

Whitelee Farm, Wincle, Cheshire, SK11 0QF
Level 1-2 Historic Building Recording of Farm Buildings
Planning Ref. NP/CEC/0420/0338



for Jonathan and Jenny Marsh of Whitelee Farm

November 2020

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Non-Technical Summary

Whitelee Farm is a farmstead in the south-west area of the Peak District, near Wincle (in Cheshire). The farmhouse is a Grade II listed building, built in the 17th century and extended in the 19th century, with the farm yard located to its north-west.

A level 1-2 record was required under a planning condition; planning permission (Ref. NP/CEC/0420/0338) was granted by the Peak District National Park Authority (PDNPA), to convert some of the farm buildings to residential use, ancillary to Whitelee Farm. A WSI was submitted to the PDNPA in August 2020. This report follows the WSI, comprising the written record, photographs and drawings. The methodology is set out in section 3. The drawings are in Appendix 3 and the plates in Appendix 2, with plans showing viewpoints in Appendix 1. The contents and form of the archive are set out in Appendix 4.

The current historic farm buildings are not complete, but appear to date from the early 19th century, representing a rebuilding of the farmstead in the industrial period. They form an open-sided yard facing south; the farm buildings that are the subject of this report comprise the north range. Building 1 is a 3-bay open-fronted barn on the south side of the north range and Building 2 is a single-storey cow house attached to the north side of Building 1. Prior to alterations in 1987, the farm buildings consisted of ranges to the west, north and east; the west range was demolished in 1987 and the south side of the north range was largely rebuilt to form the present single-storey barn, open to the south (Building 1). A portal frame shed was added to the north in c1981, extended more recently. The traditional farm buildings are now redundant for farming purposes.

Building 1 originated as a 2-storey cow house, probably built in the early 19th century; due to the 1987 remodelling the historic fabric of the structure is limited to the north wall (which also forms the south wall of Building 2) and the lower portions of the gable-end walls. The whole of the front wall was removed in 1987 and replaced with two stone and brick piers supporting the south wall-plate. The rebuilt barn has a 3-bay roof structure, incorporating re-set tie-beam trusses. The rafters are part of the 1987 work.

Building 2 is a single-storey cow-house, its south wall provided by the north wall of Building 1. Three feed holes (blocked) in the east end of this wall enabled fodder to be delivered into the cow house from the ground floor of Building 1. A single doorway connects the two parallel structures. The cow house appears to represent a rebuilding and enlargement of an earlier cow house on this site, in the late 19th century. It was altered internally in the 20th century with a concrete floor, cement-rendered walls and steel stall partitions on concrete platforms at the west end. The 4-bay cow house roof

structure comprises king-post trusses and purlins, made of machine-sawn pine, characteristic of the late 19th century. The north cow house range is part of a single-phase L-plan cow house; the east range was not part of this record.

The farm buildings have low to medium heritage significance as part of a much-altered traditional farmstead in the South West Peak. The buildings are non-designated heritage assets.

The record will be the subject of archiving and dissemination, as agreed in the WSI, and set out in sections 3.5, 3.6 and Appendix 4.

The recording has been undertaken by Marion Barter with drawings provided by Allen Newby of PME Planning. No research was carried out, apart from online to obtain historic mapping. Assistance with access to the buildings was provided by Jonathan Marsh.

1 INTRODUCTION

1.1 Context and Planning Condition

This Historic Building Record was commissioned from Marion Barter Associates (MBA) in July 2020 by Allen Newby (PME Planning Services) on behalf of Jonathan and Jenny Marsh, the applicants and owner of the farmstead. Planning permission was granted on 10 June 2020 by the Peak District National Park Authority (PDNPA) (Ref NP/CEC/0420/0338), for the conversion of part of the farm buildings to residential use ancillary to the farm. Condition 4 covers archaeological recording.

The WSI for the recording was compiled by Marion Barter and submitted to the PDNPA, to satisfy condition 4a of the planning approval.

Condition 4b states that

No development shall take place until all on-site elements of the approved scheme have been completed to the written satisfaction of the local planning authority.

Condition 4c states that

The development shall not be occupied until the site investigation and post investigation reporting has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition (a) and the provision to be made for publication and dissemination of results and archive deposition has been secured.

1.2 Purpose and scope of the recording

The purpose of recording a historic building is to 'seek a better understanding [of the buildings], compile a lasting record, analyse the findings/record and then disseminate the results' (CiFA, 2019, 3).

Natalie Ward, Archaeologist for the PDNPA requested a Level 1-2 building record, to satisfy planning condition 4 (Ref. NP/CEC/0420/0338). Level 1 is a basic visual record, the lowest level of record, while Level 2 is a descriptive record. The recording followed the *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* published by CiFA (2019), and Historic England guidance in *Understanding Historic Buildings, a Guide to Good Recording Practice*, May 2016. This report has been finalised following comments from Natalie Ward in November 2020.

1.3 Location and ownership

The site is at Whitelee Farm Barlow Hill, Wincle, Cheshire, SK11 0QF. The farm is accessed by a mile-long drive that runs westwards from Wincle, on the north side of the Dane valley. The national grid reference for the farmstead is NGR SJ 954 644. The farm owner is A.J.Marsh.

