



THE ARCHAEOLOGY CO.

Timothy House Farm, Hurst Green
Historic Building Survey

May 2021

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NON-TECHNICAL SUMMARY

An archaeological building survey was required prior to the conversion of the barn at Timothy House Farm, Hurst Green. The work was carried out by Steven Price of The Archaeology Co.

The building appears to have been built as a barn extension to an earlier farmhouse, in order to create a laithe house, possibly in the mid-18th century. The surveyed area comprised two bays of the former three bay barn. The barn was heightened in the late 19th century and a feeding passage inserted to the northeast. An internal brick wall was later inserted to convert a bay of the barn into a part of the adjoining dwelling.

1. INTRODUCTION

- 1.1 Steven Price of The Archaeology Co. has been commissioned to perform a level 2/3 historic building survey of the barn at Timothy House Farm, Whalley Road, Hurst Green, Clitheroe, Lancashire, BB7 9QJ. It is a requirement of condition 16 of Planning Permission Consent 3/2020/0299 that:

No development, site clearance/preparation, or demolition 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 works. 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 include the creation of a record of the building to Level 2/3 as set out in "Understanding Historic Buildings" (Historic England 2016) and the submission of a copy of that record to the Lancashire Historic Environment Record. The record should include a full description of the building, inside and out, a full photographic coverage, inside and out, and a set of plans elevations and at least one section (which may be derived from checked and corrected architect's drawings 'as existing'). Any conclusions drawn as to the phasing and date of the building should also be included. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (CIfA). The development shall be carried out in accordance with the agreed details.

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

The works are for the "conversion of existing barn to a residential dwelling and associated works".

- 1.2 This procedure followed the advice of 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 2019, 141).

- 1.3 Mr I. Nutter 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 and 3 surveys for this type of property.

2. SITE LOCATION

- 2.1 The site comprises the barn at the northeastern end of the building at Timothy House Farm. The farm lies to the north side of Whalley Road, accessed via an un-named track which runs past St Joseph's Primary School. The site lies to the east side of Hurst Green centre and c. 6.5km southwest of Clitheroe. The postal address is Timothy House Farm, Whalley Road, Hurst Green, Clitheroe, Lancashire, BB7 9QJ and the National Grid Reference is SD 68828 38225. The site lies within the boundary of the Forest of Bowland.

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 building to Historic England level 2/3 standards. Floor plans, elevations and a representative section are required which have been modified from those supplied by the architect after being checked on site. 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 an Olympus E600 Digital SLR camera (12 Megapixels) in RAW format. 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, where it was safe to do so.
- 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 A plan showing the location from which the photographs have been taken has been produced.
- 4.8 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.
- 4.9 The site was visited on the 29th April 2021. 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 to be produced.
- 4.10 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 In 1086 Aighton was assessed as one plough-land, recorded among the king's manors in Amounderness which had been held by Earl Tostig as appurtenant to Preston, and later by Roger of Poitou. In 1102 after coming into the king's hands it was given by Henry I to Robert de Lacy, and from that time onward formed part of the great fee or honor of Clitheroe. Robert immediately bestowed Aighton, together with Great Mitton and other manors, upon Ralph le Rous (ancestor of the Mitton family), who was to hold them by the service of half a knight's fee. In 1235 Ralph son of Robert de Mitton secured from Jordan de Wheatley his title to half an oxgang of land in Aighton, and seven years later Ralph was holding the fourth part of a knight's fee in Aighton (Farrer & Brownbill 1911).
- 5.2 By 1300 Aighton was either sold or reverted to the Earl of Lincoln as lord of Clitheroe, or else a mesne manor had been created in favour of Margaret de Holland. Robert granted his manor of Aighton with various lands to Ralph, son of Sir Ralph de Mitton, for life, although in 1304 Ralph gave his manor of Aighton to Margaret widow of Robert de Hephale and received it from her for life. After Margaret's death her manors were divided among her daughters, and came into the hands of Robert de Shireburne through marriage (Farrer & Brownbill 1911).
- 5.3 Hurst Green began to develop after the founding of the nearby Stonyhurst Hall in 1592, and during the civil war it is believed that Oliver Cromwell held a war council near Hodder Bridge in 1648. An almshouse and school were erected in the village by Richard Sherburne in 1688-9 (Mannex, P. 1855, 362).
- 5.4 A building appears to be shown here on Yates's map of Lancashire 1786, to the northeast of the Green and south of Stonyhurst Hall. In 1836, apart from agriculture, the industries were hand-loom weaving of cotton, wood-bobbin making, lime burning and stone quarrying (Farrer & Brownbill 1911). The 1847 OS map shows the building again, as an 'L' shaped building, with the northeastern (barn) end forming the leg of the 'L'. It is named as Timothy

House. Thomas Walley is recorded as a farmer in the 1841 census returns, with his wife Sarah and son Richard. Although no residence is mentioned, he appears at Timothy House in the 1851 census returns, again with his wife Sarah, although this time with his two daughters Catherine and Alice and two sons Joseph and William. Thomas is listed as a joiner and farmer. Two other entries are also given for Timothy House; James Holden is listed with his wife and child, as an agricultural labourer, as well as Henry Holden and his two sons, all also listed as agricultural labourers.

- 5.5 By 1861 Thomas Walley was still listed at Timothy House as a farmer of 6 acres with his wife and his children Catherine and William, along with an agricultural labourer. Henry Holden is also listed at the property, with his wife and children, again listed as an agricultural labourer.
- 5.6 In 1870 Hurst Green was described as having “amongst other things, a few bobbin mills, a prominent-looking, quadrangular-roofed building for guild and educational purposes, several humble cottages, and three or four hostelries for travellers” (Hewitson 1870). By 1871 the census records Robert Eccles at Timothy House, as a bobbin turner and farmer of 4 acres. He lived with his wife Catherine, his daughter and four sons, all of whom also worked as bobbin turners. By 1881 Henry Holden was the sole listing at the property, as a farmer of 16 acres. He lived with his wife Alice and two children, as well as two lodgers employed as stone masons.
- 5.7 By 1891 Ralph Holden, Henry’s son was listed at the property, with his sister Elizaeth, listed simply as an agricultural labourer. The 1893 map shows it again in slightly more detail, divided into four units, much as it appears today. The 1901 census records three families at the property. Ralph and his sister were still present, but also recorded was Catherine Read, a shirt maker, with one boarder. The third family was headed by Charlotte Fullalove living with her daughter and two sons. The situation remained the same in 1911, although Catherine Read had moved on and Jane Levates was recorded.

6. PHYSICAL DESCRIPTION

General Description

6.1 (Plates 1 - 3) The building is aligned roughly northeast – southwest with the barn at the northeastern end. It is two stories high and constructed in shaped sandstone rubble. The roof is double pitched with Welsh slate. The building has a rough joint between the barn and the house, with quoins to the latter, and the barn has a slightly lower ridge height, showing it to be a later extension. A further single bay extension was also made to the southwest end of the house.

