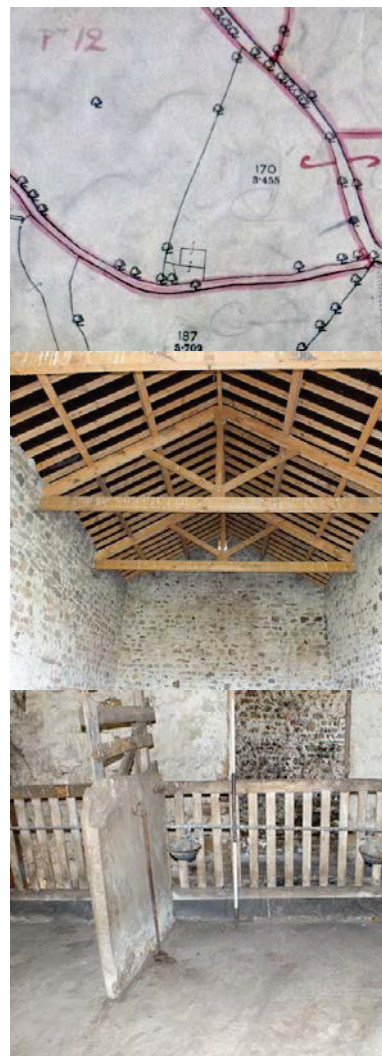


# HIGH BARN, SNAB GREEN LANE, ARKHOLME, LANCASHIRE

## Archaeological Building Recording



Client:  
Blaitwaite Developments Ltd

Planning Application Reference:  
15/00275/PAA

NGR: 357863 472602

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December 2016



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## Non-Technical Summary

Following the submission of a planning application to convert High Barn, on Snab Green Lane, Arkholme, into a dwelling, a condition was placed on the decision notice by Lancaster City Council requiring that a record of the building be made beforehand to better understand its historical development and significance. Following the provision of a project design by Greenlane Archaeology the work on site was carried out in November 2016.

The current barn is first shown on the Ordnance Survey map surveyed in 1890, although the datestone above the door suggests a construction date for the barn of 1859. A narrower, more rectangular-shaped barn is marked on maps prior to this date, which was presumably replaced by the later barn; the initials on the datestone are thought to belong to William Smith Cragg (1829-1903).

The standing building has apparently changed relatively little since its construction and is unusual because it not only retains much of its original fabric, including cobbled and flag floors, but was built to a somewhat unusual plan with a central threshing barn flanked by cowhouses all under a continuous outshut plan. This initial phase of construction also utilised sliding doorways, again an unusual feature in the region. Later alterations were initially relatively minimal, with concrete floors and some re-roofing being carried out, probably in the early 20<sup>th</sup> century. However, more recent fire clearly caused considerable damage and led to the replacement of the roof over the central part of the building.

The unusual form of the original barn makes it of some significance, although it would require further research to appreciate why it was constructed in the particular fashion that it was.

## Acknowledgements

Greenlane Archaeology would like to thank Blaithwaite Developments Ltd for commissioning the project, in particular Charles and Lauren Fazackeley, who also provided 'as existing' architect's drawings of the building.

The building recording and desk-based assessment were carried out by Dan Elsworth and Tom Mace, who co-wrote this report, the latter of whom also produced the illustrations. The report was edited by Jo Dawson. Dan Elsworth managed the project.

# 1. Introduction

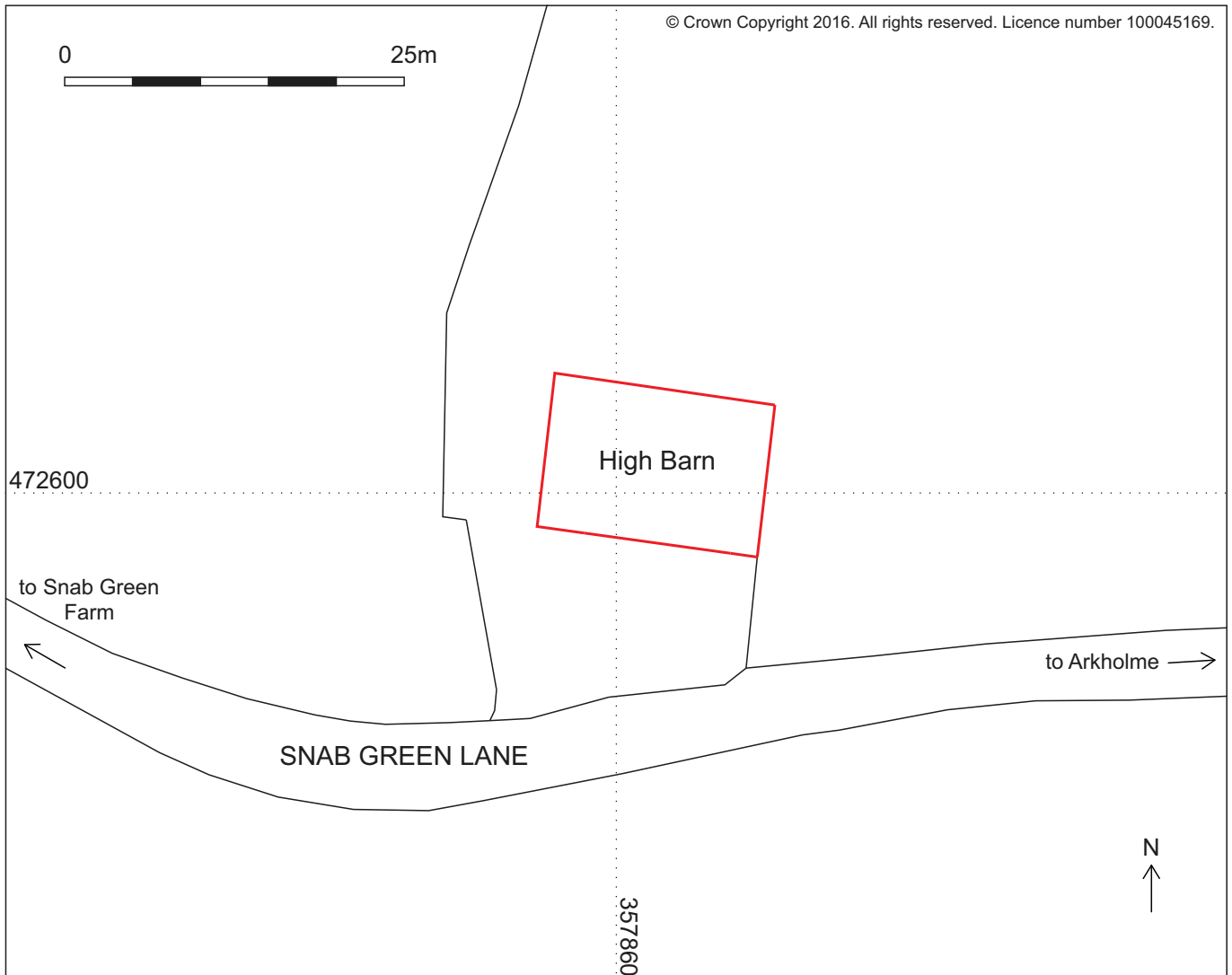
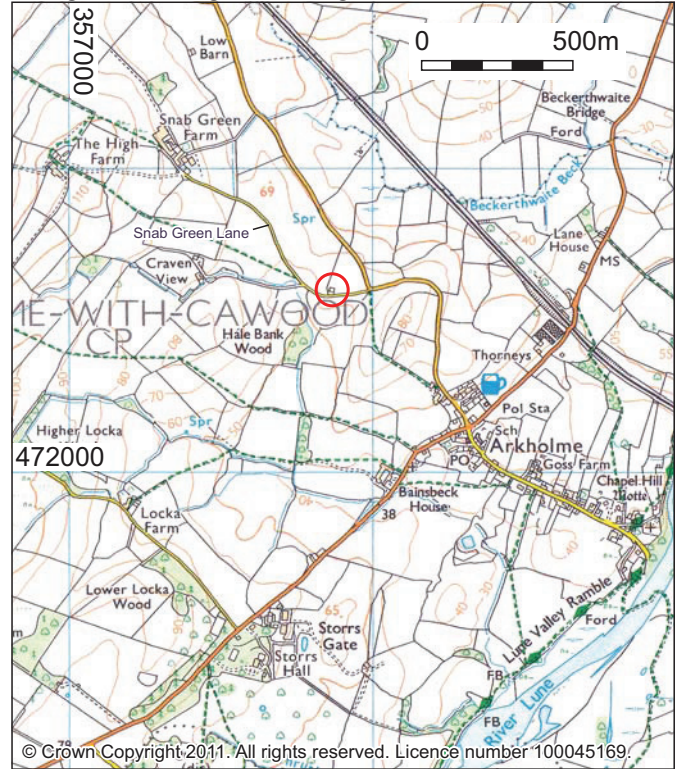
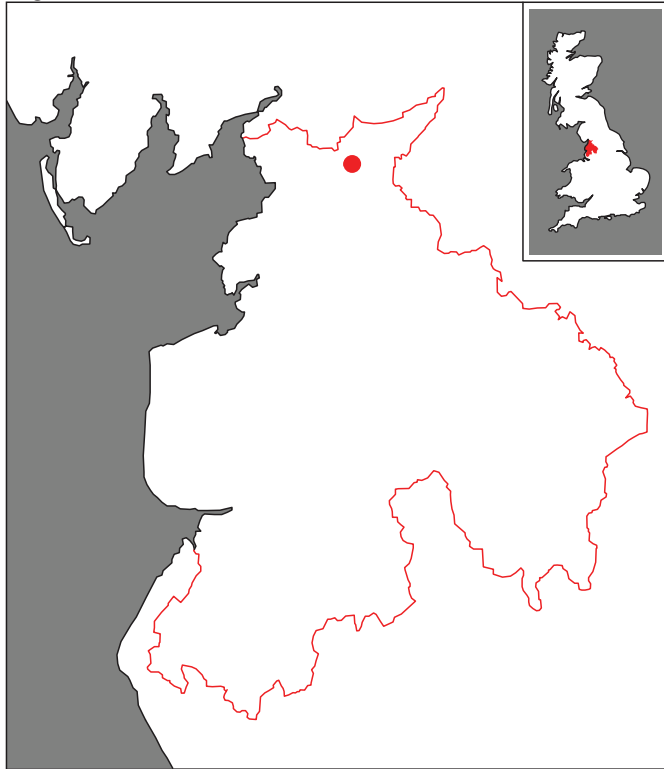
## 1.1 Circumstances of the Project

1.1.1 Following the submission of a planning application (ref. 15/00275/PAA) for the conversion of High Barn, Snab Green Lane, Arkholme, Lancashire (NGR 357863 472602) into a dwelling, a condition (No. 2) was placed on the decision notice by Lancaster City Council, following advice from the Lancashire Archaeological Advisory Service (LAAS), requiring that the building be subject to an archaeological building recording. Greenlane Archaeology was appointed by Blaithwaite Developments Ltd (hereafter 'the client') to carry out the archaeological building recording. In response to this Greenlane Archaeology produced a project design for the work (*Appendix 1*), and the building recording was carried out in November 2016.