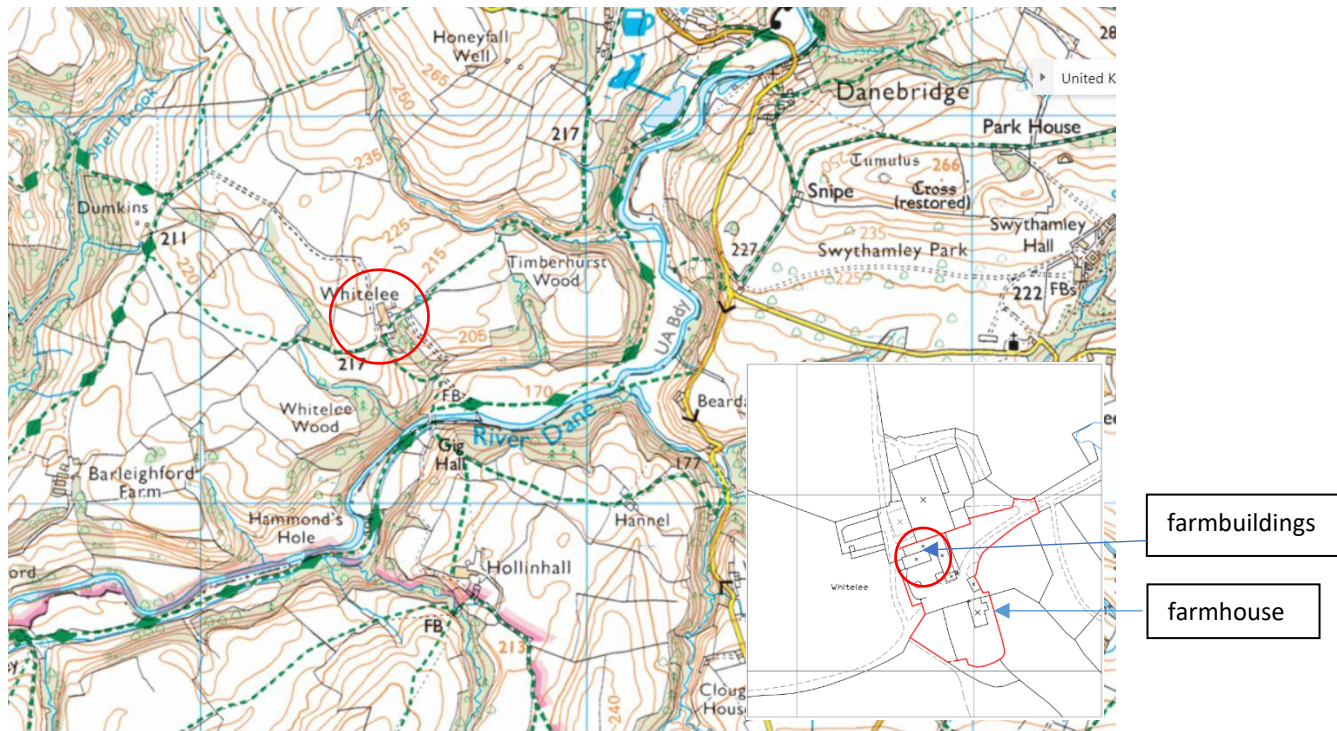


Fig.1: location of Whitelee Farm (Crown copyright OS licence no. 100059521)

1.4 Designation status

The farmhouse at Whitelee Farm is a Grade II listed building (NHLE 113883); the farm buildings are not separately listed but are non-designated heritage assets. The farm is within the Peak District National Park.

1.5 Summary of site history

Section 4 provides more detail on the development of the farmstead. The farmstead at Whitelee was built in the 17th century; the house incorporates 17th century fabric. The farm buildings were built in their present location in the first half of the 19th century, but are of more than one phase, with some alterations in the late 19th century, and expansion of the farmstead to the north in the 20th century.

Until remodelling in 1987, the farm buildings enclosed three sides of a yard, open to the south; they consisted of ranges to the west, north and east, with a 2-storey cow house and hay loft on the south side of the north range. The buildings were built for raising cattle. All the buildings are built in local stone, with clay tile roofs.

In 1987 some of the historic farm buildings were remodelled; the west range was demolished (leaving the outer west and south walls as yard walls) and the upper floor of the 2-storey building was removed to create a single-storey 3-bay open-fronted hay barn.

1.6 Author and acknowledgements

This written record was compiled by Marion Barter, drawing on the *Design Access and Heritage Statement* compiled by Allen Newby of PME Planning Services in 2020. Additional online research has been limited to obtaining the tithe map, from <https://maps.cheshireeast.gov.uk/tithemaps/>. The site recording was undertaken by Marion Barter on 19 August 2020, and drawings were provided by Allen Newby with advice from Marion Barter. Assistance with access to the buildings was kindly provided by Jonathan Marsh. The tithe map is reproduced courtesy of Cheshire Shared Services. Natalie Ward of the PDNPA advised on the content of the WSI and this report.

1.7 Copyright

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2 AIMS & OBJECTIVES

2.1 Written Scheme of Investigation (WSI)

The WSI defined the objectives of this recording project:

1. To carry out a Level 1-2 historic building survey that includes a photographic, written and drawn record of the farm buildings before any development works begin;
2. To define the historic significance of the buildings;
3. To provide an historic building survey report that summarises the development of the buildings, and their key features;
4. To disseminate the results by placing the record in the public domain.

2.2 Research questions

Cheshire is covered by the Research Framework for North West England. This has recently been updated as part of a project funded by Historic England and led by the Centre for Applied Archaeology at the University of Salford; the current documents are on a blog site hosted by the CBA

<https://archaeologynorthwest.wordpress.com/period-updates/>. The relevant research questions for farmsteads fall under research questions for the post-medieval and the industrial periods, notably the following two questions:

PM15 How well recorded and understood are farming landscapes, field patterns, distributions of buildings and building types?

I14 How can we establish a typology of and assess the significance of buildings and other structures associated with country and farming estates?

The key questions to consider as part of the recording of the farm buildings at Whitelee Farm are

- Do the surviving buildings retain evidence for the post-medieval farmstead ?, and
- to what extent do the buildings contribute to an understanding of typology and the significance of industrial period farm buildings in this area?

These are discussed in section 6.

3 METHODOLOGY

3.1 Field recording

The field recording took place on 19 August 2020, undertaken by Marion Barter with assistance from Allen Newby. In advance of the recording, Jonathan Marsh cleared the buildings of stored items. The buildings were examined to establish their overall form, construction and phasing and to identify features that contributed to their interpretation.

3.2 Drawn record

Survey plans of the farm buildings as existing were produced by Allen Newby at a scale of 1:50. These were checked for accuracy and annotated by hand on site, to record significant structural and architectural features such as blocked openings, functional features, roof trusses, evidence of missing features and areas of rebuilding. The following plans (Appendix 3) provide a record of the farm buildings:

- A measured plan of Buildings 1 and 2 (one floor level only)
- Two measured cross sections through Buildings 1 and 2.

3.3 Photography

A photographic record of the farm buildings was made:

- General views showing the buildings' relationship to the wider landscape and the farmstead setting;
- A representative photograph of each external elevation, using oblique views, with selected views at right-angles to the plane of the elevation;
- Minimum of two photographs of each internal space, to show overall appearance;
- Selected photographs of features within the buildings.

All photographs were taken using a hand-held Panasonic Lumix DMC-FZ28 digital camera, using natural and artificial light.

The viewpoints and directions of photographs were marked on a site plan, and numbered with plate numbers (Appendix 1). Numbered plates are included in Appendix 2 of this report.

3.4 Reporting

A written record of the buildings is provided in this report, following the format and requirements for a level 2 record as set out in Historic England guidance, and covering the recommended contents set out by the ClfA. The contents were agreed in the WSI to cover the following:

- Location (address and NGR)

- Designation status
- Date of record, author, acknowledgments, and location of archive
- Historic background of the buildings, referring to their historic form, function, date and development, illustrated with available historic maps or images
- Short description of the buildings in their current form, including landscape and farmstead setting
- Short summary of heritage significance.

3.5 Archiving

The archive will consist of the digital photographs and the drawings which will be uploaded to ADS, as indicated in Appendix 4.

3.6 Dissemination

Upon completion and approval of the finished report, it will be uploaded to Oasis, the website managed by Historic England.

Once validated by the HER, the pdf report will be deposited as part of the Oasis process in the grey literature library of the Archaeology Data Service (ADS), managed by the University of York <https://www.archaeologydataservice.ac.uk>. Copies will also be provided to Cheshire and Peak District HER. The Oasis number will be recorded in the report, after the Oasis form is completed.

