact, and to make this evidence (and any archive generated) publicly accessible" (NPPF 2012, 141).

- 1.3 Anne Longton has commissioned Mr. Steven Price BA (Hons), MA, MPhil, PCIfA of The Archaeology Co., to carry out the historic building recording. Steven Price is a Practitioner of the Chartered Institute for Archaeologists with over 15 years' experience of surveying and recording buildings of many types. He has carried out numerous standard Level 2/3 surveys for this type of property.
- 1.4 No previous historic, archaeological or architectural study is known to have been made of the buildings prior to the completion of this report. The farm was Grade III listed but with the loss of the designation it is no longer listed.

2. SITE LOCATION

- 2.1 Black House Farm is located on the east side of Bay Horse Lane c. 1.8 km south of Quernmore. The postal address is Black House Farm, Bay Horse Road, Ellel, Lancaster LA2 0QJ and the National Grid Reference is SD 51712 57137. The house is joined to a barn, although this is under different ownership and as such does not comprise part of this study. The building was Grade III listed prior to the loss of the designation and is now no longer listed. The former Listed Building Description read as follows:

Black House. Late 18th century rebuilding of 16th century house. Stone, Slate roof with central stone chimney stack marking the position of the end of the original house, 2 storeys, 3 bays wide. Sash windows, with iron bars on ground floor as protection against animals. Stone and slate lean-to portion on front forms a large kitchen-porch. Barns etc, continue to the right, stone with iron roofs. Grade III.

- 2.2 Ellel is a small village clustered around the southern end of Green Lane. It is otherwise surrounded by countryside that is occasionally interrupted by farmsteads. The solid geology consists of mudstones of Upper Carboniferous Millstone Grit, possibly of the Crossdale Mudstone Formation. The drift cover is glacial and consists of grey till that is typical of the Carboniferous based glacial deposits of the area. The soil belongs to the Oglethorpe Association and comprises of brown earth developed in reddish drift. The principle crops grown in the area are wheat and oat, although a large proportion of the area is grassland (Trippier 2010).

3. AIMS AND OBJECTIVES

- 3.1 Buildings are an important part of the historic environment as they provide information on historical technology, social structure and lifestyles. The alteration of such buildings may remove evidence of their past uses and occupation and make it more difficult for future historians to understand and interpret them. The aim of the survey was to preserve 'by record' the information that may be lost as a result of demolition or alteration. This was achieved by recording and analysing the plan form, function, age and development of the building and by the provision of a written, drawn and photographic archive for future reference.

- 3.2 The purpose of an Historic Building Recording, according to the ClfA (2014) is to "examine a specified building, structure or complex, and its setting, in order to inform a) the formulation of a strategy for the conservation, alteration, demolition, repair or management of a building, or structure, or complex and its setting or b) to seek a better understanding, compile a lasting record, analyse the findings/record, and then disseminate the results".

- 3.3 The objective for this project was to seek a better understanding, compile a lasting record, analyse the findings/record, and then disseminate the results.

4. METHODOLOGY

- 4.1 An appropriate record has been made of the farm buildings. Floor plans and sections are required. The floor plans have been modified from those supplied by the architect after being checked on site. The section was drawn on site using permatrace. The drawn record shows all features of interest that have been recorded photographically, as well as showing other features of historical significance that may not be directly affected by the proposal but which are necessary to put those features in context.
- 4.2 Construction techniques and sequences were appropriately illustrated or described, if visible.
- 4.3 The archaeologist on site identified and noted:
- Truss positions and form;
 - Any significant changes in construction material – this is intended to include significant changes in stone/brick type and size, coursing, etc.
 - All blocked, altered or introduced openings;
 - Evidence for phasing, and for historical additions or alterations to the building.
- 4.4 Drawing conventions conform to Historic England guidelines as laid out in *Understanding Historic Buildings – A guide to good recording practice*, Historic England 2016.
- 4.5 Photographs were taken with a 35mm camera. All record photographs are black and white, using conventional silver-based film only. All detailed photographs and general shots contain a 2-metre ranging-rod, discretely positioned, sufficient to independently establish the scale of all elements of the building and its structure.
- 4.6 The photographic coverage includes:
- General photographs of the interior and exterior of the building/complex, along with photographs of the site/setting of the building.
 - The overall appearance of principal rooms and circulation areas.

- Detailed coverage of the building's external appearance. In the case of a building designed by an architect, or intended to be seen from a certain point of view, it is important to have regard to the builder's intentions and to record the effect of the design or of the building's placing.
 - Any external detail, structural or decorative, which is relevant to the building's design, development and use and which does not show adequately on general photographs.
 - The building's relationship to its setting, and to significant viewpoints.
 - Internal detail, structural and decorative which is relevant to the building's design, development and use and which does not show adequately on general photographs. Elements for which multiple examples exist (e.g. each type of roof truss, column or window frame) have been recorded by means of a single representative illustration.
- 4.7 For the purposes of the report only, high quality digital images have been produced using an Olympus E-600 DSLR (12.3 megapixels).
- 4.8 Record photographs have been printed at a minimum of 5" x 7".
- 4.9 A plan showing the location from which the photographs have been taken has been produced.
- 4.10 A photographic register listing all photographs taken has been produced. For ease of use each set of photographs have been numbered sequentially 1, 2, 3, etc.
- 4.11 A site visit was made on 22nd September 2017 when detailed notes were made of the structural details of the buildings and photographs taken. Measurements were taken with hand held and electronic 'tapes' which enabled the floor plans and section to be produced.
- 4.12 Historical research, including a full map regression, was carried at Lancashire Records Office.



4.13 The project was carried out in accordance with the recommendations of *The Management of Archaeological Projects* 2nd ed. 1991 and the Chartered Institute for Archaeologists' *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* 2014.

5. HISTORICAL BACKGROUND

- 5.1 Several Mesolithic finds have been discovered in the area around Ellel, including flint scrapers at Stake Pool and a macehead at Cockerham. Later prehistoric finds such as Neolithic Axes have been found in Quernmore and worked flint found in Galgate and Bronze Age activity is also attested though the discovery of an axe at Galgate and a barrow at Quernmore. A Roman industrial site is known to have existed at Quernmore, with pottery kilns discovered there, and further afield a Roman fort is known to have been built at Lancaster (Archi UK 2017).
- 5.2 According to Ekwall (1922: 170) Ellel is first recorded in the mid-12th century with the spelling Ellehale or Elhale. It originates in Old English and translates as the low-lying ground by the side of a river belonging to Ella. This provides an accurate description of the land besides the River Cocker, which cuts through Ellel along with the River Conder.
- 5.3 In the Domesday Book Ellel was assessed as two plough lands and was one of three adjacent manors held by Cliber, Machern and Ghilemichel. However by 1086 the land appears to have been in the hands of Roger of Poitou and less than a century later it was a member of the fee held by the Lancaster family (Farrer & Brownbill 1914: 96). It is in approximately the mid-12th century that William de Lancaster I granted the two plough lands of Ellel to Grimbald de Ellel to be held by knight's service, with twenty-four plough lands making a knight's fee. Grimbald was succeeded by his son Herbert, who was a benefactor of Cockersands Abbey along with his descendants. The manor passed down with the family line without complication until 1269 when Grimbald de Ellel died and left three daughters, the co-heirs of Ellel, with the guardianship being given to Adam de Holland of Euxton. The eldest daughter married Adam's son, Robert, with this part of the manor consequently descending to the Molyneux of Sefton. Another daughter married a Rodger de Slene or Slyne and resulted in this portion of the manor descending to the Pleasington's of Healaugh in Swaledale. Part of this portion of the manor was later purchased by James Lawrence of Ashton, with another by the Harringtons of Hornby who consequently sold their portion to Sir Richard Molyneux in 1587. The remaining daughter married William De Catherton, but as a result of the failure to

produce male heirs in the mid-15th century her portion of Ellel manor was assigned to Sir Richard Molyneux. It is thought that the original Black House farm was erected around this time. By the turn of the 17th century almost the whole manor at Ellel was the property of the Molyneux's of Sefton until they sold it to a James Longworth in 1770 (Farrer & Brownbill 1914: 96-7).

- 5.4 It is at this time that Ellel Moor was enclosed and transformed into farms for cultivation (Roskell 2007: 69). It is believed that Black House was rebuilt around this time. The field systems around Black House are, for the most part, fairly regular and rectangular, which also suggests that they were formed from organised statutory forms of enclosure, demonstrating a late Post-Medieval origin (Baker & Butlin 1973, 32; Adkins, Adkins & Leitch 2008, 305).
- 5.5 In approximately 1695 a Dr. Kuerden recorded his journey through Ellel as follows: After passing the Hollins 'about a mile forward you leave on the left Forton Green in the way to Cockerham. About a mile off you pass through a fair green lane, then come to a few houses and a little brook called Cocker, then over Ellel moor, where the way over it passeth towards Halton and Hornby Castle. But keeping the left hand road you pass another little brook and soon after enter a lane at a gate called Ellel Gate. So going through that narrow lane, you come to Ellel M . . . and leaving a cross way towards Thurnham and Ellel chapel on the right, you pass by the S . . . to Scotforth' (Farrer & Brownbill 1914: 96). The chapel that Kuerden refers to predates 1156 as it is recorded as comprising part of the gift given by William de Lancaster to Leicester Abbey. In 1326 it was known locally as John the Chaplin of Ellel and service was maintained there until the Reformation. A new chapel was constructed on the site in 1804 and became known as St. Johns, with a further church being constructed on an adjacent site in 1907 (Roskell 2007: 56).
- 5.6 The majority of the local population in the late 18th and 19th century was involved in the silk spinning industry and were employed at the silk mill at nearby Galgate, which was opened in 1792 by Armstrong, Noble & Thompson on the site of the old corn mill. The mill was eventually solely owned by the Armstrong family who kept it until it was sold in 1869. At the turn of the 20th century it is recorded that the mill employed 300 people. Other local industry included quarrying at Ellel Crag and

