

# Hob Lane Farm

## Turton, Bolton

### Lancashire

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**APRIL 2021**

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**Historic Building Recording  
Report EH048/03**

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## Lancashire

### Historic Building Recording for Jenny Cain and Djemel Salah-Bey Carr

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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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## Summary

In 2021 Eden Heritage was commissioned by Mr and Mrs P Glass Jenny Cain and Djemel Salah-Bey Carr to undertake an historic building recording project at Hob Lane Farm, Blackburn Road, Turton, Bolton, Lancashire, BL7 0PU. The recording work was associated with the proposed conversion of existing agricultural buildings at the site to a dwelling, for which planning permission had been granted by Blackburn and Darwen Borough Council (Planning Ref. 10/20/0996).

Documentary research undertaken in advance of the historic building survey revealed that the site originated as a small mixed farm named Hob Lane Gate, which was certainly in existence by c.1850 as illustrated on the First Edition Ordnance Survey map. The farm was re-developed in the late 19th century with the construction of a barn around the same time as two adjacent buildings on Blackburn Road were constructed, with which it was associated. Two small additions to the barn were also in existence in the late 19th century. Trade Directories list the trade of the occupants of Nos 473 and 475 Blackburn Road as both farmer and grocer. The farm was further developed in the early 20th century, with the construction of a stable apparently replacing an earlier structure on the site. This building has a datestone above the door with the date 1905.

The historic building survey revealed a further datestone of 1790 in the barn, which appears relate to an earlier building on site, part of which may have been incorporated into the existing building. The barn shows several phases of development in its fabric and there is evidence that it incorporated re-used stone. In the late 19th century, the building took the form of a Lancashire barn, which is a form of combination barn, consisting of a traditional threshing barn, with two lofts either side of the threshing floor, and cows housed below. This combination suited smaller farms, such as those occupied by a part-time farmer. The two small additions appear to have been utilised variously as shelter sheds, a stable, and a store/outbuilding. The latest building to be constructed appears to have been a stable and cart shed (dated 1905) which had a loft above. Later in the 20th century this was adapted as a small cow-house and possibly a farm office.

# 1 Introduction

## 1.1 Project Circumstances

- 1.1.1 Eden Heritage Ltd was commissioned by Jenny Cain and Djemel Salah-Bey Carr (the Client) to undertake a historic building recording project at Hob Lane Farm, Blackburn Road, Turton, Bolton, Lancashire, BL7 0PU. The recording work was associated with the proposed conversion of existing agricultural buildings at the site to a dwelling, for which planning permission had been granted by Blackburn and Darwen Borough Council (Planning Ref. 10/20/0996).
- 1.1.2 Hob Lane Farm was located c.1km northwest of Edgworth, at Turton, which was approximately 9km north of Bolton in Lancashire (centred on Ordnance Survey Grid reference SD 7352 1755; Figure 1). The farm was situated to the west of Blackburn Road, north of the junction with Hob Lane. The site comprised a courtyard arrangement of agricultural buildings to the north of Hob Lane (Figure 2).
- 1.1.3 Hob Lane Farm appears to have originated as a small mixed farm named Hob Lane Gate, which was certainly in existence by c.1850 as illustrated on the First Edition Ordnance Survey map of that date. As a result, Blackburn and Darwen Borough Council has advised that a programme of archaeological work is required at the site, which was to be undertaken accordance with a planning condition (Condition 17) of the planning permission, which stated: *'No works to the application buildings, including any clearance/demolition or preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological building recording to level 2-3 as set out in "Understanding Historic Buildings" (Historic England 2016). It should include a full description of the buildings, inside and out, drawn plans, elevations and at least one section (which may be derived from checked and corrected architect's drawings), and a full photographic coverage, inside and out. The record should also include a rapid desk-based assessment, putting the buildings and their features into context. This must be carried out by an appropriately qualified and experienced professional contractor to the standards set out by the Chartered Institute for Archaeologists and in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.'*
- 1.1.4 This is in line with government advice as set out in Section 16 of the National Planning Policy Framework (NPPF), in particular paragraphs 197 and 199 of the NPPF (MHCLG 2019) and Policy 39 of the Local Plan Part 2.
- 1.1.5 In accordance with the advice of Blackburn and Darwen Borough Council, a Written Scheme of Investigation (WSI) for the historic building recording project was prepared by Eden Heritage Ltd and submitted to the Local Planning Authority for approval prior to the start of the project. This report will be submitted to the Local Planning authority to satisfy the planning condition.
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## 2 Methodology

### 2.1 Scope of the Work

- 2.1.1 The historic building recording project was concerned with the former agricultural buildings at Hob Lane Farm, which were due to be converted under the proposed scheme. This included a former barn, cart shed and stable, and two lean-to structures as identified in the heritage statement which accompanied the planning application (Eden Heritage 2020).
- 2.1.2 The purpose of the historic building recording is to determine the original form of the buildings, and to record evidence for their construction, development and past use. The building survey will be supported by a rapid desk-based research in order to determine the origins and development of Hob Lane Farm, and in order to set the results of the building recording project into its historical context.
- 2.1.3 The historic building survey comprised a Level 2-3 survey as described in *Understanding Historic Buildings – A guide to good recording practice* (Historic England 2016), which is to be undertaken prior to any demolition work at the site. A Level 2 survey is a descriptive record, where both the exterior and interior of the building will be viewed, described and photographed. Level 3 is an analytical record and will comprise 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 2006, 26).
- 2.1.4 The building recording therefore comprised an internal and external observation of the buildings, and the production of a written and photographic record, supported by desk-based research.
- 2.1.5 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 2020a).

### 2.2 Documentary Research

- 2.2.1 The documentary research focused on evidence for all the buildings at Hob Lane Farm 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 a brief account of the origins of the buildings, and their 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 buildings, and the production of a written and photographic record. 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 buildings' overall appearances. 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 buildings in their wider context and its relationship to other buildings or landscape. All photographs included a graduated scale where possible and are listed in Appendix 1. A plan is included showing where photographs were taken from and their directions (see Figure 7).
- 2.3.3 Photographs were also used to illustrate the report and are included in Appendix 2. These include some additional photographs taken in 2020 during production of the heritage statement.
- 2.3.4 In summary the photographic survey included:
- General views of the exteriors and interiors of the buildings prior to conversion;
  - The overall appearance of principal internal spaces;
  - Detailed coverage of the buildings' external appearances;
  - Any external or internal detail, structural, functional or decorative, which is relevant to the design of the buildings, and to their development and use;
  - The relationship of the buildings to setting, to other buildings at the site
- 2.3.5 The results of the building survey were used to inform a written description of the buildings, and to support an account of the buildings' 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).
- 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 **edenheri1-419956**).
- 2.4.3 A copy of the report will be deposited with the Lancashire Record Office along with the digital photographs and a PDF/A copy will be provided to the Lancashire Historic Environment Record.

## 3 Background

### 3.1 Location and Geological Context

- 3.1.1 Turton is a former township and historical area located c.9km north of Bolton and c.12km south of Blackburn in the ancient parish of Bolton le Moors (Figure 1). Hob Lane Farm is located to the west of Blackburn Road and north of Hob Lane, centred on Ordnance Survey grid reference SD 7352 1755. The proposed development area is located to the north of No's 2, 4, 6 and 10 Hob Lane (Figure 2).
- 3.1.2 The site lies on the c.208m contour within a relatively level area of ground, located to the north of existing the properties on Hob Lane, with No's 473 and 475 Blackburn Road to the east. The geology of the site comprises sandstone, known as Upper Haslingden Flags. This sedimentary bedrock formed approximately 319 to 320 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 2021).

### 3.2 Historic Background

- 3.2.1 The manor of Edgworth, in which Hob Lane was historically located, is referred to in documents in the 13th century when it was held by William de Radcliffe and was assessed as one plough land. Within a century it had been granted to the Traffords of Trafford. In 1589 it was sold to Nicholas Mosley, who sold it in 1598 to Richard Orrell and Alexander Bradshaw. There is some reference to properties at Edgworth in the early 17th century, as it is recorded that when Giles Entwistle died in 1620 he held a messuage and lands there (Farrer and Brownbill 1911, 281-282).
- 3.2.2 There is physical evidence for settlement at Hob Lane in the early 18th century as indicated by the Grade II listed building, 2 and 4, Hob Lane, a former farmhouse, which has a datestone of 1717 (Historic England 2020); this building is located immediately to the south of Hob Lane Farm. It was noted during the site visit that the current building on Blackburn Road to the north also has a datestone in the east elevation with the names Thomas Thompson Senior and James Thompson Junior, and the date 1729. This datestone relates to the former Hare and Hounds Inn (see below).
- 3.2.3 Yates' small-scale county map of Lancashire dating to 1786 appears to show several buildings at Hob Lane, possibly in the location of Hob Lane Farm, however the scale of the map does not allow for accurate assessment (Figure 3a). A similar county map by Greenwood dating to 1818 also seemingly shows several buildings in the vicinity of Hob Lane Farm, however the course of what is now known as Hob Lane does not appear to be shown (Figure 3b).
- 3.2.4 The earliest consulted source to clearly show the site of Hob Lane Farm is the Ordnance Survey map of 1850, when the site is labelled as Hob Lane Gate. At this date, the site only contained two small structures located to the rear of a linear range of buildings on Hob Lane and the Hare and Hounds

Inn, which is depicted on Blackburn Road. From this source it appears that the farm buildings which are the subject of the present study were not in existence in the middle of the 19th century (Figure 4a). It is possible that the listed building formed part of a linear farmstead on Hob Lane at this time.