4 HISTORICAL BACKGROUND

4.1 Documentary research

Documentary research was limited to sourcing historic maps available online, including the 1848 tithe map and OS maps. Historic photographs from the client's collection enabled an understanding of late 20th century changes.

4.2 Summary history

The farmstead at Whitelee has at least 17th century origins; the south range of the farmhouse is characteristic of the 17th century, with stone mullioned windows (described in the List Entry).

The character and appearance of the farm buildings suggests that they were built in the first half of the 19th century, grouped around a yard to the north-west of the house. They may be on the site of earlier farm buildings, but no evidence for these was seen during recording. The 1848 tithe map shows an L-plan range to the north and west and a separate range to the east of the yard, but not the north cow house, parallel to the north arm of the L-plan. This may be a schematic representation of the farmstead, as the more accurate OS mapping differs in detailed layout, but it is probable that the map records the farmstead prior to the building of the north cow house. The tithe apportionment records that the farm was tenanted by John Mitchell and owned by George Smith and members of the Daintry family, who also owned most of the neighbouring farmland to the north and west. The Whitelee farm land was used mainly as meadow and pasture, with a small amount of arable.

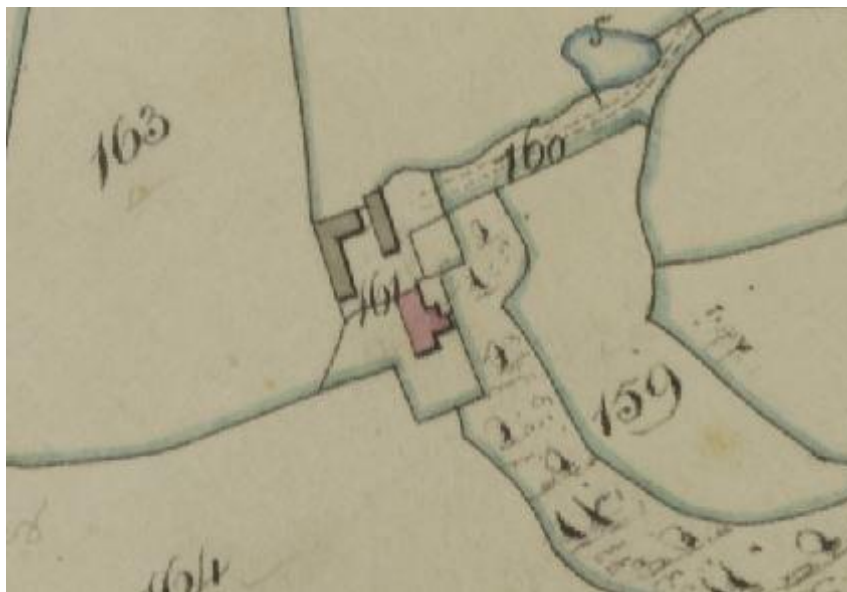


Fig.2: 1848 tithe map Ref EDT 435-2 (Cheshire Shared Services)



Fig.3: 1881 6 inch OS (Cheshire sheet XLIV, survey 1871)

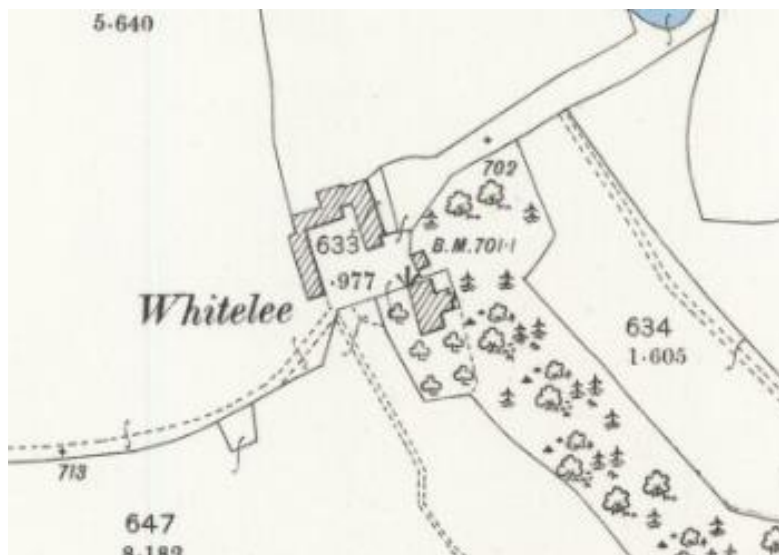


Fig.3: 1899 25 inch OS (Cheshire sheet XLIV.14 surveyed 1898)

The OS surveys of 1871 and 1898 record similar building footprints; the farmhouse is shown to the south-east of the group set in an orchard or garden and the farm buildings form an irregular group around a south-facing yard. The gap between the north and west ranges and the east range is partly filled by an added north range, which does not extend as far to the west as the present north cow house (Building 2).

By the early 20th century, the north cow house had been rebuilt and extended to the west, in its present form as the north range (Building 2) of an L-plan range, shown on the 25 inch OS map surveyed in 1907 (Fig.4). The same map shows a Dutch barn to the north of the stone buildings.

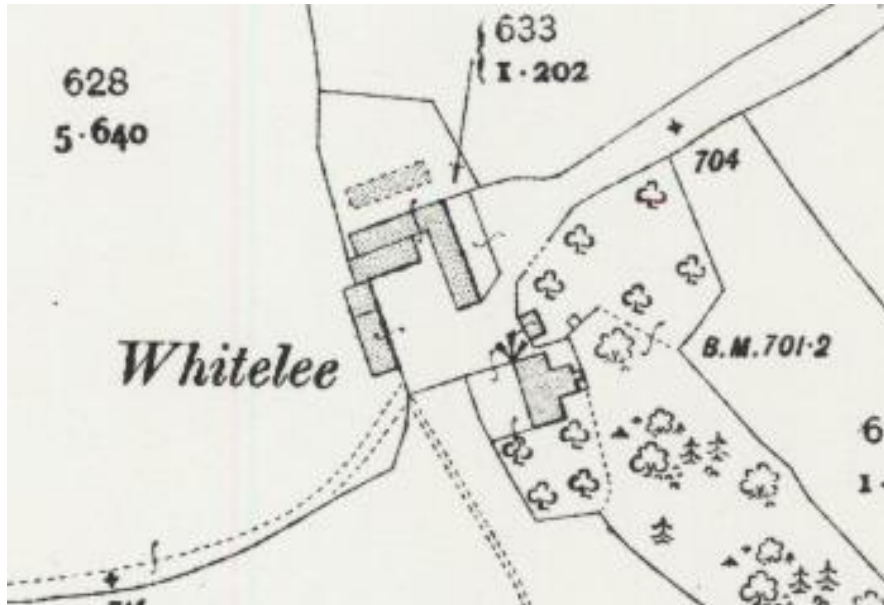


Fig.4: 1909 25 inch OS (Cheshire sheet XLIV.14, survey 1907)

During the 20th century, the gap between the Dutch barn and the north cow house was infilled, a lean-to shed was added to the north, a large portal frame shed and a silage clamp were built to the north and a slurry tank was built to the east of the Dutch barn. These additions are shown on the aerial photograph in Fig.5.