Exterior

6.2 Northwest elevation (Plates 4 - 8). This forms the main frontage of the building. To the southern side of the face is a large barn doorway with depressed arched lintel of sandstone. The jambs are formed of large quoins. Above is a portrait shaped pitching eye. To the north of the face is an inserted personnel doorway, with concrete lintel and brick, stone and concrete jambs. Between this doorway and the barn doorway the face is constructed of regularly coursed sandstone. Above, at first floor level, the stonework is uncoursed.

6.3 Northeast elevation (Plates 9 - 12). This forms the gable end of the building. The eaves to the southern side are lower than those to the north. A doorway lies in the centre of the face at ground floor level, with worn sandstone lintel and jambs formed of the surrounding stonework. Above, and slightly north, is a pitching eye. To the south of the doorway is an inserted window, the rough joints visible around the concrete jambs, and fitted with a timber six light casement. The ghost of an earlier pitch is visible in the stonework, again shown with a change from the coursed stonework below and the uncoursed rough stone above. Finally, a series of square and rectangular holes are located at first floor level, roughly respecting the line of the former pitch. Quoins line both corners.

6.4 Southeast elevation (Plates 13 - 19). This forms the rear of the building, with a projecting lean-to to the east side. This has quoins to both corners and a

personnel doorway in the eastern side, with sandstone surround. To the west the face is set back and contains a large barn doorway with hand cut timber lintel over. A worn slot has been carved into the southern jamb for a board. The whole of the elevation is constructed in coursed sandstone.

- 6.5 Southwest elevation (Plate 20). This forms the face of the projecting lean-to. It is constructed of coursed sandstone and has a wide doorway to the southern side of the face, with sandstone lintel over. A rough joint above the doorway shows a small area of uncoursed stone above.

Interior

- 6.6 (Plates 21 - 34) Internally the barn comprises a single open space with two queen post trusses of machine cut timber supporting the roof. To the west, a brick wall has been inserted, constructed in English Garden Wall bond (4:1) of a modern machine made brick. To the east side a low wall has been inserted of concrete blocks, with metal rail over to create a feeding passage along the northeast wall. A steel beam has also been inserted on the same alignment to support a timber first floor at the northeast end.

7. ANALYSIS

- 7.1 The building appears to have been constructed as a barn attached to an earlier house, to create a laithe house, with the three-bay barn at the northeastern end and the house to the south west. The present building represents a two-bay section of the former barn, with one of the bays becoming a part of the house through the insertion of the internal brick wall.
- 7.2 Laithe houses consisted of a dwelling and farm building erected as a single building and are known to have been built from the mid-17th century onwards. The agricultural element tended to consist of a barn and cowhouse combined in a single space. As is the case here, they had a threshing floor with opposing doors, often acting as a feeding passage for the cattle. A slot in the sandstone jamb of the southeastern barn door was noted to hold a board during the process. The cattle would have been off to one side with storage lofts over (Brunskill 2008, 98). In this case the bays are no longer present, although the holes in the northeast gable suggest vent holes for the first floor storage bay.
- 7.3 Earlier examples of laithe houses tend to have a larger domestic unit, whereas in later ones the agricultural unit is larger (Brunskill 2008, 98). The present arrangement shows that the house and barn are roughly the same size, although it is unknown if the house was extended before or after the construction of the barn. The building appears on Yates map of 1786 and thus may suggest a mid 18th century construction date for the barn, with the house itself being earlier.
- 7.4 The barn appears to have been heightened at some point, with the first floor and gable showing a change in stone construction, from the coursed stone at ground floor level to the later uncoursed rubble above. The machine cut timber trusses may suggest a late 19th century date. This heightening may have occurred under Henry Holden, as the previous occupant (Robert Eccles) was a bobbin turner and farmer of 4 acres, whereas Henry was recorded as a farmer of 16 acres. The increased size of the farm, which had previously been recorded as 6 acres at most, may well have warranted the enlargement of the barn for

storage. Other later alterations are also shown, with the insertion of the doorway to the northwest elevation to form the feeding passage to the northeast side, and the window in the gable wall to light it. No trace of the former first floor remains or evidence of the former cattle or storage bays. The southwest bay of the barn was converted into use for the house at a later date, with the insertion of a brick wall, reducing the barn to two bays.

8. CONCLUSIONS

- 8.1 The building appears to have been built as a barn extension to an earlier building, forming a laithe house, possibly in the mid-18th century, appearing on Yate's map of 1786. The surveyed section comprised two bays of the former three bay barn. The barn was heightened likely in the late 19th century, and one bay later converted into part of the attached dwelling.

9. ARCHIVE

- 9.1 The results of the survey will form the basis of a full archive to professional standards, in accordance with current Historic England guidelines (“The Management of Archaeological Projects”, 2nd edition, 1991), 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” (published October 2009). 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.
- 9.2 The written, drawn and photographic archive will be placed with Lancashire Archive (with reference DDX 3172) within a reasonable time of completion of the project. This shall comprise a bound copy of the report, a PDF/A copy, and the photographs saved as TIFF files on CD. A copy of the final report will also be deposited with the Lancashire Historic Environment Record as a PDF. A digital copy of the report and photographs shall be deposited with ADS through the OASIS database. Should the results warrant it, a summary report, or detailed article on the work shall be submitted for publication in a regional or national journal, appropriate to the significance of the results and findings of the project.

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

ADS	Archaeological Data Service
CifA	Chartered Institute for archaeologists
NPPF	National Planning Policy Framework
OS	Ordnance Survey