- 3.2.5 By the end of the 19th century, buildings had been erected within the site boundary which comprised a large structure orientated east to west to the rear of a building on Blackburn Road, and a smaller range orientated north to south. It is possible that the former Hare and Hounds Inn had been demolished by this date, and a new building constructed in its place (Figure 4b). The buildings within the site boundary appear to be associated with the building on Blackburn Road at this time. This apparently included the two lean-to structures to the north and west of the main east-west range.
- 3.2.6 In 1895 Edgworth was described as a township in Bolton parish on the Roman road called “Watling Street”. The source noted at “it was formerly a common belonging to the Blackburns and Entwistles, the latter of whom was anciently seated at Entwistle, an adjoining township”. Apart from a large farmstead and cottages, there were six of seven houses in the township at this date which served as orphanages and “homes for needy and forlorn children”. The mixed board school at Hob Lane was noted to have been built in 1874 for 120 children (Slater 1895, 1025).
- 3.2.7 The 1901 census return appears to suggest that Hob Lane Farm at this date may have been recorded as 473 Blackburn Road, as there is no reference to Hob Lane Farm (or Hob Lane Gate) or 475 Blackburn Road. At this date, 473 Blackburn Road was occupied by Abraham Morris, a farmer, along with his wife, children, son-in-law and boarder. The entry also refers to the site having a shop, and there is trade directory evidence that suggests that the occupant was not only a farmer but also a grocer (see Table 1 below).
- 3.2.8 By 1910, there has been some alteration to the smaller range of buildings within the site boundary. The small structure to the south of the larger building had seemingly been demolished and replaced by another range, which extended from the south end of the pre-existing structure; this new range has an angled southwest corner (Figure 4c). These appear to have been physically connected.
- 3.2.9 By 1929 a long narrow enclosure was added to the rear of these buildings connecting them to a small shed in the field to the north (Figure 4d). This enclosure is suggestive of a paddock for animals. The lean-to at the west end of the large building range may have had access into this paddock. A small structure is also shown on the western site boundary which may have been a shelter.
- 3.2.10 The site was labelled as Hob Lane Gate until the middle of the 20th century, but by 1967 it was annotated as Hob Lane Farm (Figure 5). The Ordnance Survey map of 1955 depicts the buildings within the site boundary as a single L-shaped range.
- 3.2.11 The reservoir to the west was also extended around this time, meaning that Hob Lane to the west of the site was realigned to cross it, and is named Crow Trees Lane (Figure 5b).
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Table 1: Entries in readily-available sources relating to Hob Lane Farm

<b>Date</b>	<b>Person</b>	<b>Source</b>
1881	Hob Lane Farm: Abraham Morris (age 45), farmer of 22 acres + wife + 3 daug + 3 sons	England Census
1891	473 Blackburn Road: Abraham Morris (age 54), farmer and grocer	England Census
1895	A Morris, grocer, Hob Lane, Edgworth, Bolton (also listed as a farmer at 475 Blackburn Road)	Slater's Directory of Lancashire
1901	473 Blackburn Road [no No.475 listed], house, shop and farm: Abraham Morris (age 64), farmer + wife + 3 sons + 1 daug + son in law + boarder	England Census (civil parish of Edgworth, ecclesiastical parish of St Annes, Turton)
1905	Mrs Alice Morris, grocer and farmer, Hob Lane	Kelly's Directory of Lancashire
1911	Hob Lane Farm: Alice Morris (age 77, widow), farmer	England Census
1924	J T Morris, farmer, Hob Lane, Edgworth, Bolton	Kelly's Directory of Lancashire

## 4 Historic Building Survey

### 4.1 Site Description

- 4.1.1 The building survey was undertaken on 8th April 2021. The site was accessed from Blackburn Road via an entrance located to the south of No.s 473 and 475. The survey buildings were located to the north and west sides of a cobbled yard, which appears to have provided access historically (Plate 1).
- 4.1.2 For the purposes of this report the agricultural buildings at Hob Lane Farm have been named based on their types and are referred to as follows: the stable (Building A), the barn (Building B), a lean-to shed attached to the west side of the barn (Building C), and a further lean-to extension to the north (Building D). However, it is recognised that the buildings have had a variety of uses historically which may have changed over time, and they may have originally had a different purpose (see Figure 6).
- 4.1.3 A complete list of the survey photographs is included in Appendix I and the locations are shown on Figure 7. A selection of digital photographs is also included in Appendix II and used to illustrate the report (Plates 1-37). These include some photographs taken by the author on 24th April 2020. Annotated elevations of the survey buildings are included in Figure 8 and Figure 9 for reference.

### 4.2 Building Survey

- 4.2.1 Both the barn and stable were gabled buildings of coursed sandstone with sandstone quoins and these originally had roofs of stone tile with sandstone ridge tiles. However, some demolition work had taken place on the survey buildings prior to the building survey due to their unsafe condition, with roofs having been removed and the resulting collapse of some of the roof timbers. Access into some areas of the buildings was therefore not possible due to health and safety concerns, and access to the upper floors of the barn and stable was not possible. No access was available to Building D which had partly been annexed by the neighboring property. As a result, photographs taken during the building survey have been supplemented in this report by those taken by Eden Heritage in 2020.
- 4.2.2 **Stable (Building A) Exterior:** the stable was located on the west side of the farmyard with its main elevation facing east onto the yard. The building has an angled southwest corner making it a five-sided building. This feature may have been necessary to facilitate access into the field to the west due to the close proximity of the building to the rear of the properties on Hob Lane and a lack of available space. The angle may have facilitated access for carts into the fields from the farmyard.
- 4.2.3 At the time of the building survey a welfare unit was placed immediately to the east of the stables meaning an uninterrupted view of this elevation was not possible during the survey. However, the features in this elevation were visible from the north and south (Plate 2 and Plate 5). The elevation had a centrally placed doorway with a decorative stone lintel and chamfered door surround (Plate

- 3). Above the lintel was a datestone bearing the date 1905 (Plate 4). This corroborated the historic mapping consulted and confirms construction of the building in the early 20th century (Figure 4).
- 4.2.4 Above the door was a narrow vent and a pitching door to the loft with a stone sill and carved lintel. The lintel was carved with a central circle which reflected the symmetry of the shield design on the datestone below. There was a single window at ground level to the north with a similar lintel and stone sill indicating these were contemporary. To the south was a former opening with a timber lintel above, which suggested that this part of the building had been a cart shed. This opening had a modern inserted timber-framed door and window to the north and the opening was infilled with mortared stonework to the south (Plate 5). Below the eaves was a row of stone corbels for the roof.
- 4.2.5 The western elevations, which faced onto the adjacent field, were relatively featureless and of a single phase with a single window in each. The western elevations were lower in height than the east elevation, the roof of the building declining to the west (Plate 6). The larger window was to the north and also had a carved stone sill and lintel (albeit without the circle motif) and was fitted with five-light window in a timber frame (Plate 7). The window to the south was significantly smaller but also had a carved stone sill and lintel, being similar in style to the other windows in the stables building.
- 4.2.6 The south elevation, facing onto No's 6, 8 and 10 Hob Lane, was featureless with no openings present (Plate 8). The north elevation was comprised of modern red brick and was evidently a modern rebuild. The stable was located immediately to the southwest of the barn and was connected to it in the early 20th century (see Figure 4c and Figure 4d). The east side of this elevation had a doorway with stone surround to the east side suggesting this may have been original. This door would have accessed the exterior of the building, even when the stable and barn were connected (Plate 9).
- 4.2.7 From the inspection of the exterior of the building, and the evidence of historic mapping, it was possible to determine that the original form of Building A was a cart shed and stable with loft above. The opening for the cart shed on the southeast side of the building had been infilled at some point in the later 20th century and a door and window inserted to convert the cart shed to an office.
- 4.2.8 **Stable (Building A) Interior:** internally the stable was divided into three spaces (see Figure 7). The north side of the building was accessed via the centrally placed doorway in the east elevation and was lit by rectangular windows in east and west walls. The space had been fitted with four stone stalls for cattle (Plate 11). These had a concrete feeding passage to the north with access through the door in the north wall. To the south was a concrete drain/manure passage. An inserted brick wall separated this space from the two smaller rooms to the south. An internal doorway at the west end allowed access into the angled part of the building, which also had a concrete floor and manure passage with two stalls separated by a metal partition (Plate 12). It was possible that this space could have also functioned as a loose box. To the east was a workshop accessed from the modern door in the east elevation, separated from the rest of the building interior by brick walls. This room had
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plastered walls and had evidently been most recently used as an office (Plate 13). Above was a loft which was inaccessible at the time of the site visit and was in any case deemed unsafe to enter.