## 1.2 Location, Geology, and Topography

1.2.1 The site is located approximately 625m north-west of the centre of the village of Arkholme (Ordnance Survey 2011; Figure 1). Arkholme is one of a number of villages situated on the north side of the lower Lune Valley to the north-east of Lancaster. The site is approximately 60m to 70m above sea level (Ordnance Survey 2011).

1.2.2 The underlying solid geology is dominated by Namurian millstone grit (Moseley 1978, plate 1), which is overlain by glacially derived boulder clay on the higher ground and extensive alluvial deposits of gravel and silt within the wide Lune Valley (Countryside Commission 1998, 93). The site itself is situated within the lower part of the Lune Valley, which is dominated by gently undulating topography, supporting lush pasture with occasional woodland (*op cit*, 91).



Client: Blaitwaite Developments Ltd

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Figure 1: Site location

## 2. Methodology

### 2.1 Introduction

2.1.1 The building investigation comprised two separate elements intended to provide a suitable record of the structure in line with English Heritage standards (English Heritage 2006) and the guidelines of the Chartered Institute for Archaeologists (CIfA 2014a; 2014b). A suitable archive has been compiled to provide a permanent paper record of the project and its results in accordance with English Heritage and CIfA guidelines (English Heritage 1991; Brown 2007).

### 2.2 Desk-Based Assessment

2.2.1 A desk-based assessment was carried out in accordance with the guidelines of the Chartered Institute for Archaeologists (CIfA 2014a). This principally comprised an examination of early maps of the site and published secondary sources. A number of sources of information were used during the compilation of the desk-based assessment:

- **Lancashire Record Office, Preston (LRO):** this was visited in order to examine early maps of the site;
- **Greenlane Archaeology:** additional primary and secondary sources held in Greenlane Archaeology's library were also examined to provide information for the site background and map regression.

### 2.3 Building Recording

2.3.1 The building recording was carried out to English Heritage Level-2/3 type standards (English Heritage 2006), which provides a relatively detailed record of the building, but discusses its development in terms of its historical context to only a limited extent. The recording comprised the following elements:

- **Written record:** descriptive records of all parts of the building were made using Greenlane Archaeology *pro forma* record sheets;
- **Photographs:** photographs in both colour print and digital format, as both 12MB RAW files and jpegs, were taken of the main features of the building, its general surroundings, and any features of architectural or archaeological interest (see *Appendix 2*). A selection of the colour digital photographs is included in this report, and the remaining photographs are in the project archive;
- **Drawings:** drawings were produced by hand-annotation of printed plots of 'as existing' architect's drawings provided by the client. In addition, a cross-section was produced by hand. The drawings produced ultimately comprised:
  - i. external elevations at a scale of 1:100;
  - ii. a floor plan at a scale of 1:100;
  - iii. a cross-section at a scale of 1:50.

### 2.4 Archive

2.4.1 The archive, comprising the drawn, written, and photographic record of the building (see *Appendix 3*) will be deposited with the Lancashire Record Office in Preston. The archive has been compiled according to the standards and guidelines of the CIfA and English Heritage guidelines (Brown 2007; English Heritage 1991). A copy of this report will be supplied to the client, a digital copy will be supplied to the Lancashire County Council Archaeological Service, and one will be retained by Greenlane Archaeology. In addition, a digital record of the project will be made on the *Online Access to the Index of Archaeological Investigations* (OASIS) scheme.



### 3. Desk-Based Assessment

#### 3.1 Map and Image Regression

3.1.1 **Introduction:** early maps of the area tend to be relatively lacking in detail and are not included in this section as they are not detailed enough to be useful in understanding the development of the property. The road junction near to the High Barn site is marked but no buildings are shown in the area on Hennet's map of 1830 (Hennet 1830). The most useful maps for understanding the development of the site date from the mid-19<sup>th</sup> century onwards.



Plate 1: Extract from Hennet's map of 1830

3.1.2 **Ordnance Survey 1847:** the earliest available Ordnance Survey map is the first edition at a scale of 1:10,560, which was surveyed in 1844-1845, although at that scale it lacks specific detail (Plate 2). A barn is shown at the location of High Barn, however, it is more rectangular in plan and possibly only half as wide east to west as the current building standing on site.

3.1.3 **Tithe Map 1849:** this map (LRO(P) DRB 1/8 1849; Plate 3) shows a similarly rectangular-shaped barn to the earlier Ordnance Survey map (*cf.* Plate 2), possibly with additions to the east and west sides, but this is a little unclear due to the scales at which both maps were drawn. The site probably overlaps plots 172 and 173, parts of a field and a barn and yard. The accompanying schedule (see Table 1) records that both plots were owned by William Smith Cragg and occupied by William Hutton (LRO(P) DRB/1/8 1848). Hutton occupied a number of nearby plots either side of Snab Green Lane, to the north and west, as well as fields across the road to the north-east, all of which belonged to Cragg.

Owner	Occupier	Number	Description	State of Cultivation
William Smith Cragg	William Hutton	172	Barn field	Meadow
		173	Barn and yard	-

Table 1: Details of the plots recorded in the tithe apportionment of 1848 (LRO(P) DRB/1/8 1848)

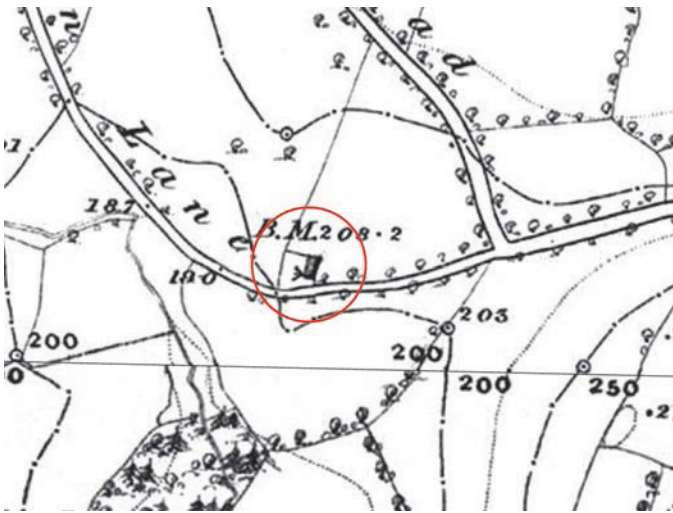


Plate 2 (left): Extract from the Ordnance Survey map of 1847



Plate 3 (right): Extract from the Tithe Map of 1849

3.1.4 **Ordnance Survey 1891:** this is the first 1:2,500 scale map of the area produced by the Ordnance Survey (surveyed in 1890). The footprint of the barn appears much the same as it is today (Plate 4). The same edition of the Ordnance Survey maps was used for the *Record of valuations made by the Commissioners of Inland Revenue c1910* (LRO(P) DVLA/2/1 XIX.15 1910 and LRO(P) DVLA/2/1 XXV.3 1910; Plate 5). The site formed part of an extensive plot, plot 12, and unfortunately there is some confusion as to which entry applies to this plot number in the accompanying valuation book for the parish as some entries have been crossed out and renumbered. The book records that the plot was either land, house and buildings, occupied by Robinson Jno and owned by executors of Gath Hodgson, or a house (Carus House), land and buildings occupied by B Harrison and Sons and owned by Mrs E A Glough (LRO(P) DVLA/1/7/1 1910).

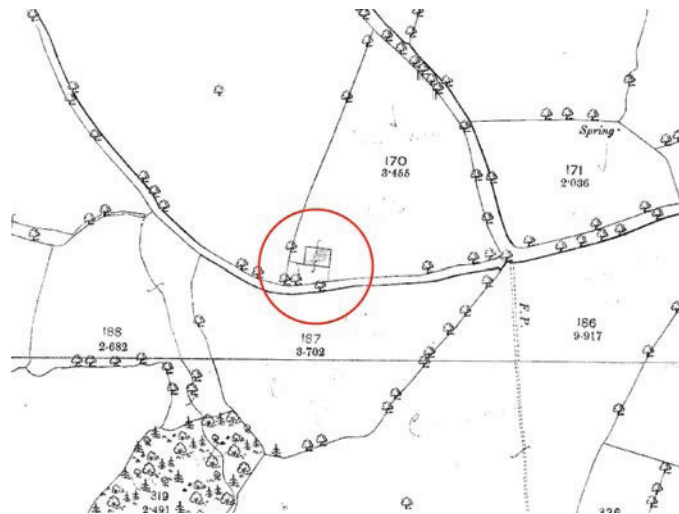


Plate 4 (left): Extract from the Ordnance Survey map of 1891

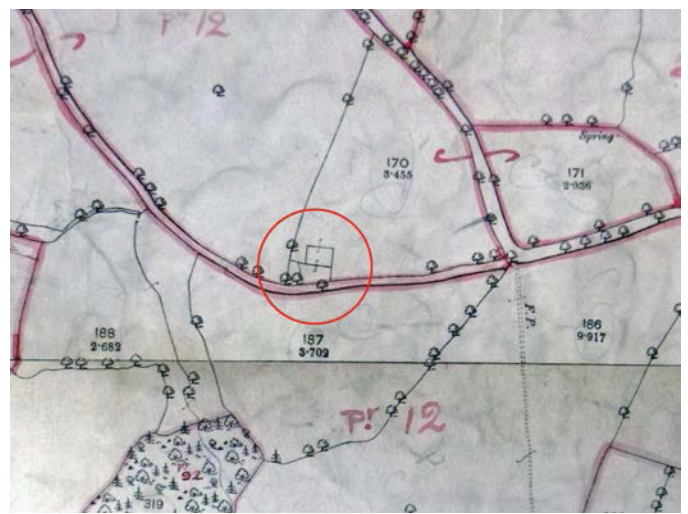


Plate 5 (right): Extract from the Ordnance Survey map of 1891, showing rating valuation plot numbers c1910

3.1.5 **Ordnance Survey 1919:** although there was a 1913 edition of the Ordnance Survey map for the area to the south, no map sheet was available for consultation at the Lancashire Record Office in Preston for the area covering High Barn (*Lancashire Sheet XIX.15*). The next available map for the area dates to 1919, which is at a scale of 1:10,560, and it shows essentially the same information as the previous edition of the Ordnance Survey map (Plate 6; cf. Plate 5).