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Census Returns

Census returns for Aighton, Bailey and Chaigley 1841

Census returns for Aighton, Bailey and Chaigley 1851

Census returns for Aighton, Bailey and Chaigley 1861

Census returns for Aighton, Bailey and Chaigley 1871

Census returns for Aighton, Bailey and Chaigley 1881

Census returns for Aighton, Bailey and Chaigley 1891

Census returns for Aighton, Bailey and Chaigley 1901

Census returns for Aighton, Bailey and Chaigley 1911

Maps

1786 Yates Map of Lancashire

1847 OS map Lancashire Sheet 54

1893 OS map Lancashire Sheet 54.8

1910 OS map Lancashire Sheet 54.8

1930 OS map Lancashire Sheet 54.8

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Figure 8: Ground Floor Plan

Figure 9: Northwest elevation

Figure 10: Northeast elevation

Figure 11: Southeast elevation

Figure 12: Section

Figure 13: Photo location plan

Figure 14: Photo register

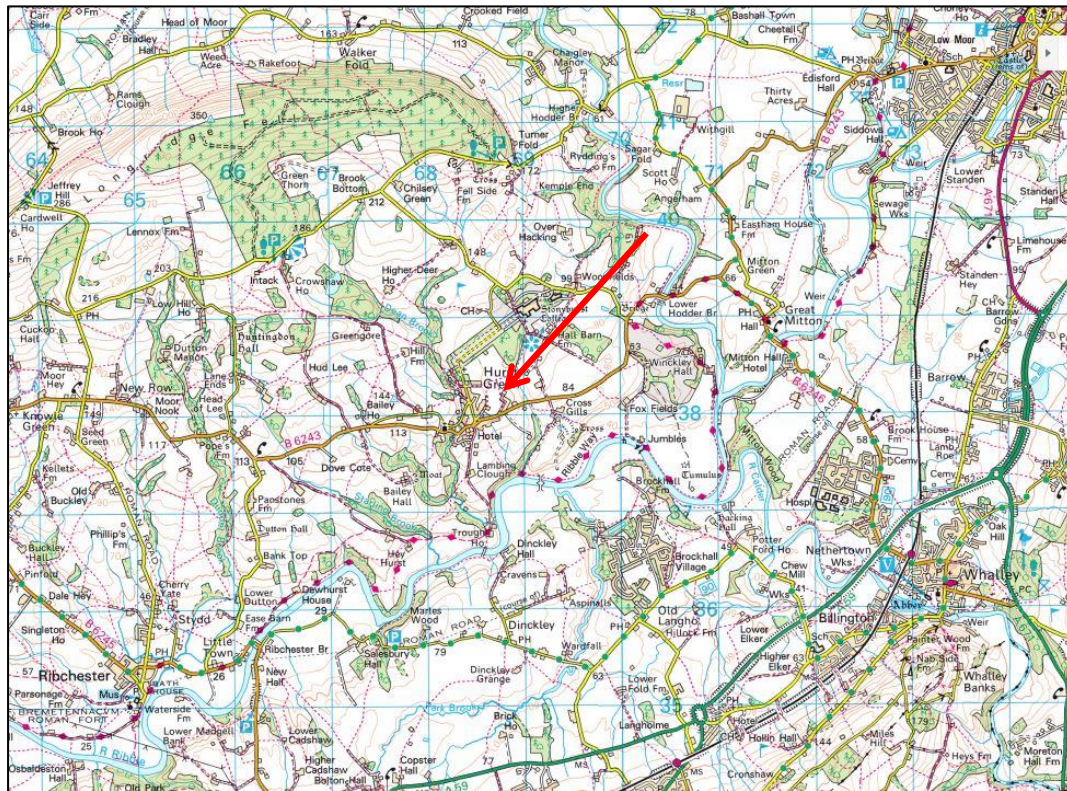


Figure 1: Location Plan (OS Licence Number: 100057911)

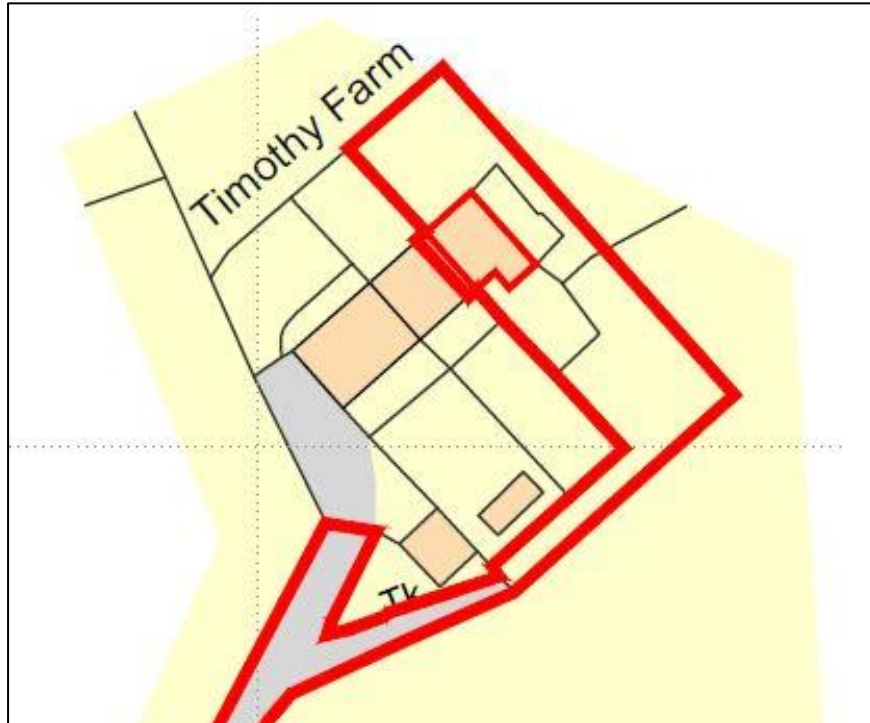


Figure 2: Site Plan (Courtesy of client)



Figure 3: Yates's map of Lancashire 1786



Figure 4: 1847 OS map Lancs. Sheet 54 (Courtesy of Lancashire Archives)

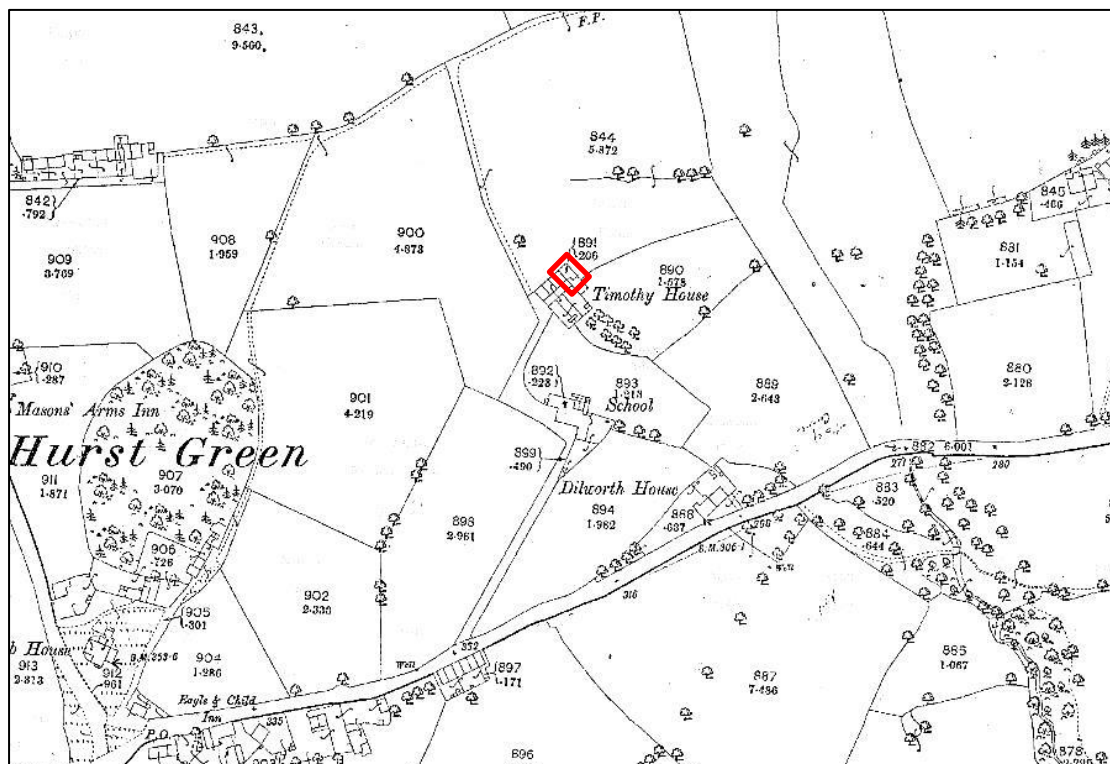


Figure 5: 1893 OS map Lancs. Sheet 54.8 (Courtesy of Lancashire Archives)

