

Lower House Cottage

Wray

Lancashire



DECEMBER 2020

**Historic Building Recording
Report EH088/01**

Lower House Cottage, Wray, Lancashire

Historic Building Recording for Martin and Rebekah Huddleston

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PREPARED BY:

Martin Railton

Managing Director



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Heritage Impact Assessment
Archaeological Desk-Based Assessment
Historic Landscape Survey
Written Scheme of Investigation

Geophysical Survey
Trial Trench Evaluation
Archaeological Excavation
Archaeological Watching Briefs

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The building recording project was undertaken by Martin Railton, Managing Director, Eden Heritage Ltd.

Summary

In 2020 Eden Heritage was commissioned by Martin and Rebekah Huddleston to undertake an historic building recording project at Lower House Cottage, Wray, Lancashire (NGR: SD 6376 6579). The project was undertaken prior to the proposed conversion of an agricultural building to a dwelling, for which planning permission has been granted by Lancaster City Council (Ref. 20/00390/FUL).

Documentary research undertaken in advance of the historic building survey has revealed that Lower Houses was existence from at least the late 18th century. Lower Houses was a small farmstead that appears to have been in existence in its current form by 1849 when it was included on the Wray with Botton Tithe map. Several tenants appear to have occupied the farm in the early 19th century, which comprised arable pasture and meadow. Lower Houses appears to have been a single farmstead of a dispersed plan, where the farm buildings are haphazardly arranged around the farmhouse. A rapid inspection of the farm buildings has confirmed that the farm would have had everything needed for a small farm including a Lancashire barn.

The historic building survey revealed that the survey building at Lower Houses originated as a three-unit stone building which combined domestic and farming functions. The central portion of the building was domestic and is distinguished by its original mullion windows and decorative door surrounds, the functional ends of the building being reflected by the simpler forms of the door and windows. The building has similarities to the traditional laithe-house, with accommodation for animals being provided at the south end, and a possible agricultural function provided at the north end. This form of building was constructed in the Bowland area of Lancashire, mainly in the 18th century.

The survey building was apparently replaced by a building to the north in the late 18th century or early 19th century which now provides the domestic accommodation on site, including a farmhouse and cottage. The survey building has been much modified by its conversion to a purely agricultural building, and the recent re-building of the north gable, and as a result some of the original information has been lost. Later modifications to the building include the construction of a lean-to store against the northern corner of the east elevation, blocking a former opening, and the introduction of concrete partitions on the ground floor.

1 Introduction

1.1 Project Circumstances

- 1.1.1 Eden Heritage Ltd was commissioned by Martin and Rebekah Huddleston to undertake an historic building recording project at Lower House Cottage, Wray, Lancashire (centred on National Grid Reference SD 6376 6579; Figure 1). The recording project was required as a condition of planning consent prior to the conversion of a former agricultural building to a dwelling, for which planning permission has been granted by Lancaster City Council (Ref. 20/00390/FUL).
- 1.1.2 Because the building was classified as a non-designated heritage asset, Lancaster City Council advised that a programme of archaeological work would be required at the site, which was to be undertaken accordance with a planning condition (Condition 3) of the planning permission. This stated: *“No development, site clearance/preparation, strip-out or demolition shall commence until the applicant, or their agent of successors in title, has submitted to, and approved in writing by, the Local Planning Authority the building recording and analysis of the subject being identified within the red edge contained on the approved Site Location Plan. The building recording shall be in accordance with the level 3 recording level as set out in Recording Historic Buildings (Historic England 2016)”*.
- 1.1.3 The historic building recording project was undertaken by Eden Heritage Ltd in accordance with the requirement of Lancaster City Council, and in conjunction with the following documents:
- Standards and guidance for historic environment desk-based assessments, Chartered Institute for Archaeologists (2020a)
 - Standards and guidance for archaeological investigation and recording of standing buildings or structures, Chartered Institute for Archaeologists (2020b)
 - Understanding Historic Buildings: A guide to good recording practice, Historic England (2016)
- 1.1.4 This report will be submitted to the Local Planning authority to satisfy the planning condition.

2 Methodology

2.1 Scope of the Work

- 2.1.1 The historic building recording project was concerned with a former agricultural building, which was proposed for conversion to a dwelling under the proposed development. This building was located to the southwest of the farm buildings on site, with access from the east via a track (Figure 2).
- 2.1.2 The purpose of the historic building recording was to determine the original form of the building, and to record evidence for its construction, development and past use. The building survey was supported by desk-based research in order to help determine the origins and development of Lower Houses, and in order to set the results of the building recording project into its historical context.
- 2.1.3 The project comprised a Level 3 Survey as described by Historic England in ‘*Understanding Historic Buildings: A Guide to Good Recording Practice*’ (Historic England 2016) and followed the standard and guidelines of the Chartered Institute for Archaeologists (CIfA 2020a and CIfA 2020b).
- 2.1.4 A Level 3 survey is an analytical record comprising an introductory description, followed by a systematic account of the building’s origins development and use, including an account of the evidence on which the analysis has been based (Historic England 2016, 26).

2.2 Documentary Research

- 2.2.1 The documentary research focused on evidence for all the buildings at Lower Houses and was undertaken in accordance with the recommendations of the Chartered Institute for Archaeologists in *Standards and Guidance for Historic Environment Desk-based Assessments* (CIfA 2020a).
- 2.2.2 This involved consultation of the online resources for historic maps and documents relating to the site. The Lancashire Record Office was closed due to Coronavirus, so only the online catalogues were consulted. Access to documents in The National Archives was through The Genealogist website.
- 2.2.3 This research was used to provide an account of the origins of the building, and its history, including the phases of development, based on the sources consulted. A full list of the records consulted during the building recording project are included in the Bibliography.

2.3 Historic Building Survey

- 2.3.1 The historic building survey comprised an internal and external observation of the building, and the production of a written and photographic record, supported by the desk-based research. The work was undertaken in accordance with the recommendations of the Chartered Institute for Archaeologists in *Standards and guidance for archaeological investigation and recording of standing buildings or structures* (CIfA 2020b).

- 2.3.2 Digital photographs were taken of all external elevations, and internal rooms and circulation areas, and to show the building's overall appearance. Additional photographs were taken where appropriate to illustrate significant structural or architectural detail, details of fixtures and fittings, and to record complex elevations. General views were photographed to show the building in its wider context and its relationship to other buildings or landscape. All photographs included a 1m graduated scale and are listed in Appendix 1. A plan is included showing where photographs were taken from and their direction (see Figure 6).
- 2.3.3 Photographs are also used to illustrate the report and are included in Appendix 2.
- 2.3.4 In summary the photographic survey included:
- General views of the exteriors and interiors of the building prior to conversion;
 - The overall appearance of principal internal spaces;
 - Detailed coverage of the building's external appearances;
 - Any external or internal detail, structural, functional or decorative, which is relevant to the design of the building, and to its development and use;
 - The relationship of the building to its setting, to other buildings at the site, or a significant viewpoint.
- 2.3.5 The results of the building survey were used to inform a written description of the building, and to support an account of the building's form, origins, development and use.

2.4 Project Archive

- 2.4.1 A full professional archive has been compiled in accordance the Archaeological Archives Forum recommendations (Brown 2011). The archive will be deposited with the Lancashire Record Office.
- 2.4.2 Eden Heritage Ltd supports the Online Access to the Index of Archaeological Investigations (OASIS) project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological fieldwork. As a result, details of the results of this study will be made available by Eden Heritage Ltd as a part of this project, and a copy of the report will be uploaded to the OASIS website (Reference **edenheri1-411477**).
- 2.4.3 A copy of the report (in PDF/A format) will be provided to the Lancashire Historic Environment Record (HER) where it will be available for future reference. Lancashire County Council is granted a licence to use the report for this purpose.

3 Background

3.1 Location and Geological Context

- 3.1.1 Lower House Farm is a working farm located approximately 3.5km to the southeast of Wray, and 4km southwest of High Bentham, in the civil parish of Wray-with-Botton, Lancashire (Figure 1). The site lies within the area known as the Bowland Fells, which is an area of gritstone fells, deep valleys and peat moorland, mostly located in northeast Lancashire, which is now Forest of Bowland AONB.
- 3.1.2 The farm lies in a rural location to the west of Park House Lane, which was historically known as Lower Houses. The survey building is located to the southwest of Lower House Farm within agricultural land at a height of c.167m above Ordnance Datum (Figure 2).
- 3.1.3 The solid geology of the site comprises siltstone and sandstone, known as Claughton Member. This sedimentary bedrock formed approximately 324 to 328 million years ago in the Carboniferous Period. This is overlain by glacial deposits of Till, formed up to 2 million years ago in the Quaternary Period (BGS 2020).