Plate 6: Extract from the Ordnance Survey maps of 1913 and 1919

## 3.2 Site History

3.2.1 **High Barn:** the most useful source in terms of understanding the history of the building is the map evidence, which is outlined in *Section 3.1* above. No buildings are marked at the site of High Barn on Hennet's map of 1830, although this map is not necessarily detailed enough to show every building. A building is first marked at the site on the 1847 edition of the Ordnance Survey, but this is much more rectangular in shape and possibly only half as wide as the current building east to west. A similar rectangular building is shown on the tithe map of 1849, possibly with some additions to the east and west. The apportionment accompanying the tithe map records that the area of the site was owned by William Smith Cragg and occupied by William Hutton at that time (LRO(P) DRB 1/183 1848). The current building is certainly marked on the 1891 edition of the Ordnance Survey, which suggests that the datestone above the door, which reads 'WSC 1859', probably records the date of its construction. This datestone is recorded by Garnett (2008, 15: note that Garnett names the site 'Hale Bank Barn', but the illustration for the datestone and the grid reference are both correct for High Barn), who confirms that it refers to William Smith Cragg. Cragg was born in 1829 and died in 1903, he was the last of the Smiths of Cawood House, and the great grandson of John and Ellen Smith, through a daughter who married Isaac Cragg of Heversham in 1766. William Smith Cragg lived at Carus House and was the owner of a large amount of land in the area working some of it as a farmer himself but becoming a gentleman and local JP, District Councillor, and benefactor to his village (op cit, 14).

## 3.3 Conclusion

3.3.1 The datestone suggests a construction date of 1859 for the barn, which had clearly been built by the time the 1891 edition of the Ordnance Survey map was surveyed in 1890. An earlier rectangular barn is shown at the site in the 1840s. This was presumably replaced by the later barn, although the later barn may have incorporated elements of the earlier one. The footprint of the barn has remained unchanged since at least 1890.

## 4. Building Recording

### 4.1 Arrangement and Fabric

4.1.1 The building is constructed primarily from the local buff or yellow gritstone, with the majority rock faced finished and laid in fairly random courses, while details such as lintels and quoins are more neatly dressed. The roof is grey slate with sandstone ridge tiles and is a relatively modern replacement. The timber is generally machine cut and well finished, although some rougher and re-used material is also present although only visible internally. There are areas of brick and concrete hard standing externally, although internally many of the original cobble and flag floors have been retained, although these too are augmented by concrete in places. Some sections of ceramic drain have been used to form vents in the east and west walls. Internally the stall partitions are constructed from large slabs of stone. There are the occasional pieces of stone evidently re-used from another building, with empty slots and sockets present, including a large lintel with chamfered decoration in the boundary wall to the south-east (Plate 7) and a loose block to the south-west with several sockets and a central slot (Plate 8).



Plate 7 (left): Chamfered lintel re-used in the boundary wall to the south-east of the building, viewed from the west



Plate 8 (right): Loose block with sockets and a slot on the ground to the south-west of the building, viewed from the west

4.1.2 It has a somewhat unusual plan being a rectangle orientated east/west, but with a central threshing floor flanked by cowhouses to the east and west housed inside continuous outshuts on either side.

### 4.2 External Detail

4.2.1 **North elevation:** this is the gable end and is very low at either end (Plate 9). The corners are finished with quoins and there is a small window on the east side with a thin stone sill and lintel and slatted timber infill. A re-used block with a slot cut into what is now the underside forms one of the quoins on the east side (Plate 10). There is a large central wagon doorway with quoined jambs and a heavy timber lintel below a simple hood mould. The east side is recessed but this is clearly part of the original design and the scar of an iron bar along the stone flag threshold suggests that this housed a sliding door (as per the surviving examples internally) (Plate 12). The stepped section is quoined too, and has a narrow slot vent or drain near the base and there are further stone flags running up to the threshold. Above the recessed section is a small aperture with quoins and a lintel and slatted infill, all squeezed into

the space below the roof. Above the actual doorway there is a further square opening with quoins and a lintel, above which is an owl hole constructed from two pieces of stone carved to form a circular opening. The west end of the elevation has a further round opening in the same style above another small aperture with a lintel, quoins and timber slatted infill. There is a doorway below these with quoined jambs, a lintel made from long narrow flags, and a flagged threshold, with a further external area of cobbles leading up to it. This too has a recessed section on the east side, which sits on top of the threshold flags, which also have an iron bar fixed to them (Plate 12), while the lintel has thin timber battens attached to its underside (Plate 13). Along the apex of the roof there is a line of repointing in concrete with corresponding slates fixed over the purlin ends. However, at the east and west ends it is apparent that there is also an earlier phase of concrete pointing with concrete covering the purlin ends.



**Plate 9: The north external elevation, viewed from the north**



**Plate 10 (left):** The east side of the north external elevation, showing the re-used block, viewed from the north

**Plate 11 (right):** The threshold of the wagon doorway, viewed from the north-west



**Plate 12:** The threshold of the west doorway in the north external elevation, viewed from the north-west



**Plate 13: The lintel of the west doorway in the north external elevation, viewed from the north-west**

4.2.2 **East elevation:** this is relatively plain but has a row of six ceramic field drain pipe sections inserted into it to form vents from the centre to the north end (Plate 14). The south end has evidently been extensively repointed or even rebuilt. There are two windows, one in the centre and one to the north both with thick stone lintels but thin sills, or just concrete in the case of the south one, and no real quoins. There are dressed quoins at each end of the elevation.



**Plate 14: The east external elevation, viewed from the east**

4.2.3 **South elevation:** this is the opposing gable end (Plate 15). There is a concrete and brick platform extending from it from the centre to the east end. Within the wall there are four doors, two at each side, all with heavy dressed stone lintels, the most central two the largest and also each with an iron fitting driven into the top and with further supporting lintels above. Both of the eastern doors have a relatively modern plank and batten door. At either end there is a slot vent with a further circular vent formed by two pieces of dressed stone above that (the west of which is blocked). The east end of the elevation has been heavily repointed or even rebuilt. In the centre of the elevation is a datestone with the inscription "W S C 1859" in relief within a dressed stone plaque with a simple drip mould above (Plate 16).



Plate 15: The south external elevation, viewed from the south



Plate 16: The datestone in the south external elevation, viewed from the south



4.2.4 **West elevation:** there are quoins at each end and a re-used block at the south end with two slots in. There is a row of 11 ceramic field drain sections inserted as vents and a central window with a timber lintel, which has perhaps been inserted as there is lots of repointing around it and concrete over the sill. There is a further window at the north end, slightly higher than that to the south and has a thin stone sill and lintel, rough quoins and a slatted timber infill. A piece of re-used stone with two empty slots in it is present at the south end (Plate 18).