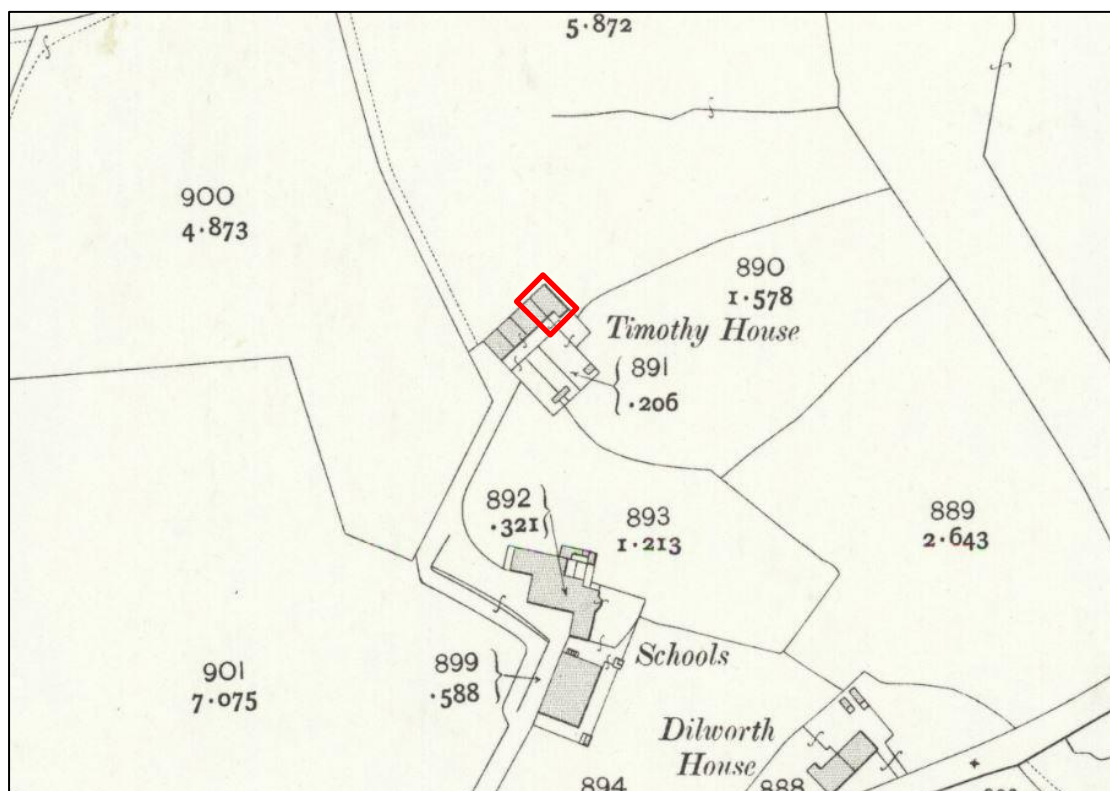


Figure 6: 1910 OS map Lancs. Sheet 54.8 (Courtesy of Lancashire Archives)