Fig.5: undated 20th century aerial photograph (client collection)

The historic appearance of Building 1 at the north side of the yard is also shown in a photograph pre-dating the 1987 remodelling of this building (Fig.6). These images indicate that the building was a 2-storey cow house, with a hay loft above, with taking-in openings (pitching holes) to the west gable end and south elevation. The portal frame shed was added in 1981 (planning application M0881027).



Fig.6: undated 20th century photograph of the 2-storey north building from the south (client collection)

In 1987 the historic farm buildings were remodelled; the west range was demolished (leaving the outer west and south walls as yard walls) and the 2-storey range on the south side of the north range was reduced in height to form a single-storey 3-bay hay barn, open-fronted to the south (Building 1). A brick lean-to was removed from the south elevation. To the north, the Dutch barn was removed and the portal frame cubicle shed extended to the south to abut the north cow house. The historic farm buildings became largely redundant for farming from the end of the 20th century.

5 DESCRIPTION OF THE BUILDINGS

5.1 Introduction

The farm buildings are part of a larger farmstead, but not all the buildings are described in detail for this report. The subject of this recording are the two northern ranges of a traditional farmstead that also includes a single-storey east range, which was not recorded as part of this project. A former west range was demolished in the 1980s, retaining only the lower part of the south, north and west walls as boundary walls to the yard area; this is also not part of the record. The farm buildings are arranged around a yard that faces south-south-east, but for convenience, the north range buildings are described as if they face due south. The plan and section drawings in Appendix 2 should be referred to.

5.2 Planform and phasing

The two north range buildings are aligned roughly east-west, parallel to one another on the north side of the yard. Building 1 is a 3-bay single-storey barn on the north side of the yard, open to the south. Its present form dates from 1987 when the earlier 2-storey cow house was reduced in height and altered. This building appears to be the earlier of the two ranges, as indicated by three former breathers or vents on the west end of the north wall that are blocked; two of these are abutted by the north cow house, but were originally open to the exterior. This is also confirmed by historic mapping (Figs.2-4). The south building was probably built in the early 19th century.

Building 2 is a 4-bay cow house built onto the north wall of the barn. It forms the western arm of an L-plan cow house, that includes the east range of the yard. The timber roof structure of this L-plan range appears to be of one phase; the mapping suggests that this L-plan range represents the rebuilding of earlier more irregular ranges in this location (Fig. 2 and 3). The current layout is first shown on the 1909 OS map (Fig. 4), suggesting it was built between c.1898 and 1907 (the survey dates of the OS map revisions).

5.3 Materials

The farm buildings at Whitelee Farm are built of coursed local sandstone, with solid masonry walls, set in lime mortar, with repairs or rebuilding using cement-based mortar. Large stone blocks are used for quoins. The roofs are laid with plain Staffordshire blue tiles, with ceramic ridges and plain verges (no copings). Rainwater goods are mainly plastic.

5.4 Building 1: South Building (North Range) Exterior

Building 1 has roughly coursed sandstone walls with lime mortar to the lower portions of the walls; above this, the walls were rebuilt in 1987 using a cement-rich mortar and salvaged stone. On the west gable-end historic masonry has been retained to approximately the present eaves height, to the east gable-end only the

lower 2 metres are historic and on the north wall, the upper metre of masonry has been rebuilt. Both gable-ends are blind. The rebuilding reduced the integrity of the historic building, but some features have survived in situ in the lower parts of the structure. The south elevation now consists of three open bays and two stone-faced piers that carry the wall plate; these date from 1987.



Fig.7: Building 1, rebuilt in 1987, from the south

5.5 Building 1 Interior

The single-volume barn has no partitions or divisions, and is open to the roof structure. The concrete floor was laid in 1987; the underlying floor structure is not known. The 3-bay roof consists of two re-set tie-beam trusses, each with a heavy chamfered tie-beam and raking struts. The two tiers of softwood purlins are carried on the backs of the trusses with wedge-shaped brackets, rather than utilising the earlier mortices for the original purlins. The softwood rafters and sarking felt are modern (1987).

Two projecting stone piers are built into the north wall, part of the earlier 2-storey building, designed to carry the roof trusses. The upper half metre of these piers was rebuilt with masonry using a cement mortar in 1987. Horizontal timbers are embedded in the inner returns (ie. west face of east pier and east face of west pier) of each pier, approximately 1m above floor level; their purpose is not known but they may relate to removed timber fittings. Visible in the west bay of the north wall are three blocked breathers or vents, filled with rubblestone; only the western of these is visible externally, on the north face of the wall. The lower 1 metre of the wall is rendered with grey cement. Visible in the east bay of the north wall are two

feed holes and part of a third, located with their timber sills at floor level, the two western holes are infilled flush to the face of the wall with red brick and the eastern hole is infilled with rubblestone. The eastern feed hole is partly hidden by the gable wall that abuts it, suggesting that the gable wall has been rebuilt further to the west than its original position. Each feedhole has a timber lintel and sill, visible on both sides of the wall. The lower part of the east bay on the north wall is partly lime-washed.

The doorway in the middle bay leads north into Building 2; the doorway has a pegged hardwood frame recessed into the reveal, below a hardwood lintel. The softwood boarded door has wrought iron strap hinges hung on iron pintles, and is painted green. There is a change in levels between the floors of the two buildings; the floor in Building 2 is 610mm lower than the concrete floor of Building 1; the stone step down into the north building has been altered, and its original form is not clear.



Fig.8: interior of Building 1 from the east

The west gable end retains a blocked breather slightly south of the centre of the wall; this is infilled with rubblestone and visible on both faces of the wall. A blocked niche at the south end of the gable wall is infilled with red brick. The lower 1 metre of the wall face is rendered with grey cement. A modern timber owl box is fixed to the apex of the wall.

The east gable wall has been substantially rebuilt and only retains historic masonry with lime mortar to the lower courses; towards the north of the gable wall, the rebuilding appears to have been from ground level.

On the south side of the barn, the inner faces of the two piers are built of brick, painted white.

5.6 Building 2: North building (North Range) Exterior

The north wall of Building 1 forms the south wall of this single-storey cow house. The roof is laid with plain Staffordshire blue tiles, with ceramic ridges and plain verges (no copings); the ridge has a noticeably undulating profile. Areas of colour variation in the roof tiles of the north pitch may relate to patching of the roof after the removal of roof-lights (Fig.9). Rainwater goods are plastic.