- 4.2.9 From the inspection of the interior of the building it was evident that the internal space had been reconfigured by inserting brick walls to function as a small cow-house with one longitudinal feeding passage. The angled part of the building had two further stalls but could also have functioned as a loose box or provided space for calves. The south side of the building had been utilised as an office.
- 4.2.10 **Barn (Building B) Exterior:** the barn was the largest building on site and was aligned approximately northeast to southwest on the north side of the farmyard, adjoining No. 475 Blackburn Road. The presence of the welfare unit and a shipping container meant that the south elevation could not be photographed as a whole but it was visible, having been hidden by scaffolding on the previous visit.
- 4.2.11 One the east side the barn had large alternating sandstone quoins where it abutted the adjacent dwelling (475 Blackburn Road), with a clear construction break (Plate 14). This elevation exhibited several phases of development, there being a horizontal construction break in this elevation, indicating the building had been heightened. A stone ledge marked the change in stonework, the upper portion of the elevation being made of larger yellow sandstone pieces similar in appearance to the adjacent dwelling, with which it was connected. To the west the stonework was cemented unlike the east side of the elevation, suggesting a phase of re-building to the west (Plate 15).
- 4.2.12 The earliest phase appears to be the lower eastern portion of the elevation, which contains a timber door with a three-light window. There was a datestone above in this portion of the elevation, which was very eroded but appears to read '1790 T : T M' (Plate 16). This stone could relate to an earlier phase building associated with the former Hare and Hounds Inn on Blackburn Road (see Section 3.2).
- 4.2.13 To the west was a large sliding timber barn door with a timber lintel with alternating sandstone quoins to the west. To the east the stonework was slightly recessed and contained another door with a stone surround. In the west end of the elevation was a further door and rectangular window both with stone surrounds (See Plate 15). There was a further window in the upper portion of the south elevation, with a stone surround and a carved stone lintel exhibiting a keystone design (Plate 17).
- 4.2.14 The north elevation of the barn was constructed of coursed thin sandstone rubble with sandstone quoins. There was a large central door in the north elevation of similar dimensions to the large door in the south elevation, with square window above, a doorway to the west, and three windows of varying heights at ground level (Plate 18). These had stone sills, lintels, and surrounds of differing styles, suggesting they were not all contemporary. Ventilation slits pierced the west side of the elevation. The east side was partially hidden by the northern extension (Building D) which was constructed against this side of the barn thus obscuring some of the detail (Plate 19).
- 4.2.15 The western elevation also had ventilation holes and a single square window in the gable (Plate 20). However, the lower portion of this elevation was not visible due to the western lean-to (Building C).
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- 4.2.16 From the inspection of the exterior of the barn it was possible to determine that the building contained earlier fabric in the south elevation, which may relate to an earlier building. The current building appears to have been constructed by both heightening an earlier building and extending to the west. Historic mapping indicates that this phase of building occurred in the late 19th century.
- 4.2.17 **Barn (Building B) Interior:** internally the barn was of three bays, with a central floor accessed via the large doors to the north and south, which was open full height to the roof (Plate 21). Stalls for cattle occupied the east and west bays subdivided by stone walls, with lofts above (Plates 23-27).
- 4.2.18 Internally the west wall had two blocked windows at ground level in the location of the lean-to (Building C) which confirmed this would have been an external wall of the building (Plate 22). The west end of the barn had five stalls for cattle separated by stone flag and timber partitions (Plate 23). This had a longitudinal feeding passage to the east, accessed by doors in the north and south walls, and a manure passage to the west, accessed by two more doors in the north and south walls. The northeast corner of the barn had a further three stalls, with a longitudinal feeding passage to the south, accessed from inside the barn, and a manure passage to the west accessed from a door in the north elevation (Plate 24). The southeast corner was open and may have functioned as a loose box. There was a square niche in the south wall of this space which may have held a light (Plate 25).
- 4.2.19 In the loft the west wall of the barn appeared to be of a single phase, pierced by eight ventilation holes with a window at the apex of the gable (Plate 26). The east wall of the barn appeared to be of two phases with a central section marked by construction breaks to the north and south (Plate 27). The roof was supported by a kingpost roof with trenched purlins and common rafters (See Figure 9).
- 4.2.20 The original form of Building B was uncertain, but the existing building took the form of a Lancashire barn, which is a form of combination barn. These often consisted of a traditional threshing barn, with lofts either side of the threshing floor, and cows housed below. This combination suited smaller farms, such as those occupied by a part-time farmer (Brunskill 1999, 113).
- 4.2.21 It was noted during the building survey that the west elevation of the barn has a stone quoin at some height, which contains an Ordnance Survey benchmark (Plate 28). This strongly suggested the reuse of stone from an earlier building since the current location would be inaccessible to a surveyor.
- 4.2.22 **Building C Exterior** attached to the west side of the barn, was a lean-to single-storey structure of coursed sandstone with a slate roof pierced by two small lights. This building was of two phases, with a clear construction break visible in the western elevation between the two halves (Plate 29 and Figure 9). There were two windows to each side of varying heights all with stone lintels and sills. The north elevation was of sandstone with a wide opening fitted with timber doors and a four-light window at the apex of the elevation part of which was paneled (Plate 30). The south elevation had a single doorway on the west side but had been rebuilt with modern concrete breeze blocks throughout and a timber-framed two-light window at the apex of the roof to the east side (Plate 31).
-

- 4.2.23 The north side of the lean-to comprised a square space open to the roof, which used for storage at the time of the survey. This originally appears to have been an animal shelter/shed. The wall dividing the two halves of the lean-to was not tied into the adjacent barn wall (Building B) having been added later. The dividing wall was of two phases and revealed that there had been a doorway between the two halves of the lean-to, which had subsequently been blocked up (Plate 32). The south side of the lean-to had been utilised as a stable and had two timber stalls fitted with timber hay racks (Plate 33).
- 4.2.24 The survey indicated that the lean-to had latterly been used as a cow-house or stable, separated from the northern section by an internal stone wall, which appears to have been a shelter shed. The south side of the building had historically been connected to the stable building to the south, the existing south wall being a modern construction.
- 4.2.25 **Building D Exterior:** to the north of the barn was a lean-to extension built of stone with a slate roof. This was attached to the east end of the barn (see Plate 19) possibly blocking a former barn doorway. The north elevation had a wide opening fitted with timber doors suggestive of another shelter shed (Plate 34). The west elevation has a door on the south side which has been partly infilled with brick. This had a decorative carved stone lintel which was incongruous with the stonework of the rest of the building (Plate 35). This had a keystone decoration reminiscent of the upper window in the south elevation of the barn (see Plate 17). There was a window above, and a blocked window and another door to the north with plain stone lintels and sills. The east elevation was constructed of red brick, with a door and small timber-framed window to the west, suggesting part of the structure had been used as an outhouse for the adjacent property (Plate 36). Historic mapping indicates that the east side of the extension had previously been attached to a building on Blackburn Road (see Figure 4).
- 4.2.26 Access to the interior of this building was not possible however this appears (in its final phase) to have been subdivided, with shelter shed to the north side, a small store to the east and a narrow store or passage to the southwest (see Figure 7). The upper portion of the building was inaccessible.

## 5 Conclusions

### 5.1 Origins, Development and Use

- 5.1.1 There is evidence for settlement at Hob Lane in the early 18th century as indicated by the Grade II listed building, 2 and 4, Hob Lane, a former farmhouse, which is located immediately to the south of the site and has a datestone of 1717. The current building on Blackburn Road to the north also has a datestone in the east elevation with the names Thomas Thompson Senior and James Thompson Junior, and the date 1729. This datestone relates to the former Hare and Hounds Inn which was apparently replaced in the late 19th century by No's 473 and 475 Blackburn Road.
- 5.1.2 Hob Lane Farm appears to have originated as a small mixed farm named Hob Lane Gate, which was certainly in existence by c.1850 as illustrated on the First Edition Ordnance Survey map. The farm was re-developed in the late 19th century with the construction of the barn (Building B) around the same time as the buildings on Blackburn Road, with which it was associated. Two small additions to the barn (Buildings C & D) were also in existence in the late 19th century. Trade Directories list the trade of the occupants of Nos 473 and 475 Blackburn Road as both farmer and grocer.
- 5.1.3 The farm was further developed in the early 20th century, with the construction of a stable (Building A), apparently replacing an earlier structure on the site. This has a datestone with the date 1905. The stables were originally attached to the south side of the barn and the lean-to extension (Building C).
- 5.1.4 The building survey has revealed that the earliest standing building on site was the barn (Building B). A datestone of 1790 with initials T T M has been identified during the building survey, which appears relate to an earlier building on site, part of which may have been incorporated into the barn. This shows several phases of construction in its fabric and there is evidence that it incorporates re-used stone, which may possibly have originated in the former Hare and Hounds Inn. This may explain the presence of two very decorative stone lintels which have been identified within the farm buildings.
- 5.1.5 In the late 19th century, the building took the form of a Lancashire barn, which is a form of combination barn, consisting of a traditional threshing barn, with two lofts either side of the threshing floor, and cows housed below. This combination suited smaller farms, such as those occupied by a part-time farmer, which fits with the association with the buildings on Blackburn Road. The extension to the north (Building D) appears to have been a shelter shed but was also associated with the buildings on Blackburn Road, and appears to have been used partly as a store/outbuilding. The lean-to at the west end of the barn was also a shelter shed, apparently associated with a small enclosure in the late 20th century, with a stable to the south connected to the adjacent building.
- 5.1.6 The latest building to be constructed appears to have been a stable and cart shed (Building A) which had a loft above. Later in the 20<sup>th</sup> century this was adapted as a small cow-house and farm office.
-

## 5.2 Research Potential

- 5.2.1 The survey buildings at Hob Lane Gate apparently originated in the late 19th and early 20th century as part of a small farm, originally named Hob Lane Gate. The barn was a multifunctional building used for both storage and for housing animals. The stable appears to have been constructed as a combined stable and cart shed with hayloft above, with an unusual five-sided footprint, which may be due to site access limitations. The buildings were closely associated with the dwellings on Blackburn Road, rather than the listed farmhouse to the south on Hob Lane. The farmyard was probably utilised as an open yard for cattle or a foldyard with the adjacent barn taking the form of a Lancashire barn, which combines the functions of a barn and cow-house or shippon. It is evident that this building has seen several phases of development, which has included the addition of two smaller structures to provide additional storage and/or shelter. The cart shed and stable were also adapted to house cattle in the 20th century, the interior apparently being subdivided to form an office.
- 5.2.2 The survey buildings were noted to contain several re-used stones and some decorative stone pieces which have been recorded as part of the building survey. These included several decorative lintels used above the windows in the barn (Building B) and the decorative door lintel in Building D. It is possible that some of these originated in the Hare and Hounds Inn and have been re-used on site.
- 5.2.3 The project may contribute towards regional research agendas by providing a permanent record of the agricultural buildings prior to their conversion.