3.2 Historic Background

- 3.2.1 During the medieval period the landscape of the Forest of Bowland was utilised for several Royal hunting forests, which covered most of the moorland areas (Whyte and Winchester 2004, 31). This would have limited the land available for settlement and agriculture. However, by the 16th century many dales were home to settled hill farming communities with areas of unsettled moorland waste.
- 3.2.2 Many farms developed on the fringes of the Bowland Fells in the 15th century as *vaccaries* or cattle farms (Newman 1996, 119). However, sheep farming was also introduced in the 16th century utilising large upland enclosures for grazing (English heritage 2006, 34).
- 3.2.3 The township of Wray with Botton consisted of a long strip of hill-side land extending along the River Hindburn from the River Wenning in the north, running south-east and south to the Yorkshire border. The village of Wray occupied the north end of this area, while Botton comprised a scattering of farmhouses and a mill, the land mostly being used as pasture. However, Botton or 'Bottin' was also mentioned in the 16th century as a hunting ground (Farrer and Bownbill 1914, 209-210).
- 3.2.4 The Forest of Bowland landscape is characterised by stone buildings that were built to replace timber houses between the 16th and 18th centuries, with characteristic stone mullions, lintels and datestones, which survive in many of the villages (Forest of Bowland 2020).
- 3.2.5 Early county maps of Lancashire are not of sufficiently detailed to identify Lower Houses due to the rural location. However, Lower Houses (with Upper Houses) is depicted on Greenwood's 1818 Map of Lancashire. Two buildings are depicted at the site although at a small scale (Plate 1).

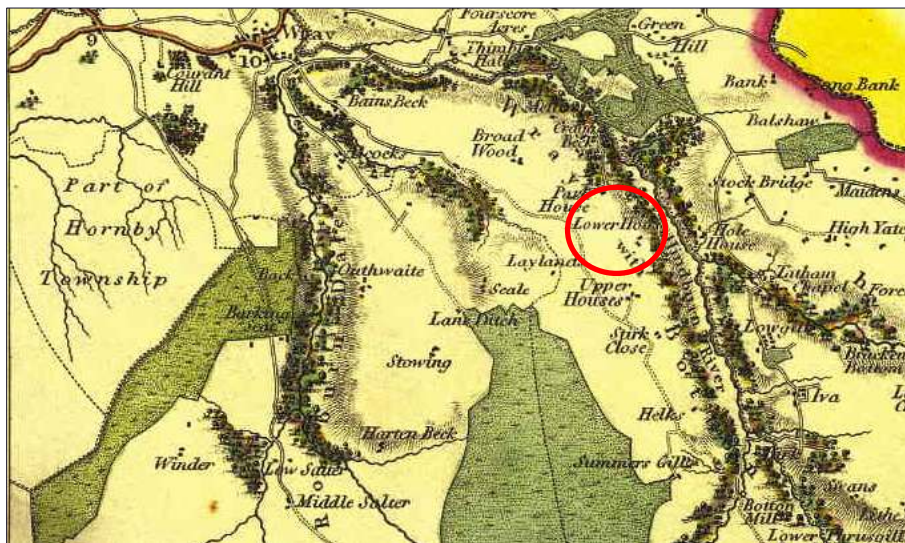


Plate 1: Extract from Greenwood’s 1818 Map of Lancashire (site circled in red).

3.2.6 Documents held in the Lancashire Archives indicate the farmer at Lower Houses at the end of the 18th century was John Procter (see Table 1 below). Tenants appear to have occupied the farm in the early 19th century, with the landowner continuing to be listed as John Procter up to at least 1848.

Table 1: List of documentary sources referring to the inhabitants of Lower Houses (sampled sources only)

Year	Person	Brief description of document	Source
1782	Robert Bateson, Yeoman	Probate Records	LANCAT Ref: WRW/L/R624/15
1785	John Procter, Farmer	Marriage Bond to Elizabeth Bateson	LANCAT Ref: ARR 11
1824	William Harrison, Farmer	Marriage Bond to Jhannah Cort	LANCAT Ref: ARR 11
1834	William Harrison, Farmer	Probate Records	LANCAT Ref: WRW/L/R641/50
1848	Giles Court	Tithe apportionment: Landowner John Procter	The National Archives: Tithe Records
1861	John Howson, Farmer	Census Returns, includes farmer with wife, five daughters and two servants	The National Archives: RG9 General Register Office: 1861 Census Returns
1871	John Howson, Farmer Henry Grimshaw, Farmer	Census Returns, includes farmer with wife, two daughters, son-in-law and two farm servants plus a visitor	The National Archives: RG9 General Register Office: 1871 Census Returns
1881	William Bargh, Farmer of 155 acres employing one manager	Census Returns, includes farmer with wife, ten children one house servant plus visitor	The National Archives: RG9 General Register Office: 1881 Census Returns

- 3.2.7 The 1849 Tithe map of the Township of Wray with Botton depicts a group of five buildings and smaller structures at Lower Houses, accessed by the existing track (from Park House Lane) with a stream to the west (Figure 3). The accompanying apportionment states that the landowner was John Procter and the tenant was Giles Court. One house is listed (No 692) with a yard and garden, plus an orchard (No 693), pasture (No 694), plantation (No 695) and garden (No 696). The field to the south (No 706) was listed as meadow, the land holding being a mixture of arable pasture and meadow. The survey building is shown as a rectangular building on the southwest side of the farmstead.
- 3.2.8 The First Edition Ordnance Survey map of 1848 (6" to the mile scale) shows a similar layout at Lower Houses, with orchard and gardens depicted to the north and west of the buildings. The survey building is depicted to the east of Cod Gill on the south side of the farm track, with access to the east side leading into the field of meadow land to the south. Another rectangular building is depicted immediately to the east, aligned east to west with two small rectangular enclosures (Figure 4a).
- 3.2.9 Census returns from the late 19th century list the farmers at Lower Houses as John Howson (1861 and 1871) and William Bargh (1881) who is also noted to have employed a manager with 155 acres of land (Table 1). Only one dwelling is listed. By the later 19th century, most farms in the area specialised in the supply of milk, butter and mutton to urban markets (English heritage 2006, 34).
- 3.2.10 By the time of the Ordnance Survey map of 1895 (6" to the mile scale) the rectangular building to the east of the survey building had been demolished replaced by a larger enclosure with a new access track into the field to the east (Figure 4b). Land to the north also appears to have been reconfigured.
- 3.2.11 By the time of the Ordnance Survey map of 1913 (25" to the mile scale) this enclosure had been removed, the land being incorporated in the field to the south. The survey building appears to have remained unchanged with access still provided to the east side. The building to the north is depicted as subdivided on this map (Figure 4c). The 1956 Ordnance Survey map shows no change (Figure 4d).
- 3.2.12 Modern satellite imagery from 2000 indicates the survival of the remaining four buildings depicted on the First Edition Ordnance Survey map of 1848, with the addition of a large modern agricultural building to the east and some smaller structures to the north and west (Figure 5).

4 Historic Building Survey

4.1 Site Description

- 4.1.1 The building survey was undertaken on 16th December 2020. Lower House Farm was accessed from the west via a farm track from Park House Lane and was operating as a working farm at the time of the survey, with several modern structures present. Lower House Cottage was located on the north side of the track before it crossed Cod Gill, which was located immediately to the west (Figure 2).
- 4.1.2 The survey building (A) was located immediately to the south of the track, which provided access as indicated by the historic mapping (Plate 2), with a field of pasture located to the south (Figure 6). At the time of the survey the building was unoccupied but had recently been utilised to house animals.
- 4.1.3 Although the historic building recording project was primarily focused on the survey building (A), the other buildings on site (B-F) were also briefly inspected to assess if they were of any historic interest, and a number of digital photographs were taken for reference (see Section 4.3 below).
- 4.1.4 A complete list of photographs of the buildings is included in Appendix I and the locations are shown on Figures 6 and 7. A selection of digital photographs are also included in Appendix II and used to illustrate the report (Plates 2-38). Plans and elevations of the building are included in Figures 7-9.

4.2 Building Survey

- 4.2.1 The survey building was orientated north-northwest to south-southeast and was the last structure encountered upon entering the site from the west (Plates 3 & 4; Figure 6). It was a rectangular gabled building, constructed of coursed squared sandstone of varied heights with alternating stone quoins. The roof was laid in stone flags with two modern roof lights facing to the east. The building faced east onto an area of land to the south side of the track, which provided access into the field. The building had a modern lean-to on the north side constructed from concrete breeze blocks (Plate 5).
- 4.2.2 **Building Exterior:** The principal elevation of the building faced to the east and appeared to be of a single phase with three doorways and two windows at ground floor level (Plate 5). Two centrally placed doorways had matching chamfered dressed stone door surrounds with square heads. By comparison, the door to the south had no surround and a simple undecorated stone lintel (Plate 6).
- 4.2.3 At first floor the elevation contained three two-light stone mullion windows, two of which were missing their mullions. All had chamfered stone surrounds similar in style to the central door frames. At ground floor a similar centrally placed window was noted to be a modified former mullion window, which had been reduced in width. This had been partially filled in on the south side and a modern four-light timber window frame had been inserted. The south end of the stone lintel had been cut to reduce its length, and the sill was broken (Plate 7). The infill appeared relatively recent.