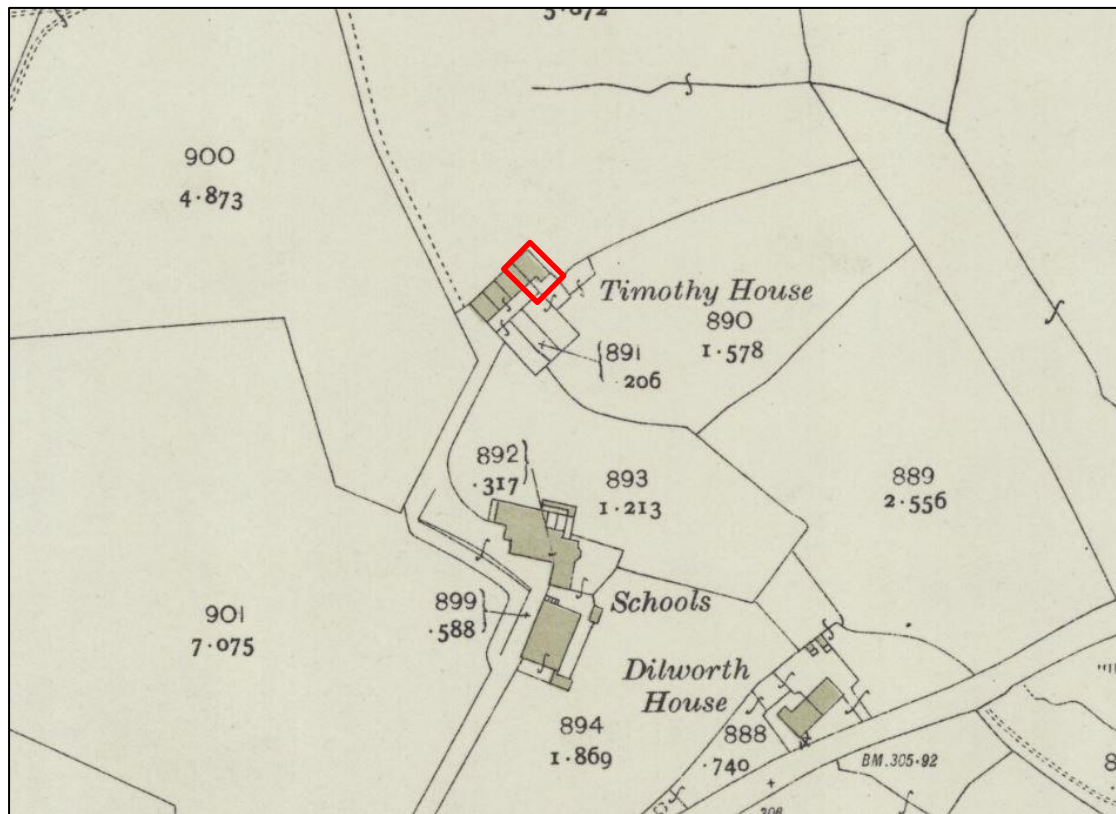
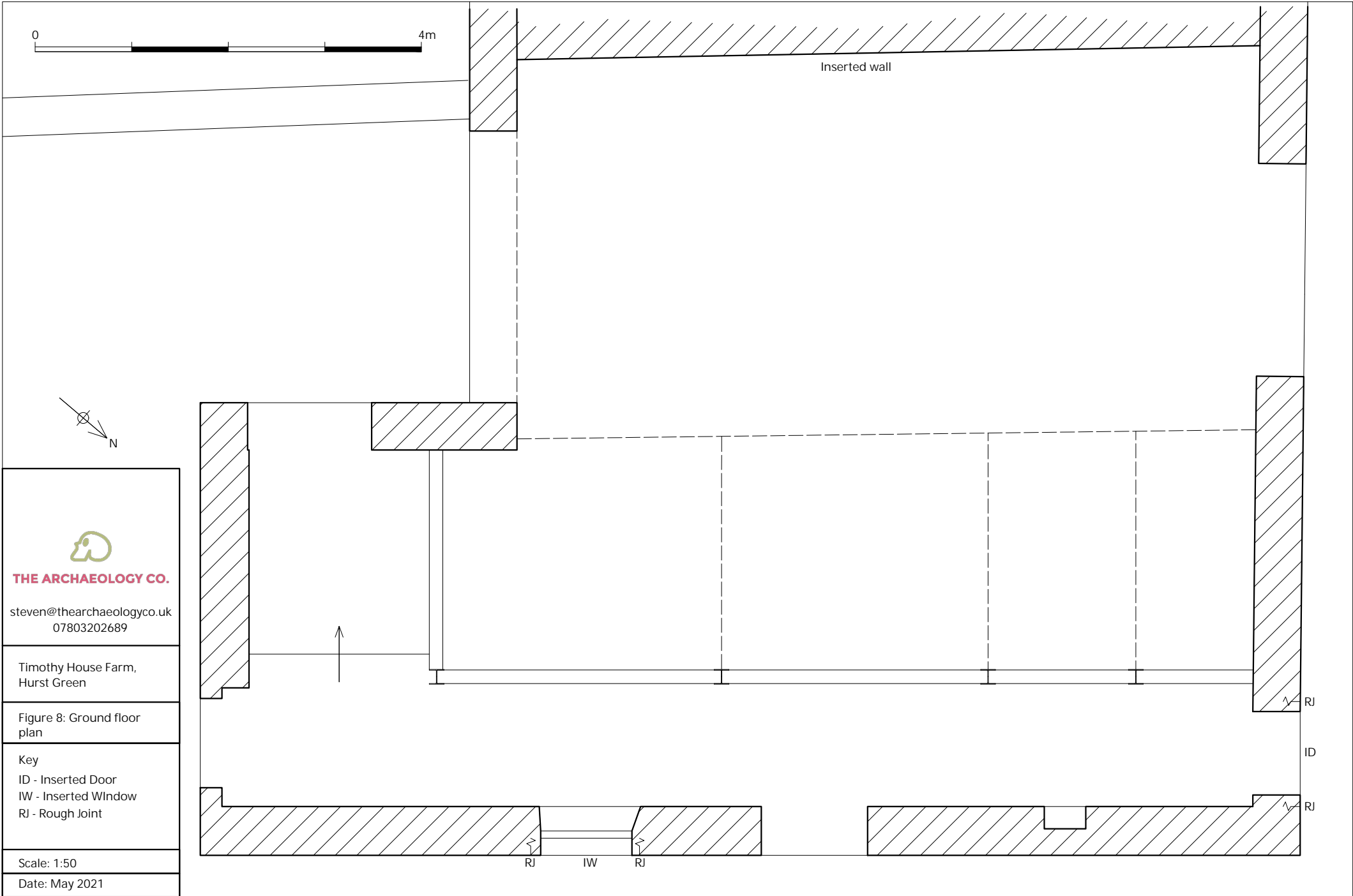
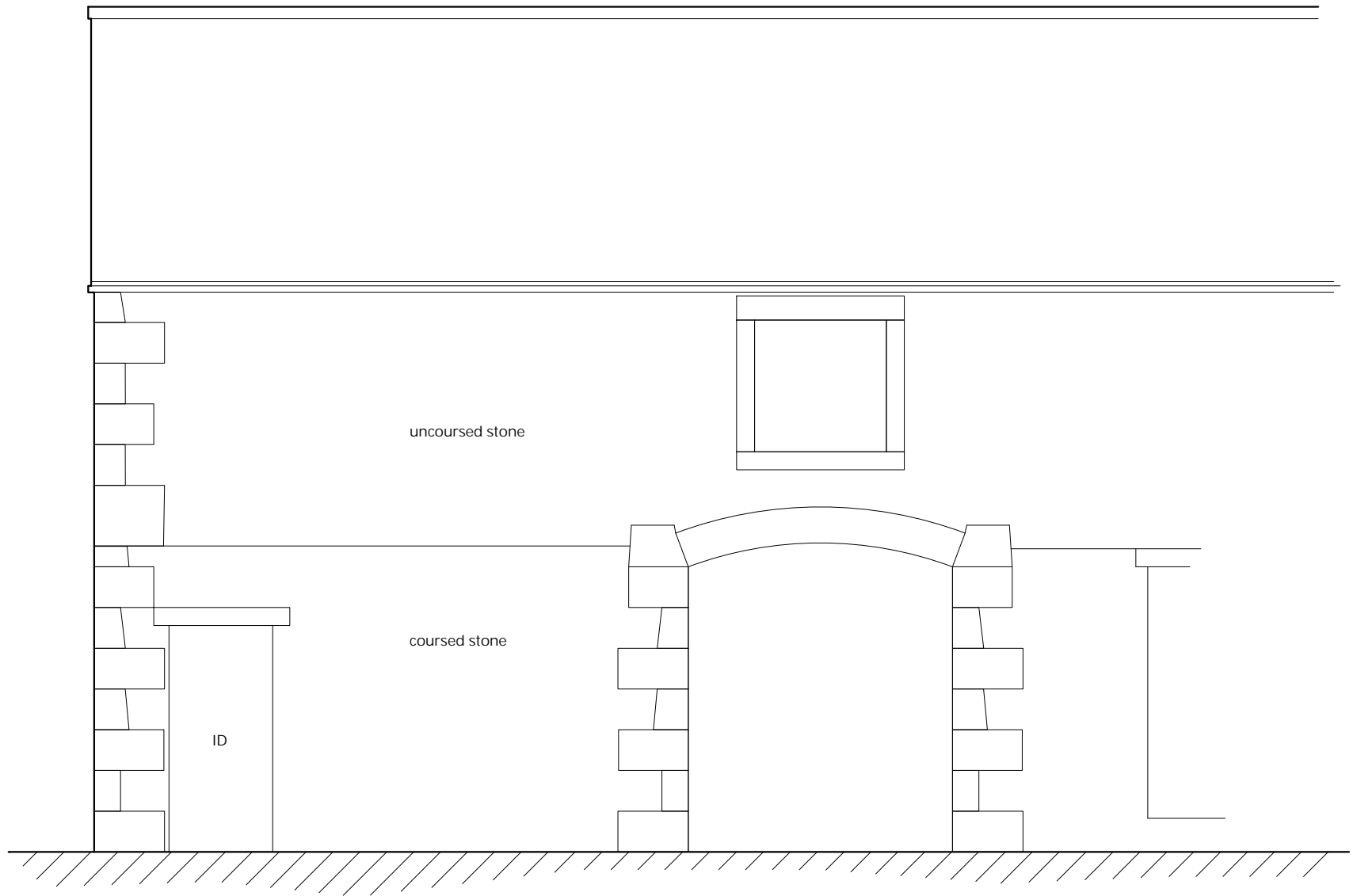