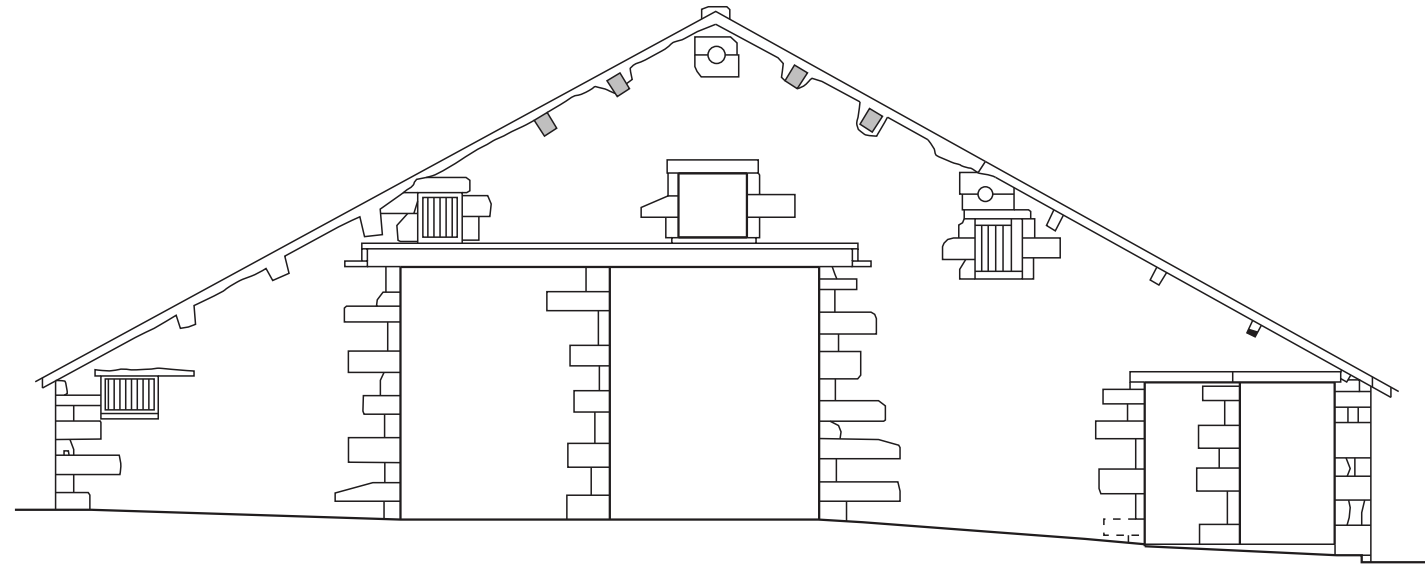


**Plate 17: The west external elevation, viewed from the south-west**

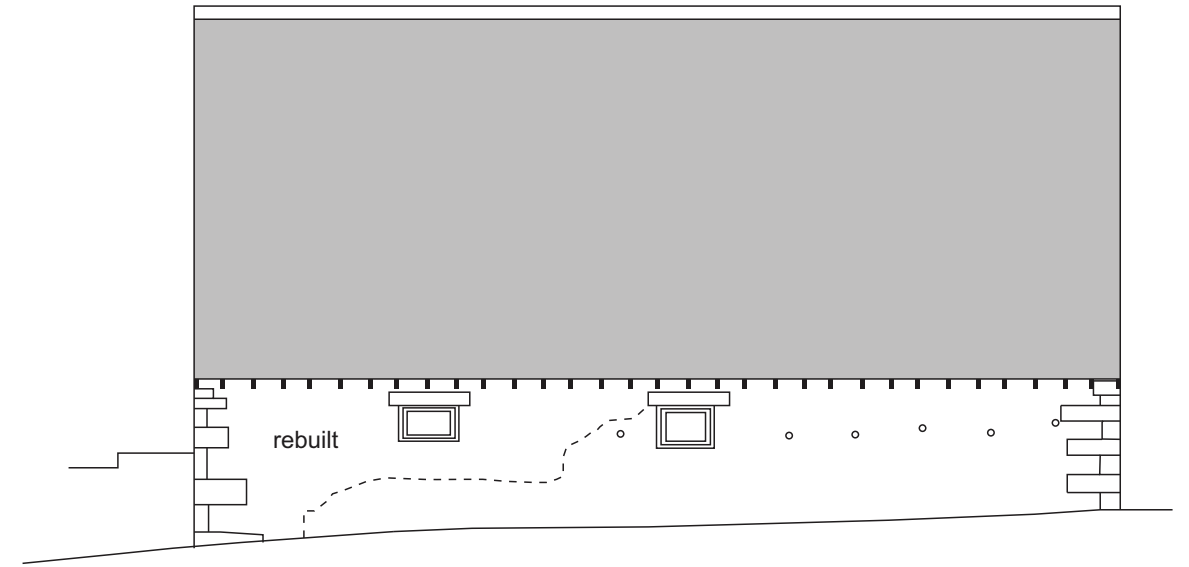


**Plate 18: Re-used stone at the south end of the west external elevation, viewed from the west**

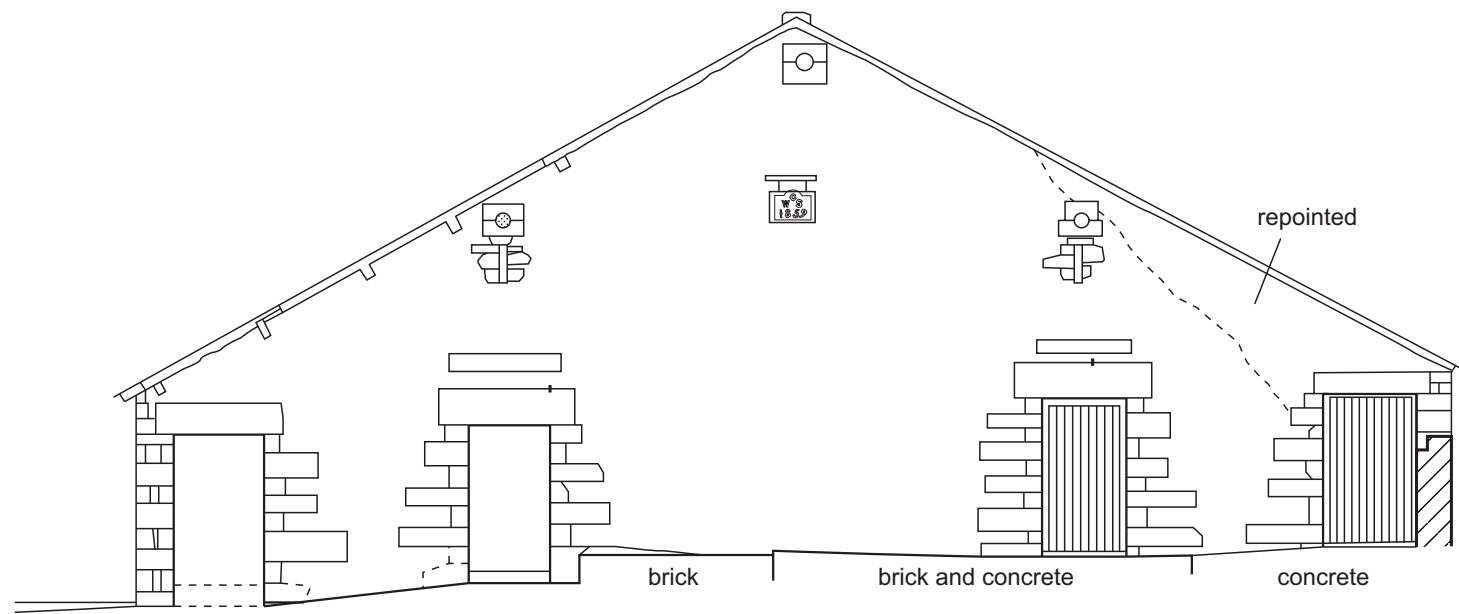
NORTH EXTERNAL ELEVATION



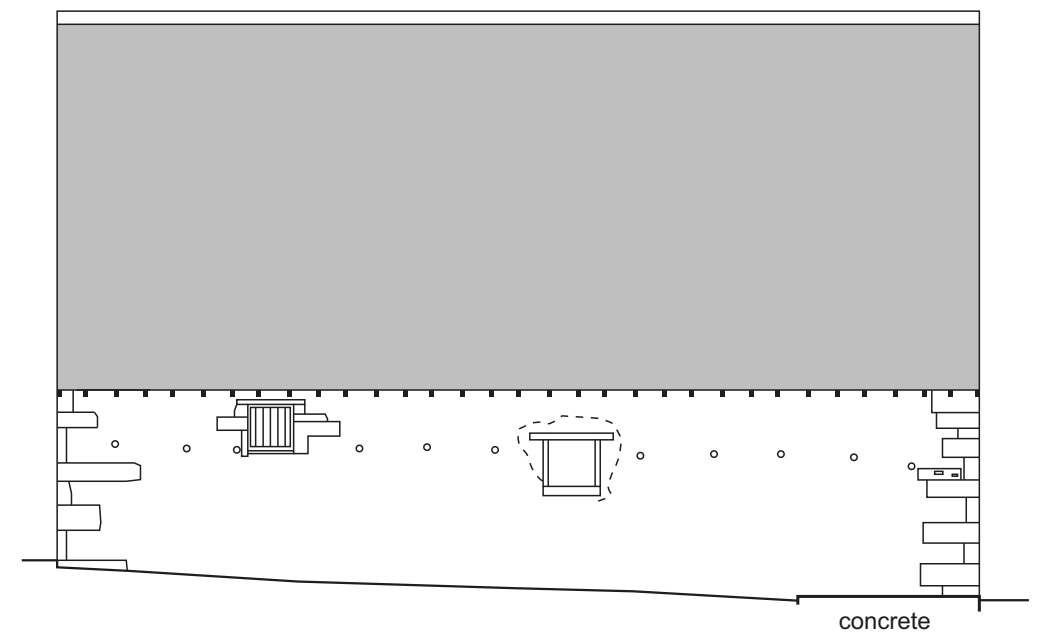
EAST EXTERNAL ELEVATION



SOUTH EXTERNAL ELEVATION



WEST EXTERNAL ELEVATION



0 5m

Key: slate cross-sectional wall blocked feature cross-sectional timber edge uncertain