The three windows are timber hoppers, all of matching pattern and plainly detailed; each has square-section glazing bars and frames, timber lintels and stone sills. The hopper lights are not fitted with hinges and can be lifted out. There is one window to the west gable-end set close to the north wall of the south barn, and two to the north elevation. There are no external doorways into the building from the west or north; access is via the doorway from Building 1 or via external doorways in the east range (north) or from the south side of the east bay (outside the area of the recording). Two steel stanchions have been cut into the face of the north wall, part of the portal frame shed erected in the late 20th century. The west gable end has a high level owl hole, filled with glass (not visible in photographs due to a tree).



Fig.9: Building 2 from the north-west

5.7 Building 2 Interior

The 4-bay building is a single volume, open to the roof, without partitions or divisions, apart from a concrete block store against the north wall, towards the east end. The linear space is accessed from the doorway in the north wall of Building 1, described in section 5.4. It is lit from the west by one hopper window and from the north by two hopper windows, of matching pattern and detail. The walls are lined with cement up to approximately 1.5 metres above the floor level, a finish required to comply with mid 20th century dairy hygiene standards. All walls are lime-washed above the cement render. The floor is laid with concrete on one level, but there is an in situ stone kerb that runs longitudinally from east to west, towards the south side of the floor. This marks the south edge of a former raised stone floor for the cows, which would have been in stalls facing north. The raised concrete platforms to the west and part of the north side of the space are modern; these have galvanised steel stall divisions. There is no evidence for historic boskins or other fittings.



Fig.10: interior of Building 2 from the west

The south wall of the interior has three blocked feed-holes towards the east end of the wall; the eastern of these is blocked flush to the inner wall face and only visible the lintel is visible. The two to the west are blocked with brick to form recesses, each with a timber sill and lintel, with lime-washed surfaces. These features are also visible in Building 1.

The 4-bay roof structure comprises matching machine-sawn softwood king-post trusses with raking struts and through purlins; two tiers to the south pitch and one to the north, supported on wedge-shaped brackets. Iron bolts are used to connect the tie-beams to the king posts, a late 19th or early 20th century detail. The roof has

not been felted, and the rafters, battens and tiles are visible from the interior. The structure of the junction between the roof of the cow house and the north wall of Building 1 is visible; there is no wall plate to the south side of the roof where the rafters rest directly on the wall face, with softwood boarding above to carry the valley or gutter. On the north wall, the rafter feet are fixed to a continuous timber wall plate that lies above the timber window lintels.



Fig.11: blocked feed-holes and doorway on the south wall of Building 2, from the south-east

6 INTERPRETATION & SIGNIFICANCE

6.1 Context: South West Peak District Farmsteads

Whitelee Farm is in the South West Peak national character area (NCA 53), where settlement is dispersed and isolated farmsteads developed where open moor and woodland were cleared for grazing, from the medieval period.

In 2017, a character statement for traditional farmsteads in the Peak District was compiled by national farm buildings experts Jeremy Lake and Bob Edwards. The document describes the main types of farmstead in the national park, and how the buildings relate to the landscape and traditional farming practice. The form of upland farmsteads in the Peak District reflected the local pattern of traditional farming; the three main types farmsteads relate to the layout of buildings: linear plan farmsteads, courtyard types (loose and regular plans) and dispersed types where there is no focal yard. Smalls farms in the South-West Peak area were involved in sheep and cattle-raising and many date from before 1700. Whitelee is an example of a regular courtyard farmstead, with linked ranges of buildings; 12% of recorded Peak District farmsteads are of this type. 17th century farmsteads in this area are associated with early enclosure of waste and common land (Farmsteads Character Statement, p15).

The form and design of individual farm buildings are determined by the pattern of traditional farming in their area. On small hill farms, the main factors were providing winter shelter for cows and space for sufficient fodder and hay, often in one building. The cow house is the most common farm building type in the Peak District (Farmsteads Character Statement, pp 49-50). Most Peak District cow houses date from the 19th century, built in stone to replace earlier cow houses that may have been partly built of timber.

6.2 Interpretation

The recording has enabled a basic interpretation of the farm buildings; a full analysis based on detailed research and investigation is not required for a Level 1-2 recording.

The farmstead at Whitelee Farm probably originated in the 17th century, when it would have been a mixed farm. There is no evidence of 17th century farm buildings at this farmstead, indicating that they were demolished and replaced. The current traditional farmstead dates from a rebuilding in the early 19th century; Building 1 represents the remodelling of a 2-storey cow house with loft and attached to the

north side of this is a single-storey cow house (Building 2) built in the late 19th century, partly on the footprint of an earlier range. The north, south and west footings of a former west range are now walls edging the west side of the yard, and to the east is single-storey range, both outside the scope of this study. In the 1980s a large portal frame shed was built on the north side of the farmstead.

Building 1 appears to be the earlier of the two farm buildings. Historic photographs show that this was built as a 2-storey cow house with fodder storage in the loft. The presence of three blocked vents or breathers to the west bay of the north wall shows that this section of the wall was an external wall in the primary phase; the north cow house (Building 2) was extended westwards to partly abut this part of the wall, obscuring the two eastern breathers. This extension westwards seems to have been part of a thorough rebuilding of an earlier structure as the roof structure is all of the same form (and phase) and there are no straight joints visible in the external north wall of the cow house. The form and detail of the roof structure of Building 2 matches that in the east range (outside this study), indicating that this was also rebuilt at the same time to create one L-plan cow house; historic mapping indicates a date between 1898 and 1907 for the construction of this building, to replace an earlier structure.

Building 2 was modernised with a concrete floor, concrete platforms and steel stalls in the late 20th century; there are no historic stalls or boskins. The earlier cement render to the walls indicates a mid 20th century phase of modernisation. The evidence of the stone kerb retained in the concrete floor indicates that the cow house was built for stalls that faced north with a passage and drain to the south.

The three feed holes to the west bay of Building 1 indicate that the earlier range on the site of Building 2 was used as a cow house; this abutted the eastern end of Building 1 building on its north side. Feed holes were used to deliver fodder from the area where hay or fodder was stored (or from a feed passage) into a cow house, to reduce manual handling. In some examples of Peak District cow houses, each feedhole directly relates to a cow stall and its manger or hayrack, but there is no evidence of this here. The eastern feedhole appears to be abutted by the east gable wall of the south barn; it is blocked with rubblestone that is filled flush to both faces of the wall, with no recess on the north face of the wall, in contrast to the other two. As the east gable wall of Building 1 was rebuilt up from ground level at its north end in 1987, the historic relationship between the gable wall and this feed-hole has been obscured.

As Building 1 was substantially rebuilt in 1987, it retains very few features that relate to the primary phase. Its footprint is shown on the 1848 tithe map and it is likely to

date from the early 19th century, built as part of the shift to specialist cow raising and dairy farming, a trend expressed in the large numbers of early 19th century cow houses on Peak District farmsteads. The expansion of the farmstead to the north with portal frame sheds is typical of late 20th century farm mechanisation and intensification, which resulted in traditional small-scale farm buildings becoming redundant.