- 4.2.4 Also in this elevation at ground floor level was another modern four-light timber window with a stone lintel, which had been inserted into a larger opening. The former opening was partially hidden by the modern lean-to on the north side, but measured 2.1m wide internally, the stone lintel extending its full width. This opening had been infilled below the window and to the north (Plate 8).
- 4.2.5 The west-facing elevation was accessed from the field to the south. This elevation was devoid of doorways but contained four windows at ground floor level, one at first floor, and one at an intermediate level, four of which had been filled in (Plate 9). This elevation contained two centrally placed mullion windows at ground floor level. One had been infilled with stone, the other had been fitted with a three-light timber window frame, the mullion having been removed. There was a further mullion window above at first floor, which also had been infilled, the mullion missing. At intermediate level was a further mullion window which was infilled with red brick and concrete breeze block (Plate 10). All had chamfered stone surrounds and originally had splayed mullions.
- 4.2.6 A small window with a plain stone lintel was present at the northern corner of this elevation which had a four-light timber-framed window (Figure 8). To the south end, a second small window with stone lintel had been infilled with stone at ground floor level (Plate 11).
- 4.2.7 The southern gable contained a further small square window with a timber lintel at first floor level (Figure 9), and a blocked window with stone lintel at ground floor level (Plate 12). The northern gable was relatively featureless apart from a small opening at first floor level, which had a chamfered stone surround (Plate 13). This elevation had recently been re-pointed and may have been partially re-built. Large foundation stones were noted in the east side of this elevation underlying the modern lean-to, which appear to have been mortared (Plate 14).
- 4.2.8 From the inspection of the building exterior, it was possible to identify that the original building appears to have originated as a stone building which combined both domestic and farming functions. The central portion of the building, with its original mullion windows and decorative door surrounds, appears to have provided the domestic accommodation, with the two ends of the building providing housing for animals or other farming functions, reflected by the simpler forms of the doors and windows. The building was similar to a traditional laithe-house, which is a form known to have been built in the Bowland area of Lancashire, typically during the 18th century (Brunskill 2000, 98-99).
- 4.2.9 The adaptation of the building to a purely agricultural function could be seen in the modification and infilling of several of the former mullion windows and the blocking up of an original opening. Recent building work had evidently included the renovation and/or rebuilding of the northern gable and has included construction of the modern lean-to which was attached to the east elevation, blocking a former opening into the north end of the building. The building also appears to have been re-roofed, which has removed any evidence for the presence of former chimneys.
- 4.2.10 **Ground Floor:** Internally, the building was one-room deep and three bays wide, with an entrance to
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each room in the east-facing elevation. The interior was in a poor state of repair with significant deterioration of some of the walls, floors and ceilings, having been used to house animals (Figure 7).

- 4.2.11 A doorway at the southeast corner provided access to the northern room, which was lit by two four-light windows in the east and west walls. The interior of the room was subdivided by concrete partitions into three stalls for cattle, with a passage on the south side (Plate 15). The north wall of the room was constructed of concrete breeze block internally which supports the belief that this wall has been rebuilt. The other walls appeared original and were partially plastered and whitewashed. The timber ceiling was supported by several iron posts but boards were missing in several places.
- 4.2.12 Evidence was visible in the east wall for the blocked opening as noted from the exterior (Plate 16). A centrally placed internal doorway with a timber lintel was also present in the south wall which had been blocked up with stone and painted over (Plate 17).
- 4.2.13 The central room was accessed from an external doorway at the northeast corner and had also been subdivided with concrete partitions into three stalls, with a passage on the north side (Plate 18). The lower portions of the walls in this room were plastered over but stonework was visible above which had also been whitewashed. A blocked fireplace was present in the south wall with a stone chimney breast rising above it. To the east side was a small square niche which may have been a 'keeping hole' or could have originally been used to house a spice cupboard (Plate 18).
- 4.2.14 The room was lit by two former mullion windows in the west wall, one of which was infilled and plastered over, as seen from outside the building (Plate 19). The other window was missing its mullion, but the window opening was splayed and fitted with two iron bars as protection from cattle. A further former mullion window was present in the east wall, which also had a splayed opening internally, but had been partially blocked using concrete breeze blocks, and a four-light window inserted. This opening also had two horizontal iron bars fitted and was plastered over (Plate 20).
- 4.2.15 A further mullion window was present between floors in the west wall in the northwest corner of the central room. The window had been infilled with red brick and concrete breeze block, but the window retained the original carved stone surround and a splayed mullion (Plate 21). The presence of this window strongly suggests a stair was originally situated in the northwest corner of the room, although physical evidence for this was lacking. A blocked internal doorway was present in the north wall, as seen in the northern room. The space available would therefore dictate a dog-leg staircase.
- 4.2.16 The southern room on the ground floor was relatively narrow compared to the two rooms to the north. This room was accessed from a doorway at the northwest corner, there being no indication of any internal access between this room and the room to the north (Plate 22). The southern room was originally lit by two square windows with stone lintels, both of which had been filled in (Plate 23). The most recent use of the room was also for animal housing, several drinking bowls having been installed on the south wall. A former concrete floor had been broken up in this room.
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- 4.2.17 The internal survey of the ground floor of the building confirmed that the wall at the north end of the building had been re-constructed, which may have removed evidence for the original function of the north end of the building. The two rooms at the north end of the building appear to have originally been connected internally, but both had been re-configured to house cattle, the internal door and several mullion windows having been filled in or adapted to function. It was evident that the central room, originally with fireplace and wide mullion window next to the entrance, was originally the living room. The room to the north may have been a service room and/or provided an agricultural function. The large, blocked opening may indicate it was originally used as a cart shed. The smaller room to the south may have originally been a stable or cow house with a loft over.
- 4.2.18 **First-Floor Rooms:** Access to the first-floor rooms was via a ladder from the northernmost room, through a gap in the floorboards. Parts of the upper floor were not inspected in detail due to health and safety concerns, several floorboards being broken or missing at the time of the building survey. The north wall was constructed from concrete breeze block internally, as on the ground floor. The remaining walls were of exposed stone with some patches of plaster surviving in places (Plate 24).
- 4.2.19 The space was open to the roof which had evidently also recently been recently re-laid, with a layer of modern roofing material visible beneath the stone flags. The roof timbers comprised two principal rafters with purlins on their backs, having two purlins to the east and three purlins to the west and a ridge piece carrying common rafters (see Figure 9). The tie beam and principal rafters were held by the side walls, with a collar above providing support. Several notches were cut out the principal rafters indicating that the rafters may have at one time been strengthened by struts (Plate 25).
- 4.2.20 The northern room on the first floor was lit by a mullion window in the east wall. This had lost its stone mullion but was of the same form as the mullion windows on the ground floor (Plate 26). A narrow opening was also present in the north wall, which had a chamfered stone surround.
- 4.2.21 Access into the central room on the first floor, was via an internal door from this room in the south wall. The central room was also open to the rafters and the walls of the central room were mostly plastered and whitewashed. However, the upper portion of the walls were unpainted exposed stone, indicating the room may have previously had a ceiling at the level of the tie beam (Plate 27).
- 4.2.22 The central room was lit by two mullion windows in the east wall, one of which was filled in (Plate 27). The blocked window had a stone mullion *in situ*, but the other was missing. There was a further infilled mullion window in the west wall and the window between floors was to the north (Plate 28).
- 4.2.23 The south wall of this room contained the chimney breast for the fireplace in the room below. To the north side was a newly plastered section of wall which may indicate a blocked opening, however this was uncertain (Plate 29). No access was possible into the southern room at first floor level.
- 4.2.24 The north wall contained a fireplace with an undecorated carved stone surround (Plate 30). This room would have been accessed by the stair from below and was probably the principal bedroom.
-

- 4.2.25 The roof timbers in the central room took the same form, having two principal rafters with purlins on their backs, with two purlins to the east and three purlins to the west and a ridge piece carrying common rafters (Plate 31). A series of regular vertical notches were cut out of the south side of the tie beam, indicating that this room may have been partitioned to provide two separate spaces (see Plate 30). Similar notches were noted on the north side of the tie beam in the northern room.
- 4.2.26 This evidence suggests that upper floor could have provided up to four bedrooms, the principal room having a fireplace, and accessed via a stair from the living room. The function of the southernmost room is uncertain as this was inaccessible at the time of the survey. However, this end of the building appears to have been deliberately separated from the domestic portion of the building.

4.3 Farm Buildings

- 4.3.1 Although not included in the current building recording project, a brief description of the extant farm buildings is provided below. The locations of these buildings are illustrated on Figure 6 (A-F).
- 4.3.2 To the east of the survey building (A) was a stone barn (B) with an outshut to the west housing a cow house (Plate 32). The barn had a main entrance to the east with a canopy above (Plate 33). To the north was a stone extension and a further red brick extension was present to the southeast. The building was typical of a Lancashire barn combining the functions of both a barn and cow house.
- 4.3.3 Another stone building (C) was situated on the north side of Lower Houses, which was known as 'The Bothy' and was being utilised as part of Lower House Sensory Farm at the time of the building survey. Although much adapted, the building appeared to have been a small barn with an arched stone entrance to the north and ventilation slits in the north and south elevations (Plate 34 and Plate 35).
- 4.3.4 These buildings, along with the survey building, are depicted on the 1849 tithe map and first edition Ordnance Survey map. Also shown was a rectangular building immediately to the west of the survey building which is no longer extant. Together, these buildings would have formed a small farmstead of possible late 18th/early 19th century date.
- 4.3.5 To the northeast of the survey building (A) were two semi-detached stone houses (D). These comprised Lower House Cottage and a larger farmhouse attached to the east associated with Lower House Farm (Plate 32). A later lean-to stone garage was attached to the west side of the cottage. These buildings also appear on historic maps from the mid-19th century onwards, and presumably replaced the survey building as the domestic accommodation at Lower Houses.
- 4.3.6 A number of modern buildings were also present. To the west of Lower House Cottage was a 20th century corrugated iron shelter (E). On the east side of Lower House Farm were a pair of modern sheds (F) which faced onto a farmyard located to the west.