Figure 7: 1930 OS map Lancs. Sheet 54.8 (Courtesy of Lancashire Archives)





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Timothy House Farm,
Hurst Green

Figure 9: Northwest elevation

Key
ID - Inserted Door

Scale: 1:50

Date: May 2021



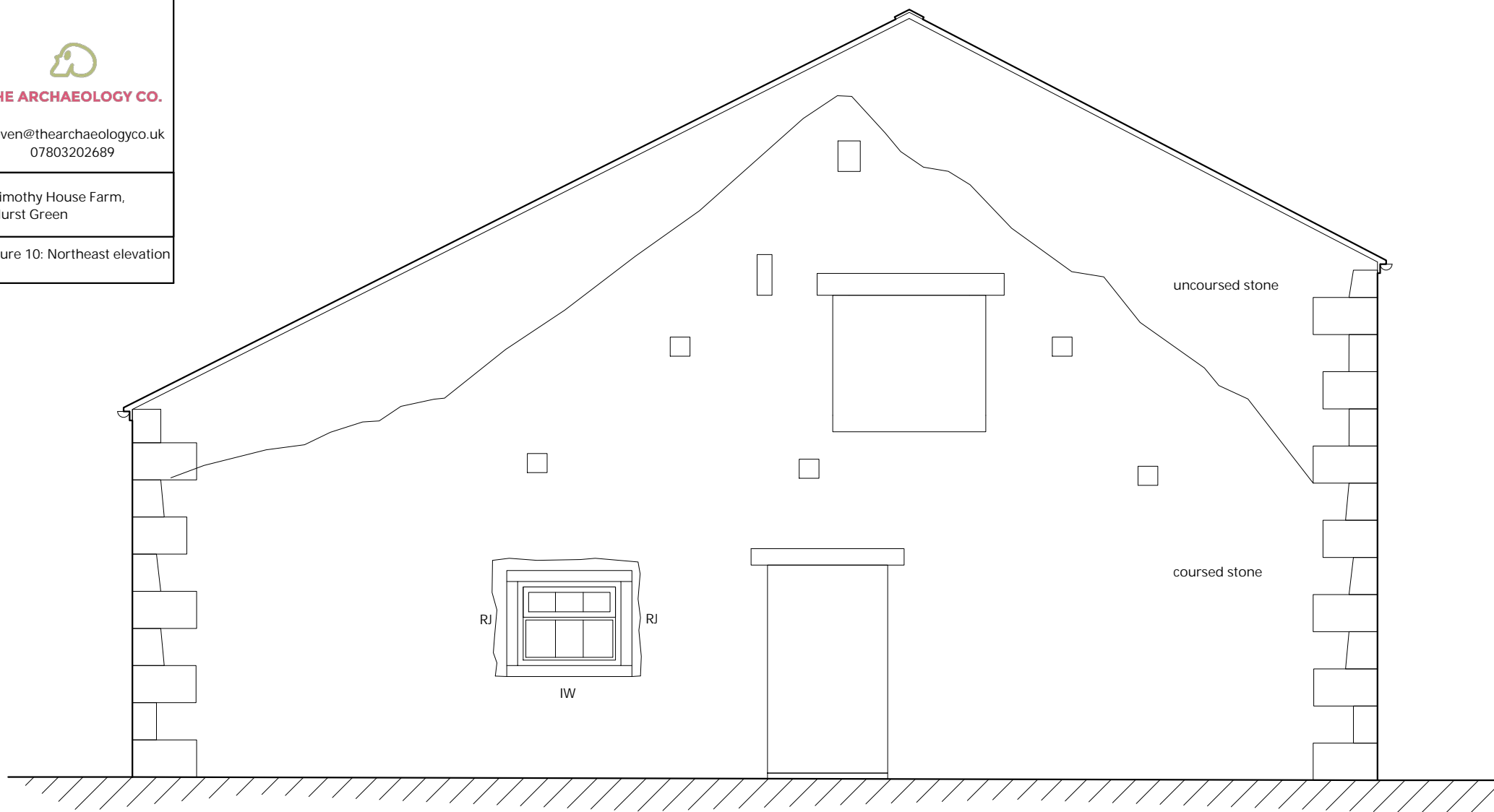


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Timothy House Farm,
Hurst Green