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Ordnance Survey, 1910 Lancashire Sheet LXXIX.10, 25 inch to one mile [map]  
Ordnance Survey, 1929 Lancashire Sheet LXXIX.10, 25 inch to one mile [map]  
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Historic England 2021

<https://historicengland.org.uk/listing/the-list/> - Accessed February 2021

## APPENDIX 1: Photograph Index

Location Ref.	Plate No.	Facing Direction	Description
0	1	NW	Entrance to Hob Lane Farm from Blackburn Road with No.s 473 and 475 to north
1	14	N	South elevation of the barn (Building B) with datestone indicated
2	15	NW	South elevation of the barn (Building B) showing the west end
3a		N	Door in the south elevation of the barn (Building B)
3b	17	N	Detail of window in the south elevation of the barn (Building B)
4		W	Infilled opening in the south elevation of the barn (Building B)
5		E	Buildings B, C and D from the west of the site
6	19	SE	North elevation of the barn (Building B) showing the west end
7	18	S	North elevation of the barn (Building B) showing central portion
8		S	Door in the north elevation of the barn (Building B)
9a	30	S	North elevation of the lean-to (Building C)
9b	32	S	Interior of the north side of the lean-to (Building C)
10		SE	West elevation of the barn (Building B) and lean-to (Building C)
11a	29	E	West elevation of the barn (Building B) and lean-to (Building C)
11b	20	E	West elevation of the barn (Building B)
12a	31	E	South elevation of the lean-to (Building C) showing concrete breeze block wall
12b	28	E	Benchmark on the west end of the barn (Building B)
13	35	E	West elevation of the extension (Building D)
14	36	E	Door in the west elevation of the extension (Building D)
15a	9	SE	North elevation of the stable (Building A) showing brick construction
15b	10	SE	Door in the north elevation of the stable (Building A)
16a	6	NE	Southwest elevation of the stable (Building A)
16b	7	NE	Detail of the window in the southwest elevation of the stable (Building A)
17	8	NW	South elevation of the stable (Building A)
18	5	NW	West elevation of the stable (Building A)
19	2	SW	West elevation of the stable (Building A) showing doorway
20	3	SW	Detail of doorway in the west elevation of the stable (Building A)
21		NE	North side of the stables (Building A) showing stalls for cattle
22	11	SW	North side of the stable (Building A) showing stalls for cattle
23		NE	North side of the stable (Building A) showing stalls for cattle
24	12	E	South side of the stable (Building A)
25		NW	South side of the stable (Building A)
26	13	N	Former office on the southwest side of the stables (Building A)
27	22	NW	West wall of the barn (Building B) showing blocked windows
28	23	N	West side of the barn (Building B) showing stalls for cattle
29	26	SW	West wall of the barn (Building B) showing upper level
30		S	South wall of the barn (Building B) showing west end of the upper level



Location Ref.	Plate No.	Facing Direction	Description
31	21	SE	South wall of the barn (Building B) showing east end of the upper level
32	27	E	East wall of the barn (Building B) showing upper level
33		NE	East corner of the barn (Building B)
34	25	SE	East corner of the barn (Building B)
35		NE	Feeding passage on the east side of the barn (Building B)
36	24	NE	Stalls for cattle on the east side of the barn (Building B)
37		NE	Building A, Building B and Building C from the west of the site boundary
38		NE	Building A, Building B and Building D from the west of the site boundary
39	4	W	1905 datestone above door in the east elevation of the stable (Building A)
40	16	NW	1790 datestone in the south elevation of the barn (Building B)
41	33	N	Interior of the south side of the lean-to (Building C)
42	34	SE	North elevation of the extension (Building D)
43	37	S	North elevation of the extension (Building D)

## APPENDIX 2: Plates



Plate 1: Entrance to Hob Lane Farm from Blackburn Road with No.s 473 and 475 to north, looking northwest



Plate 2: East elevation of the stable (Building A), looking south (1 x 2m scale)



Plate 3: Detail of the stable door with datestone, looking south (1 x 2m scale)



Plate 4: Datestone above stable door (Building A), looking west (taken 24th April 2020)



Plate 5: East elevation of the stable (Building A), looking north (1 x 2m scale)



Plate 6: Western elevation of the stable (Building A), looking east



Plate 7: Window in the west elevation of the stable (Building A), looking east



Plate 8: South elevation of the stable (Building A), looking west (taken 24th April 2020)



Plate 9: North elevation of the stable (Building A), looking east (1 x 2m scale)



Plate 10: Door in the north elevation of the stable (Building A), looking south (taken 24th April 2020)



Plate 11: Northern space in the stable (Building A) showing stone cattle stalls, looking west (1 x 2m scale)



Plate 12: Southwest space in the stable (Building A) showing angled wall, looking south (taken 24th April 2020)





Plate 13: Southeast space in the stable (Building A), looking north (taken 24th April 2020)



Plate 14: South elevation of the barn (Building B) with datestone indicated, looking northeast (1 x 2m scale)



Plate 15: South elevation of the barn (Building B), looking northwest (1 x 2m scale)

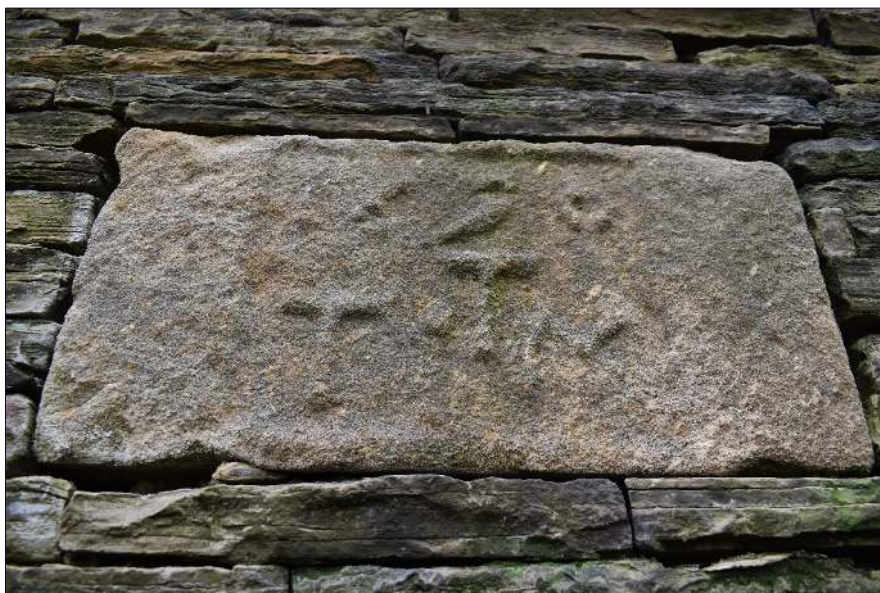


Plate 16: Datestone in the south elevation of the barn (Building B), looking north



Plate 17: Detail of upper window in the south elevation of the barn (Building B), looking north



Plate 18: North elevation of the barn (Building B), looking southwest (1 x 2m scale)



Plate 19: North elevation of the barn (Building B) showing northern extension, looking southeast (1 x 2m scale)

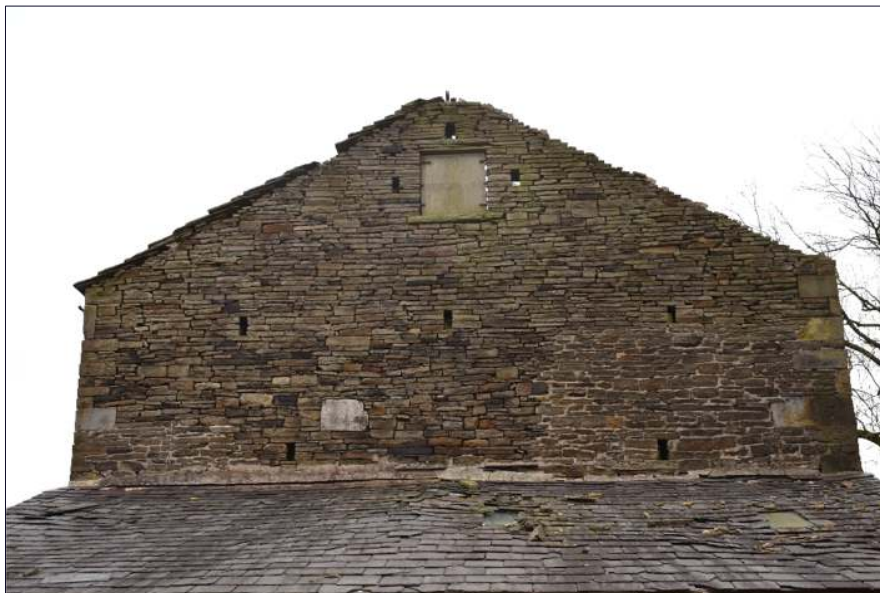


Plate 20: West elevation of the barn (Building B), looking east



Plate 21: Interior of the barn (Building B) showing central space with lofts each side, looking south