- brick making in the mill built in 1852 (Bulmer 1910: 269). At this time the parish of Ellel is recorded as covering 5,505 acres valued at £19,208 10s and with a population of 1,492 (Bulmer 1910: 267).
- 5.7 The tithe map of Ellel was unavailable to be viewed; however it does appear on the first edition OS map of 1844. This shows the site much as it is today, with the utility extension clearly visible, although the southeastern end of the house may not be present. At this time William Roberts lived at the house as a farmer, along with his wife Ann and their three children, Elizabeth (21), Joseph (16) and Anne (9). Thomas Story and John Shaw are also listed as working there as farmhands.
- 5.8 By 1851 William's wife, Anne, had died and both Elizabeth and Joseph had left. However his daughter Anne (now Ann Cottam) was listed as well as his Grandson Edward Robinson. William was listed as a farmer of 103 acres and had three farmhands as well as a domestic servant. By 1861 ownership had passed to Richard Shaw who was listed as a farmer of 119 acres, along with his wife Cicely and four children. He also employed two farm hands. The situation was much the same in 1871, although the two eldest children, John and Ann, worked on the farm, and two more children were born bring the household total to 8. No farmhands were listed.
- 5.9 By 1881 the property had changed hands once again, with George Loxam living there, a farmer of 162 acres, along with his wife Jane. They had 7 sons and a daughter and although having no farmhands, two domestic servants are listed. Black House appears on the 1888 6 inch OS map although does not appear to have changed since the 1840's mapping. By 1891 the situation was similar, although the three eldest sons had left and another son, Robert (9), was listed along with George's granddaughter, Mary. Only one servant is listed although there was also a visitor, Robert Braton, who lived in Ellel.
- 5.10 The 1891 OS map shows the building more clearly, and the southeastern extension had been erected by this time. By 1894 John Taylor was living at Black House, as shown on a rent book (figure 7). The 1901 census records John Taylor living at the property along with his wife Annie and their three sons William, Thomas and John.



They also employed a general servant and an agricultural labourer. Photographs taken from around the turn of the century show that the house was rendered by this time. By 1911 William was no longer listed, and neither were any servants, with the two sons working on the farm of 100 acres. The 1910 OS map shows no changes to the building.

- 5.11 The house passed through the Taylor family in the 20th century with little alterations made to it, save for the porch. This was erected by the time of the 1971 OS map.

6. PHYSICAL DESCRIPTION

General Description

6.1 (Plates 1 & 2) The house forms the southeastern end of a range of buildings aligned northwest – southeast, with the barn and additional buildings to the northwest side. The house is of two stories, three bays wide and constructed of stone with a slate roof. A chimney stack lies at the southeastern end with three pots and a central chimney is also present with a single pot. The stone construction of the latter is visible, whereas the former is covered with render.

Exterior

6.2 Northeast elevation (Plates 3 - 7). This face is three bays wide with an extension covering the third and part of the second bays. The face is rendered, obscuring the stonework beneath. At the southeastern end, in bay one, are large, timber framed casement portrait windows, one at each floor level. Both have heavy sandstone surrounds. Bay two contains similar windows, although much smaller and lacking the sandstone surrounds. The ground floor window also has bars covering it. The utility extension projects from this face, immediately adjacent to the northwestern jambs of these windows. The face of the extension is featureless whitewashed stone, with a chimney stack at the southeastern corner. Northwest of this is a simple timber framed personnel doorway to the modern porch. This masks the third bay at ground floor level, although at first floor level the window is visible, matching that at bay two at first floor level. Here the render has decayed on the face and some of the stone construction is visible, including quoins at the corner.

6.3 Southeast elevation (Plates 8 - 10). This forms the gable end of the building and been rendered across the whole, including the chimney stack. The only feature is the stone build porch and doorway set slightly north of centre. The porch has large sand blocks forming the entrance with a large arched sandstone lintel with keystone above. The floor of the porch is tiled and the timber panelled door set within a simple sandstone surround with light above. To the northeast is the face of the extension. This shows the single pitched slate roof running down from first floor level of the house to a single story. The chimney stack is visible at the

northeastern end. The face is not whitewashed although it has been eroded, making the individual stone difficult to discern. However, where visible it appears to be coursed rock pitched face stone. A window lies in the centre of the face with a timber framed casement of 2 lights and sandstone lintel and cill.

- 6.4 Southwest elevation (Plates 11 & 12). Bay one to the northwestern end contains windows at each floor. Both are timber framed casement windows of 6 lights with heavy sandstone surrounds, although the upper window is slightly smaller. The second, bay is identical to the first. The third bay is again similar, although the windows are larger. The whole face has been rendered to match the gable, although the quoins have been left visible at the southeastern corner

Interior

Ground floor

- 6.5 The building is accessed via the porched doorway in the gable wall which leads to a corridor (plates 13 – 15). The floor of the area is tiled and a timber panelled staircase runs up the first floor on the southwestern side. The walls of the corridor are brick, although plastered over and the ceiling plastered. At the northwest end a section of the northwestern stone wall protrudes, suggesting an earlier fireplace. The corridor leads through to the living room (plates 16 & 17) to the southwest and a bathroom to the northeast. The living room has a floor of bare timber boards and plastered walls and ceiling. In the southeastern wall are a pair of alcoves with cupboards below and arched lintels above. A 20th century tiled fireplace lies between them. In the southwestern wall is a timber framed casement window. The doorway to the room is timber panelled with a large latch.
- 6.9 At the northeastern end of the corridor a doorway in the northwestern wall leads into the dining room (plates 18 – 20). This has a flagged floor and the ceiling is open to the modern machine cut timber joists with a machine cut timber beam spanning the room northwest to southeast. In the southeastern wall is a fireplace with a pair of timber framed cupboards to the northeast side. The timber panelled door to the corridor lies to the northeast of this. The northeast wall contains a timber framed casement window, with a timber framed doorway hung with a braced timber door and simple latch, to the northwest of it. This doorway leads

through to the utility extension. The northwest wall contains a similar doorway in the centre, leading to the pantry. The wall itself is stone, with plaster over, although to the southwestern end this changes to a lathe and plaster wall. The southwestern wall contains a timber casement window.

6.10 The pantry (plates 21 & 22) also has a flagged floor and a stone thrall runs along the northeast and northwest walls. This has a stone top and the supports are rendered and whitewashed. A further thrall lies along the southwest wall, inserted later. The southwest wall contains a timber framed casement window, visible from the exterior and opposite this is a further timber framed casement window. This is not visible from the exterior, looking directly into the porch. The lathe and plaster section of the southeast wall is more noticeable in this room, with the thickness of the wall reduced on this side. The ceiling and walls are plastered and a hatch lies in the ceiling to the southwest of the door.

6.11 The utility (plates 23 – 25) is accessed from the dining room and lies to the northeast side of it. The doorway between them has heavy sandstone jambs and lintel. The floor is tiled and the walls and ceiling are plastered. The southeastern wall contains an alcove in the centre with a timber framed casement window to the southwest side. Southwest of the alcove is a recessed cupboard. Opposite these, in the northwest wall is the timber battened doorway to the porch. The floor of the porch (plates 26 & 27) is tiled matching the utility and the southern walls are whitewashed stone. The northern walls are plastered and the roof is modern corrugated plastic. A window in the southwest wall looks through to the pantry and opposite is the timber door to the exterior.

First floor

6.12 The first floor contains a central landing with six bedrooms, three to each side. At the top of the staircase steps up to the northeast and southwest give access to the respective bedrooms (plates 28 & 29). Both have large timber framed casement windows in the external walls and cupboards formed at the eastern end of the rooms, behind the staircase. Both also have fireplaces set into the gable wall with cast iron surrounds. Behind the doorway to the northeastern room the central chimney stack projects into the room.

6.13 The central landing (plate 30) is not straight, but is shifted slightly to the north when running through the central wall. The four bedrooms (plates 31 – 34) at this end of the house are simple, with the central rooms having fireplaces in the eastern wall. The southwestern of these rooms has a simple surround whereas the northeastern room has had the fireplace blocked up, although the hearth stone is still visible. The other bedrooms show no evidence of fireplaces. Each of the rooms contains a timber framed casement window in the external walls and have no other features of note. The ceiling throughout is plastered, as are the walls and the floor is timber boards. At the northwestern end the corridor widens out (plate 35) and a hatch lies in the ceiling giving access to the attic space of the northwestern end of the house. A further hatch lies at the top of the staircase to give access to the southeastern part.

6.14 The attic of the northwestern end (plates 36 & 37) shows modern timber beams and purlins with a machine cut timber king post truss. In the southeastern wall a blocked opening is visible, with brick infilling above. The surrounding stonework is rough rubble occasionally coursed. The southeastern attic (plate 38) shows a similar situation, although there is no truss and the blocked opening is not visible.

7. ANALYSIS AND PHASING

- 7.1 The listed building description suggests that the building dated to the 16th century although no evidence for this was found at Lancashire Archives or in the building fabric. It also suggests that it was rebuilt in the late 18th century, which is supported here. A building is shown on the site on Yates' map of 1786 showing that it was erected by this time.

The plan suggests that it started as a double pile small house, with the central doorway in the northeast elevation being the main entrance. Fireplaces were found in the southeast wall, one at ground floor level and two at first floor level. No evidence for fireplaces were found in the northwest wall, although a photograph from the early 20th century shows a chimney at this side of the house (Figure 9). The standard arrangement for such building was to have the living room and parlour to the front and the kitchen and scullery on the rear, with the staircase between. The first floor would have four bedrooms corresponding to those below (Brunskill 2004, 53). At ground floor level there are currently only two rooms, suggesting the interior had been altered somewhat. However, the change in construction of the northwest wall of the dining room, (which has lathe and plaster at the western end), may mark the end of the front rooms. Double pile houses were common from around 1770 through to 1870 (Brunskill 1997, 85). As a building is shown on the site Yates' 1786 map a date of around 1770-1780 may be given.

It is also worth noting that the house forms a part of the barn range, creating a laithe house. Although these were in use from the middle of the 17th century, there were more common towards the end of the 18th century through the 19th (Brunskill 1997, 98-101). Unlike traditional laithe houses, this was not initially built as such, but added to over time, which may suggest evidence for an earlier building on the site. Laithe Houses tended to have double pile house accommodation, and so suited itself to this.