Figure 10: Northeast elevation

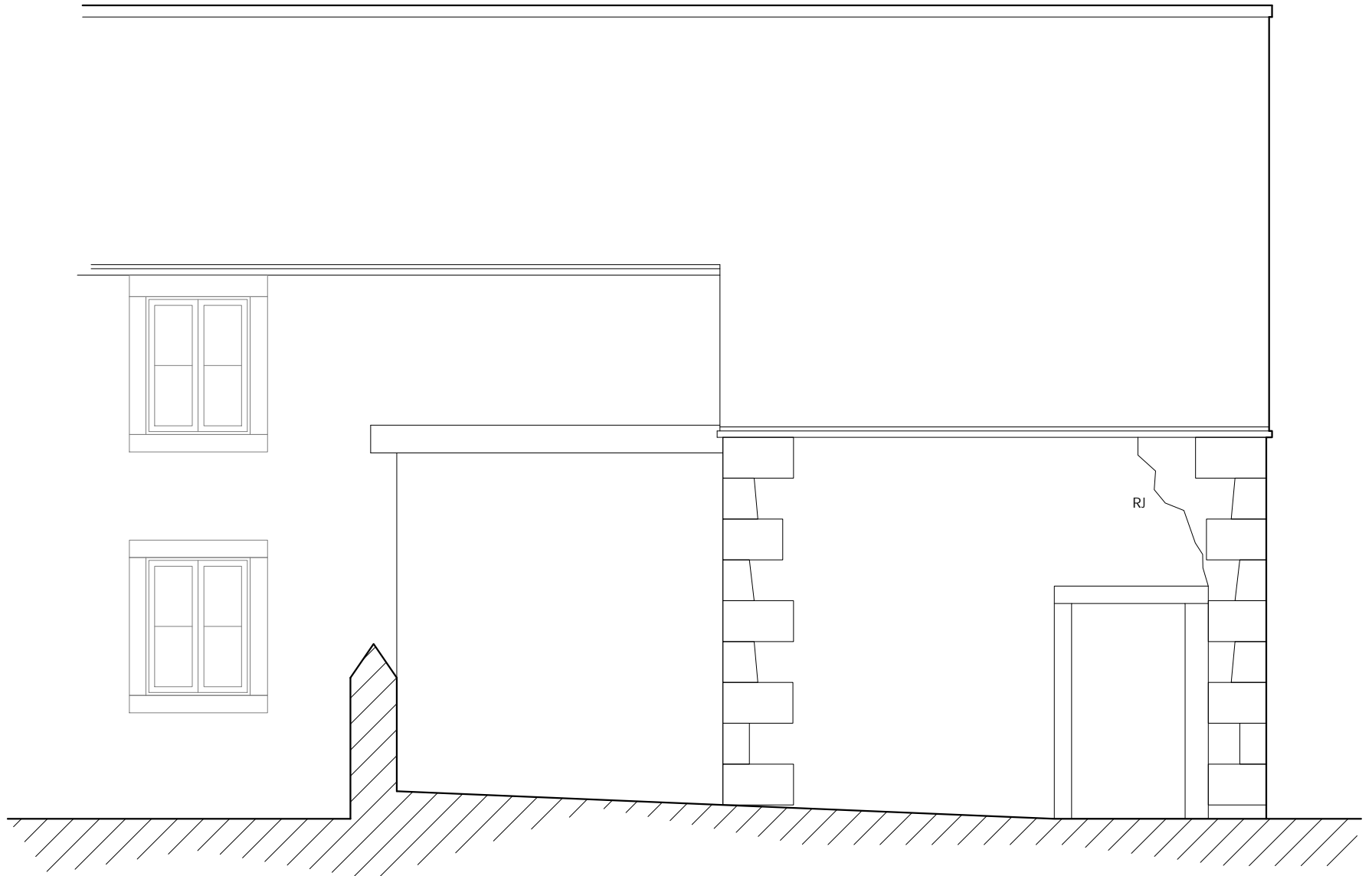


Key
IW - Inserted Window

Scale: 1:50

Date: May 2021





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Timothy House Farm,
Hurst Green

Figure 11: Southeast elevation

Key
RJ - Rough Joint

Scale: 1:50

Date: May 2021





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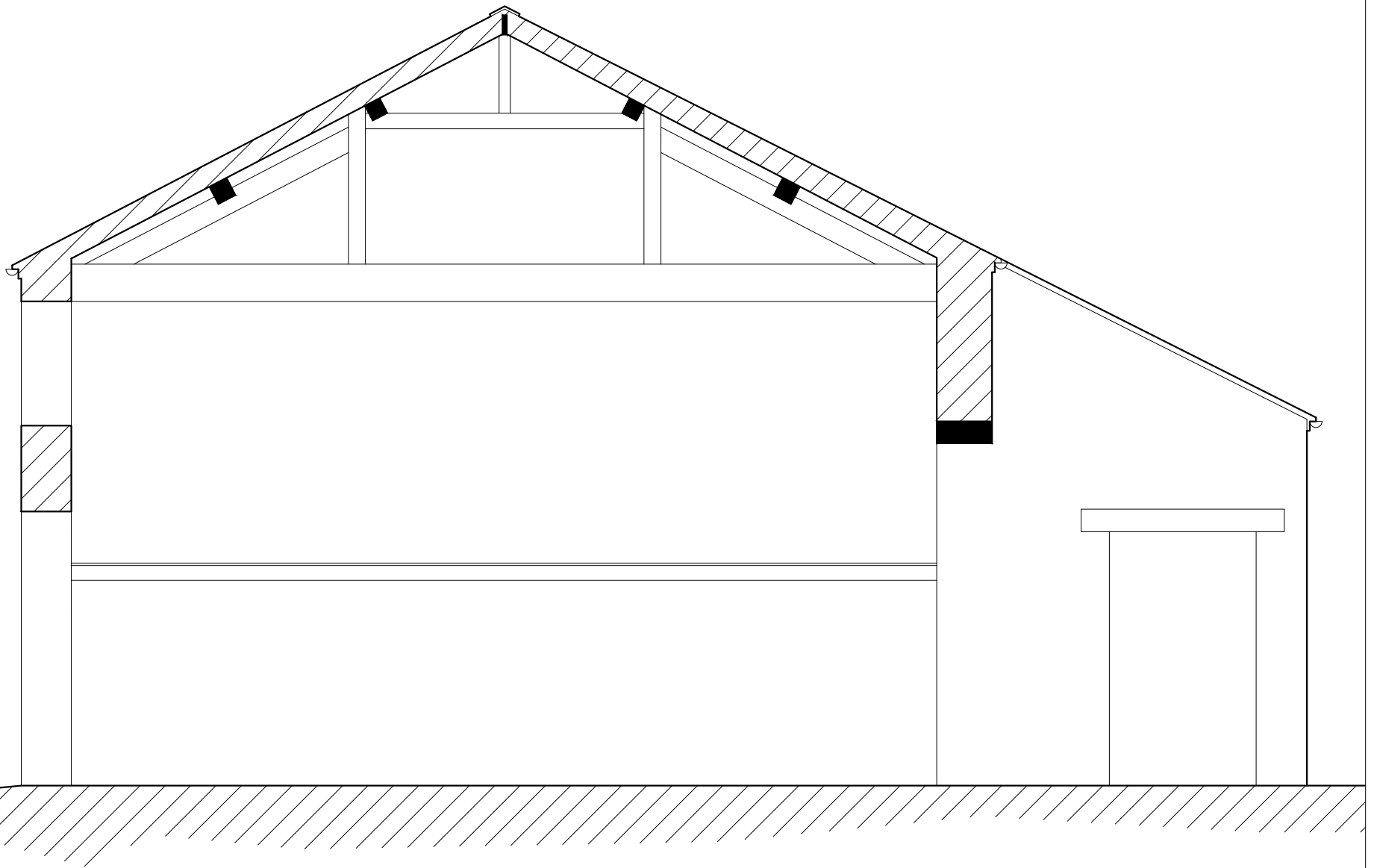
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Timothy House Farm,
Hurst Green