Plate 22: West wall of the barn (Building B) showing blocked windows, looking northwest



Plate 23: Cattle stalls in the west end of the barn (Building B), looking north (1 x 2 scale)



Plate 24: Cattle stalls in the northeast end of the barn (Building B), looking west (taken 24th April 2020)



Plate 25: Southeast end of the barn (Building B) showing niche, looking south (1 x 2m scale)



Plate 26: Loft space at the west end of the barn (Building B), looking west



Plate 27: Loft space at the east end of the barn (Building B), looking east



Plate 28: Benchmark on the west end of the barn (Building B), looking west





Plate 29: West elevation of the lean-to (Building C), looking east (1 x 2m scale)



Plate 30: North elevation of the lean-to (Building C), looking south (1 x 2m scale)



Plate 31: South elevation of the lean-to (Building C), looking east (1 x 2m scale)



Plate 32: Interior of the north side of the lean-to (Building C), looking south (taken 24th April 2020)



Plate 33: Interior of the south side of the lean-to (Building C), looking northeast (1 x 2m scale)



Plate 34: North elevation of the extension (Building D), looking south (taken 24th April 2020)



Plate 35: West elevation of the extension (Building D), looking east (1 x 2m scale)

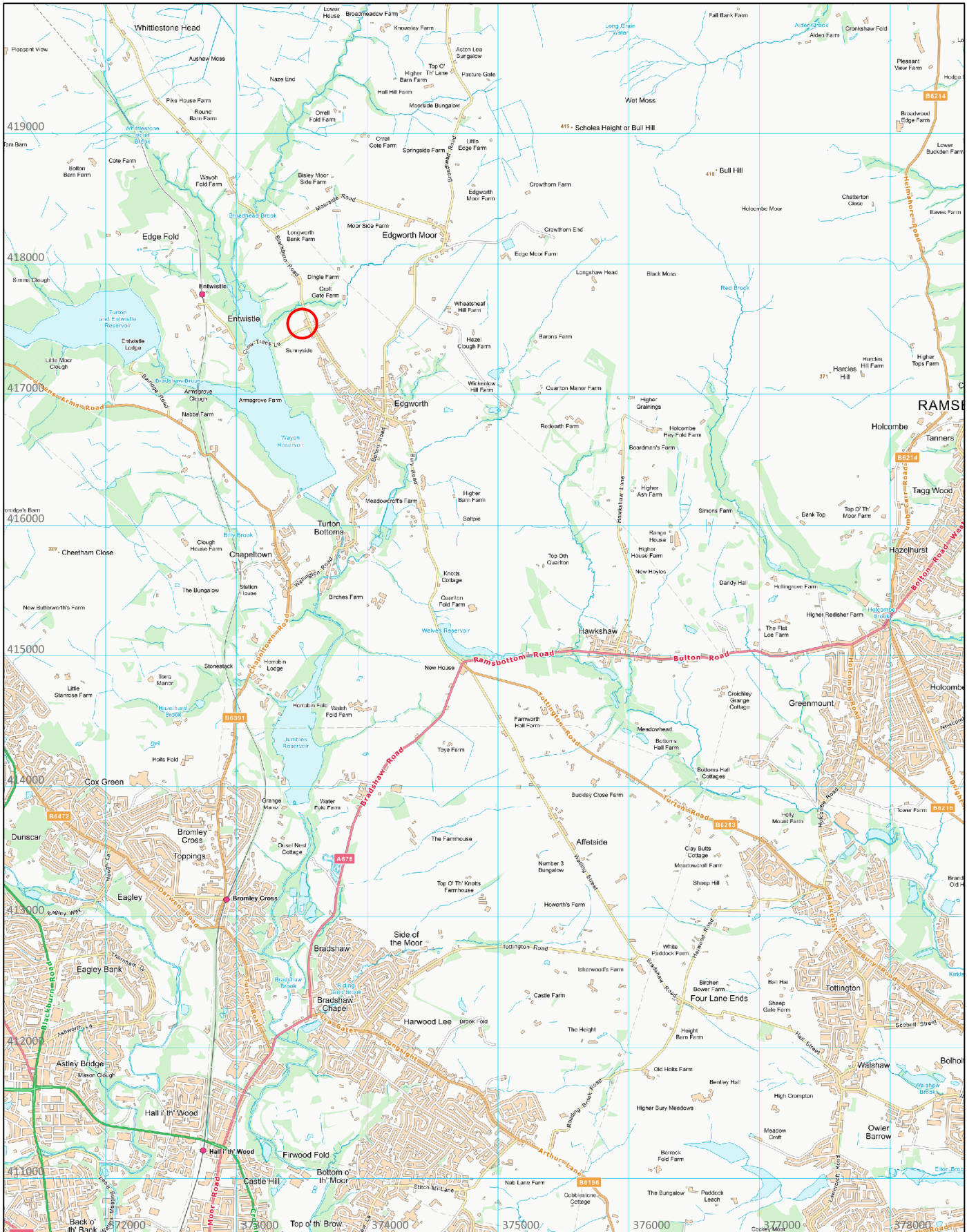



Plate 36: Door in the west elevation of the extension (Building D), looking east (1 x 2m scale)




Plate 37: North elevation of the extension (Building D), looking south (taken 24th April 2020)

## APPENDIX 3: Figures




**Eden Heritage**  
 Archaeology & Heritage Services  
 Eden Heritage Ltd 2021

**PROJECT:** Hob Lane Farm, Turton, Bolton, Lancashire  
**CLIENT:** Jenny Cain and Djemel Salah-Bey Carr  
**REPORT:** EH048/03  
**SCALE:** 1:40,000 at A4  
**DRAWN BY:** MDR  
**DATE:** April 2021

**KEY:**  
 site location


  
 Contains OS data © Crown copyright and database right (2018)

Figure 1: Site Location.