The house appears on the first edition OS map of 1844 showing the utility extension, suggesting that it was erected during the late 18th / early 19th century. The southeastern end of the house does not appear to be shown on this map



however, suggesting that it was added later. It is present by the time of the 1891, but it unclear if it is shown on the 1888 6 inch map, as it also does not show the utility extension. This suggests it was erected in the mid to late 19th century, between 1844 and 1891. This is likely when the face was rendered, possibly to hide the junction between the buildings. This also created a gable entry to the house and was likely when the interior of the double pile part was remodelled, with a new staircase put in the extension, removing the need for the other and opening up the original house to two full length rooms.

8. CONCLUSIONS

- 8.1 No evidence was found on site, or in the archives pertaining to an earlier building, although the formation of the Laithe House may suggest this was the case. The double pile dwelling was likely erected around 1770, with the utility extension constructed in the late 18th – early 19th century. The southeastern end of the house was built in the mid to late 19th century and the building rendered by the turn of the 20th century. The building was successfully recorded as set out in the methodology.

9. ARCHIVE

- 9.1 The archive resulting from the building recording will be deposited with the Lancashire County Record Office in a format to be agreed with the Archives Officer and within a timescale to be agreed with the Specialist Archaeological Advisor or the Planning Officer.
- 9.2 The site archive shall be prepared and stored according to the UKIC Guidelines for the preparation of excavation archives for long term- storage (1990) and the Museum and Galleries Commission Standards in the Museum Care of Archaeological collections (1992) 'Standards for the preparation and transfer of archaeological archives'.
- 9.3 A copy of this report will be supplied to the Lancashire Historic Environment Record in Adobe Acrobat 'pdf.' format on the understanding that it will become a public document after an appropriate period (six months after completion of the field work unless another date is agreed). A copy of the report will also be supplied to the Local Planning Authority responsible for the planning decision.
- 9.4 The archaeological contractor will complete the Online Access to Index of Archaeological Investigations (OASIS) form. Once a report has become a public document by submission into the Lancashire Historic Environment Record (HER) LCCAS may place the information on a web-site. Unless we hear to the contrary it will be assumed that our client is agreeable to this. Provision and agreement will be made for the appropriate academic publication of any results that are not to form part of further work.

10. COPYRIGHT

- 10.1 Full copyright of this commissioned report and other project documents shall be retained by the author of the report under the Copyright, Designs and Patents Act 1988.

BIBLIOGRAPHY

Abbreviations

CIfA	Chartered Institute for archaeologists
LRO	Lancashire Record Office
NPPF	National Planning Policy Framework
OS	Ordnance Survey

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Census returns for Ellel 1861 – RG 9/3154