6.3 Research questions

Two research questions were identified in section 2.2.

- Do the surviving buildings retain evidence for the post-medieval farmstead ?,

No evidence for the post-medieval farmstead was recorded at the farm buildings; the character of the fabric is consistent with a 19th century to early 20th century incremental rebuilding. The only evidence for a post-medieval farmstead here is the farmhouse, which retains 17th century fabric and features. The site of the original farm buildings is not apparent.

- to what extent do the buildings contribute to an understanding of typology and the significance of industrial period farm buildings in this area?

Building 2 is typical of single-storey cow houses in the Peak District, built in the industrial period. However, the removal of fittings and the level of 20th century alteration has removed details that would advance understanding of cow house typology for the 19th and early 20th century.

6.4 Significance

Assessing significance is a key principle for managing change to heritage assets, and is embedded within current government policy. The NPPF (MHCLG, *National Planning Policy Framework*, revised 2019) requires applicants to describe the significance of heritage assets affected by proposals (paragraph 189).

Historic England published advice on *Statements of Heritage Significance* in 2019 to clarify the purpose and content of reports assessing significance, to address NPPF para. 189. This guidance document describes the heritage interests referred to in the NPPF: archaeological, architectural, artistic or historic, which can be weighted in terms of their relative importance for a heritage asset.

The significance of heritage assets or their elements can be measured on different levels:

- **Exceptional** – an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II* listed buildings and World Heritage Sites.
- **High** – a designated asset important at a regional and national level, including Grade II listed buildings and conservation areas.
- **Medium** – an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings. May include less significant parts of listed buildings.
- **Low** – structure or feature of very limited heritage value and not usually defined as a heritage asset.
- **Negative** – structure or feature that harms the value of a heritage asset.

6.5 Significance of the farm buildings

The farm buildings have medium significance as part of a much-altered traditional farmstead in the South West Peak, representing the 19th century rebuilding of earlier farm buildings, associated with a 17th century farmhouse, for cattle-raising. The significance of the group has been reduced by the loss of the west range, the remodelling of Building 1 in 1987 and by the loss of internal fittings such as cow stalls, boskins and stone floors in Building 2. Where historic features survive in situ, such as masonry walls, roof structures, doorways, windows, blocked feed holes and vents, they have high significance.

7 SOURCES

Policy and guidance

CIfA, *Standards and Guidance for the archaeological investigation and recording of standing buildings or structures*, 2019

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<https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/>

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Paul Barnwell and Colum Giles, *English Farmsteads 1750-1914*, 1997 (RCHME)

Nigel Harvey, *A History of Farm Buildings in England and Wales*, 1984 (David and Charles)

Jeremy Lake, Bob Edwards et al, *Peak District National Park - Farmsteads Character Statement*, Historic England, Locus Consulting and Peak District National Park, 2017

Jeremy Lake, Bob Edwards et al, *Peak District National Park - Farmsteads Assessment Framework*, Historic England, Locus Consulting and Peak District National Park, 2017

Allen Newby, *Whitelee Farm - Design Access & Heritage Statement*, April 2020 (PME Planning Services)

North West Research Framework, 2020

<https://archaeologynorthwest.wordpress.com/>

Peak District Farmsteads and Landscape Statements (Peak District and Historic England) <https://www.peakdistrict.gov.uk/looking-after/living-and-working/farmers-land-managers/historic-farmsteads-guidance>

Historic maps

Tithe map, 1848 EDT 435-2

25 inch OS map, Cheshire sheet XLIV.14 1909 (survey 1907)

25 inch OS map, Cheshire sheet XLIV.14 1909 (survey 1907)

6inch OS map, Cheshire sheet XLIV.SW 1881 (survey 1871)