Figure 2: External elevations

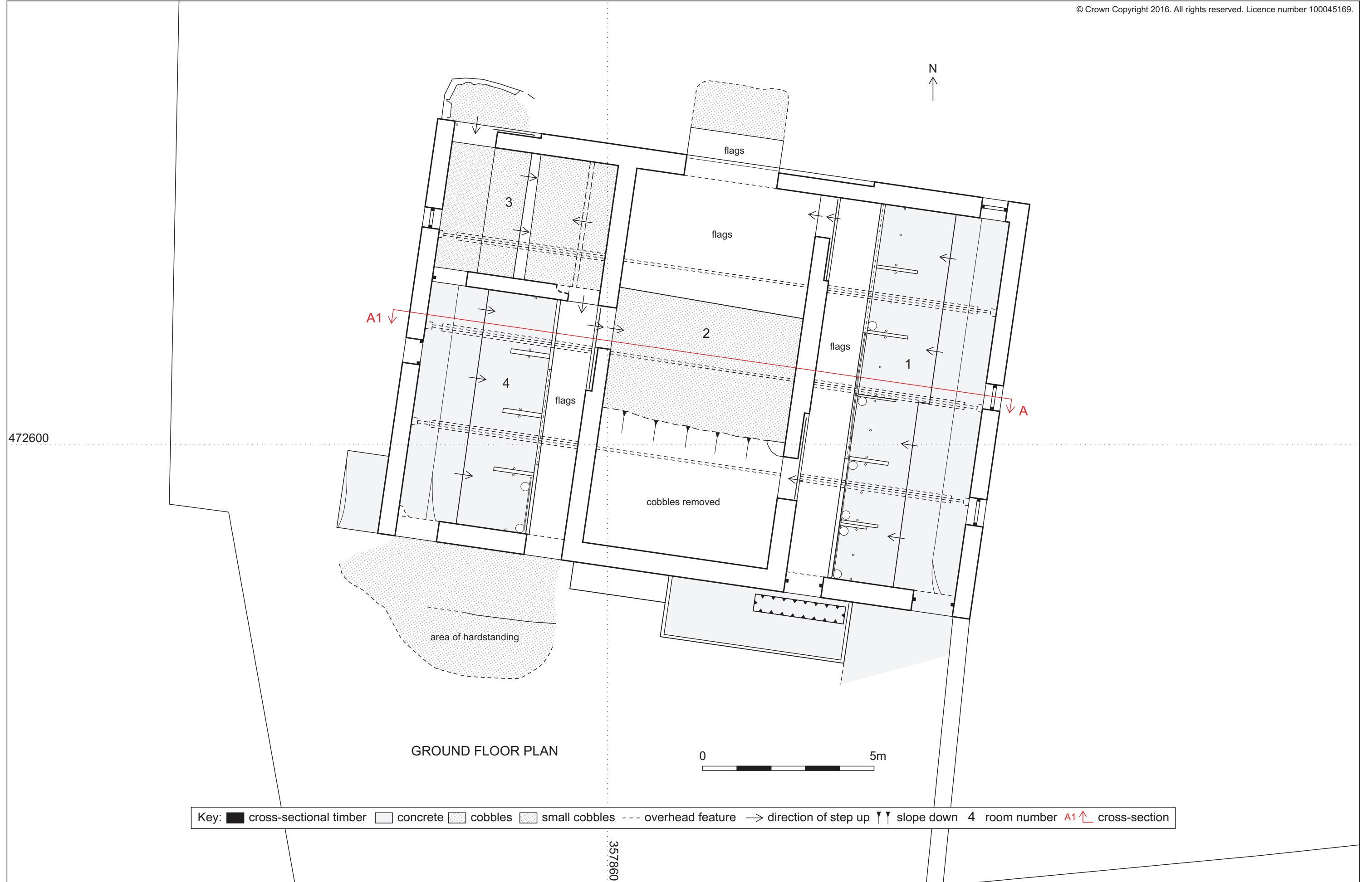


Figure 3: Ground floor plan

## 4.3 Internal Detail

4.3.1 Ground floor Room 1 (G1): this comprises the eastern most section of the building. It has a concrete floor, stepped up from the east side to form a north/south orientated dung channel. The raised central section has a row of five stall partitions formed by upright stone slabs, each with an iron tether post attached to either side, forming six stalls (Plate 19 and Plate 20). The rear (west) edge of these is formed by shorter upright stone slabs with slots cut into the top for a timber panel, some of which survives at the south end (Plate 21). A water pipe runs along the back of the stalls, connecting to a number of metal troughs marked "PAT No 452755" and "Fordham". There is a rough timber partition at the south end attached to one of the stall partitions. The feed channel along the west side has a flagged floor (Plate 22). The roof is supported by three half trusses of basic tie-beam type, each comprising a pair of thick planks bolted to the tie beam at the east end and sat in the west wall with a single angled brace in the centre. All of the main pieces are machine sawn, although the brace appears hand-finished. There are three purlins per pitch, again all machine sawn while the rafters appear very recent and the roof is backed with modern roofing felt. The walls are finished with limewash. The north has an aperture at high level on the west side with a rough timber lintel. There is a lower window on the east side with a thinner rough timber lintel. There is also a roughly blocked vent or drain at ground level on the west side. The east elevation has a row of six square vents on the north side and two windows, one in the centre and one to the south, the north with a rough timber lintel and the south with a cast concrete one. Both have relatively late single light hinged timber casements and thin stone sills. The south end of the elevation has been heavily repointed or even rebuilt. The south elevation has a doorway on the east side, with a cast concrete lintel; this end has also been extensively repointed or even rebuilt (Plate 20). To the west there is another doorway with a timber lintel and both doorways have relatively modern plank and batten doors. Above the west doorway there are two small vents. The west elevation has a doorway on the south side with a long machine-cut timber lintel (Plate 22 and Plate 23), the centre of which has been scorched by fire (as is the end of the truss immediately above it; Plate 24). This doorway has a recessed section on the north side and an iron bar along the raised slab threshold with corresponding timber battens attached to the lintel above. There is a further doorway at the north end in a similar style, although with the recess on the south side (Plate 25). Part of the flag floor meeting it from the room to the west is missing.



**Plate 19: General view of Room G1, viewed from the south-east**



**Plate 20: General view of Room G1, viewed from the north-east**



**Plate 21: Detail of surviving stall in Room G1, viewed from the east**



**Plate 22 (left):** Flag floor along the west side of Room G1, viewed from the north

**Plate 23 (right):** Doorway on the south side of the west internal elevation, viewed from the north-east



**Plate 24:** Detail of the lintel of the doorway on the south side of the west internal elevation showing the scorching, viewed from the south-east



**Plate 25: Doorway at the north end of the west internal elevation of Room G1, viewed from the east**

4.3.2 **Ground floor Room 2 (G2):** this comprises the central part of the building. The floor ranges from stone flags on the north side (Plate 26) to cobbles in the centre (Plate 27) but has apparently been removed at the south end leaving just earth at a lower level to the rest. The whole space is open to the roof, which is supported by three king post trusses that are evidently modern, and constructed from machine cut timber and bolted together, but were presumably made to match the originals (Plate 28). Each has a pair of angled braces and there are two purlins per pitch plus a ridge plank. All of the associated roof timbers are clearly quite modern and the slates are backed with modern roofing felt. The walls throughout are exposed stone finished with extruded lime mortar. The north elevation is dominated by a tall wagon doorway with quoined jambs and a heavy machine cut timber lintel with a pair of grooves apparently cut into the underside (Plate 29). Above there is a smaller aperture with a rougher timber lintel and there is a further small opening, presumably an owl hole, above this with a square lintel and quoins. The east elevation has a doorway at the north end with a rough timber lintel and quoined south jamb (the north side being formed by the north wall; Plate 30). At the south end there is a second doorway, which corresponds to the lower floor level at this end, again with a rough timber lintel, possibly treated with fire preventative and clearly a later insert as it has been rebuilt around it with concrete pointing, and quoined jambs. The south elevation is essentially plain although there is an owl hole at the top with a stone lintel and jambs and there is sooting across the centre of the wall. The west elevation also has sooting on the south side and has a near central doorway with a similar inserted lintel to the door to the east and quoined jambs and two stone flag steps leading down into the adjoining room (Plate 31).





**Plate 26: Flag floor on the north side of Room G2, viewed from the north-east**



**Plate 27: Cobbled floor in the centre of Room G2, viewed from the north**



**Plate 28: The roof trusses in Room G2, viewed from the north**



**Plate 29: Detail of the lintel over the wagon doorway in Room G2 showing the grooves, viewed from the south-east**



Plate 30: The east internal elevation, Room G2, viewed from the north-west



Plate 31: The doorway in the west internal elevation, Room G2, viewed from the east

4.3.3 **Ground floor Room 3 (G3):** this comprises the north-east corner of the building. The floor is cobbled, with a section of particularly small cobbles forming a north/south passageway along the west side between the two doors (Plate 32), while the east side has a row of stone blocks forming a step up to a ragged broken edge with part of a raised edge remaining (Plate 33), evidently where there were timber stalls, with a lower cobbled floor forming a feed channel along the east wall. The roof is supported by a

single half truss matching that in Room 1 (see *Section 4.3.1* above; Plate 34) and supported by a scrolled timber corbel set into the west wall (Plate 39). There are three machine cut timber purlins and the rafters are also machine cut. The walls are finished throughout with limewash. The north elevation has a doorway on the west side with a timber lintel and quoined jambs. To the east there is an iron tether post attached to the wall and holes in the wall fabric denoting the position of timbers, presumably part of the stall as they are on the same line as the step in the floor, that have been removed (Plate 35). The east elevation is plain (Plate 36). The south elevation has a rough opening on the east side, the size of a doorway and with a thin timber lintel, but it is clearly been broken through the wall, perhaps from an earlier window (Plate 37). To the west of it an iron tether post is attached to the wall and at the west end there is a proper doorway with a timber lintel and plank and batten door on pivot hinges (Plate 38). The west elevation has a row of three small square holes, evidently vents and corresponding with the ceramic pipes visible externally (Plate 39). Just off centre is a window with a thin timber lintel and thin stone sill filled by timber slats.