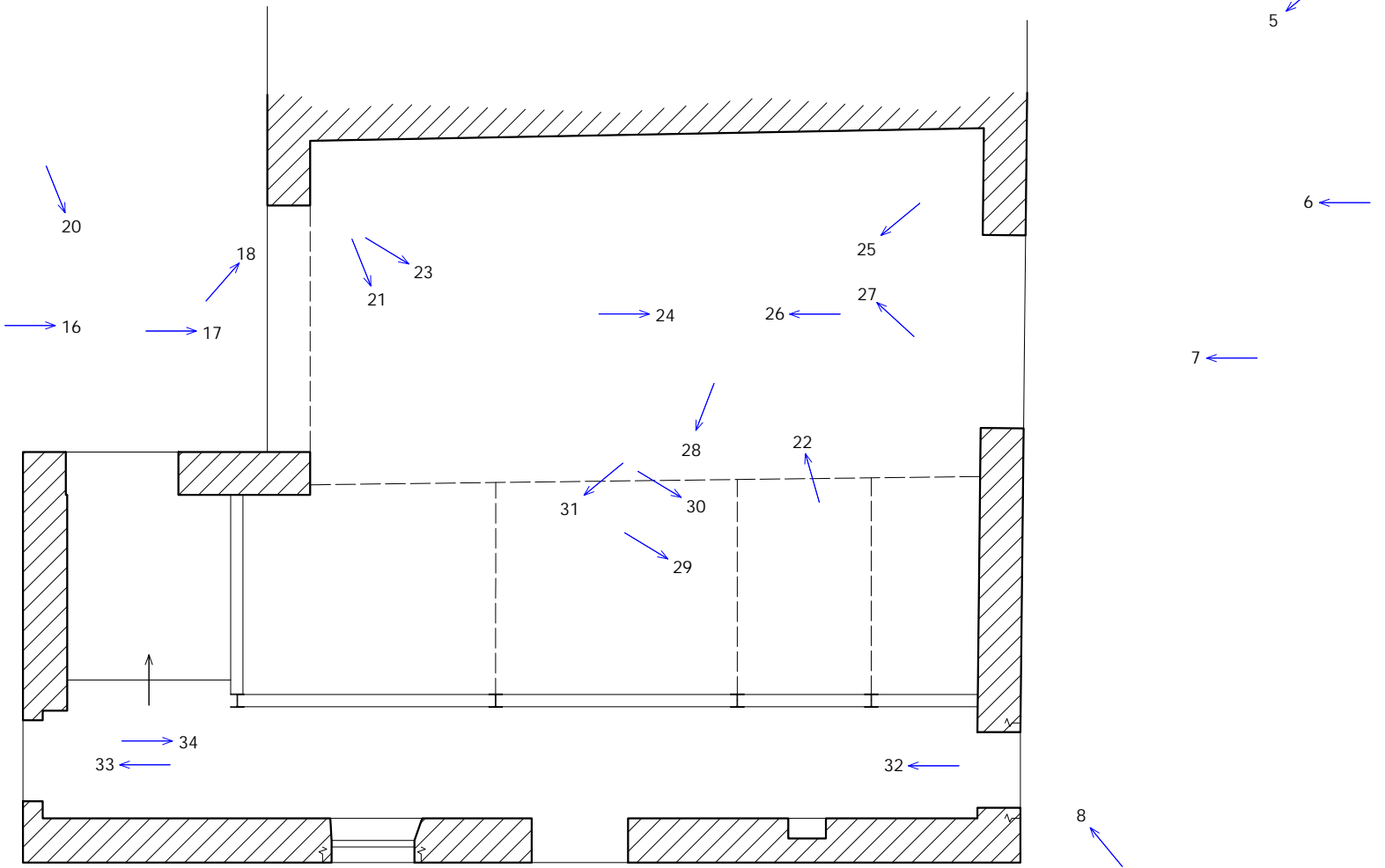
Figure 12: Southwest facing
Section

Scale: 1:50

Date: May 2021



0 4m




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Timothy House Farm,
Hurst Green

Figure 13: Photo location
plan

Key
23 - Plate Number

Scale: Not to scale

Date: May 2021

Figure 14: Photograph register

Plate No.	Digital No.	Description	View to
1	P4299821.tif	General shot of building from the north	S
2	P4299864.tif	General shot of building on approach from the south	N
3	P4299862.tif	Junction between barn (left) and house (right) showing quoins to the house	S
4	P4299811.tif	General shot of northwest elevation of whole building	S
5	P4299860.tif	As above from west	E
6	P4299808.tif	Northwest elevation of barn. Fence marks the boundary of the survey	SE
7	P4299813.tif	Barn door and pitching eye over. Note the change is stonework between ground and first floor	SE
8	P4299815.tif	Inserted doorway to north side	S
9	P4299816.tif	General shot of northeast gable	SW
10	P4299820.tif	Ground floor doorway	SW
11	P4299826.tif	Inserted window	SW
12	P4299817.tif	First floor pitching eye and differing stonework showing former roof pitch	SW
13	P4299859.tif	General shot of southeast elevation of whole building	NW
14	P4299827.tif	Southeast elevation of barn	NW
15	P4299828.tif	Detail of lean-to	NW
16	P4299829.tif	Barn door	NW
17	P4299830.tif	Detail of timber lintel	NW
18	P4299834.tif	Slot for board in jamb	W
19	P4299833.tif	Shot showing converted bay of barn. Note the straight joint between the house and barn (far left)	NW
20	P4299836.tif	Southwest elevation of lean-to	N
21	P4299837.tif	Queen post truss	N
22	P4299850.tif	Southern queen post truss and brick wall	S
23	P4299839.tif	General interior shot looking north	N
24	P4299840.tif	Barn door in northwest wall	NW
25	P4299843.tif	General shot looking east	E
26	P4299844.tif	Barn door in southeast wall	SE
27	P4299842.tif	Inserted brick wall to southwest	S
28	P4299845.tif	First floor looking northeast	E
29	P4299846.tif	Detail of inserted first floor and concrete feeding passage	N
30	P4299848.tif	Inserted first floor	N
31	P4299849.tif	Inserted first floor	E
32	P4299853.tif	Inserted feeding passage along northeast wall, looking southeast	SE
33	P4299857.tif	Detail of doorway to southeast	SE
34	P4299856.tif	Feeding passage looking northwest	NW

Appendix 2: Plates



Plate 1: General shot of building from the north



Plate 2: General shot of building on approach from the south



Plate 3: Junction between barn (left) and house (right) showing quoins to the house



Plate 4: General shot of northwest elevation of whole building



Plate 5: As above from west



Plate 6: Northwest elevation of barn. Fence marks the boundary of the survey



Plate 7: Barn door and pitching eye over. Note the change in stonework between ground and first floor



Plate 8: Inserted doorway to north side



Plate 9: General shot of northeast gable



Plate 10: Ground floor doorway



Plate 11: Inserted window



Plate 12: First floor pitching eye and differing stonework showing former roof pitch.



Plate 13: General shot of southeast elevation of whole building



Plate 14: Southeast elevation of barn



Plate 15: Detail of lean-to



Plate 16: Barn door



Plate 17: Detail of timber lintel



Plate 18: Slot for board in jamb



Plate 19: Shot showing converted bay of barn. Note the straight joint between the house and barn (far left)



Plate 20: Southwest elevation of lean-to



Plate 21: Queen post truss



Plate 22: Southern queen post truss and brick wall



Plate 23: General interior shot looking north



Plate 24: Barn door in northwest wall



Plate 25: General shot looking east



Plate 26: Barn door in southeast wall



Plate 27: Inserted brick wall to southwest



Plate 28: First floor looking northeast



Plate 29: Detail of inserted first floor and concrete feeding passage



Plate 30: Inserted first floor



Plate 31: As above



Plate 32: Inserted feeding passage along northeast wall, looking southeast



Plate 33: Detail of doorway to southeast



Plate 34: Feeding passage looking northwest