Appendix 1: Plate Numbers & Viewpoints

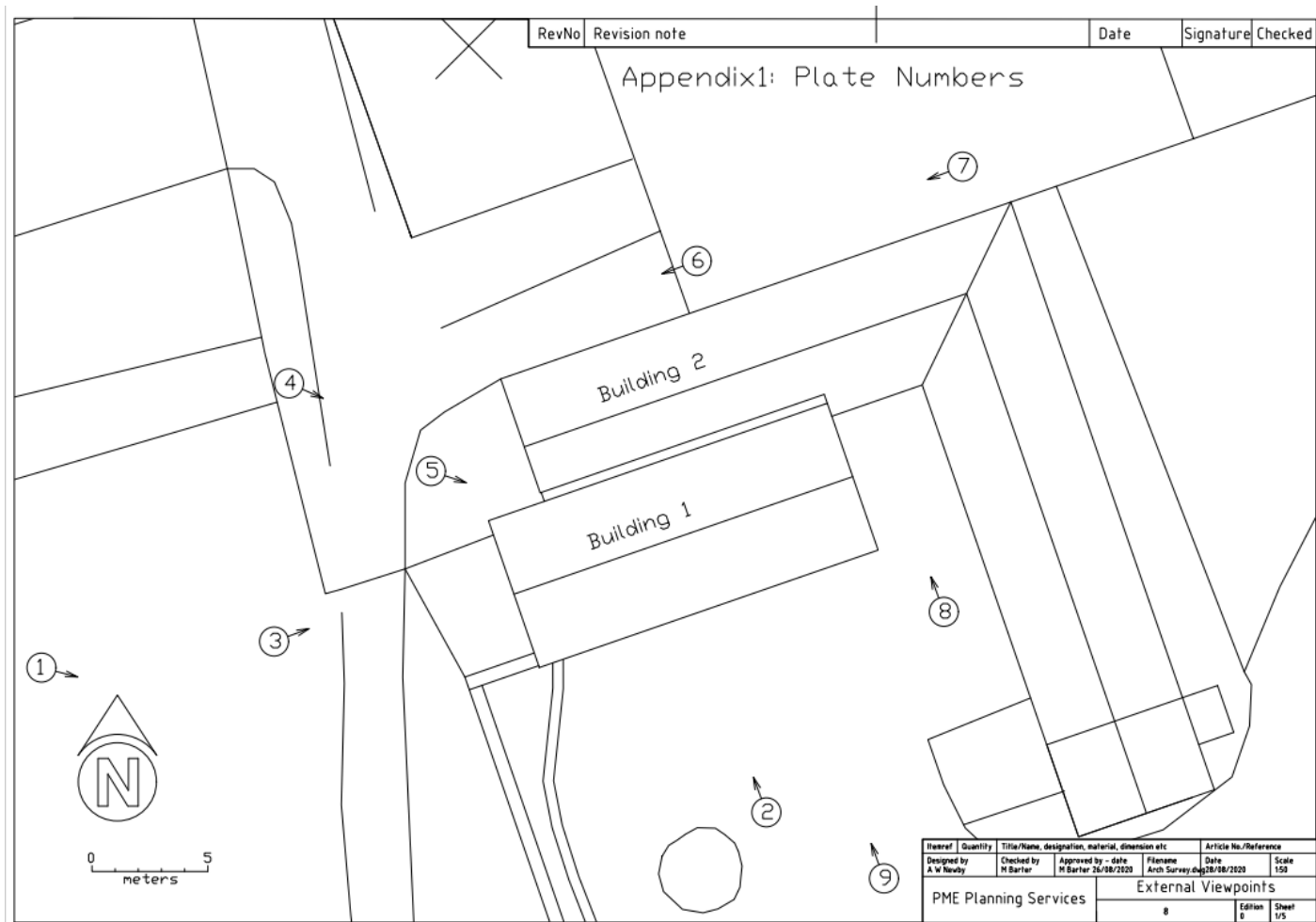


Fig.12: external photographs: viewpoints for plates

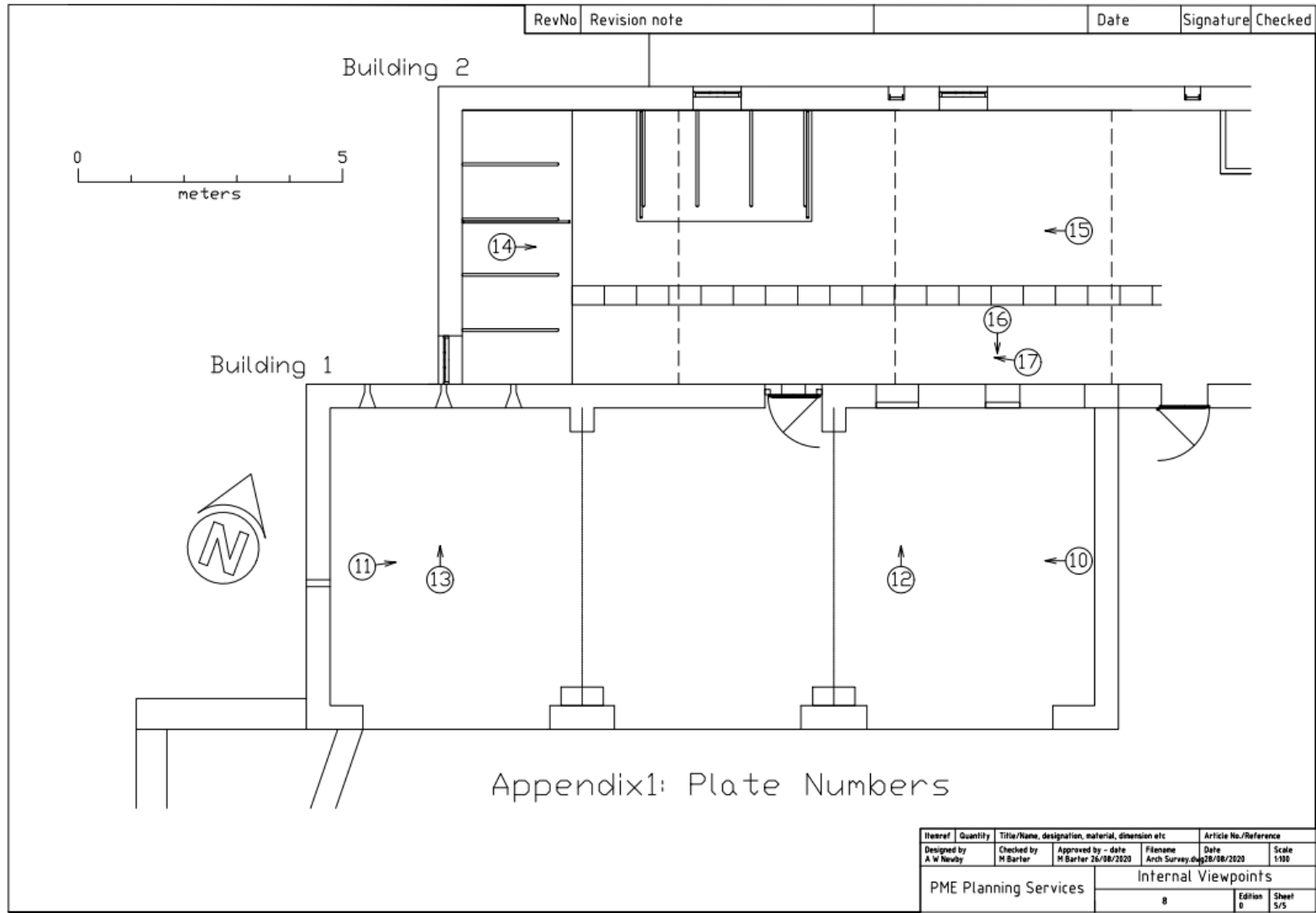


Fig.13: internal photographs: viewpoints for plates

Appendix 2: Photographs



Plate 1: view of farmstead from the east



Plate 2: Building 1 from the south-west



Plate 3: west gable-ends of the farm buildings, from the west



Plate 4: Building 2 (left) and the west end of Building 1 (right), from the north-west



Plate 5: external junction between Buildings 1 and 2, from the north-west, with blocked breather on north wall of Building 1



Plate 6: Building 2 from the east



Plate 7: Building 2 from within the portal frame shed, from the north-east



Plate 8: gable end of Building 1 and south elevation of Building 2 from the south-east



Fig.9: Building 1 and the east range of the farmstead from the south



Plate 10: Interior of Building 1 from the east



Plate 11: Interior of Building 1 from the west



Plate 12: blocked feed-holes on north wall (east bay) of Building 1



Plate 13: blocked vents on the north wall (west bay) of Building 1



Plate 14: Building 2 interior from the west



Plate 15: Building 2 interior from the east



Plate 16: blocked feedholes on north wall (east end) of Building 2 from the north