5 Conclusions

5.1 Origins, Development and Use

- 5.1.1 It is uncertain when the Lower Houses was first occupied, but a datestone of 1630 recorded to be present on the rear door of the current farmhouse, suggests there was a house on the site in the 17th century. This is believed to have been called Low Aikengill (Lancaster City Council 2020).
- 5.1.2 Documentary evidence certainly suggests that Lower Houses was existence in the late 18th century, and it is recorded as such on Greenwood's map of 1818. Lower Houses was a small farmstead that appears to have been in existence in its current form by 1849 when it was included on the Wray with Botton Tithe map, being occupied Giles Court and owned by John Procter. Several tenants appear to have occupied the farm in the early 19th century, which comprised arable pasture and meadow.
- 5.1.3 Lower Houses appears to have been a single farmstead of a dispersed plan, where the farm buildings are haphazardly arranged around the farmhouse. Dispersed plans are typically found on smaller farms in stock-rearing or dairying areas, where a large straw yard for cattle was not required (English Heritage 2006, 41). A rapid inspection of the farm buildings at Lower Houses has confirmed that the farm would have had everything needed for a small farm including a Lancashire barn with cowhouse.
- 5.1.4 The building subject to the historic building survey was situated on the southwest side of the farmstead, along with another building which was demolished in the late 19th century. The historic building survey has revealed that the survey building appears to have originated as a linear stone building which combined both domestic and farming purposes. This appears to have comprised a two-unit domestic dwelling with an agricultural building at the south end. The building was later adapted to entirely agricultural use and has most recently been provided with stalls to house cattle.
- 5.1.5 The original domestic building had stone mullion windows, and two external doors, all with chamfered stone surrounds. Internally the building comprised a central living room with fireplace connected internally to a room to the north, which may have been a service room, or may possibly have been utilised as a cart shed. The upper floor comprised two rooms, one of which was heated, and connected by a staircase, which has since been removed. Evidence from the roof timbers indicates that both of the upper rooms may have been partitioned providing up to four bedrooms.
- 5.1.6 The south end of the building appears to have housed animals, possibly with a loft above. However, no access was possible to the upper room to confirm this. The north gable of the building appears to have recently been re-built meaning the original form of the north end of the building is uncertain.
- 5.1.7 Later modifications to the building include the construction of a lean-to store against the northern corner of the east elevation, blocking a former opening, and the introduction of concrete partitions on the ground floor. Several mullion windows were also infilled, and the fireplace was covered over.
-

5.2 Research Potential

- 5.2.1 The survey building at Lower Houses apparently originated as a three-unit stone building which combined domestic and farming functions. The central portion of the building was domestic and is distinguished by its original mullion windows and decorative door surrounds, the functional ends of the building being reflected by the simpler forms of the door and windows. The building has similarities to the traditional laithe-house, with accommodation for animals being provided at the south end, and a possible agricultural function provided at the north end. This form of building was constructed in the Bowland area of Lancashire, mainly in the 18th century (Brunskill 2000, 98-99).
- 5.2.2 Internally the building contained several original features including a blocked fireplace with niche on the ground floor and a stone fire surround at first floor level. The survey building was apparently replaced by the building to the north in the late 18th century or early 19th century which now provides the domestic accommodation on site, including a farmhouse and Lower House Cottage. The survey building has been much modified by its conversion to a purely agricultural building, and the recent re-building of the north gable, and as a result some of the original information has been lost. This includes the original form of the north end of the building, the function of which is uncertain. It is possible that further information about the building could be revealed by future building work.
- 5.2.3 The survey building should not be seen in isolation, but as part of a small farmstead of possible 17th or 18th century origin. The current project will contribute towards regional research agendas by providing a permanent record of the building prior to conversion.

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APPENDIX 1: Photograph Index

Location Ref.	Facing Direction	Description
1	SW	Survey building (A) and access track
2	E	Survey building (A) and Lower Houses from the track to the west
3	W	Survey building (A) and barn (B) from the track to the east
4	N	Survey building (A) and Lower Houses from the fields to the south
5	SW	East-facing elevation of the survey building showing modern lean-to
6	SW	Southern section of the east-facing elevation
7	SW	Northern section of the east-facing elevation
8	SW	Detail of central door and ground floor window
9	SW	Detail of first floor mullion window
10	NE	West-facing elevation of the survey building
11	NE	Central section of the west-facing elevation showing blocked mullion windows
12	SW	Southern section of the west-facing elevation showing blocked window
13	NE	South-facing elevation of the survey building
14	NE	South-facing elevation of the survey building showing blocked window
15	SE	South-facing elevation of the survey building
16	SE	Foundation stones at the northeast corner of the survey building
17	E	Ground floor of the building showing east wall and doorway into the northern room
18	E	Detail of blocked entrance into the northern room on the ground floor
19	NW	Northern room showing concrete partitions and north wall of concrete breeze blocks
20	W	Northern room showing detail of west wall and window
21	S	Northern room showing detail of south wall and blocked internal doorway
22	SW	Central room on the ground floor showing concrete partitions and south wall
23	S	Details of blocked fireplace in the south wall of the central room
24	NE	Partially blocked window in the east wall of the central room
25	W	Detail of window in the west wall of the central room (blocked window to north)
26	N	North wall of the central room showing blocked internal doorway
27	W	Detail of blocked mullion window in west wall (between floors)
28	W	Southern room on the ground floor showing blocked windows
29	E	Entrance to southern room on the ground floor
30	NE	Northern room on the first floor showing window and north wall of concrete breeze blocks
31	NW	Northern room on the first floor showing window showing roof detail
32	S	Central room on the first floor showing chimney breast in the south wall
33	SW	Central room on the first floor showing blocked windows in the west wall
34	SW	Detail of chimney breast in the south wall showing ledge
35	N	Central room on the first floor showing fireplace in the north wall
36	N	Detail of the fireplace in the north wall
37	E	Central room on the first floor showing windows in the east wall
38	NW	Details of the roof timbers in the northern room on the first floor
39	S	Details of the roof timbers in the central room on the first floor

Location Ref.	Facing Direction	Description
40	NE	Lower House Cottage and farmhouse at Lower House Farm (D)
41	NW	Corrugated iron shelter adjacent to Lower House Cottage (E)
42	E	Stone barn (B) showing outshut to west side
43	NW	East-facing elevation of the stone barn (B) showing brick extension
44	W	East-facing elevation of the stone barn (B) showing entrance canopy
45	E	Modern sheds (F) showing entrances
46	NW	Modern sheds (F) on the east side of Lower Houses
47	W	Survey building (A) from the east
48	S	Stone building known as The Bothy (C)
49	SW	East-facing elevation of The Bothy (C)
50	NW	South-facing elevation of The Bothy (C)

APPENDIX 2: Plates



Plate 2: The survey building at Lower House Farm, looking west.



Plate 3: View of the survey building (left) at Lower House Farm, looking north.



Plate 4: View of the survey building (right) at Lower House Farm from the west, looking east.



Plate 5: East-facing elevation of the survey building, looking southwest.



Plate 6: East-facing elevation showing plain door and mullion windows, looking southwest.



Plate 7: Detail of adapted former mullion window and stone door frame, looking west.



Plate 8: Ground floor window inserted into a blocked opening, looking west.



Plate 9: West-facing elevation of the survey building, looking northeast.



Plate 10: Mullion windows in the west-facing elevation of the survey building, looking northeast.



Plate 11: Blocked window in the west-facing elevation, looking northeast.



Plate 12: Blocked window with open window above in the south-facing elevation, looking northwest.



Plate 13: North-facing elevation with modern lean-to, looking southeast.



Plate 14: Foundation stones underlying the modern lean-to, looking south.



Plate 15: Interior of the northern room showing concrete partitions, looking northwest.



Plate 16: East wall of the northern room showing blocked opening and inserted window, looking northeast.



Plate 17: South wall of the northern room showing blocked internal doorway, looking south.



Plate 18: The central room showing concrete partitions and blocked fireplace with niche, looking southwest.



Plate 19: Former mullion windows in the west wall of the central room, looking northwest.



Plate 20: Modified mullion window in the east wall of the central room, looking northeast.



Plate 21: Blocked mullion window between floors in the west wall, looking west.



Plate 22: Southern room on the ground floor, looking northeast.



Plate 23: Blocked windows in the southern room on the ground floor, looking southwest.



Plate 24: Northern room on the first floor, looking northwest.



Plate 25: Roof timbers in the northern room, looking northwest.



Plate 26: Former mullion window in the northern room on the first floor, looking northeast.



Plate 27: Mullion windows in the central room on the first floor, looking southeast.