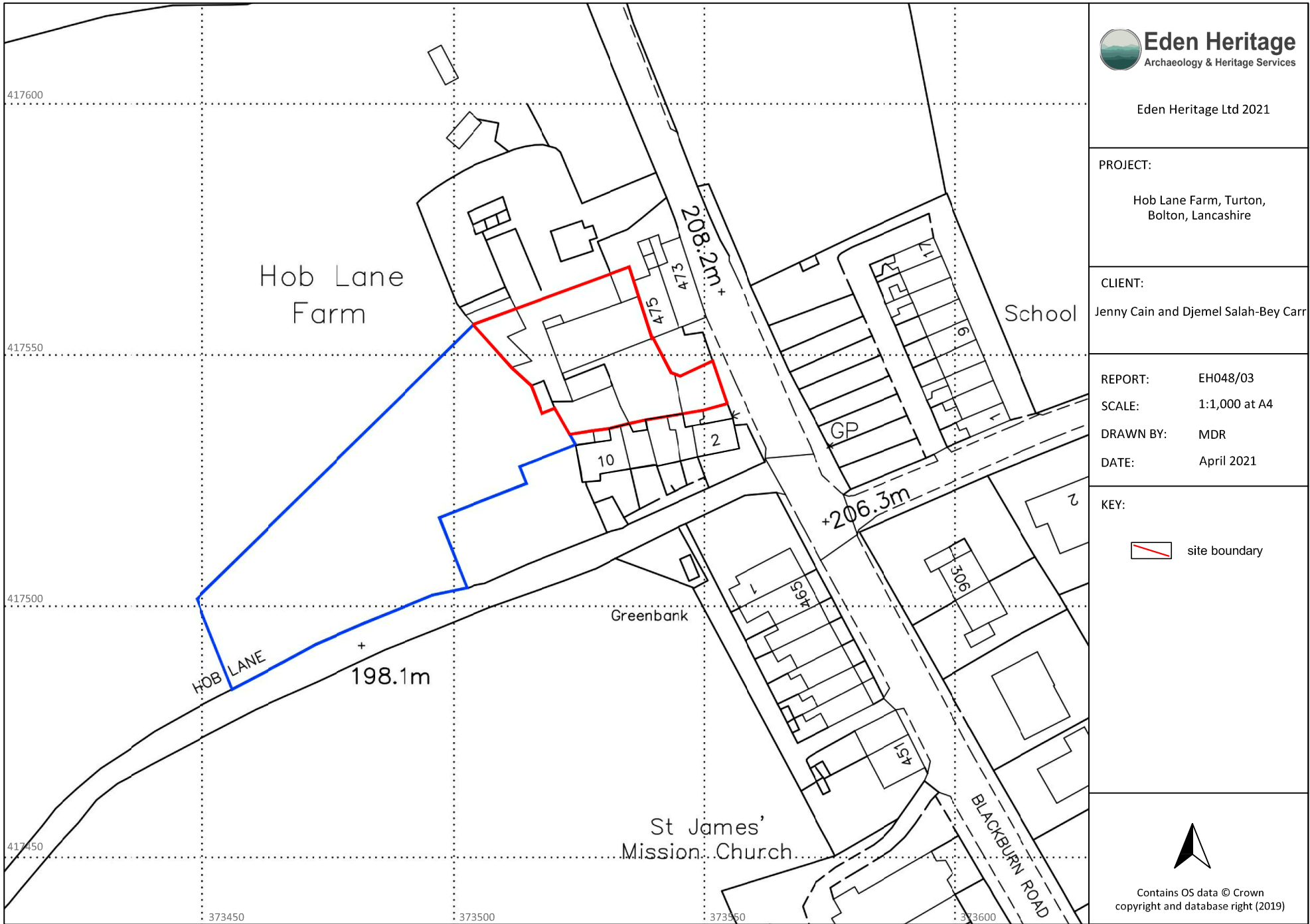
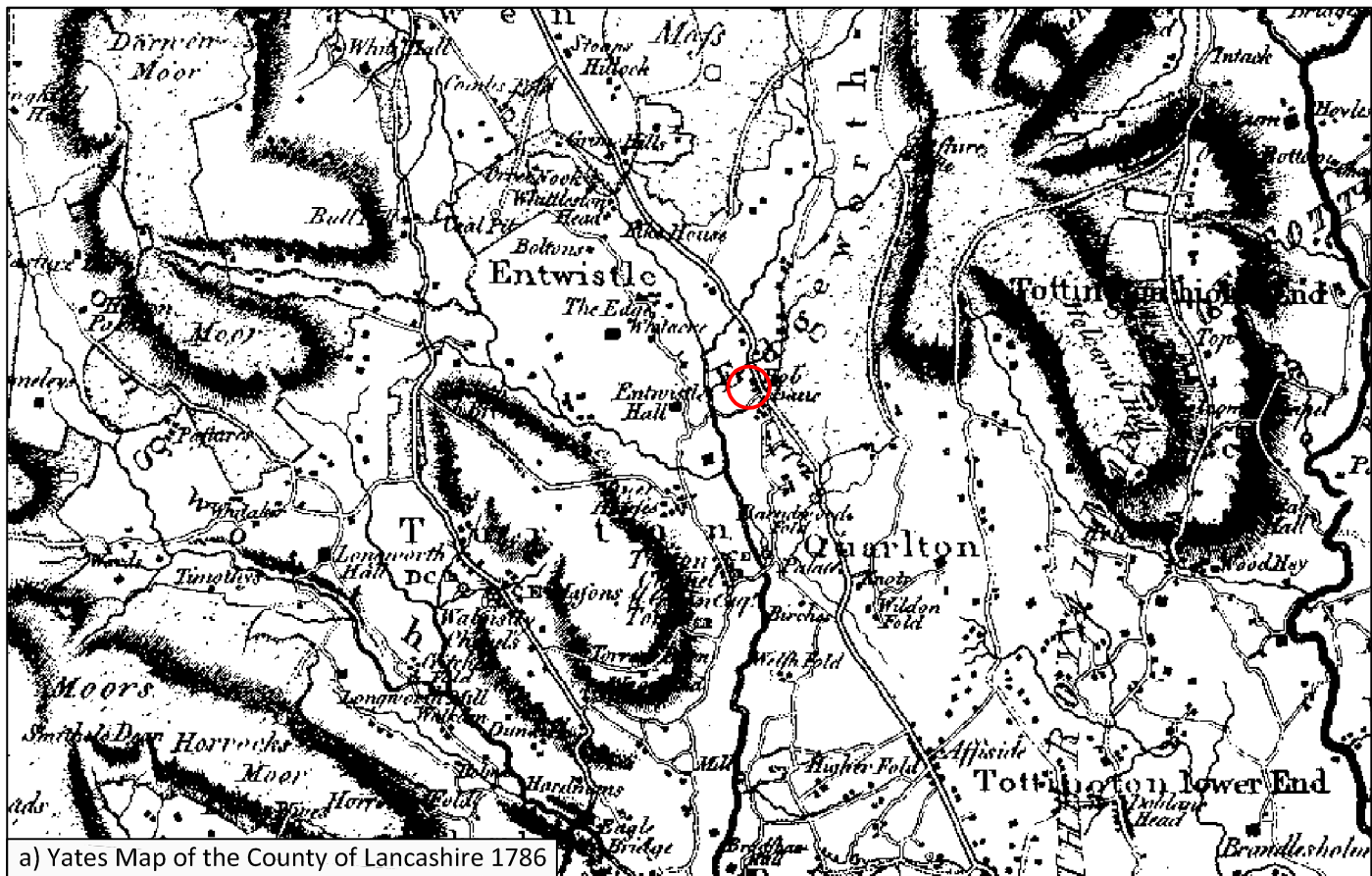
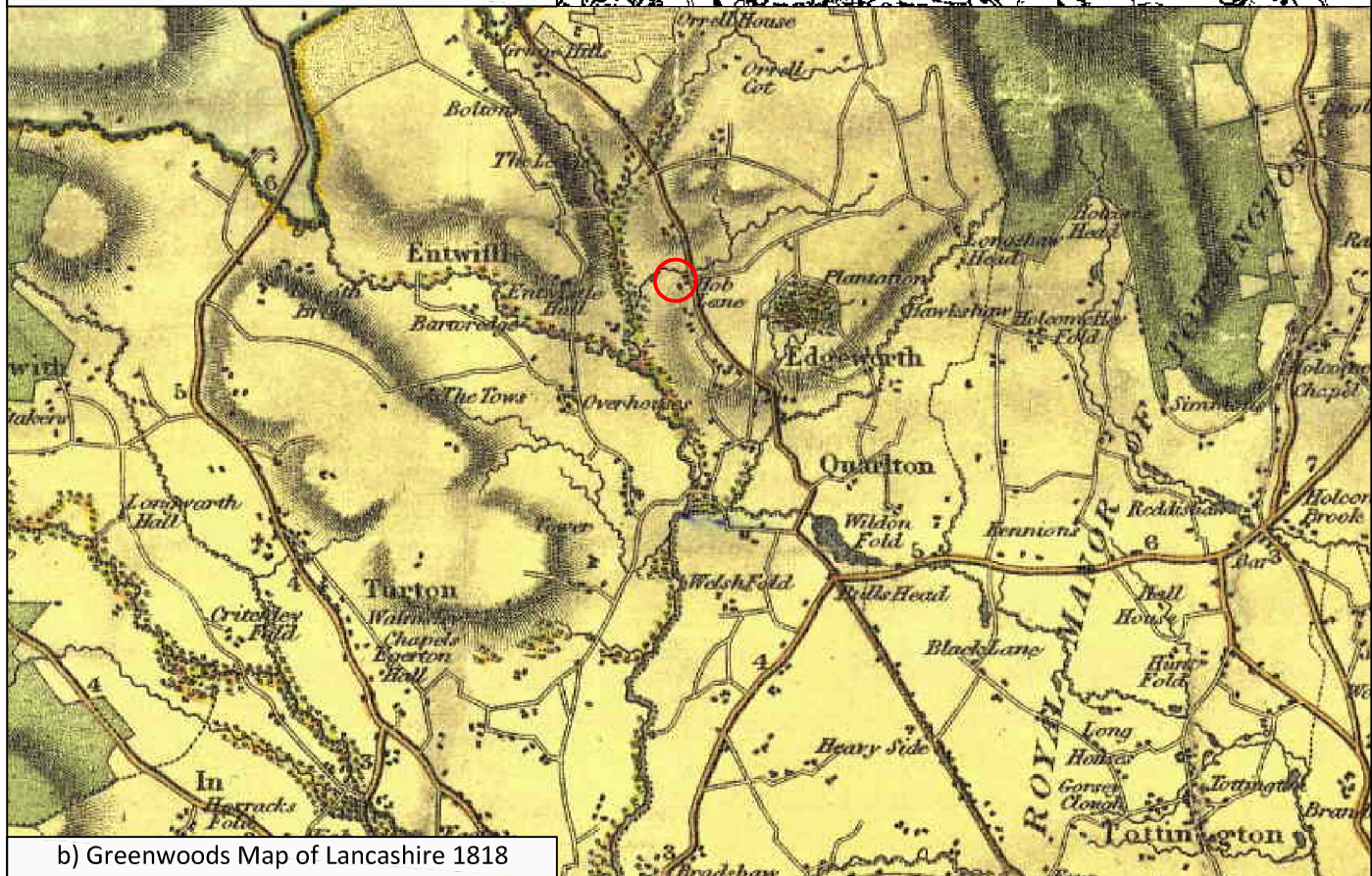


Figure 2: Detailed site location.





a) Yates Map of the County of Lancashire 1786



b) Greenwoods Map of Lancashire 1818

**Eden Heritage**  
 Archaeology & Heritage Services

Eden Heritage Ltd 2021

PROJECT: Hob Lane Farm, Turton, Bolton, Lancashire

CLIENT: Jenny Cain and Djemel Salah-Bey Carr


REPORT: EH048/03


SCALE: Not to scale

DRAWN BY: MDR

DATE: April 2021

KEY:

 site location



Contains OS data © Crown copyright and database right (2018)

Figure 3: Extracts from county maps of Lancashire showing Hob Lane.