**Plate 32: The floor on the west side of Room G3, viewed from the north-east**



**Plate 33: The floor on the east side of Room G3, viewed from the north-west**

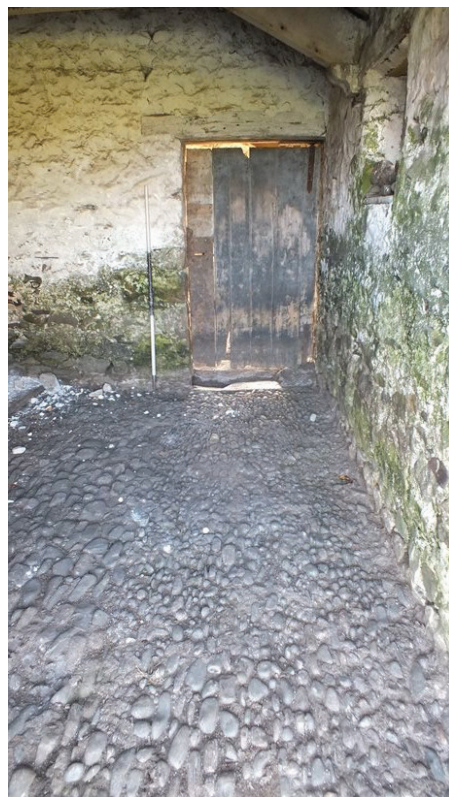


**Plate 34: Truss in Room G3**



**Plate 35 (left): Holes in the east side of the north internal elevation, Room G3, viewed from the south**

**Plate 36 (right): The east internal elevation, Room G3, viewed from the east**



**Plate 37 (left): Doorway on the east side of the south internal elevation of Room G3, viewed from the north**

**Plate 38 (right): Doorway on the west side of the south internal elevation of Room G3, viewed from the north**



**Plate 39: The west internal elevation of Room G3, viewed from the east**

**4.3.4 Ground floor Room 4 (G4):** this forms the south-western corner of the building. It has a concrete floor on the west side, stepping up in the centre where it meets three stalls constructed from stone slabs, each with two iron tether posts attached, forming four stalls (Plate 40). There are also lower edge-set slabs forming the east edge with holes in the top to support a timber panel, part of which still remains at the south end as well as some of the water piping and metal troughs (Plate 41), which are the same as those in Room 1. Beyond this the floor of the associated feed passage is stone flags against the east side of the room. The roof is supported by two half trusses, as per those in Room 1 (Plate 42), again supported by scrolled timber corbels in the west elevation. There are also three purlins, all of which are machine cup timber, as are the rafters. The north elevation has a doorway on the west side with a beaded tongue and groove door with stop-chamfer decoration to the battens (Plate 43). To the east of this there is an iron tether post and an iron plate attached and at the east end is the inserted and very rough doorway, the lintel of which is thicker on this side, which clearly does not respect the floor levels of the two different rooms (Plate 46). Immediately to the west of this is a hole through the wall, perhaps where part of the timberwork of the stalls was attached. The east elevation has a doorway on the north side with thick stone slabs forming two steps up, one of which has an iron bar fixed to it (Plate 45). To the south of the opening there is a recessed section of wall and a machine cut timber lintel with paired smaller battens attached underneath. The south elevation has doorways on the east and west sides with fairly rough timber lintels and quoined jambs. On the east side there is a pair of small apertures above the doorway corresponding to the vents visible externally and a third above that is blocked, as well as a small hole in the wall, perhaps corresponding to the location of a beam forming part of the stalls (Plate 46). There are iron straps fixed below the central and west purlins and to the wall (Plate 47). The west elevation has a row of seven square vents, corresponding to the ceramic drains visible externally, and two scrolled timber corbels supporting the trusses (Plate 48). North of centre there is a window with a very rough timber lintel and thin stone sill, which has the remains of a hinged timber casement (Plate 48). There are also painted marks around the window, presumably tallies relating to the animals that were housed here.



**Plate 40: Stalls within Room G4, viewed from the west**



**Plate 41: Detail of the intact stall at the south end of Room G4, viewed from the west**





**Plate 42: Trusses in Room G4, viewed from the south-west**



**Plate 43 (left):** Doorway on the west side of the north internal elevation of Room G4, viewed from the south  
**Plate 44 (right):** Doorway on the east side of the north internal elevation of Room G4, viewed from the south



**Plate 45: Doorway on the north side of the east internal elevation of Room G4, viewed from the west**



**Plate 46 (left): The doorway and vents on the east side of the south internal elevation of Room G4, viewed from the north**

**Plate 47 (right): The west side of the south internal elevation of Room G4, viewed from the north-west**



**Plate 48: The west internal elevation of Room G4, viewed from the north-east**

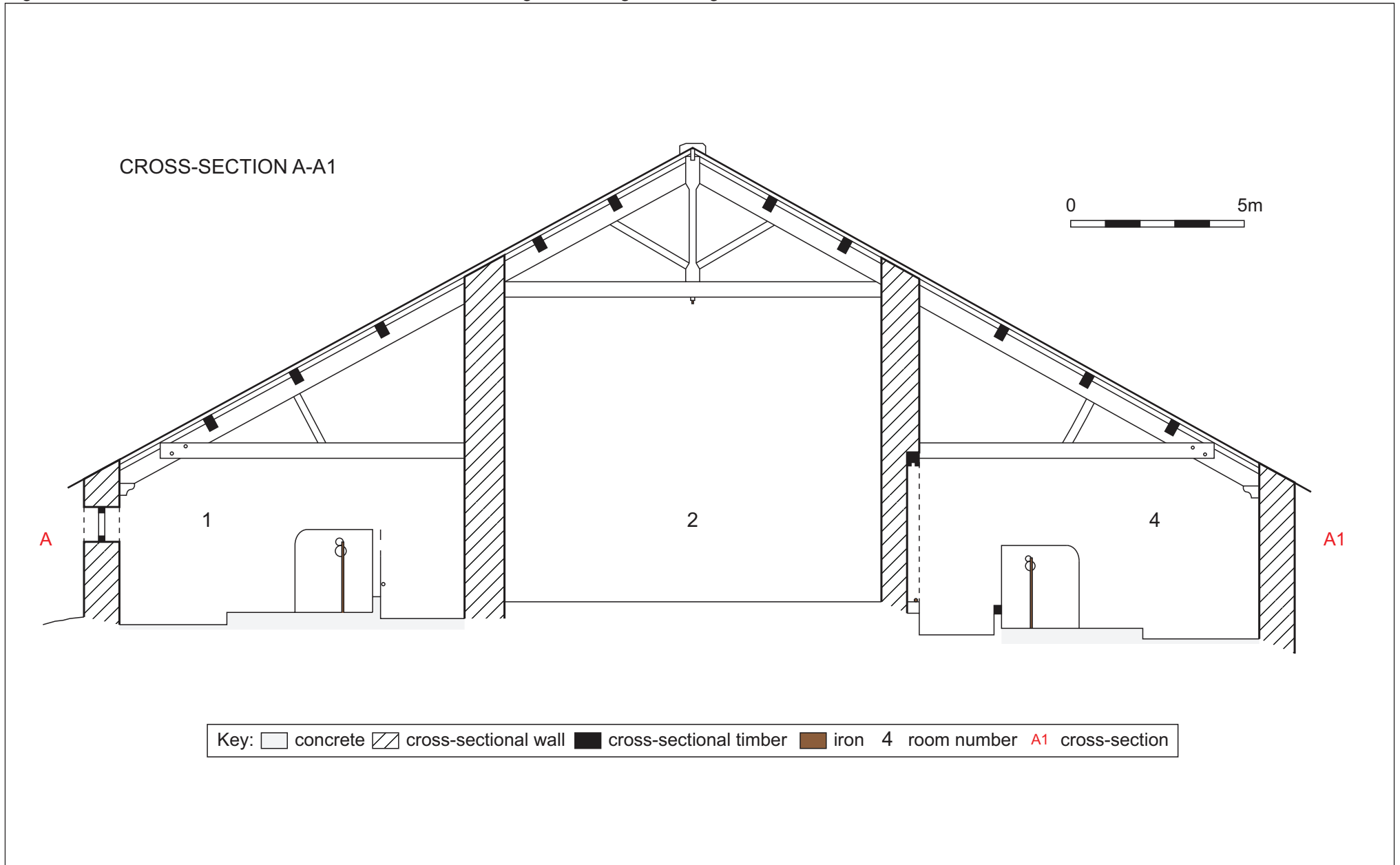


Figure 4: Cross-section A-A1

## 5. Discussion

### 5.1 Phasing

5.1.1 **Introduction:** the building clearly retains much of its original fabric but has also undergone a number of alterations and modifications. In total, four phases of development were identified.

5.1.2 **Phase 1 (pre-1859):** it is apparent from both the map evidence and the presence of re-used stonework identified during the building recording. The maps provides relatively little evidence as to the form and date of this, other than it was certainly in existence by the time the first available detailed Ordnance Survey map of the area was surveyed in 1844-5 and comprised an essentially rectangular structure on a north/south alignment, with a similar arrangement shown on the tithe map of 1849. While the date of this building cannot be ascertained, other than that it pre-dates the middle of the 19<sup>th</sup> century, the form of the re-used stone present around site, especially the lintel in the field boundary, assuming it all originated from this earlier building, suggests a potentially 17<sup>th</sup> or early 18<sup>th</sup> century date.

5.1.3 **Phase 2 (1859):** the vast majority of the present building relates to the original phase of construction, which was most likely in 1859, as denoted by the datestone in the south external elevation. The plan of the building at this time is somewhat unusual, as barns combining threshing and animal housing in the region are more typically linear in plan with the threshing floor at one end and animal housing at the other (see Grundy 2015 for a recent summary). By contrast High Barn was originally constructed with a central threshing floor flanked by cowhouses (and probably also loose boxes and similar spaces) in a continuous outshut arrangement. The recessed sections adjacent to several of the doors, associated with iron bars set in the threshold and corresponding battens attached to the lintels, denote that the barn was also constructed with integral sliding doors, also a relatively rare feature in such buildings in the region. Curiously the barn is arguably most similar to “New England barns”, which typically have large gable entry wagon doors and sliding doors, although they are much larger, of timber framed construction (Visser 2012). Whether this was a conscious design choice resulting from a connection to New England or accident and the result of an idiosyncratic builder is not clear but is something that might be ascertained through additional research. What is not clear is whether the building had any form of upper floor, for a hay store for example. The presence of a pitching door in the north end and high level owl holes and vents would indicate that there was, but there are no visible joint holes for an upper floor. It is possible that it was essentially free-standing, and the absence of any flooring from the south end of Room G2 might be explained by this, but there is again no other evidence and this would be an unusual feature.

5.1.4 **Phase 3 (early 20<sup>th</sup> century):** it is apparent that the original building remained largely unchanged for a considerable time, but some more minor alterations were carried out, probably in the early 20<sup>th</sup> century. These most likely include the addition of concrete floors to Rooms G1 and G4, perhaps laid around the original stone stall partitions, but also seemingly the replacement of at least some of the roof timbers, those visible in Rooms G1, G3, and G4, with paired sections bolted together, although retaining the original(?) angled braces. This change is further demonstrated by the concrete repointing evident below the roofline in the north elevation. Whether the whole roof was replaced at this time is not clear, due to the changes made in Phase 4, nor is the reason for this alteration.