Census returns for Ellel 1871 – RG 10/4228

Census returns for Ellel 1881 – RG 11/4261

Census returns for Ellel 1891 – RG 12/3462

Census returns for Ellel 1901 – RG 13/3984

Census returns for Ellel 1911 – RG 14/25507

Maps

1786 Yates Map of Lancashire

1844 OS map 1:10,000 Lancashire Sheet 35

1888 OS map 1:10,000 Lancashire sheet 35.5

1891 OS map 1:2500 Lancashire sheet 35.5

1910 OS map 1:2500 Lancashire sheet 35.5

Appendix 1: Figures

Contents

Figure 1: Location plan

Figure 2: Yates' Map of Lancashire 1786 showing site location

Figure 3: 1844 6" OS Map

Figure 4: 1888 6" OS Map

Figure 5: 1891 OS Map

Figure 6: 1910 OS Map

Figure 7: Rent book showing John Taylor at Black House 1894

Figure 8: Photograph showing the southwest elevation of the house c. 1900

Figure 9: Photograph showing the southwest elevation of the house c. 1900

Figure 10: Ground floor plan

Figure 11: First floor plan

Figure 12: Northeast elevation

Figure 13: Southeast elevation

Figure 14: Southwest elevation

Figure 15: Section

Figure 16: Ground floor photo location plan

Figure 17: First floor photo location plan

Figure 18: Photographic Register

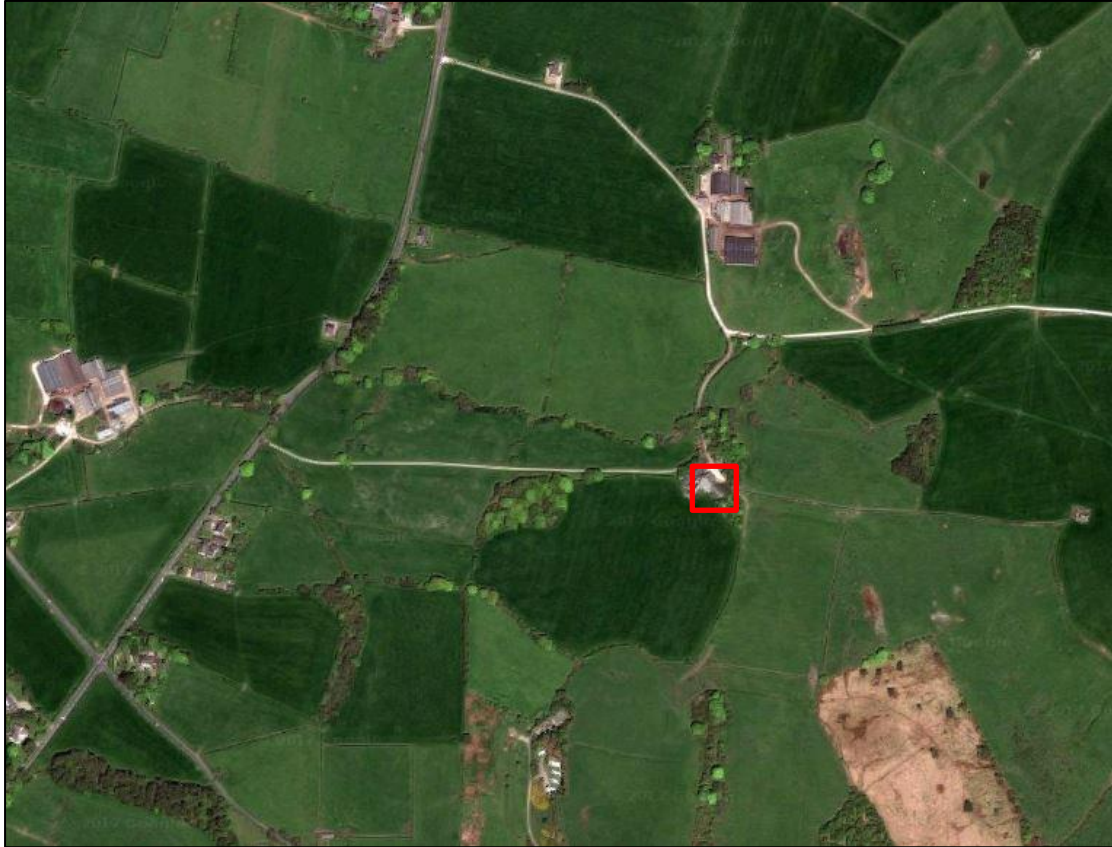


Figure 1: Location Plan

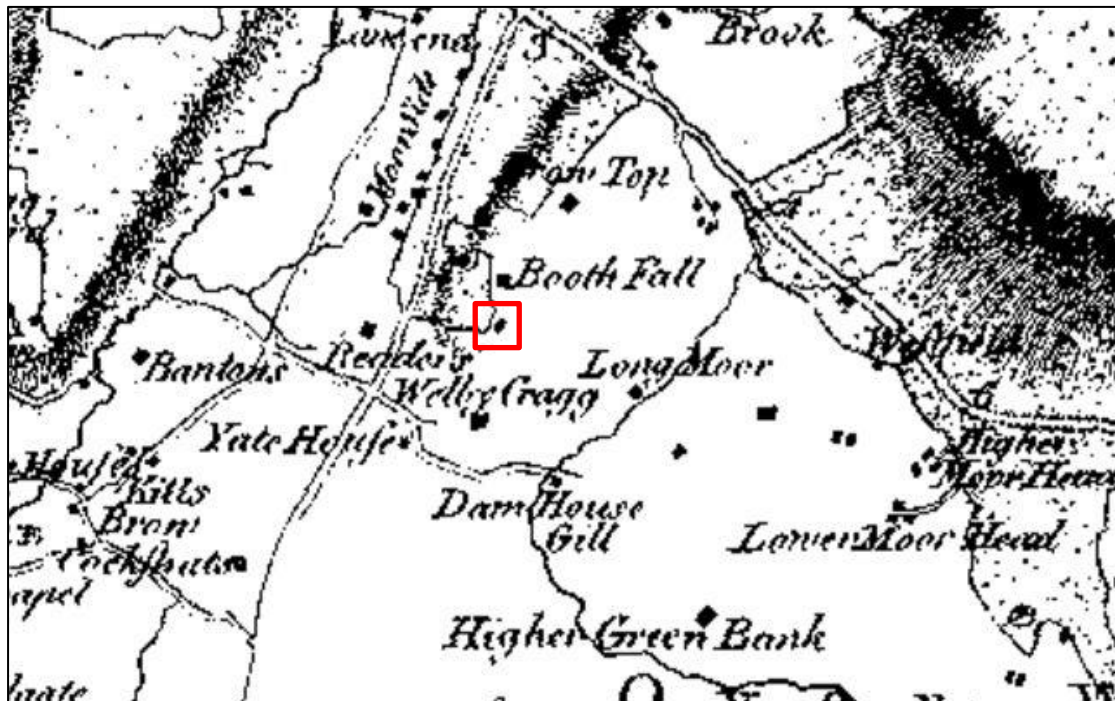


Figure 2: Yates' map of 1786

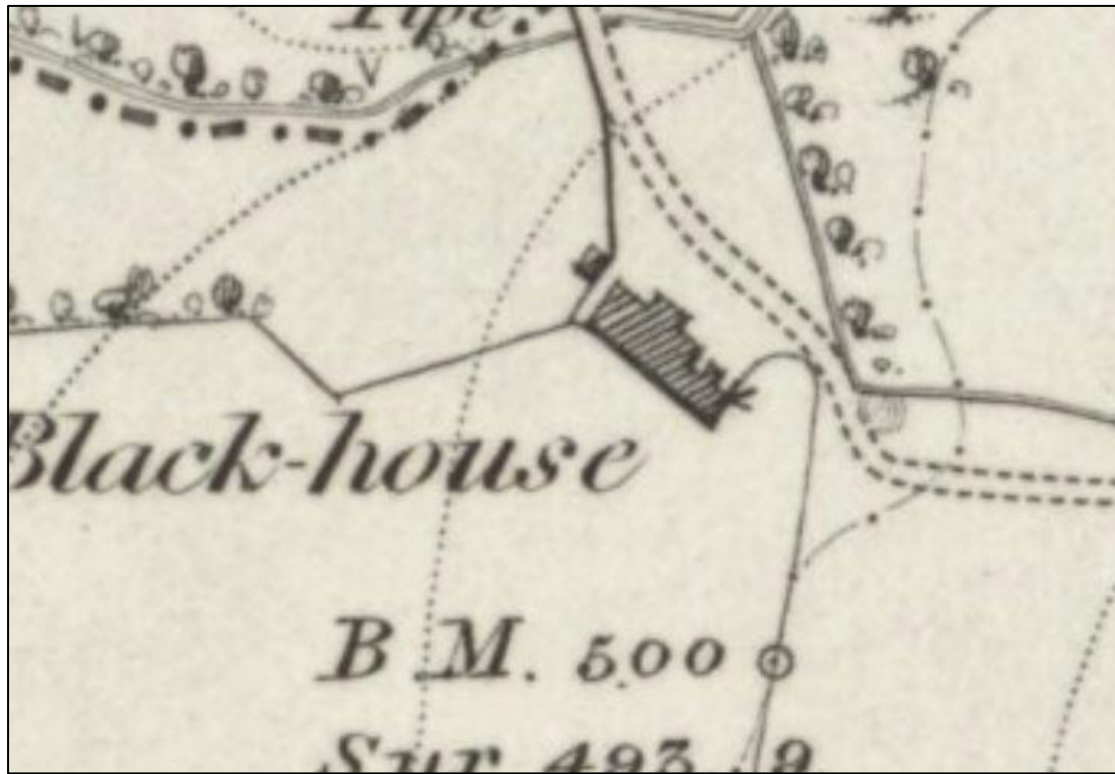


Figure 3: 1844 OS Map

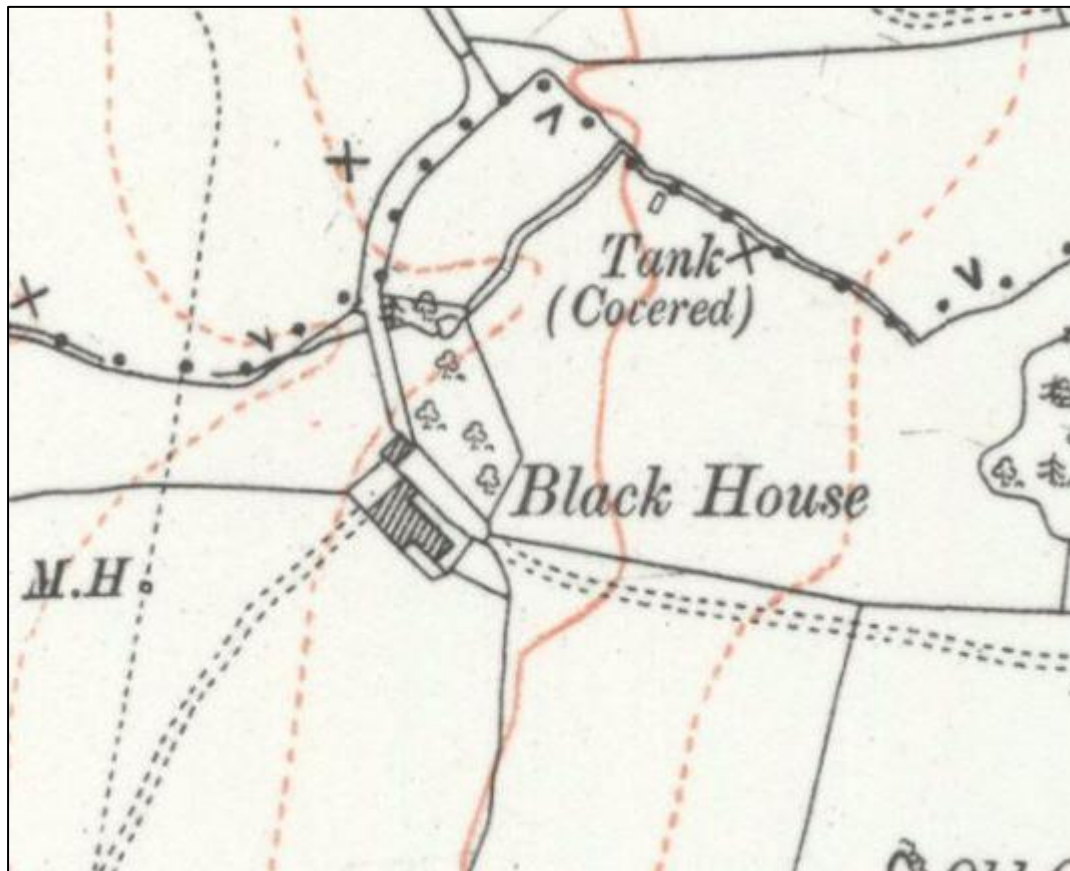


Figure 4: 1888's 6" OS Map

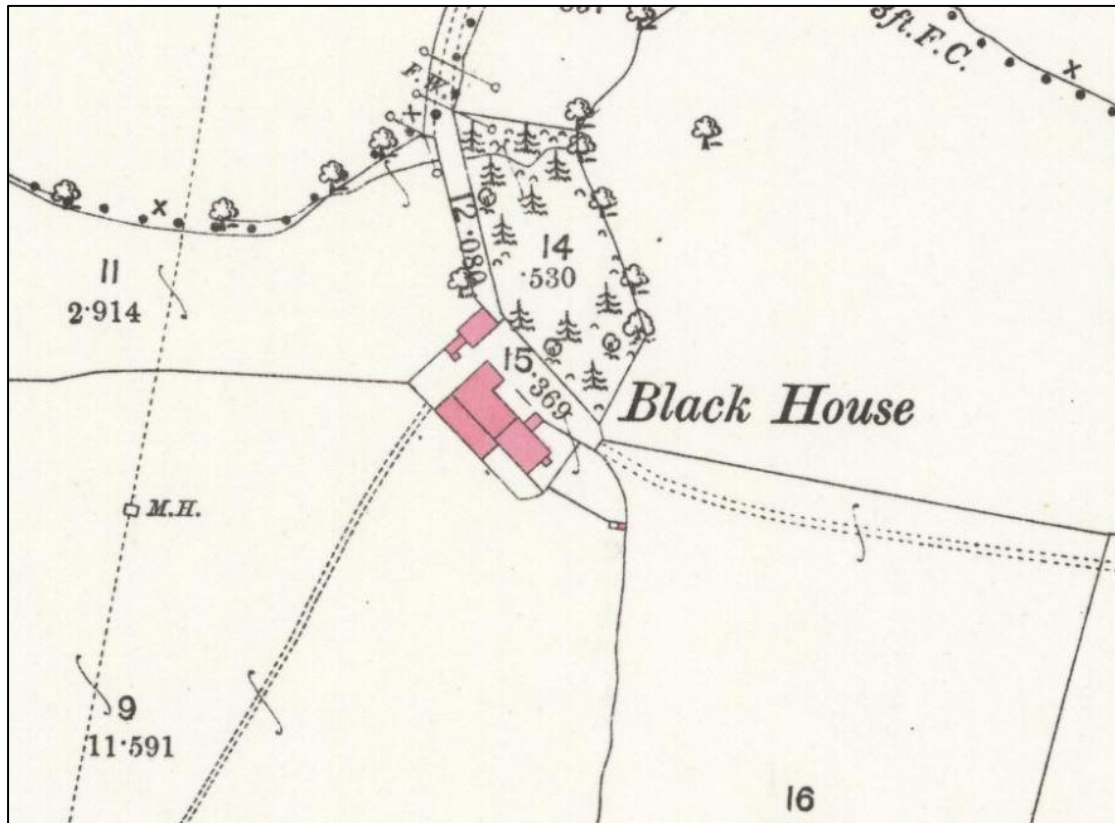


Figure 5: 1891 OS Map

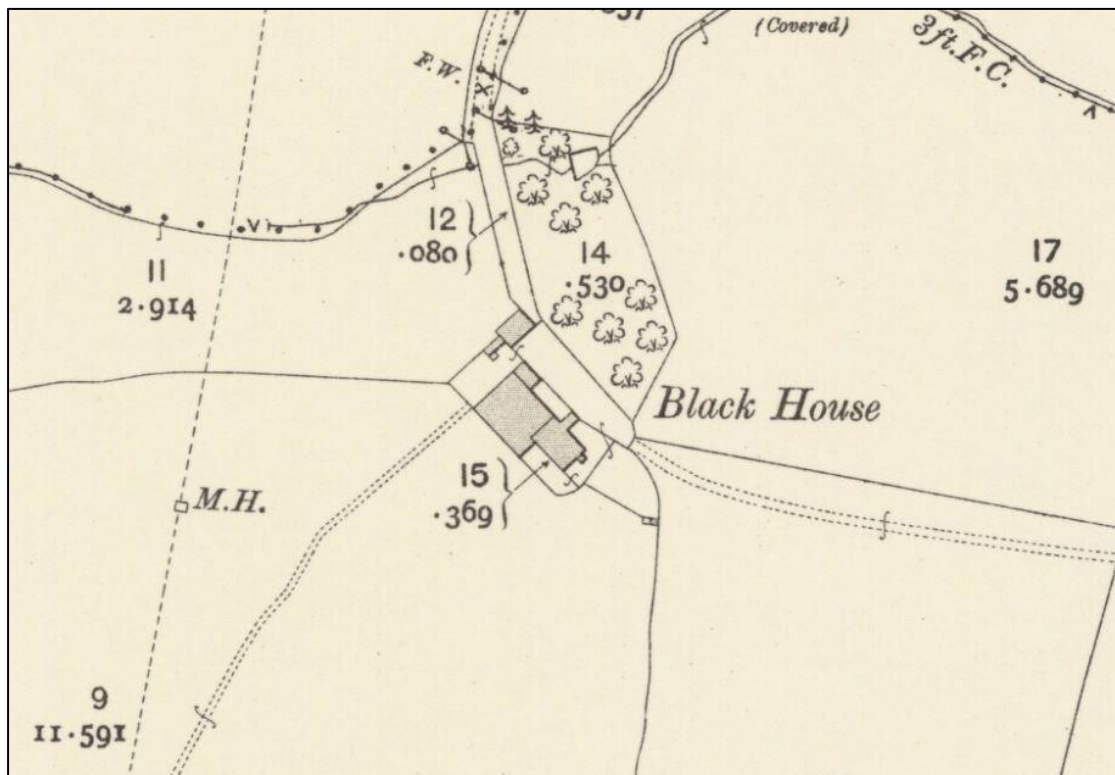


Figure 6: 1910 OS Map

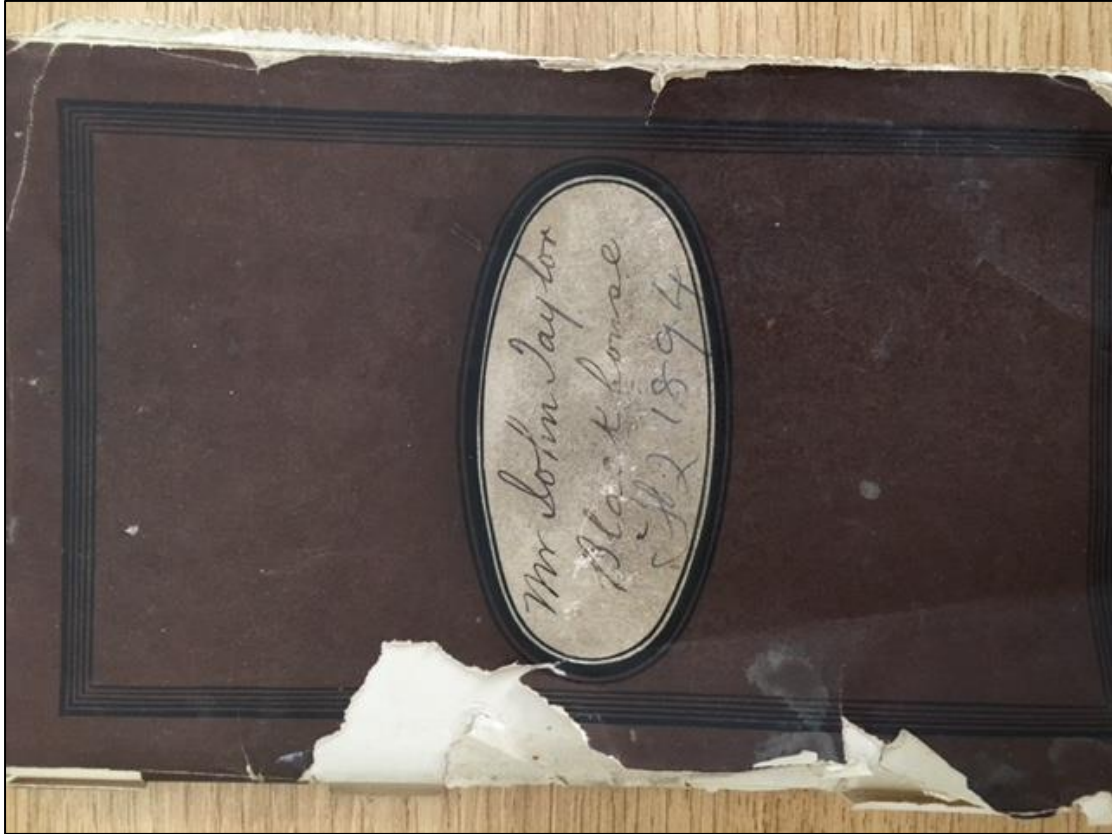


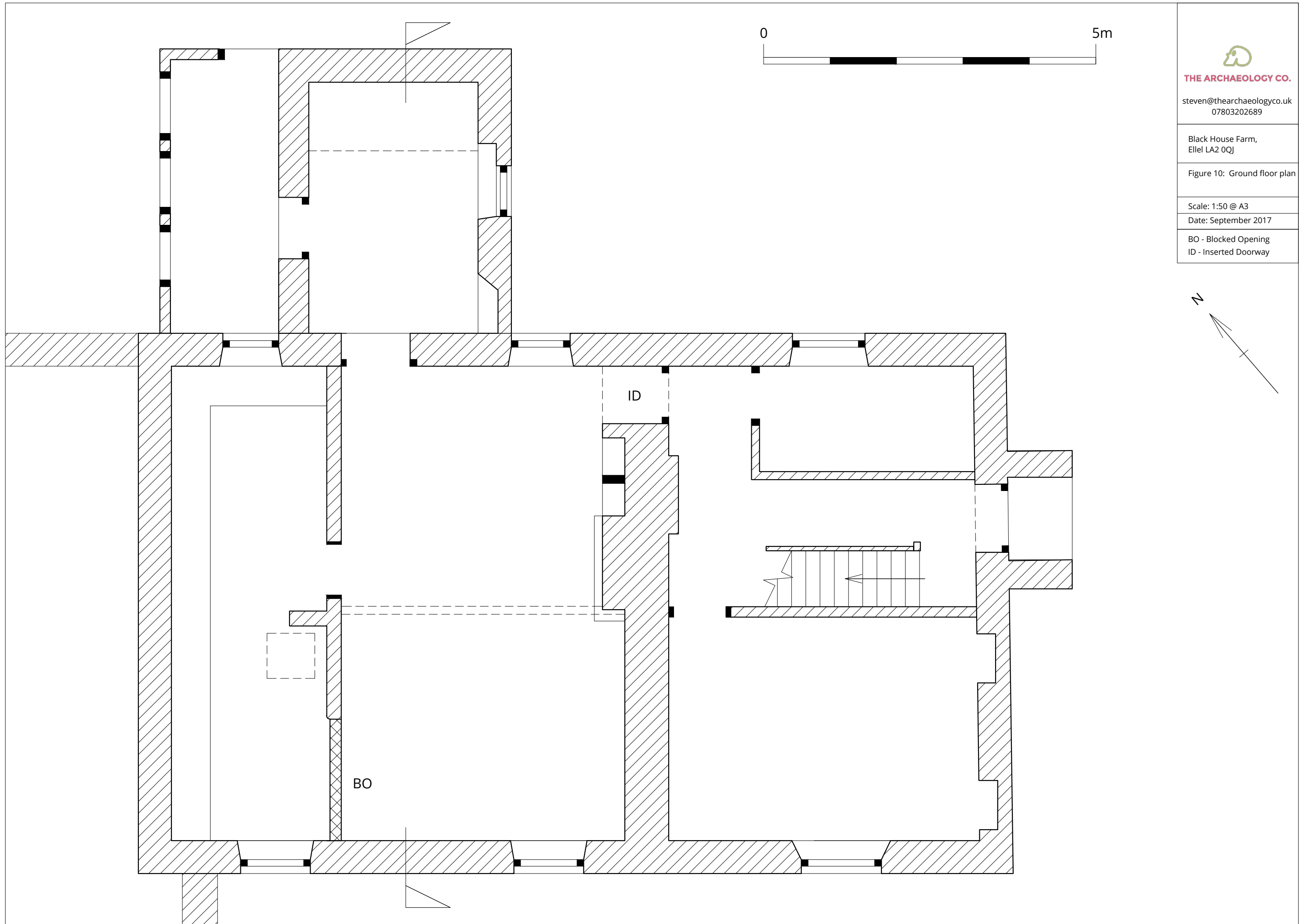
Figure 7: Rent book showing John Taylor at Black House 1894



Figure 8: Photograph showing the southwest elevation of the house c. 1900. Note the nine paned window at first floor level which has since been replaced



Figure 9: Photograph showing the southwest elevation of the house c. 1900



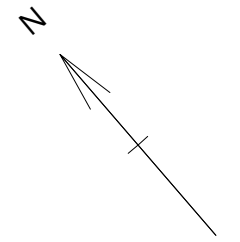

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Black House Farm,
 Ellel LA2 0QJ