Plate 17: roof truss in Building 2 from the east

Appendix 3: Drawings

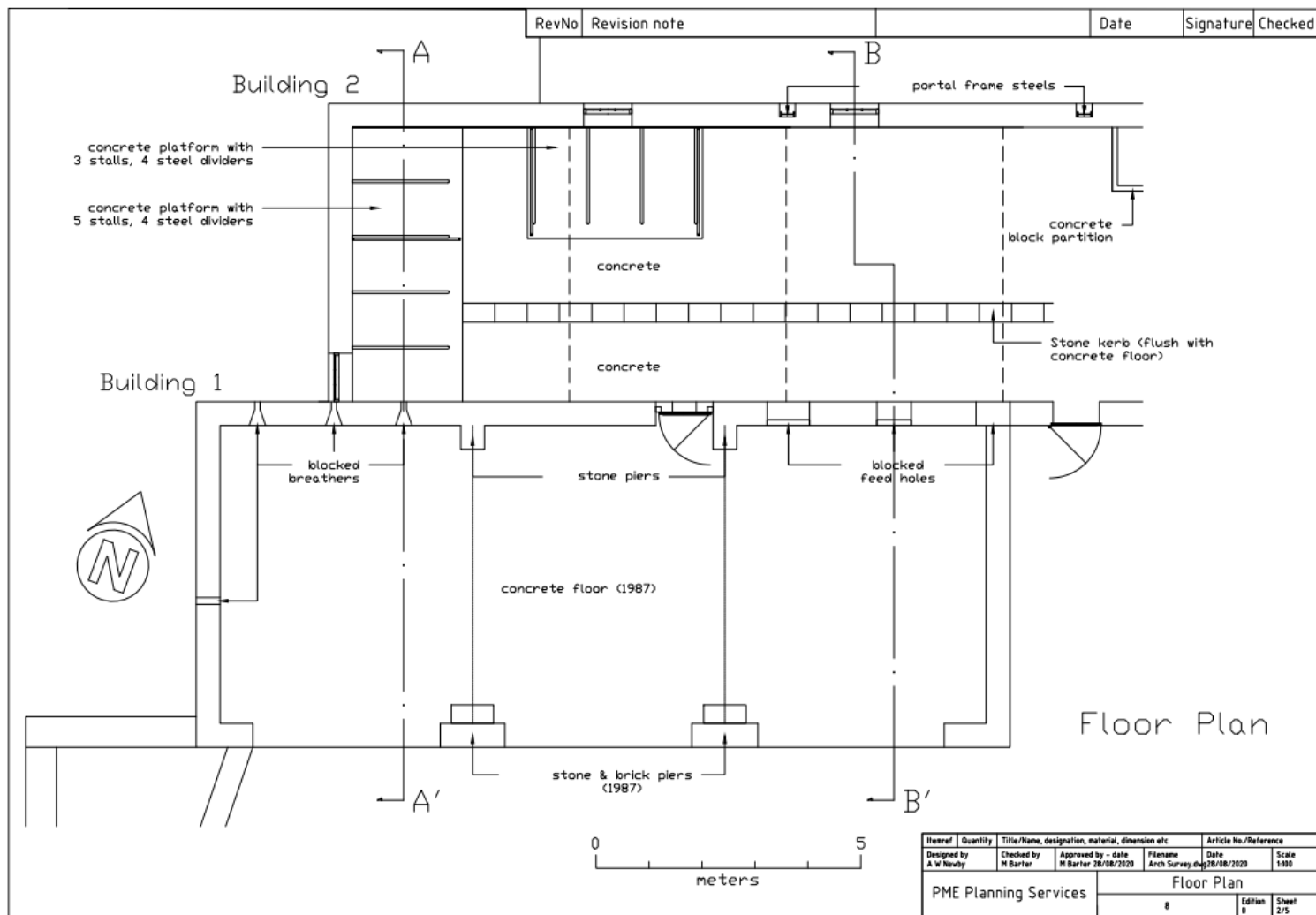


Fig.14: floor plan, Building 1 and Building 2

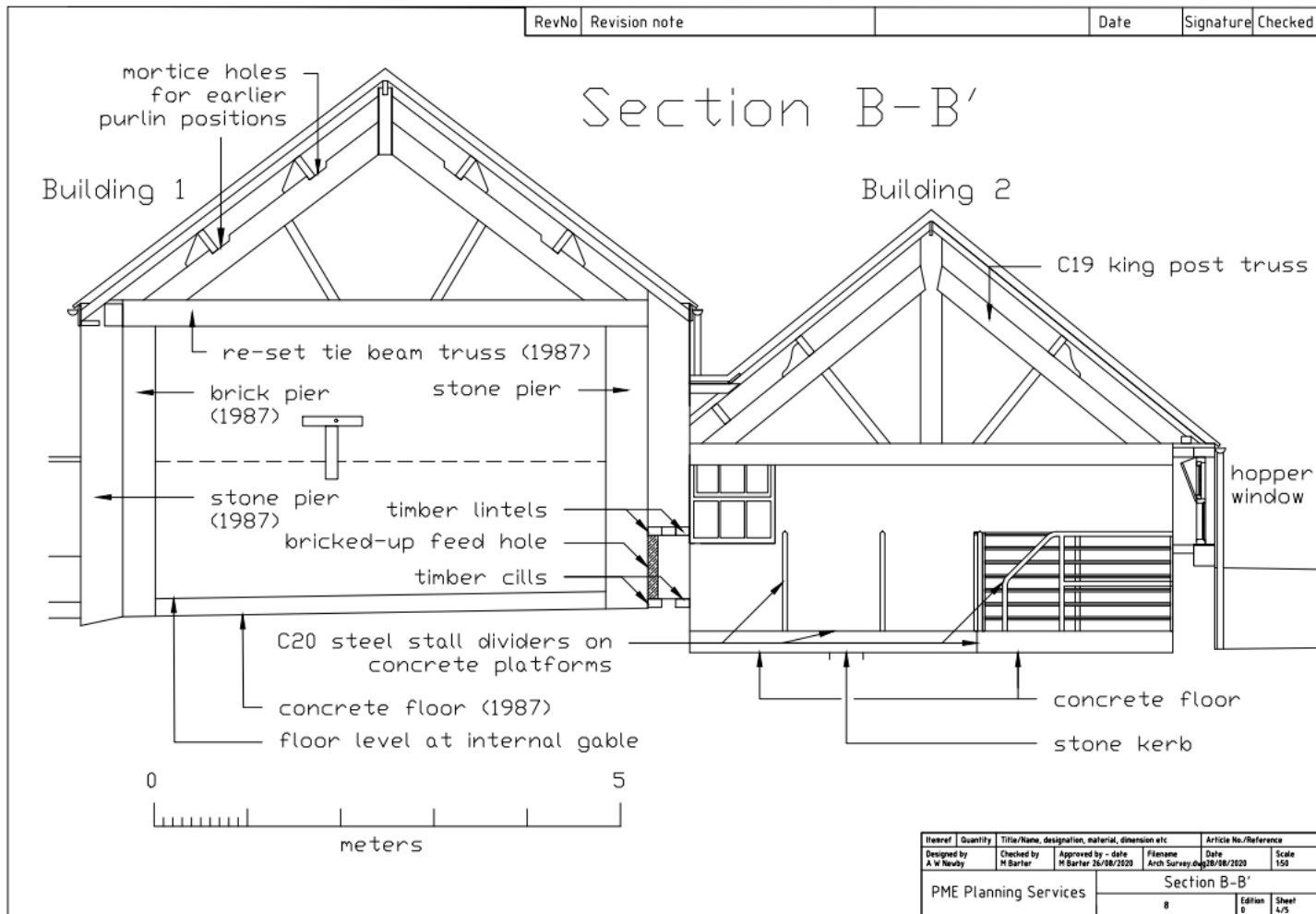


Fig. 16: Section BB, Building 1 and Building

Appendix 4: Index to Archive

<i>Item archived</i>	<i>Format</i>	<i>No. of items</i>
Report	pdf	1
WSI	pdf	1
Digital photographs	jpg	17
Photo location plan	pdf	2
Photo register	pdf	1
Annotated drawings	pdf	3

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