5.1.5 **Phase 4 (late 20<sup>th</sup> century):** it is apparent from various pieces of evidence within the building (the scorching in Rooms G1 and G2) and anecdotally (Charles Fazackeley pers comm) that the building was badly damaged by fire relatively recently. This clearly resulted in the replacement of the roof structure over Room G2, albeit in a form that perhaps matched the original. It also led to repairs and perhaps fireproofing to the timber lintels of the doorways in the east and west elevations of G2. Elsewhere there has clearly been some loss of elements of the stalls, particularly in Room G3, where what was perhaps originally a window was also knocked through to form a doorway into Room G4.

### 5.2 Significance

5.2.1 The barn represents an unusual example of a combined barn used for threshing crops and housing cattle, with a plan form not commonly found in the region, which incorporated sliding doors from

the outset. Although it has had some alterations after its initial construction in 1859 much of the original fabric remains, including several areas of flag and cobbled flooring and elements relating to the sliding doors.

## 6. Bibliography

### 6.1 Primary and Cartographic Sources

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Ordnance Survey, 1913 *Lancashire Sheet XXV.3*, 1:2,500, re-surveyed in 1890, revised in 1910, levelling revised in 1908

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### 6.2 Secondary Sources

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## Appendix 1: Project Design

# HIGH BARN, ARKHOLME, LANCASHIRE

Archaeological Building Recording Project Design



Client: Blaithwaite Developments Ltd

NGR: 357863 472602

Planning application ref.: 15/00275/PAA

November 2016

# 1. Introduction

## 1.1 Project Background

1.1.1 Following the submission of a planning application (ref. 15/00275/PAA) for the conversion of High Barn, Arkholme, Lancashire (NGR 357863 472602) into a dwelling, a condition (No. 2) requiring an archaeological building recording was placed on the decision notice. Greenlane Archaeology was appointed by Braithwaite Developments Ltd (hereafter 'the client') to carry out the archaeological building recording and this project design was produced in response.

## 1.2 Greenlane Archaeology

1.2.1 Greenlane Archaeology is a private limited company based in Ulverston, Cumbria, and was established in 2005 (Company No. 05580819). Its directors, Jo Dawson and Daniel Elsworth, have a combined total of over 25 years continuous professional experience working in commercial archaeology, principally in the north of England and Scotland. Greenlane Archaeology is committed to a high standard of work, and abides by the Chartered Institute for Archaeologists' (CIfA) Code of Conduct. The desk-based assessment and building recording will be carried out according to the Standards and Guidance of the Chartered Institute for Archaeologists.

## 1.3 Project Staffing

1.3.1 The project will be managed by **Dan Elsworth (MA (Hons), ACIfA)**, who will also carry out the building recording with appropriately experienced assistance as necessary. Daniel graduated from the University of Edinburgh in 1998 with an honours degree in Archaeology, and began working for the Lancaster University Archaeological Unit, which became Oxford Archaeology North (OA North) in 2001. Daniel ultimately became a project officer, and for over six and a half years worked on excavations and surveys, building investigations, desk-based assessments, and conservation and management plans. These have principally taken place in the North West, and Daniel has a particular interest in the archaeology of the area. He has managed a number of recent projects in Cumbria and Lancashire including several archaeological building recordings. Recent projects include the recording of a former public house in Dalton-in-Furness (Greenlane Archaeology 2011a), lock keeper's cottage in Ulverston (Greenlane Archaeology 2011b), former school in Millom (Greenlane Archaeology 2011c) and industrial and commercial buildings in Barrow-in-Furness (Greenlane Archaeology 2009; 2011d). He is very experienced at building recording, having carried out numerous such projects, mainly in Cumbria and Lancashire, over the past 17 years.

# 2. Objectives

## 2.1 Desk-Based Assessment

2.1.1 To examine early maps of the site and any other relevant primary and secondary sources in order to better understand the dating and development of the building, and set it in its historic context.

## 2.2 Building Recording

2.2.1 To undertake a programme of archaeological building recording of the building to a Level 2/3-type standard (English Heritage 2006). This will provide a relatively detailed record of the building, as well as providing outline information about its development, form and function.

## 2.3 Report

2.3.1 To produce a report detailing the results of the desk-based assessment and building recording, which will outline the character, form and development of the historic fabric of the building.

## 2.4 Archive

2.4.1 Produce a full archive of the results of the building recording.

## 3. Methodology

### 3.1 Desk-based Assessment

3.1.1 A rapid examination of easily available sources, particularly maps, relating to the site will be carried out. These will include:

- **Lancashire Record Office:** the majority of original and secondary sources relating to the site are deposited in the Lancashire Record Office in Preston. Of principal importance are early maps of the site, particularly Ordnance Survey maps. These will be examined in order to establish the date of the building, any periods of alteration, and, where possible, its function in order to set it in its historic context. In addition, any details of the building's architect(s), patrons and owners will be acquired where available;
- **Greenlane Archaeology:** a number of copies of maps and local histories are held by Greenlane Archaeology. These will be consulted in order to provide information about the date of the building, and any obvious phases of alteration.

### 3.2 Archaeological Building Recording

3.2.1 A programme of archaeological building recording to English Heritage Level 2/3-type standards is required (English Heritage 2006). This is a relatively detailed level of investigation intended to record the form, function, and phasing of the building, without incorporating the results of the desk-based assessment, in order to aid the interpretation of its development. It will comprise three types of recording:

- **Drawn Record:** plans of all of the principal floors will be produced, indicating alterations to the building and the location of each photographed feature of architectural or historic interest. These are compiled through hand measured survey techniques utilising 'as existing' plans and survey drawings. These are then drawn up to produce the final illustrations. In addition, a plan showing the location of the building in relation to other nearby buildings, structures and landscape features will also be produced;
- Elevations and cross-sections will be included where considered useful in explaining the relationship between different elements of the building or showing features of architectural or historic interest;
- **Written Record:** descriptive records of all elements of the building will be made on Greenlane Archaeology standard *pro forma* record sheets. These records will describe the building's plan, form, function, age, and construction materials. They will then be used to provide an account of the development of the building. In addition, the landscape and historic setting of the building will be described, in particular its relationship with other nearby buildings, streets, settlements and other structures;
- **Photographic Record:** photographs in colour digital format (RAW files at 12meg resolution) will be taken. These will cover both general and detailed shots of the external elevations, individual rooms and circulation areas, but also scaled photographs of specific features of architectural or archaeological interest. In addition, a record of the associated landscape and nearby buildings will also be made. Digital photographs will also be used for illustrative purposes within the report, and a written record will be kept of all of the photographs that are taken.

### 3.3 Report

3.3.1 The results of the building investigation will be compiled into a report, which will provide a summary and details of any sources consulted. It will include the following sections:

- A front cover including the appropriate national grid reference (NGR);
- A concise non-technical summary of results, including the date the project was undertaken and by whom;
- Acknowledgements;
- Project Background;
- Methodology, including a description of the work undertaken;
- Results of the desk-based assessment;
- Results of the building recording;
- Discussion of the results including phasing information;

- Bibliography;
- Illustrations at appropriate scales including:
  - a site location plan related to the national grid;
  - a plan showing the location of the building in relation to nearby structures and the local landscape;
  - plans of all of the principal floors of the building showing the location of each photographed feature of architectural or archaeological interest;
  - elevations of the building;
  - a cross-section or cross-sections showing as a minimum the roof structure;
  - photographs of the building, features of architectural/historic interest and its landscape, accompanied by appropriate descriptions;
  - copies of selected historic maps and plans of the building.

### 3.4 Archive

3.4.1 The archive, comprising the drawn, written, and photographic record of the building, formed during the project, will be stored by Greenlane Archaeology until it is completed. Upon completion it will be deposited with the Lancashire Record Office in Preston, together with a copy of the report. The archive will be compiled according to the standards and guidelines of the ClfA (Brown 2007), and in accordance with English Heritage guidelines (English Heritage 1991). In addition details will be submitted to the Online AccesS to the Index of archaeological investigationS (OASIS) scheme. This is an internet-based project intended to improve the flow of information between contractors, local authority heritage managers and the general public.

3.4.2 A paper copy of the report will be provided to the client and a digital copy of the report will be provided for the Lancashire Historic Environment Record. In addition, Greenlane Archaeology Ltd will retain one copy.

## 4. Work timetable

4.1 Greenlane Archaeology will be available to commence the project from **21<sup>st</sup> November 2016**, or at another date convenient to the client. It is envisaged that the elements of the project will be carried out in the following order:

- **Task 1:** desk-based assessment;
- **Task 2:** on-site building recording;
- **Task 3:** production of draft report including illustrations;
- **Task 4:** feedback on draft report, editing and production of final report;
- **Task 5:** finalisation and deposition of archive.

## 5. Other matters

### 5.1 Access and clearance

5.1.1 Access to the site will be organised through co-ordination with the client and/or their agent(s). In addition, the building will be cleared by the client in order to allow internal photographs to be taken without obstructions. Greenlane Archaeology reserves the right to increase the price if the building has not been cleared at the time of recording, if this results in additional time on site to photograph the building's interior once it has been cleared. This also applies if the exterior is not accessible or obstructed to the extent that it prevents the building recording taking place as required.

### 5.2 Health and Safety

5.2.1 Greenlane Archaeology carries out risk assessments for all of its projects and abides by its internal health and safety policy and relevant legislation. Health and safety is always the foremost consideration in any decision-making process.

### 5.3 Insurance

5.3.1 Greenlane Archaeology has professional indemnity insurance to the value of **£1,000,000**. Details of this can be supplied if requested.

## 5.4 Environmental and Ethical Policy

5.4.1 Greenlane Archaeology has a strong commitment to environmentally and ethically sound working practices. Its office is supplied with 100% renewable energy by Good Energy, and uses ethical telephone and internet services supplied by the Phone Co-op. In addition, the company uses the services of The Co-operative Bank for ethical banking, Naturesave for environmentally-conscious insurance, and utilises public transport wherever possible. Greenlane Archaeology is also committed to using local businesses for services and materials, thus benefiting the local economy, reducing unnecessary transportation, and improving the sustainability of small and rural businesses.