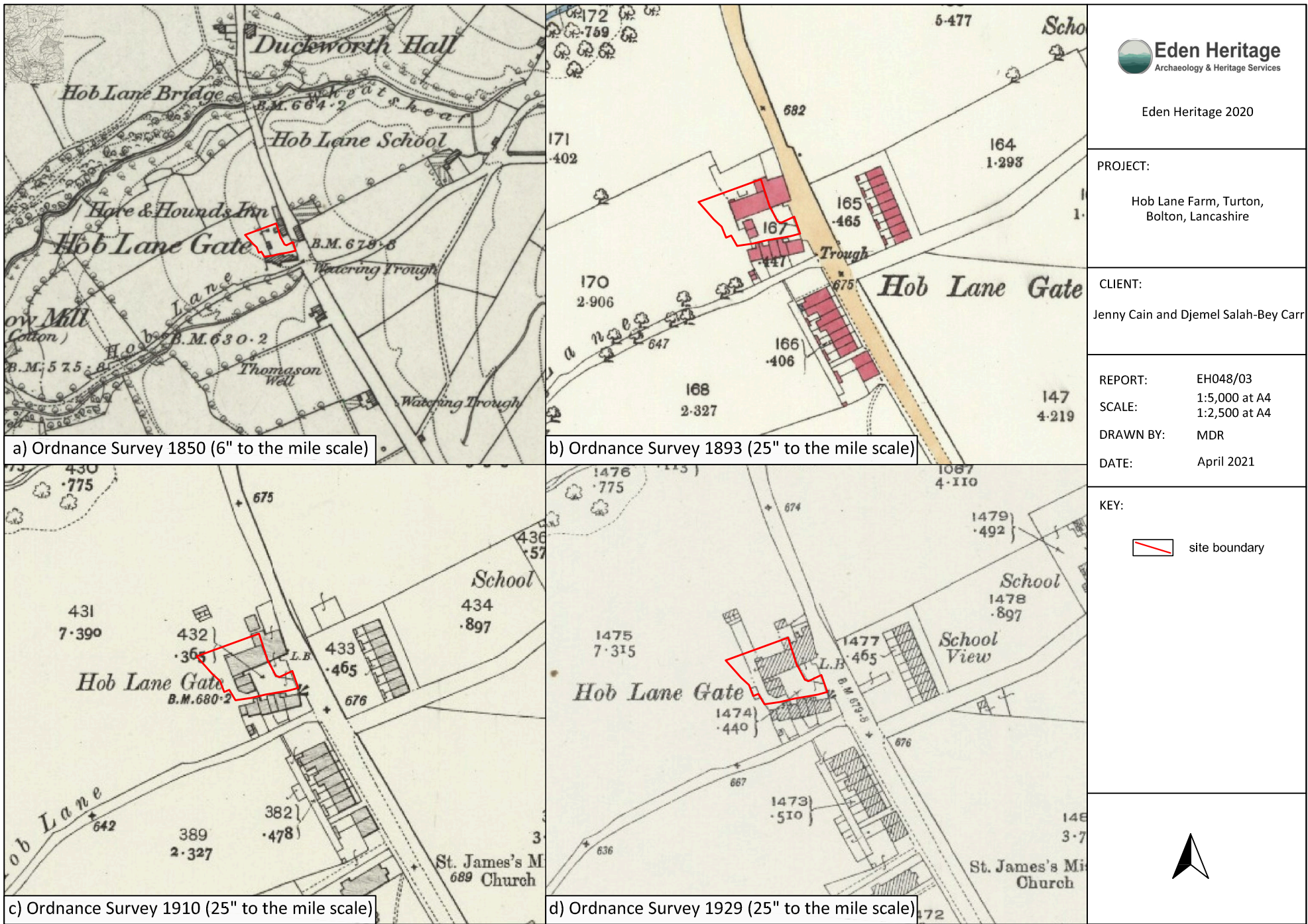
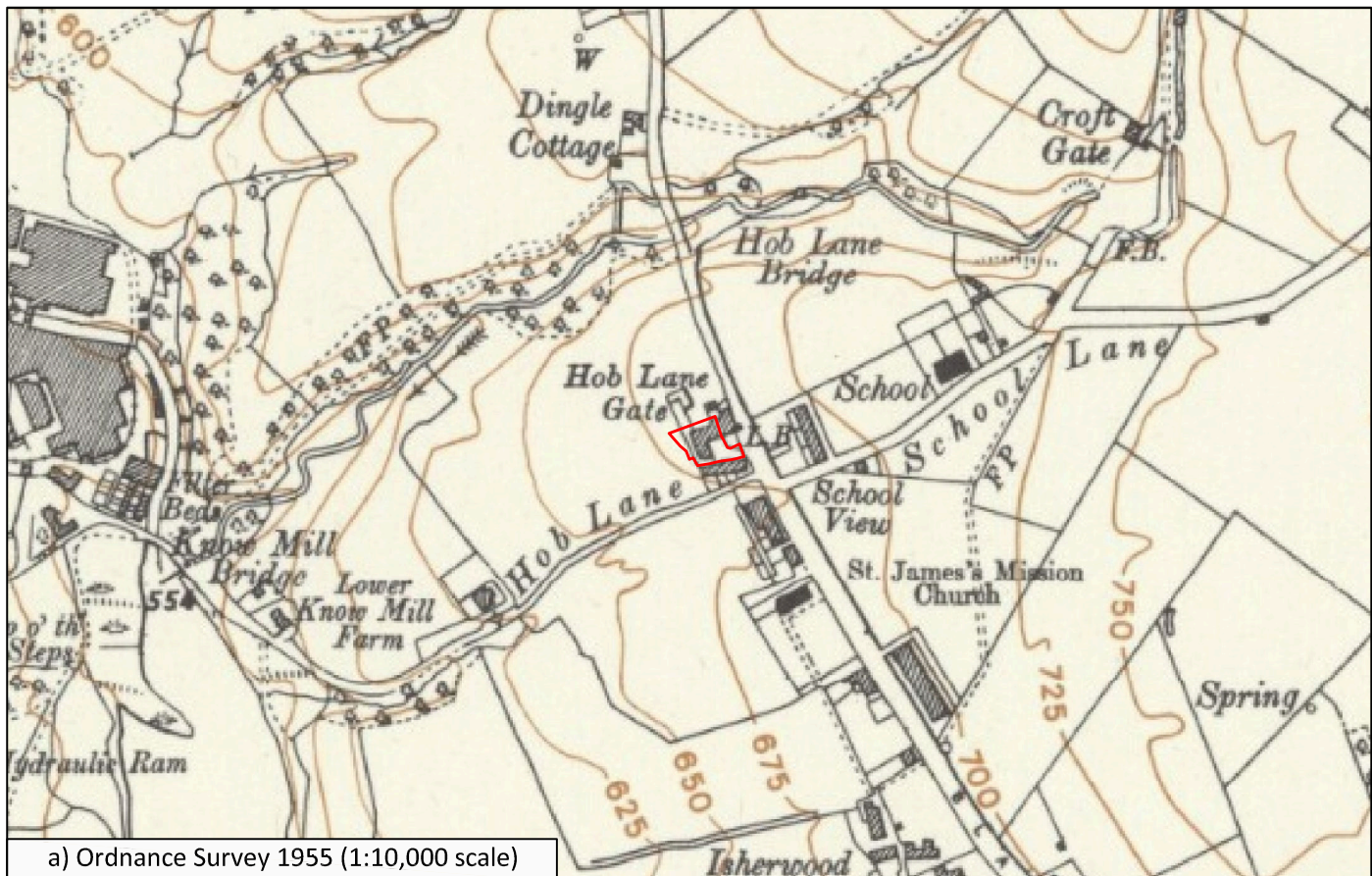


Figure 4: Extracts from Ordnance Survey mapping (1850-1929) depicting Hob Lane Gate.



a) Ordnance Survey 1955 (1:10,000 scale)



b) Ordnance Survey 1967 (1:10,000 scale)



Eden Heritage 2020

PROJECT: Hob Lane Farm, Turton, Bolton, Lancashire  
 CLIENT: Jenny Cain and Djemel Salah-Bey Carr  
 REPORT: EH048/03  
 SCALE: 1:5,000 at A4  
 DRAWN BY: MDR  
 DATE: April 2021


KEY:  
 site boundary



Figure 5: Extracts from Ordnance Survey mapping (1955 & 1967) depicting Hob Lane Farm.

PROJECT:  
Hob Lane Farm, Turton,  
Bolton, Lancashire

CLIENT:  
Jenny Cain and Djemel Salah-Bey Carr

REPORT: EH048/03  
SCALE: 1:300 at A4  
DRAWN BY: MDR  
DATE: April 2021

KEY:  
 site boundary



Figure 6: Layout of the buildings at Hob Lane Farm (Buildings A-D).

PROJECT:

Hob Lane Farm, Turton,  
Bolton, Lancashire

CLIENT:

Jenny Cain and Djemel Salah-Bey Carr

REPORT:

EH048/03

SCALE:

1:150 at A3

DRAWN BY:

MDR

DATE:

April 2021

KEY:





-  site boundary
-  survey photograph
-  inserted brick walls
-  concrete



Figure 7: Building plans showing photograph locations (Buildings A-D).