Figure 10: Ground floor plan

Scale: 1:50 @ A3
 Date: September 2017

BO - Blocked Opening
 ID - Inserted Doorway





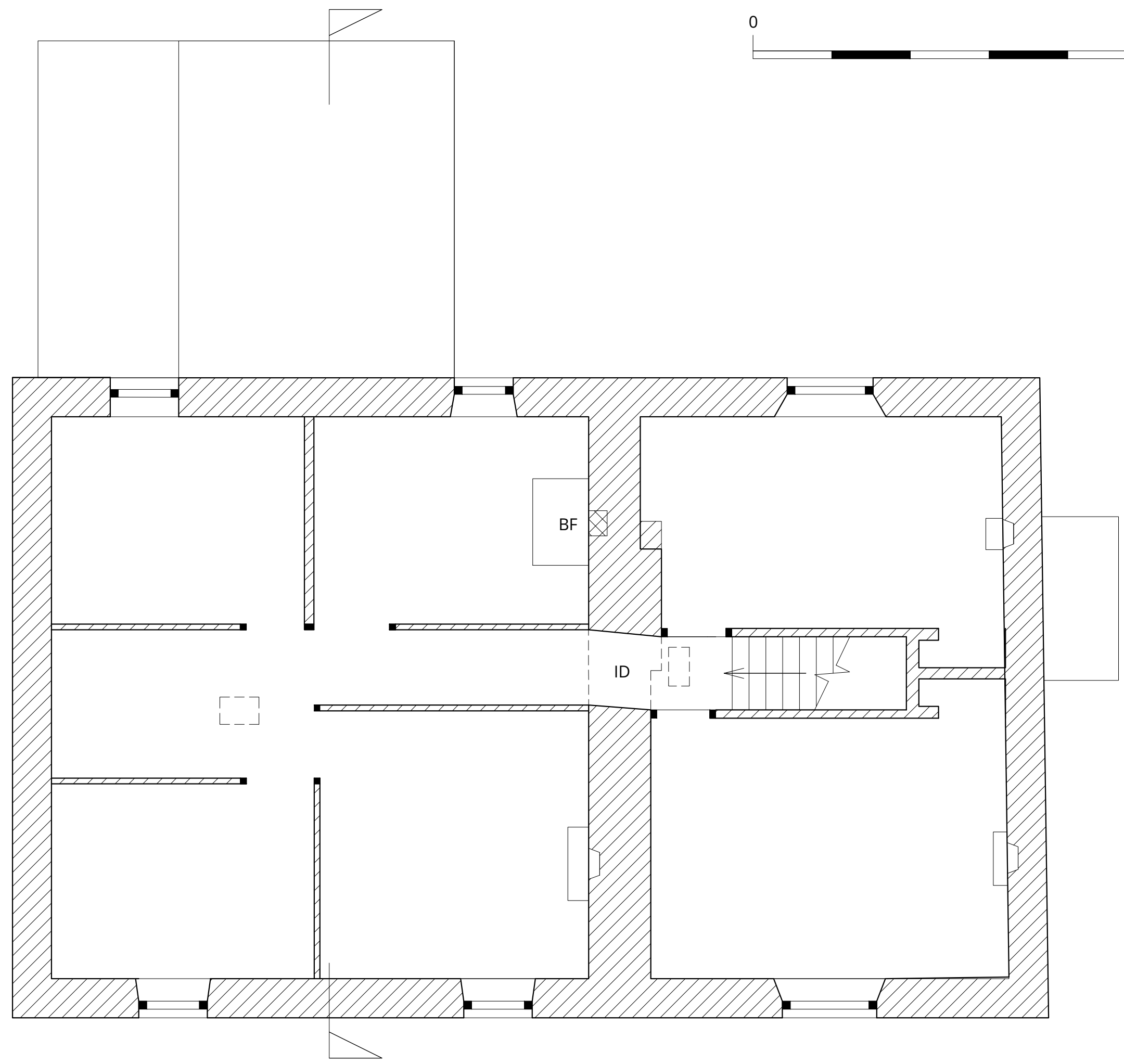
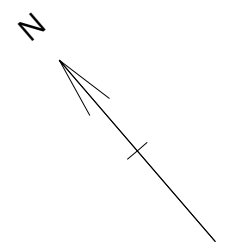

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Figure 11: First floor plan

Scale: 1:50 @ A3
Date: September 2017

BF - Blocked Fireplace
ID - Inserted Doorway





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Figure 12: Northeast
elevation

Scale: 1:50 @ A3

Date: September 2017





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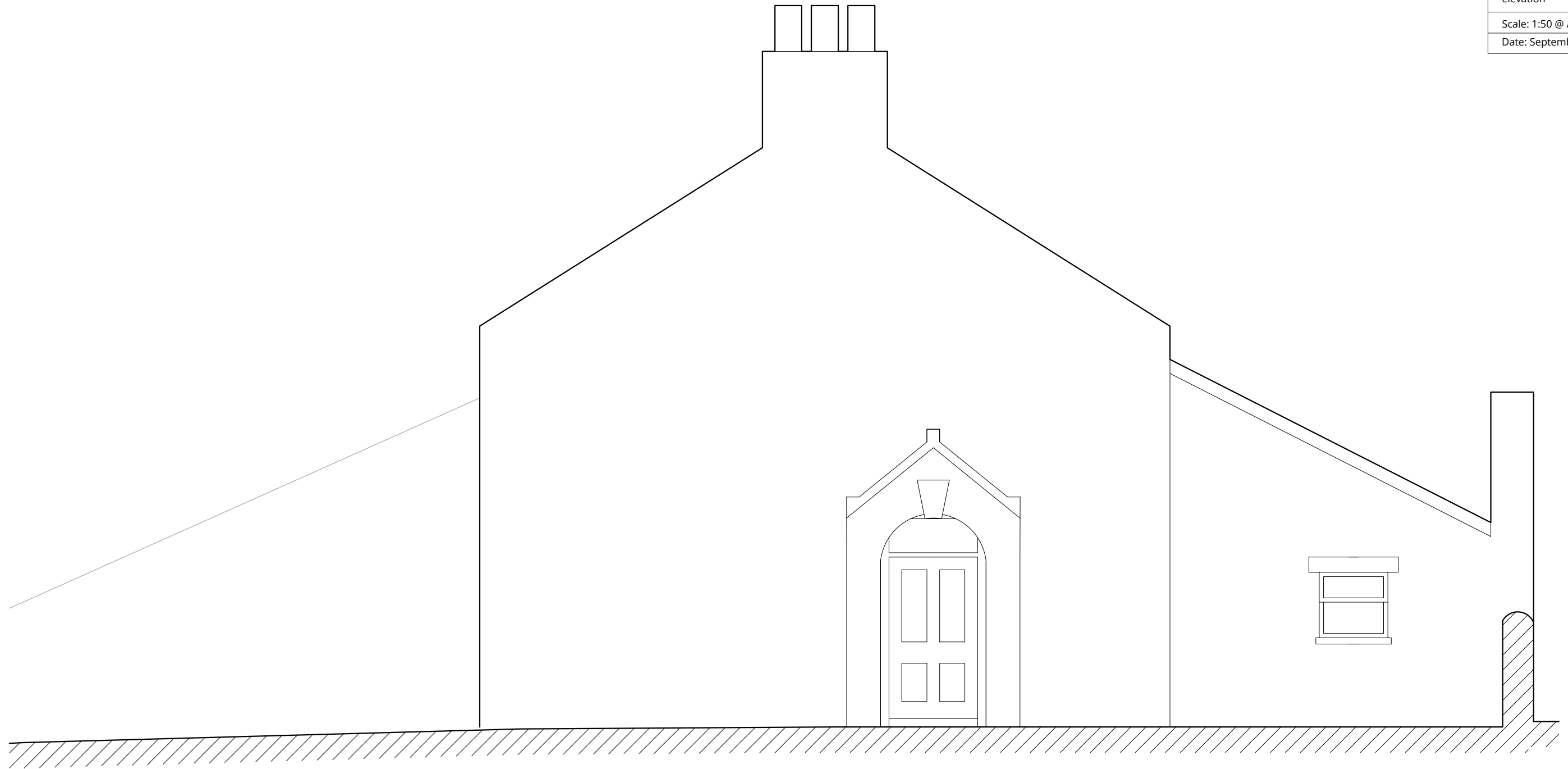
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Ellel LA2 0QJ

Figure 13: Southeast
elevation

Scale: 1:50 @ A3

Date: September 2017





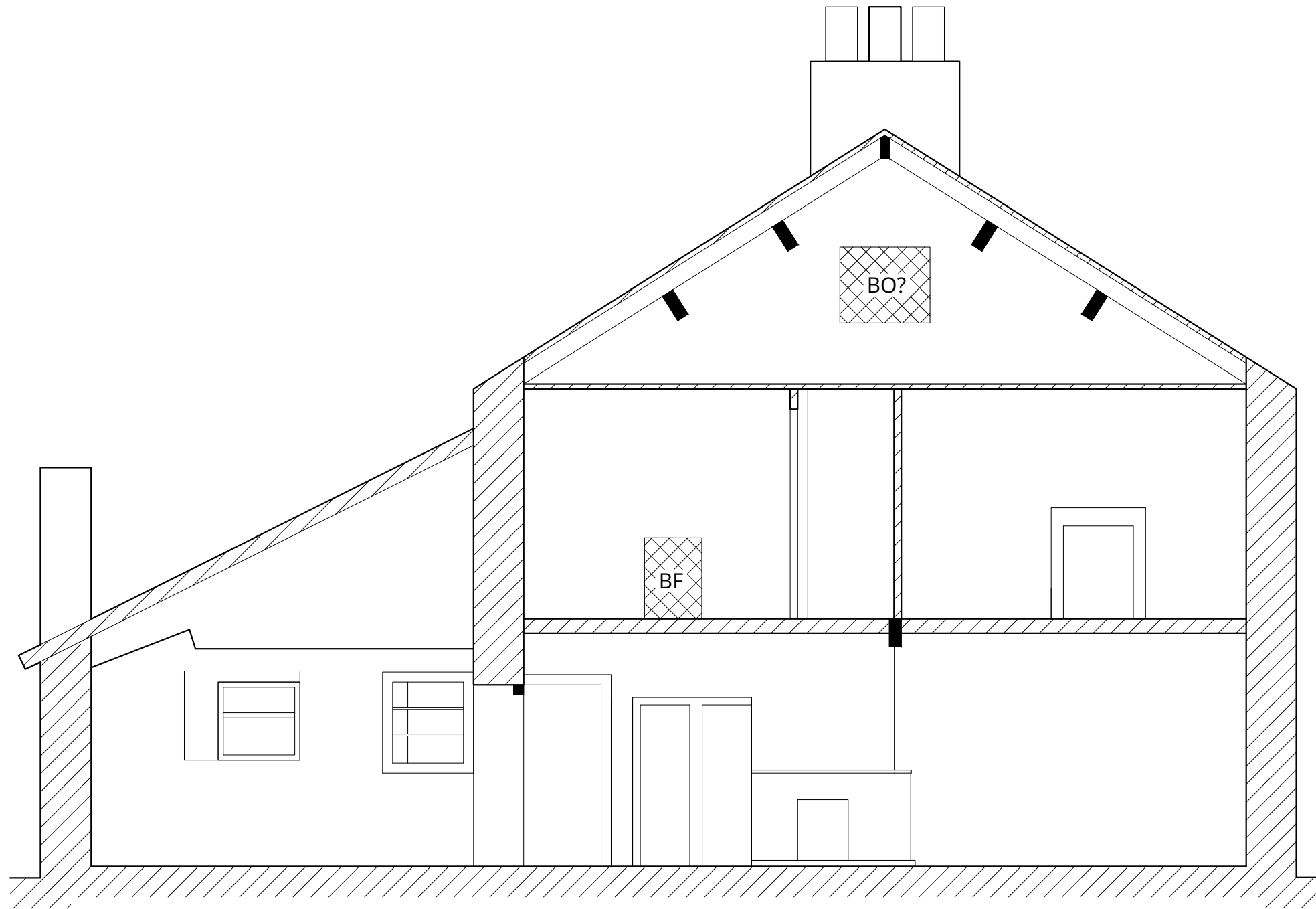
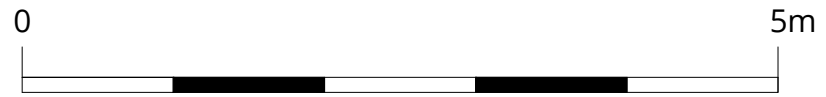