## 6. Bibliography

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Greenlane Archaeology, 2011d *Oxford Chambers, 102 Abbey Road, Barrow-in-Furness, Cumbria: Archaeological Building Recording*, unpubl rep

## Appendix 2: Photographic Register

Photo ID No.	Location	Description	Colour digital	Colour print
01	General	North side (external)	01-69	04-22
02	General	North and east sides (external)	01-70	04-23
03	General	North and east sides (external)	01-71	04-24
04	General	East side (external)	01-72	04-25
05	General	South side (external)	–	04-27
06	General	West side (external)	01-73A; 01-73B	04-06A; 04-06B
07	General	South side (external)	01-74	–
08	Wall	Early lintel in wall	01-01	02-01
09	South elevation	South external elevation	01-02	02-02
10	South elevation	South external elevation: east side	01-03	02-03
11	South elevation	South external elevation: top	01-04	02-04
12	South elevation	South external elevation: datestone	01-05	02-05
13	South elevation	South external elevation: west side	–	04-28
14	South elevation	South external elevation: east side	–	04-29
15	South elevation	South external elevation: west side	01-06	02-06
16	West elevation	West external elevation	01-09	02-09
17	West elevation	Reused stone, west elevation, south end	01-75	04-30
18	West elevation	West external elevation	01-10	02-10
19	North elevation	North external elevation: door to west	01-12	03-01
20	North elevation	North external elevation: west door, threshold detail	01-67	04-20
21	North elevation	North external elevation: west door, lintel	01-68	04-21
22	North elevation	North external elevation	01-11	02-11
23	North elevation	North external elevation: centre	01-14	03-03
24	North elevation	North external elevation: wagon door	01-15	03-04
25	North elevation	Threshold	01-13	03-02
26	North elevation	Reused stone, north elevation, east end	01-76	04-31
27	Room 1	General view	01-16	03-05
28	Room 1	West elevation, south door	01-65	04-18
29	Room 1	West elevation, south door lintel	01-66	04-19
30	Room 1	Complete stall	01-18	03-07
31	Room 1	Trusses	01-19	03-08
32	Room 1	Trough	01-23	03-12
33	Room 1	Corbel to east	01-20	03-09
34	Room 1	General view	01-17	03-06
35	Room 1	East elevation	01-21	03-10
36	Room 1	Door at north end of west elevation	01-24	03-13
37	Room 1	West elevation, north door	01-63	04-16
38	Room 1	West elevation, north door lintel	01-64	04-17
39	Room 1	Feed passage floor	01-22	03-11
40	Room 2	Flag floor, north end	01-25	03-14
41	Room 2	West elevation	01-32	03-21
42	Room 2	Threshold bar fixings	01-61	04-14
43	Room 2	Wagon door lintel detail	01-62	04-15
44	Room 2	Trusses	01-27	03-16
45	Room 2	Cobble floor and south end	01-26	03-15
46	Room 2	East elevation	01-29	03-18
47	Room 2	South-east corner	01-30	03-19
48	Room 2	North-east corner	01-34	03-23
49	Room 2	North elevation	01-28	03-17
50	Room 2	West elevation door	01-33	03-22
51	Room 2	East elevation	01-31	03-20
52	Room 3	Cobble floor	01-35	03-24
53	Room 3	South elevation: east door	01-41	03-30
54	Room 3	West elevation	01-44	03-33
55	Room 3	North elevation, east side	01-42	03-31
56	Room 3	North elevation, east side: top	01-43	03-32
57	Room 3	Truss	01-37	03-26
58	Room 3	Cobbled passage to door	01-38	03-27

Photo ID No.	Location	Description	Colour digital	Colour print
59	Room 3	Cobble floor	01-36	03-25
60	Room 3	East elevation	01-45	03-34
61	Room 3	Cobbled passage to door	01-39	03-28
62	Room 3	North elevation	01-40	03-29
63	Room 4	South elevation	01-51	04-04
64	Room 4	East elevation door	01-56	04-09
65	Room 4	West elevation	01-57	04-10
66	Room 4	North elevation, west door	01-50	04-03
67	Room 4	South elevation, east side	01-53	04-06
68	Room 4	West elevation window	01-58	04-11
69	Room 4	East elevation door	01-55	04-08
70	Room 4	North elevation, east door	01-52	04-05
71	Room 4	Passage and cobbles, east side	01-59	04-12
72	Room 4	Trusses	01-46	03-35
73	Room 4	North elevation	01-47	03-36
74	Room 4	Passage and cobbles, east side	01-60	04-13
75	Room 4	Stalls	01-49	04-02
76	Room 4	Complete stall	01-48	04-01
77	Room 4	Stalls, rear	01-54	04-07
78	–	Dressed block on floor	01-07	02-07
79	–	Dressed block on floor	01-08	02-08

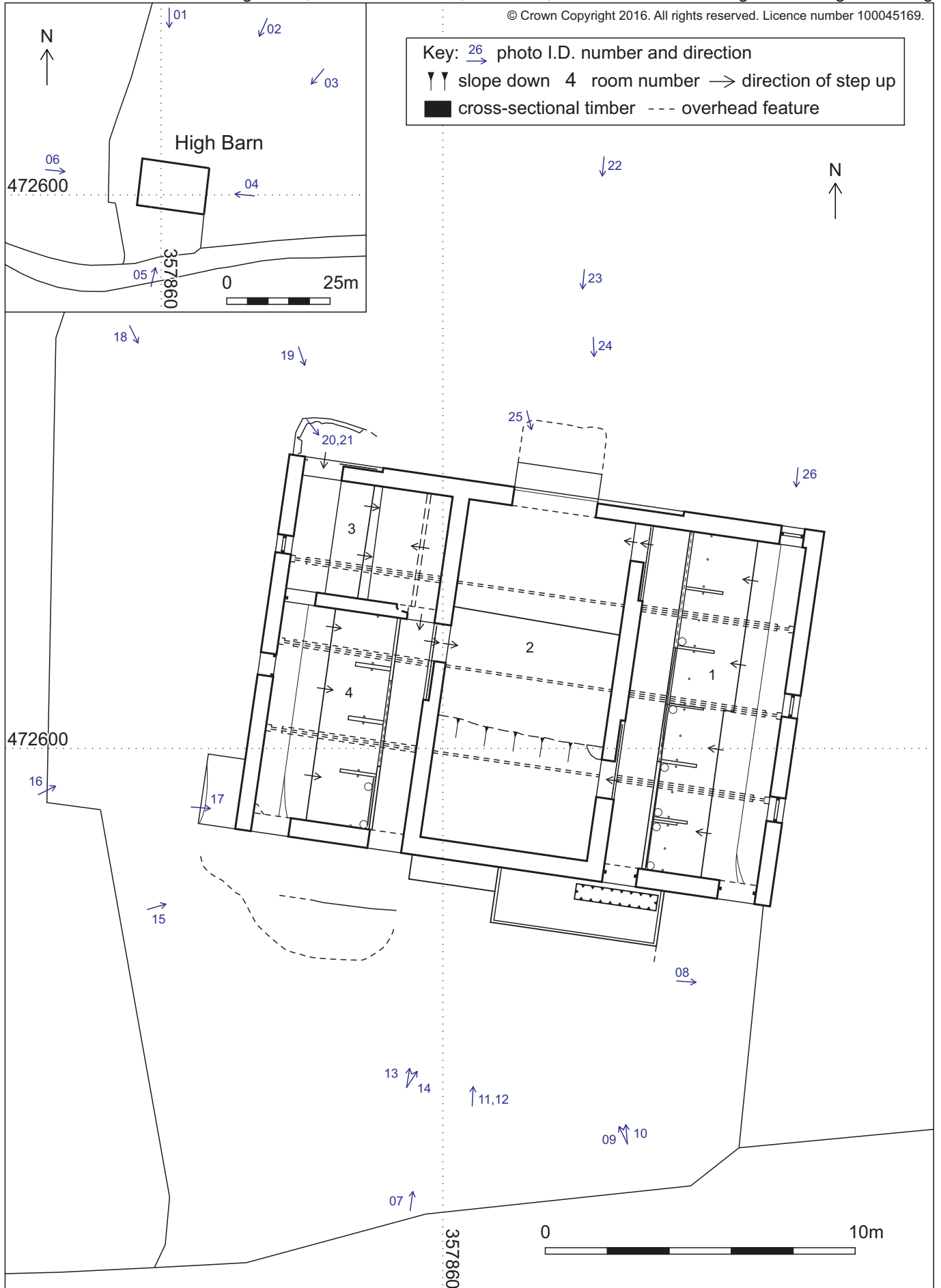


Figure 5: Site plans, showing the location of photographs taken of the exterior





Client: Blaitwaite Developments Ltd

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Figure 6: Ground floor plan, showing the location of photographs taken internally

### Appendix 3: Archive Index

<b>Project name:</b>	High Barn, Arkholme, Lancashire: Archaeological Building Recording		
<b>Project Code:</b>	G1333	<b>Site Code:</b>	HB16
<b>Description</b>	<b>Material</b>	<b>Size</b>	<b>Quantity</b>
Report	Paper, comb-bound	A4 with A3 fold-outs	25 sheets, single- and double-sided
Building investigation fabric record sheet	Paper	A4	1 sheet, double-sided
Building investigation elevation record sheet	Paper	A4	3 sheets, double-sided
Building investigation room description record sheet	Paper	A4	4 sheets, double-sided
Film index	Paper	A4	1 sheet, single-sided
Photo record sheet	Paper	A4	4 sheets, double-sided
Drawing index	Paper	A4	1 sheet, single-sided
Miscellaneous working drawings	Paper	A4	2 sheets, single-sided
Drawings	Drafting film	29 x 32cm	5 sheets, single-sided
Negatives	Negative film	7½ x 1¾ inch strips	22 strips
Colour prints	Colour print film (gloss)	4 x 6 inch	79 prints
Digital archive index	Paper	A4	1 sheet, single-sided
Digital archive	DVD	-	1