Plate 28: Blocked mullion windows in the central room on the first floor, looking west.



Plate 29: Central room on the first floor showing chimney breast, looking south.



Plate 30: Central room on the first floor showing fireplace, looking northwest.



Plate 31: Roof timbers in the central room, looking south.



Plate 32: Stone barn (B) showing outshut to west side, looking east.



Plate 33: East-facing elevation of the stone barn (B) showing entrance canopy, looking west



Plate 34: The Bothy (C) showing entrance, looking northwest



Plate 35: The Bothy (C) showing ventilation slits, looking southwest



Plate 36: Lower House Cottage and adjacent farmhouse (D), looking northwest.

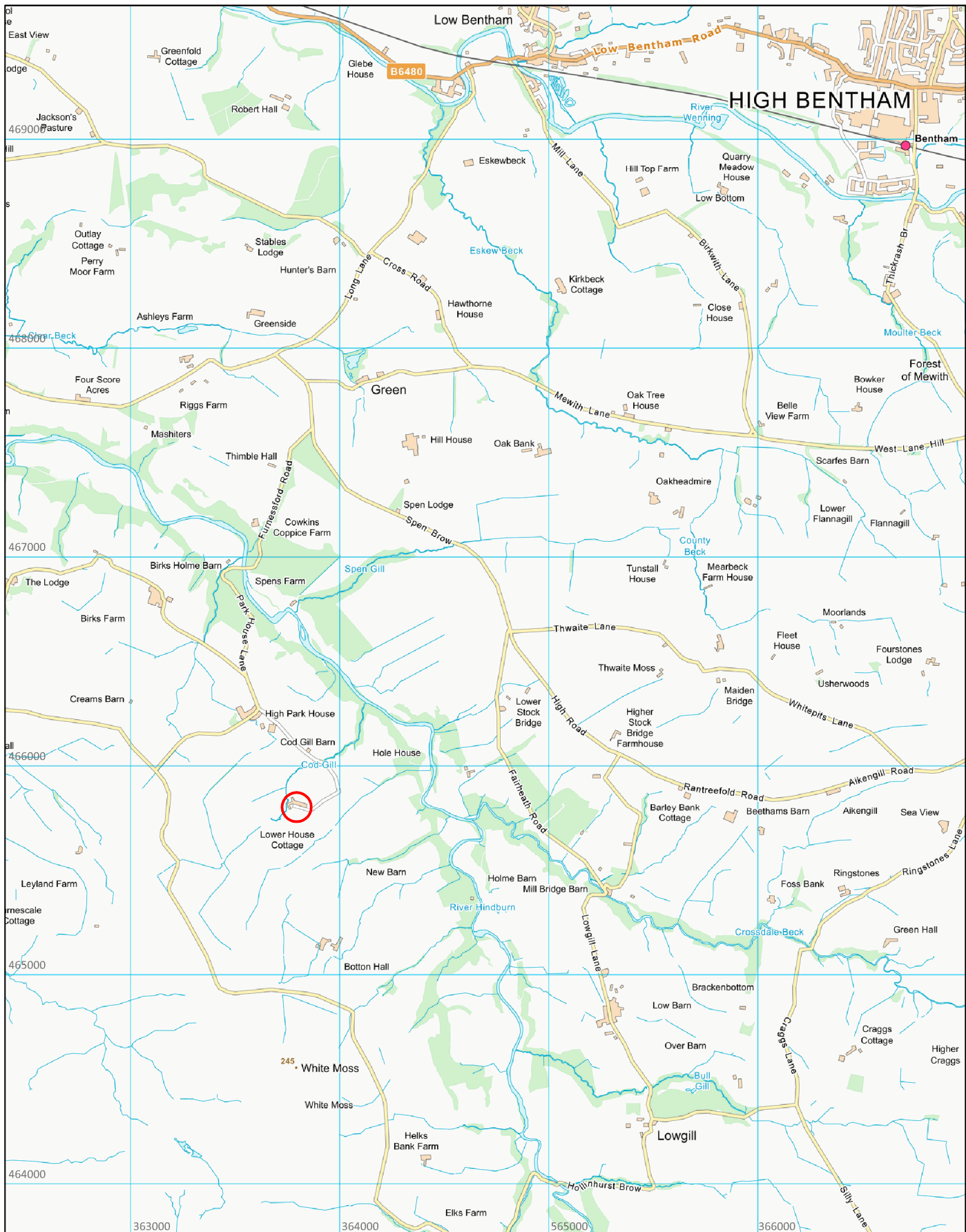


Plate 37: Corrugated iron shelter (E), looking west.



Plate 38: Modern sheds (F), looking east.

APPENDIX 3: Figures






 <p>Eden Heritage Ltd 2020</p>	<p>PROJECT: Lower House Cottage, Wray, Lancashire</p> <p>CLIENT: Martin and Rebekah Huddleston</p> <p>REPORT: EH088/01</p> <p>SCALE: 1:25,000 at A4</p> <p>DRAWN BY: MDR</p> <p>DATE: December 2020</p>	<p>KEY:</p> <p> site location</p>	 <p>Contains OS data © Crown copyright and database right (2018)</p>
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Figure 1: Site Location.

PROJECT:

Lower House Cottage,
Wray, Lancashire

CLIENT:

Martin and Rebekah Huddleston

REPORT:

EH088/01

SCALE:

1:1,000 at A4


DRAWN BY:

MDR

DATE:

December 2020

KEY:

 survey building

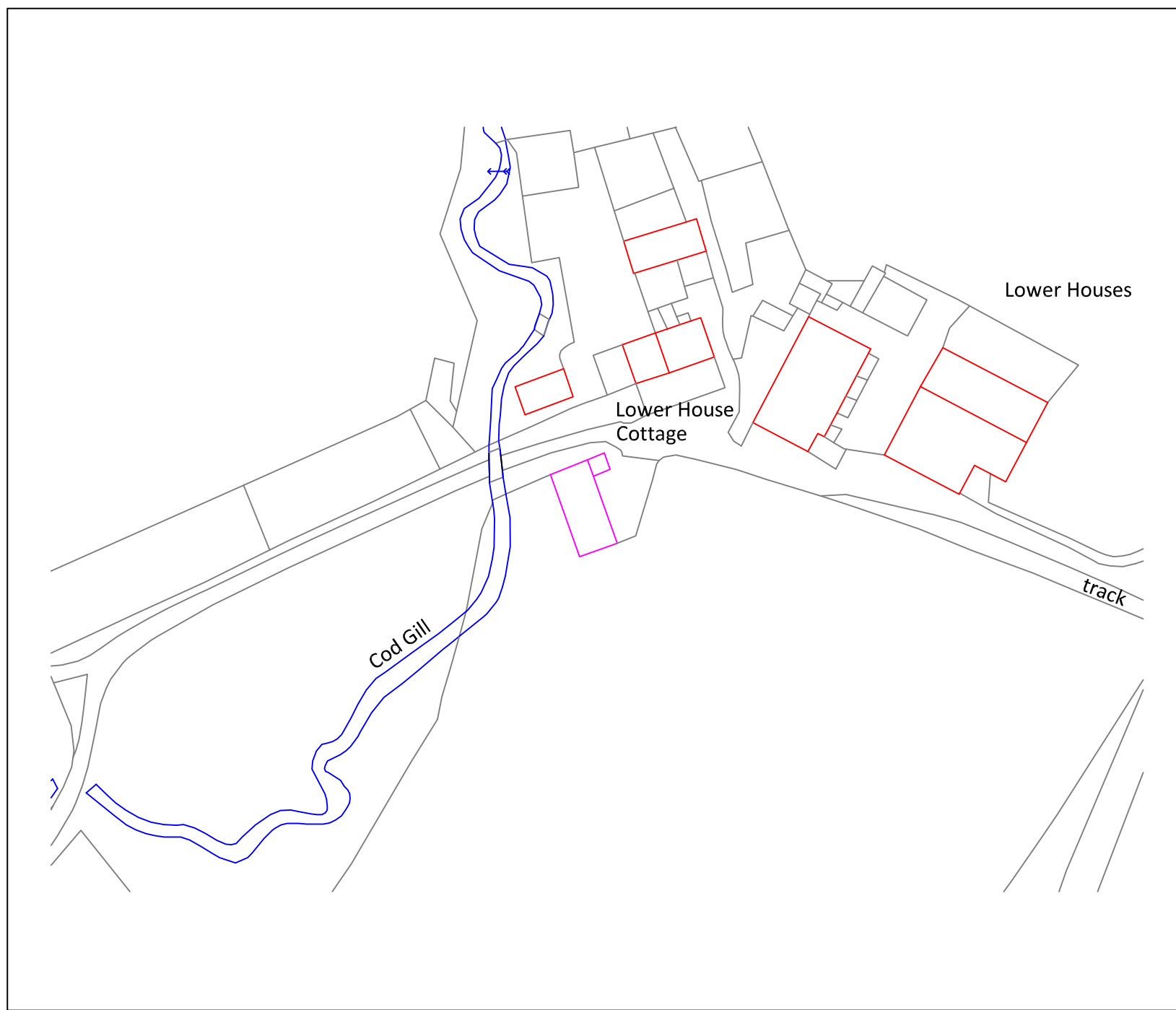
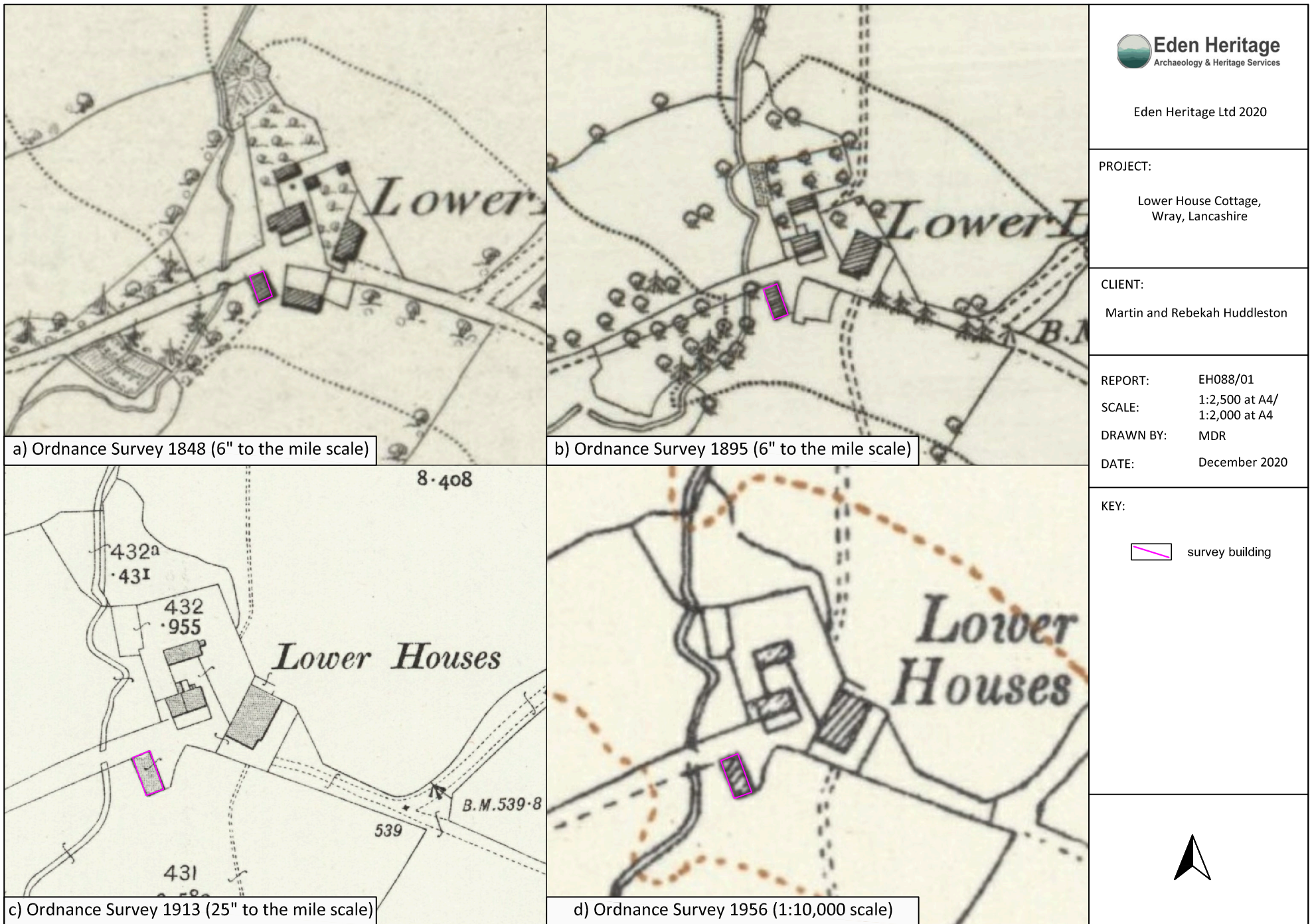


Figure 2: Detailed site location.



Figure 3: Extract from A Map of the Township of Wray with Botton, 1849.



a) Ordnance Survey 1848 (6" to the mile scale)

b) Ordnance Survey 1895 (6" to the mile scale)

c) Ordnance Survey 1913 (25" to the mile scale)

d) Ordnance Survey 1956 (1:10,000 scale)

Figure 4: Extracts from historic Ordnance Survey maps (1859-1956) depicting Lower Houses.



Eden Heritage Ltd 2020

PROJECT:

Lower House Cottage,
Wray, Lancashire

CLIENT:

Martin and Rebekah Huddleston

REPORT:

EH088/01

SCALE:

1:2,000 at A4

DRAWN BY:

MDR

DATE:

December 2020

KEY:


 survey building



Figure 5: Modern satellite imagery from 2000.

PROJECT:

Lower House Cottage,
Wray, Lancashire

CLIENT:

Martin and Rebekah Huddleston

REPORT:

EH088/01

SCALE:

1:1,000 at A4




DRAWN BY:

MDR

DATE:

December 2020

KEY:

-  survey building
-  survey photograph
-  building referred to in the report text

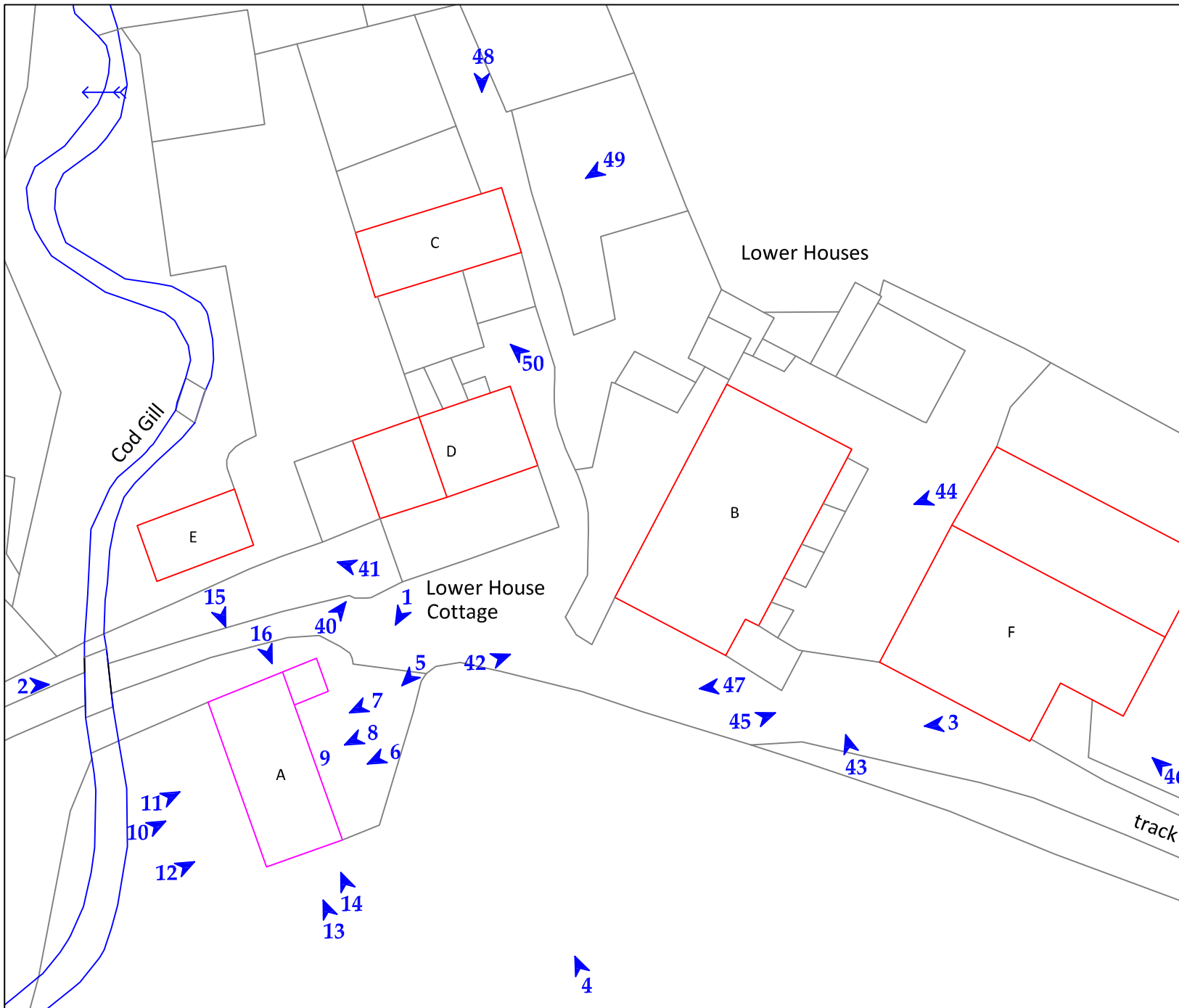


Figure 6: Plan of Lower Houses showing the locations of photographs taken during the building survey.