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Figure 14: Southwest
elevation

Scale: 1:50 @ A3
Date: September 2017





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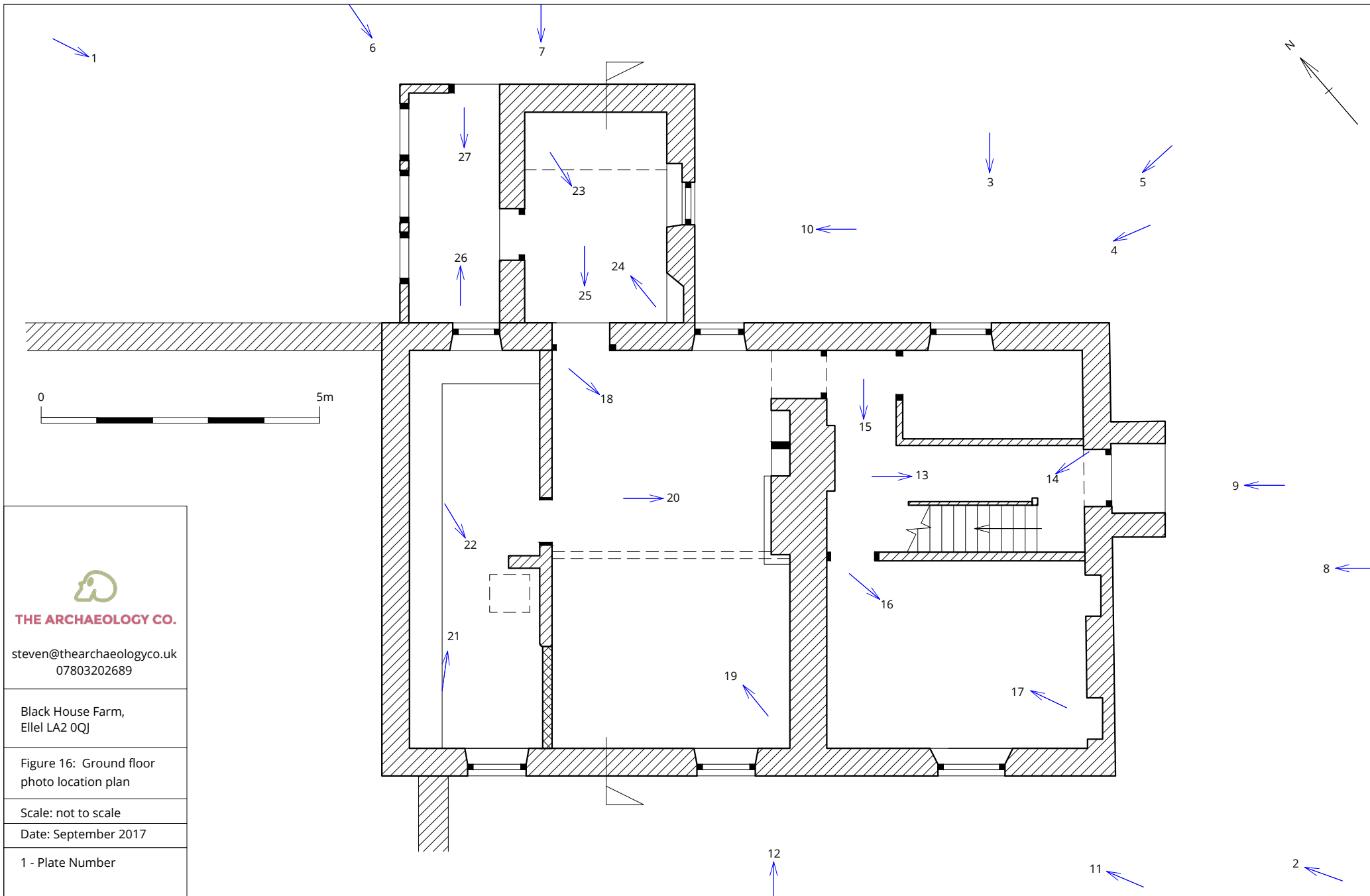
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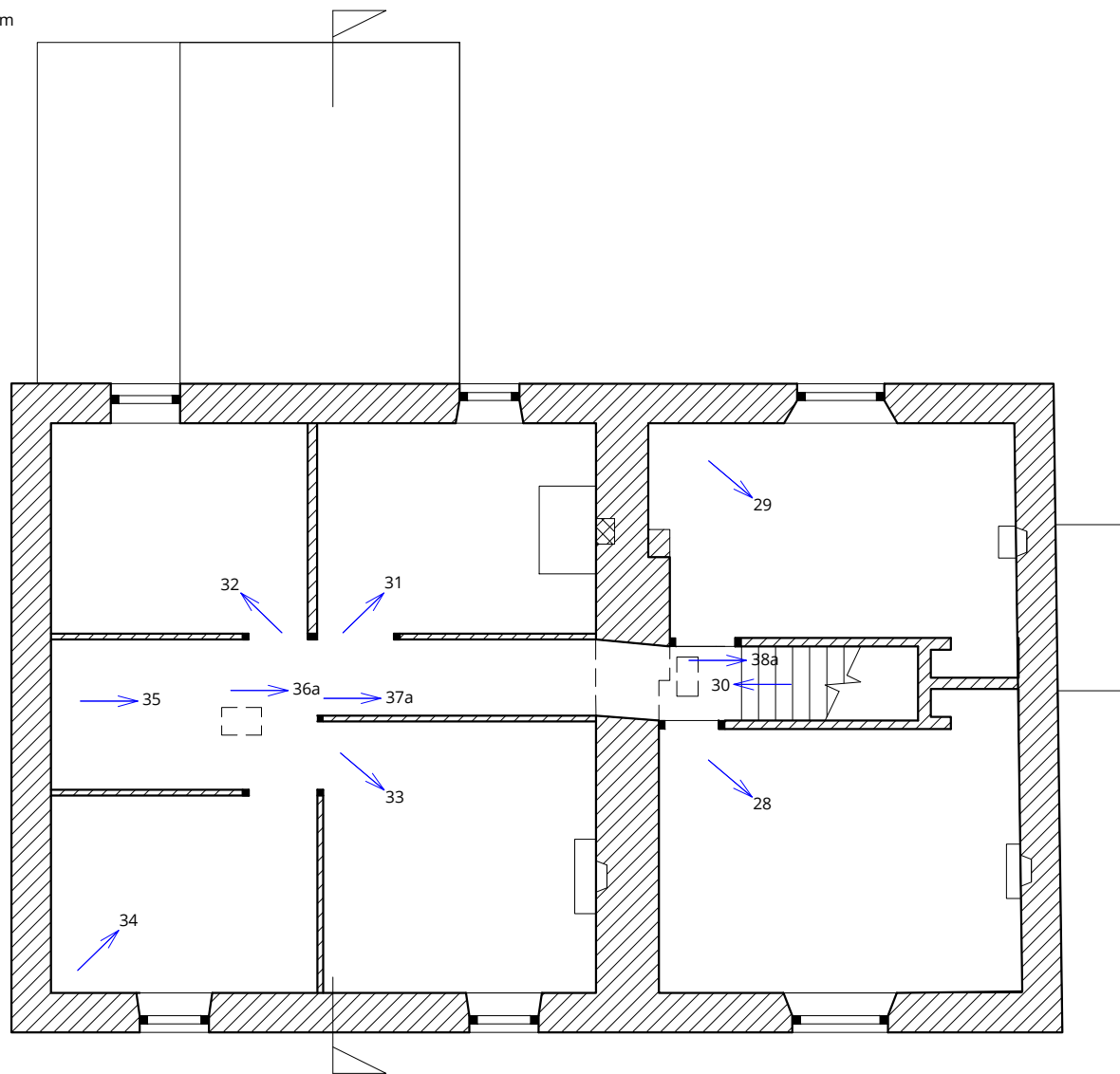
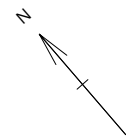
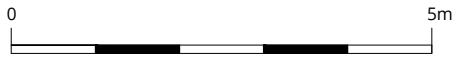
Figure 15: Section

Scale: 1:50 @ A3
Date: September 2017

BO - Blocked Opening
BF - Blocked Fireplace



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<p>Black House Farm, Ellel LA2 0QJ</p>
<p>Figure 16: Ground floor photo location plan</p>
<p>Scale: not to scale</p>
<p>Date: September 2017</p>
<p>1 - Plate Number</p>



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Figure 17: First floor photo
location plan

Scale: not to scale

Date: September 2017

36 - Plate Number
37a - Plate Number in attic

Figure 18: Photograph Register

Plate No.	Digital No.	Film/Frame	Description	View to
1	P9210783	1/12	General shot showing the whole farm building from the north	S
2	P9210776	1/5	General shot showing the whole farm building from the south	N
3	P9210779	1/8	Northeast elevation	SW
4	P9210782	1/11	Northeast elevation	W
5	P9210777	1/6	Detail of southern end of northeast elevation	W
6	P9210780	1/9	Detail of northern end of northeast elevation	S
7	P9210781	1/10	Detail of utility and porch extensions	SW
8	P9210772	1/1	Southeast elevation	NW
9	P9210773	1/2	Detail of porch and doorway	NW
10	P9210778	1/7	Southeast elevation of utility extension	NW
11	P9210774	1/3	Southwest elevation	N
12	P9210775	1/4	Southwest elevation	NE
13	P9210796	1/24	Ground floor tiled corridor	SE
14	P9210811	1/37	Staircase to first floor	W
15	P9210795	1/23	Northwest end of corridor looking towards living room	SW
16	P9210797	1/25	Alcoves in living room wall	S
17	P9210798	1/26	Door to living room	N
18	P9210789	1/18	General shot of dining room	S
19	P9210792	1/20	General shot of dining room	N
20	P9210791	1/19	Southeast wall of dining room showing fireplace	SE
21	P9210794	1/22	General shot of pantry	NE
22	P9210793	1/21	Southeast wall of pantry showing change in thickness	S
23	P9210786	1/15	Utility extension doorway to dining room	S
24	P9210787	1/16	Utility extension doorway to porch	N
25	P9210788	1/17	Detail of doorway to dining room	SW
26	P9210784	1/13	Shot of front door in porch	NE
27	P9210785	1/14	Window of in porch looking into pantry	SW
28	P9210799	1/27	First floor bedroom in southern corner	S
29	P9210800	1/28	First floor bedroom in eastern corner	S
30	P9210801	1/29	Central corridor of first floor showing cut through chimney stack above	NW
31	P9210803	1/30	Blocked fireplace in central bedroom on north side	E
32	P9210804	1/31	Bedroom in northern corner	N
33	P9210806	1/33	Fireplace in central bedroom on north side	S
34	P9210807	1/34	Bedroom in western corner	E
35	P9210805	1/32	Open area at end of corridor	SE
36	P9210808		King post truss of machine cut timber	SE