PROJECT:

Hob Lane Farm, Turton,  
Bolton, Lancashire

CLIENT:

Jenny Cain and Djemel Salah-Bey Carr






REPORT: EH048/03

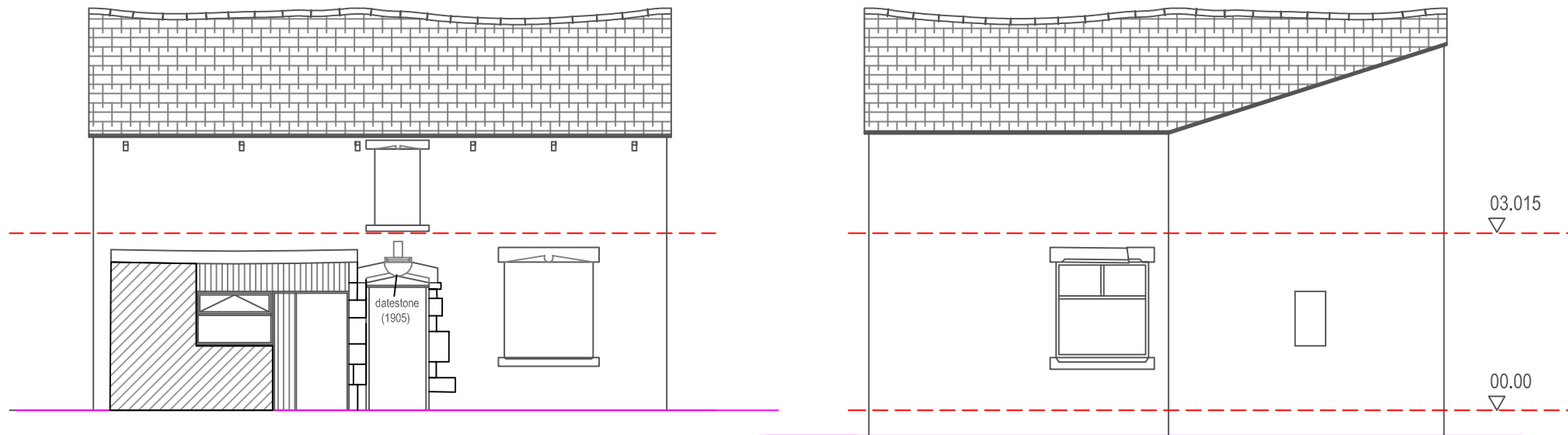
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DRAWN BY: MDR

DATE: February 2021

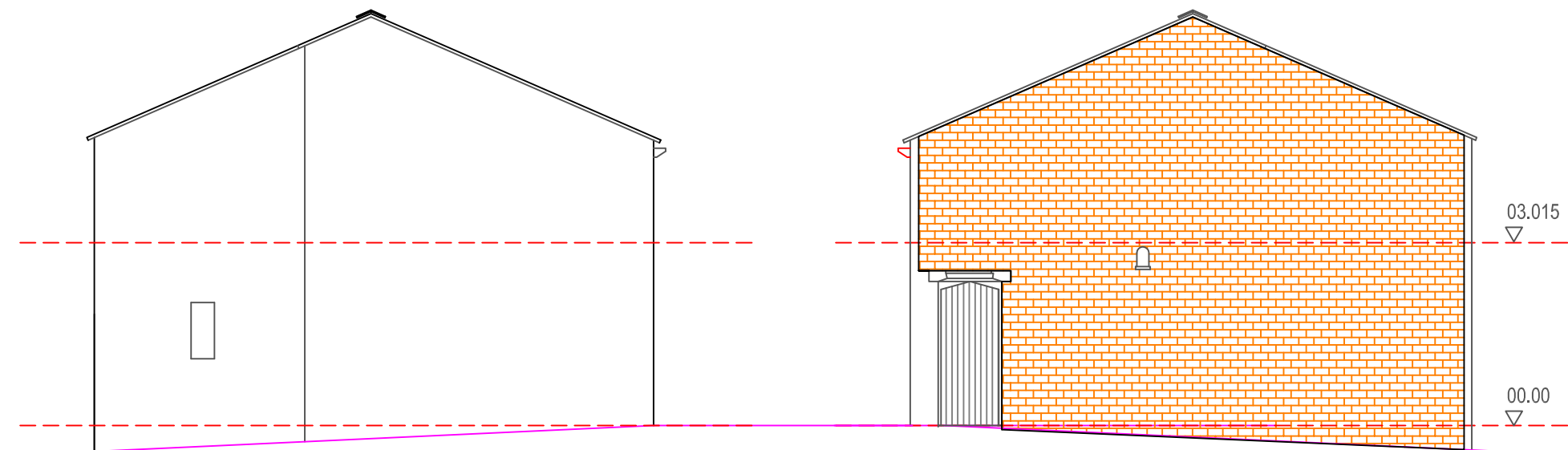
KEY:

-  reference level
-  ground level
-  blocked opening
-  brick infilling
-  wood paneling



East Elevation

West Elevation



South Elevation

North Elevation



Figure 8: Elevations of Building A.

PROJECT:

Hob Lane Farm, Turton,  
Bolton, Lancashire

CLIENT:

Jenny Cain and Djemel Salah-Bey Carr

REPORT:

EH048/03

SCALE:

1:150 at A3







DRAWN BY:

MDR

DATE:

April 2021

KEY:

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-  ground level
-  blocked opening
-  concrete wall
-  brick infilling
-  wood paneling

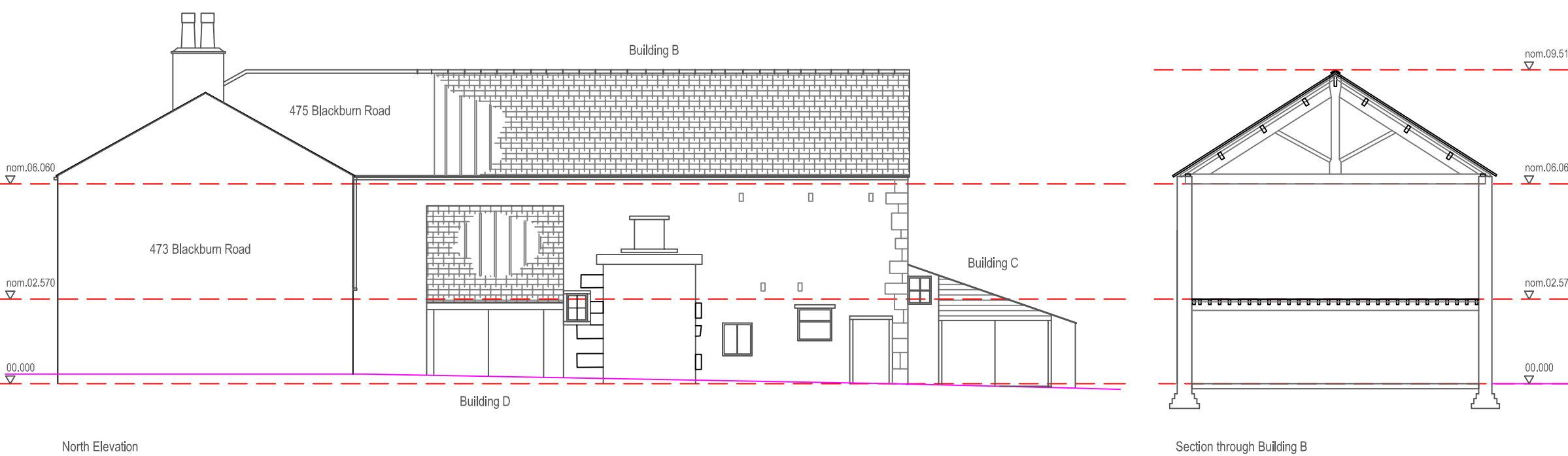
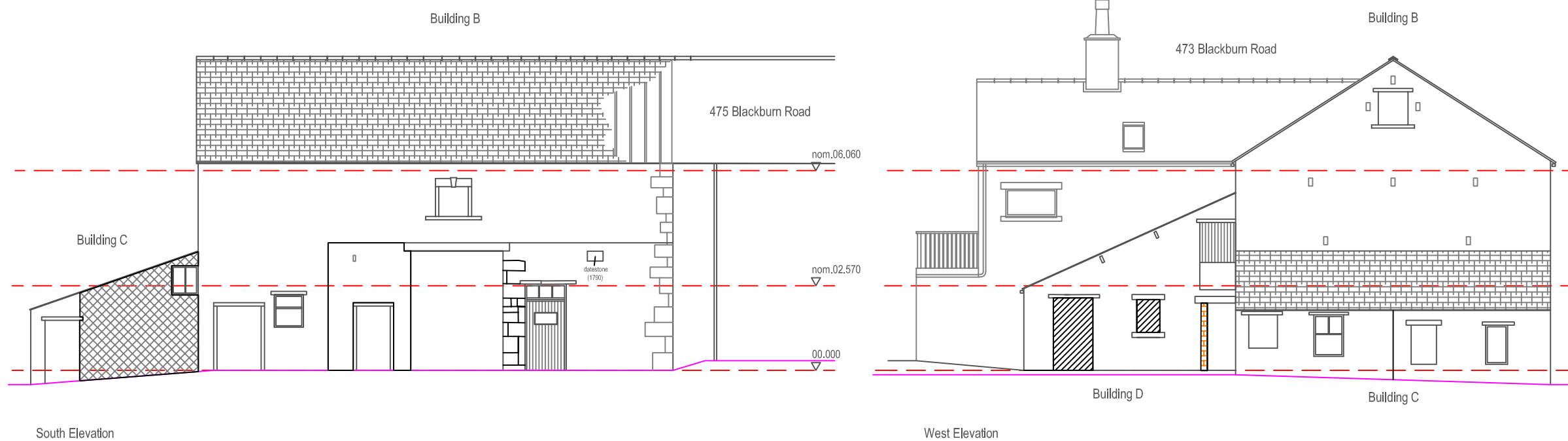


Figure 9: Elevations of Buildings B-D.

**Heritage Impact Assessment  
Archaeological Desk-Based  
Assessment  
Historic Landscape Survey**

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

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