PROJECT:

Lower House Cottage,
Wray, Lancashire

CLIENT:

Martin and Rebekah Huddleston






REPORT: EH088/01

SCALE: 1:100 at A3

DRAWN BY: MDR

DATE: December 2020

KEY:

-  wall outline
-  ceiling joist
-  blocked opening
-  concrete partitions
-  survey photograph

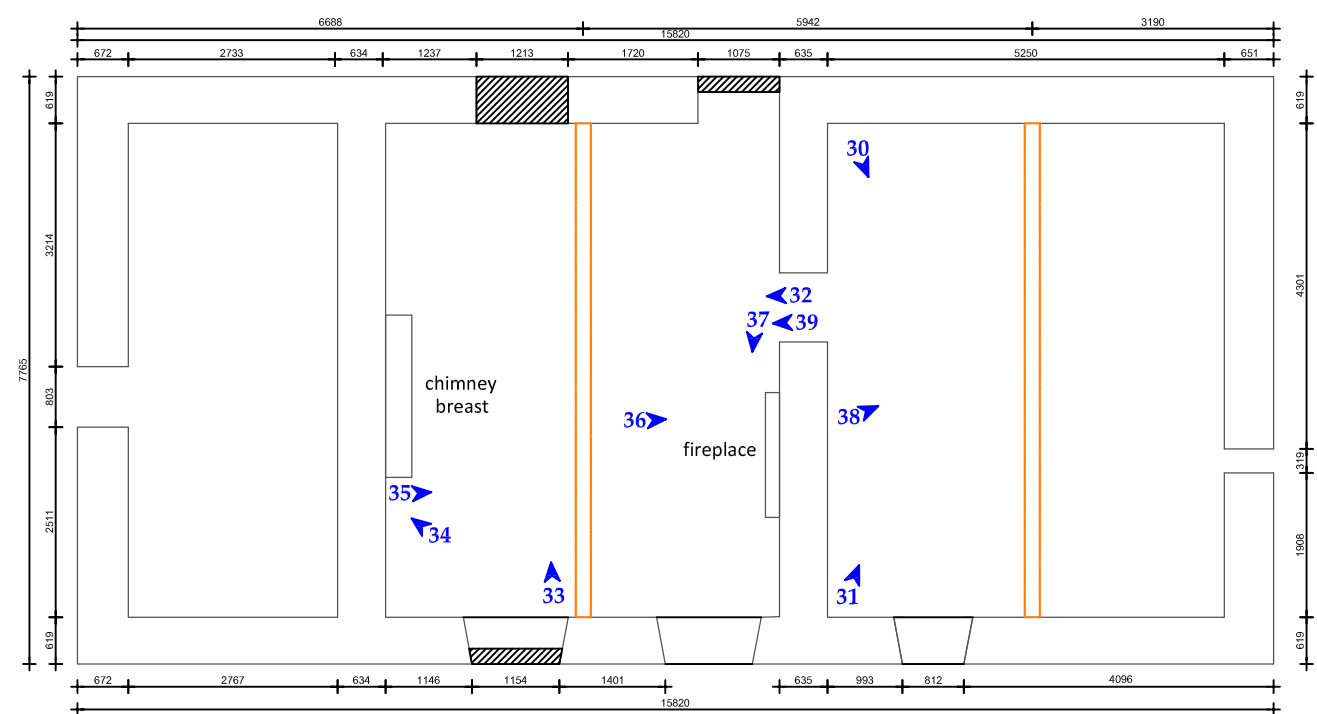
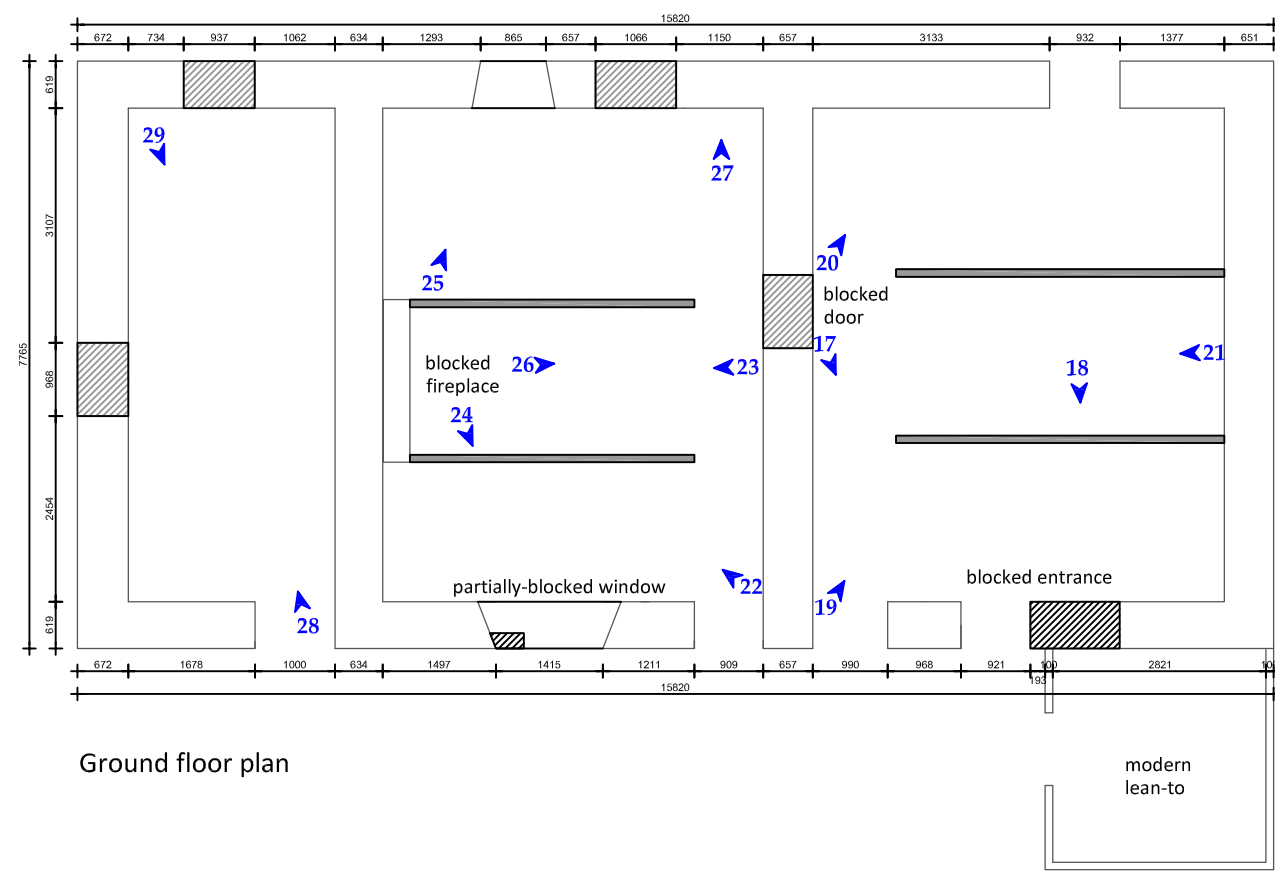


Figure 7: Plans of the survey building showing the locations of photographs.

PROJECT:

Lower House Cottage,
Wray, Lancashire

CLIENT:

Martin and Rebekah Huddleston

REPORT:

EH088/01

SCALE:

1:100 at A3





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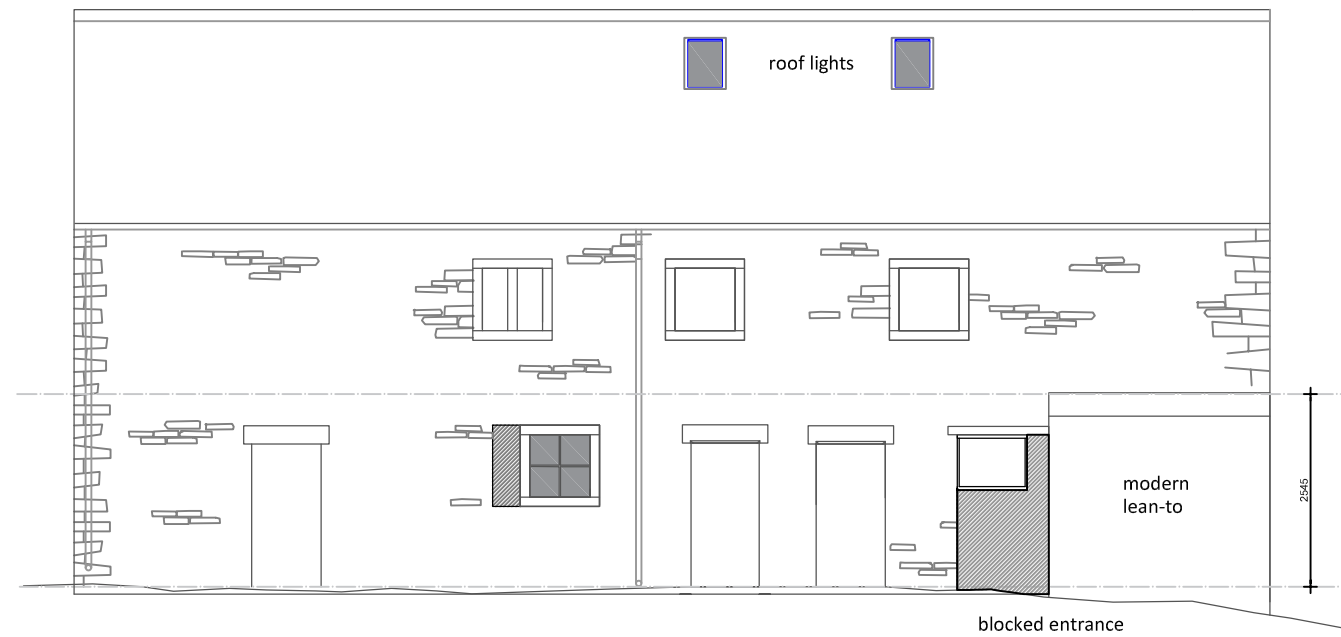
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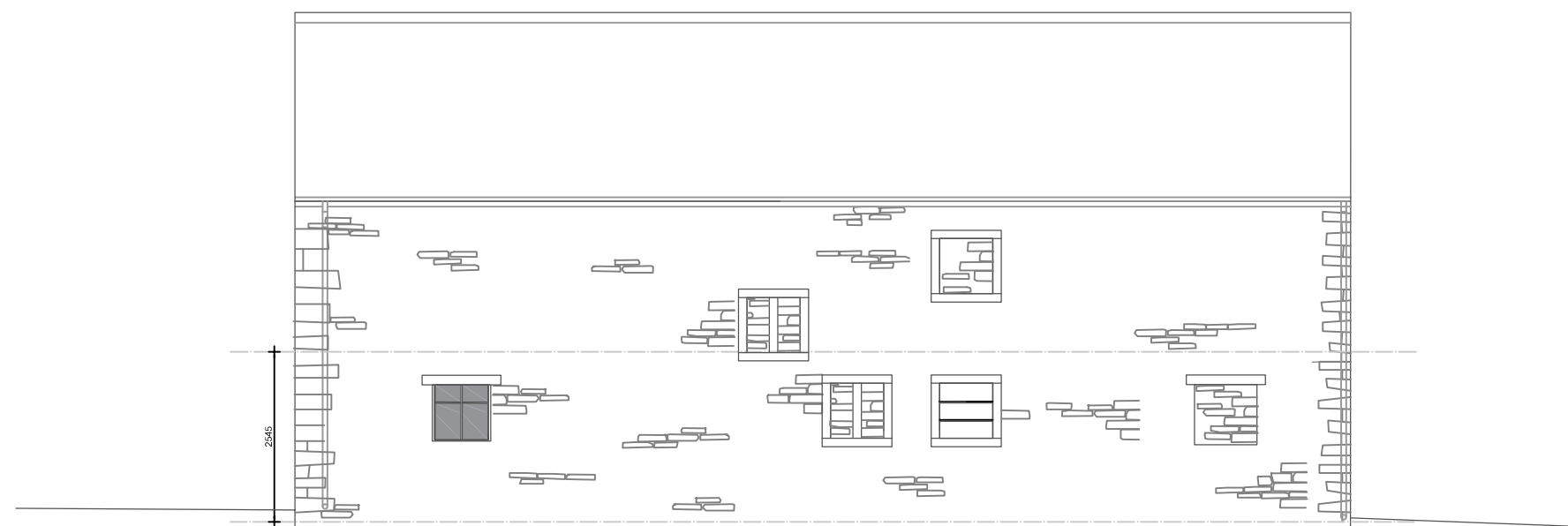
December 2020

KEY:

-  wall outline
-  floor level
-  blocked opening
-  modern glazing



East-facing elevation



West-facing elevation

Figure 8: Long elevations of the survey building.

PROJECT:

Lower House Cottage,
Wray, Lancashire

CLIENT:

Martin and Rebekah Huddleston

REPORT:

EH088/01

SCALE:

1:100 at A3

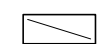
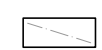
DRAWN BY:

MDR

DATE:

December 2020

KEY:

-  wall outline
-  floor level

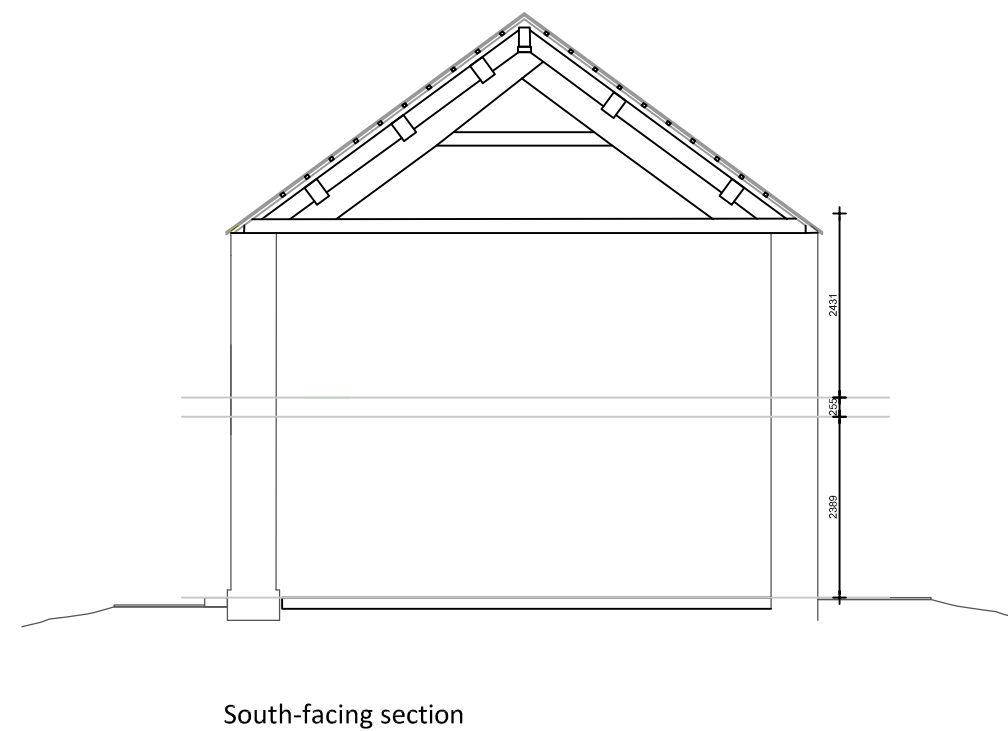
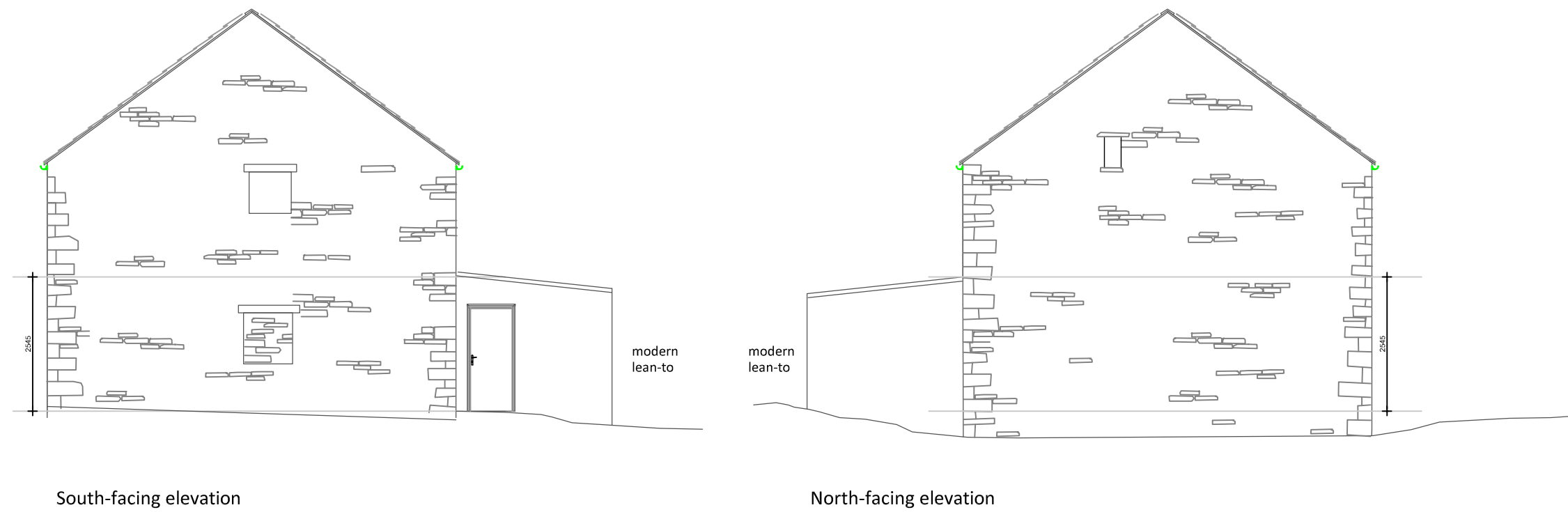


Figure 9: Gable elevations and section of the survey building.

**Heritage Impact Assessment
Archaeological Desk-Based Assessment
Historic Landscape Survey
Written Scheme of Investigation**

**Geophysical Survey
Trial Trench Evaluation
Archaeological Excavation
Archaeological Watching Briefs**