37	P9210809	1/35	Possible blocked opening in stone cross wall	SE
38	P9210810	1/36	Attic space in southeastern extension	SE

Appendix 2: Plates



Plate 1: General shot showing the whole farm building from the north



Plate 2: General shot showing the whole farm building from the south



Plate 3: Northeast elevation



Plate 4: Northeast elevation



Plate 5: Detail of southern end of northeast elevation



Plate 6: Detail of northern end of northeast elevation



Plate 7: Detail of utility and porch extensions



Plate 8: Southeast elevation



Plate 9: Detail of porch and doorway



Plate 10: Southeast elevation of utility extension



Plate 11: Southwest elevation



Plate 12: Southwest elevation



Plate 13: Ground floor tiled corridor



Plate 14: Staircase to first floor



Plate 15: Northwest end of corridor looking towards living room



Plate 16: Alcoves in living room wall



Plate 17: Door to living room



Plate 18: General shot of dining room



Plate 19: General shot of dining room



Plate 20: Southeast wall of dining room showing fireplace



Plate 21: General shot of pantry



Plate 22: Southeast wall of pantry showing change in thickness



Plate 23: Utility extension doorway to dining room



Plate 24: Utility extension doorway to porch



Plate 25: Detail of doorway to dining room



Plate 26: Shot of front door in porch



Plate 27: Window of in porch looking into pantry



Plate 28: First floor bedroom in southern corner



Plate 29: First floor bedroom in eastern corner



Plate 30: Central corridor of first floor showing cut through chimney stack above



Plate 31: Blocked fireplace in central bedroom on north side



Plate 32: Bedroom in northern corner



Plate 33: Fireplace in central bedroom on north side



Plate 34: Bedroom in western corner



Plate 35: Open area at end of corridor



Plate 36: King post truss of machine cut timber



Plate 37: Possible blocked opening in stone cross wall



Plate 38: Attic space in southeastern extension

Appendix 3: WSI



Black House Farm, Ellel
Written Scheme of Investigation

September 2017

1: Introduction

Steven Price of The Archaeology Co. has been commissioned to prepare a WSI for an historic building survey of Black House Farm, Bay Horse Road, Ellel, Lancaster LA2 0QJ. A planning condition has been suggested as follows:

Condition: *No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should comprise the creation of a record of the building to Level 2-3 as set out in 'Understanding Historic Buildings' (Historic England 2016). It should include a full description of the building, inside and out, a drawn plan, elevations and at least one section (which may be derived from checked and corrected architect's drawings), and a full photographic coverage, inside and out. The record should also include a rapid desk-based assessment, putting the building and its features into context. This work should be undertaken by an appropriately qualified and experienced professional archaeological contractor to the standards and guidance of the Chartered Institute for Archaeologists (www.archaeologists.net).*

Reason: *To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site*

This document forms the Written Scheme of Investigation (WSI) which outlines the programme of work required to undertake this survey.

2: Site Location

Black House Farm is located on the east side of Bay Horse Lane c. 1.8 km south of Quernmore. The postal address is Black House Farm, Bay Horse Road, Ellel, Lancaster LA2 0QJ and the National Grid Reference is SD 51712 57137. The house is joined to a barn, although this is under different ownership and as such does not comprise part of this

study. The building was Grade III listed prior to the loss of the designation and is now no longer listed. The former Listed Building Description read as follows:

Black House. Late 18th century rebuilding of 16th century house. Stone, Slate roof with central stone chimney stack marking the position of the end of the original house, 2 storeys, 3 bays wide. Sash windows, with iron bars on ground floor as protection against animals. Stone and slate lean-to portion on front forms a large kitchen-porch. Barns etc, continue to the right, stone with iron roofs. Grade III.

3: Historical Background

According to Ekwall (1922: 170) Ellel is first recorded in the mid-12th century with the spelling Ellehale or Elhale. It originates in Old English and translates as the low-lying ground by the side of a river belonging to Ella. This provides an accurate description of the land besides the River Cocker, which cuts through Ellel along with the River Conder.

In the Domesday Book Ellel was assessed as two plough lands and was one of three adjacent manors held by Cliber, Machern and Ghilemichel. However by 1086 the land appears to have been in the hands of Roger of Poitou and less than a century later it was a member of the fee held by the Lancaster family (Farrer & Brownbill 1914: 96). It is in approximately the mid-12th century that William de Lancaster I granted the two plough lands of Ellel to Grimbold de Ellel to be held by knight's service, with twenty-four plough lands making a knight's fee. Grimbold was succeeded by his son Herbert, who was a benefactor of Cockersands Abbey along with his descendants. The manor passed down with the family line without complication until 1269 when Grimbold de Ellel died and left three daughters, the co-heirs of Ellel, with the guardianship being given to Adam de Holland of Euxton. The eldest daughter married Adam's son, Robert, with this part of the manor consequently descending to the Molyneux of Sefton. Another daughter married a Rodger de Slene or Slyne and resulted in this portion of the manor descending to the Pleasington's of Healaugh in Swaledale. Part of this portion of the manor was later purchased by James Lawrence of Ashton, with another by the Harringtons of Hornby who consequently sold their portion to Sir Richard Molyneux in 1587. The remaining daughter married William De Catherton, but as a result of the failure to produce male heirs in the

mid-15th century her portion of Ellel manor was assigned to Sir Richard Molyneux. It is thought that the original Black House farm was erected around this time. By the turn of the 17th century almost the whole manor at Ellel was the property of the Molyneux's of Sefton until they sold it to a James Longworth in 1770 (Farrer & Brownbill 1914: 96-7). It is at this time that Ellel Moor was enclosed and transformed into farms for cultivation (Roskell 2007: 69). It is believed that Black House was rebuilt around this time.

Black House appears on the 1888 6inch OS map and more clearly on the 1891 OS map. Here the building is much as it is seen today, including the utility extension, not shown on the previous map. The 1910 map shows no changes to the building.

4: Historic Building Survey

Aims

Buildings are an important part of the historic environment as they provide information on historical technology, social structure and lifestyles. The alteration of buildings may remove evidence of their past uses and occupation and make it more difficult for future historians to understand and interpret them. The aim of the survey is to preserve 'by record' the information that may be lost as a result of demolition or alteration. This will be achieved by recording and analysing the plan form, function, age and development of the building and by the preparation of a written, drawn and photographic archive for future reference.

Method

This shall comprise a field survey recording of the building. The survey shall be performed to level 2/3 of Historic England's 2016 "Understanding Historic Buildings, a guide to good recording practice", and shall record:

- The form and fabric of the building, along with a measured survey, with a view to producing plans at each level of the building, external elevations and one representative cross section. These shall be produced at 1:50 scale at least;

- Architects plans are to be supplied and, after checking their accuracy using hand tapes and hand held electronic distometers, they shall be used as the base for archaeological details to be added;
- A photographic survey of the building's external appearance and internal rooms, as well as detailed photographs and/or drawings of key architectural features or features evident of past function. Photographs will be taken on 35mm black and white film for archive purposes duplicated with a high resolution digital SLR camera for the report. All photographs will contain an appropriate photographic scale and the locations and direction will be marked on a photograph location plan.
- An historic map regression will be undertaken along with historical research into the site, with a view to producing a short account of the history of the building and group of buildings it belongs to as well as putting the building into its surrounding context;
- Areas which may hold key information to the understanding of the buildings development, but are currently obscured, will be identified to inform where an archaeological watching brief should be undertaken during stripping out/demolition;
- The building will be formally described internally and externally.

The assessment will be carried out in accordance with the guidelines laid out by the "Standard and Guidance for Historic Building Surveys" (Chartered Institute for Archaeologists 2014) to Historic England level 2/3 standards as stated above.

Reporting

Following the building survey, the results will be described within a fully illustrated report, which shall include the following:

- A summary of the survey's findings;
- The background to the survey, which will include an outline of the planning context, the survey dates and location details;
- An outline of the survey methodology;
- A summary of the sites history, development and importance, including a discussion of the building(s) in its local and regional context;

- A formal and descriptive account of the buildings, with reference to plans, elevations and photographs;
- A set of measured scaled drawings showing plans and at least one representative cross section;
- Plan or plans showing the location and direction of the photographs;
- The identification of currently obscured areas of historic fabric which will be exposed by the development works that should be subject to a watching brief;
- The contents and location of the archive

5: Archive

The site archive will conform to the guidelines set down in Appendix 3 of the Management of Archaeology Projects (Historic England 1991). The written, drawn and photographic archive will be placed with Lancashire Record Office within a reasonable time of completion of the project. This shall comprise a bound copy of the report as well as a PDF/A copy on CD and the black and white photographs. The OASIS record shall be completed, including an upload of the report. The Development Control Archaeologist will be notified by email once deposition has taken place.

6: Staff

Steven Price of the Archaeology Co. is nominated to carry out the works. All fieldwork will be undertaken by Steven Price BA (Hons.) MA, MPhil, PCIfA as well as other trained staff under his guidance.

7: Timetable

It is anticipated that the historic building assessment will be undertaken over a period of one week, and a report will be produced within three weeks of commencement.

8: General

All project staff will adhere to the Code of Conduct of the Institute of Field Archaeologists. The project will follow the requirements set down in the appropriate Standard and Guidance notes prepared by the Institute for Archaeologists and all staff will wear appropriate PPE.