

MIDDLE BROWS FARM, CARR LANE, MIDDLETON, LANCASHIRE

Archaeological Building Recording



Client: Tom Hargreaves
Planning Ap. Refs.: 07/00045/CU,
07/00051/LB, 07/00050/FUL,
07/00054/LB, 07/00048/FUL,
07/00049/FUL

NGR: SD 41506 57704

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March 2008



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Non-Technical Summary

Following an application to convert a former barn and renovate the derelict farmhouse at Middle Brows Farm near Middleton in Lancashire, a request was made for an archaeological building recording to be carried out. The house and barn are Grade II Listed and thought to be of at least 18th century origin. The earliest reference to Middle Brows farm appears to be from the 1720s but as the farm formed one of a group of three with similar names identifying it in the early records is difficult. The earliest recorded occupiers are the Edderington or Etherington family, and the farm was subsequently owned and occupied by several generations of the Catons during the late 18th and early 19th centuries. It appears then to have become part of the Middleton Tower Estate before passing to the Rev. William Batley at the end of the 19th century and then to the Gorst family, who occupied it from at least 1891 and owned it from 1920 until 1955. The earliest detailed plans of the site show that much of the present range of buildings had been constructed by the early 19th century, and that only minor alterations and additions were made after this.

The building recording shows that the farmhouse is the earliest element of the site, and was probably built in the late 17th or early 18th century, although there is evidence for re-used material within the site, which might suggest that an earlier building originally stood on the site. The barn was subsequently added, probably in the late 18th or early 19th century, followed by extensions to the north and west side of the house, some time before 1833. In the later 19th and early 20th centuries a number of minor alterations were made, and during the late 20th century the house gradually became derelict while the barn was modified by the addition of outshuts to the north and east sides.

Acknowledgements

Greenlane Archaeology would like to thank Tom Hargreaves for commissioning and supporting the project and providing information about the site, and Sean Powell of CFM Consultants for providing drawings of the site. Further thanks are also due to the staff of the Lancashire Record Office in Preston, for their help, to Doug Moir, Planning Officer (Archaeology) at Lancashire County Council, for information about the site and the production of the specification for the work, to Stephen Gardner, Conservation Officer at Lancaster City Council, for additional information about the site, and Bobby Carruthers at Blackhurst Swainson Goodier Solicitors in Lancaster for enabling access to the deeds. Medium format photographs were taken by Jonathan Ratter of JWRC Chartered Building Surveyors and Historic Building Consultants, to whom additional thanks are due.

The documentary research was carried out by Jo Dawson, and Daniel Elsworth and Steve Clarke carried out the building recording. The report was written by Daniel Elsworth, and Steve Clarke and Daniel Elsworth produced the illustrations. The project was managed by Jo Dawson, who also edited the report.

1. Introduction

1.1 Circumstances of the Project

1.1.1 Following the submission of an application by Tom Hargreaves (hereafter 'the client') to convert part of a barn into a dwelling and construct a garage, extend the original farmhouse into the adjacent barn and create new garages and laundry at Middle Brows Farm, Carr Lane, Middleton, Lancashire (Planning application nos. 07/00045/CU, 07/00051/LB, 07/00050/FUL, 07/00054/LB, 07/00048/FUL, 07/00049/FUL; NGR SD 41506 57704; Fig 1), a programme of archaeological recording was recommended by Lancashire County Archaeological Service.

1.1.2 The original farmhouse and attached barn at Middle Brows is Listed Grade II, (see *Appendix 2*) and so the whole site is considered to be of historical and archaeological importance. A specification for the building recording was produced by Doug Moir, Planning Officer (Archaeology) at Lancashire County Council (see *Appendix 1*). Greenlane Archaeology was commissioned by the client to carry out the work, and the on-site recording of the buildings was carried out between the 15th and 18th February 2008, following the completion of the desk-based assessment.

1.2 Location, Geology and Topography

1.2.1 Middle Brows Farm is situated on the western edge of the north part of the county of Lancashire, approximately 6km south-west of the centre of Lancaster and 6km south of Morecambe on the coastline adjacent to the Irish Sea (Fig 1). It is situated beyond the western outskirts of the village of Middleton almost at the extreme end of Carr Lane (Fig 1). Middle Brows Farm now comprises the original derelict farmhouse, attached barn and early additions, forming a linear range orientated east/west and with modern additions to the north and east (some of which have been largely demolished), the new farmhouse to south of the old, and further outbuildings to the south of the barn (Plate 1). Middle Brows forms one of a group of three farms connected by the term Brows including Old Brows, subsequently known as Middleton Tower (LRO DDX 2189/4/13 1849) and now incorporated into a large holiday park to the north-west, and New Brows, a short distance to the south-west. The site is approximately 8m above sea level (Ordnance Survey 1992).

1.2.2 The underlying solid geology is dominated by Carboniferous millstone grit, although this only rises above the surface in a few areas such as Heysham (Countryside Commission 1998, 83). This is because of the thick deposit of glacially-derived till, which forms an extensive drumlin field across the wider area (*ibid*). The immediate landscape is typically an undulating coastal plain dominated by pastoral land-use, with areas of mud flats and sands where it meets the sea (*op cit*, 82).



Plate 1: General setting of Middle Brows Farm from the west

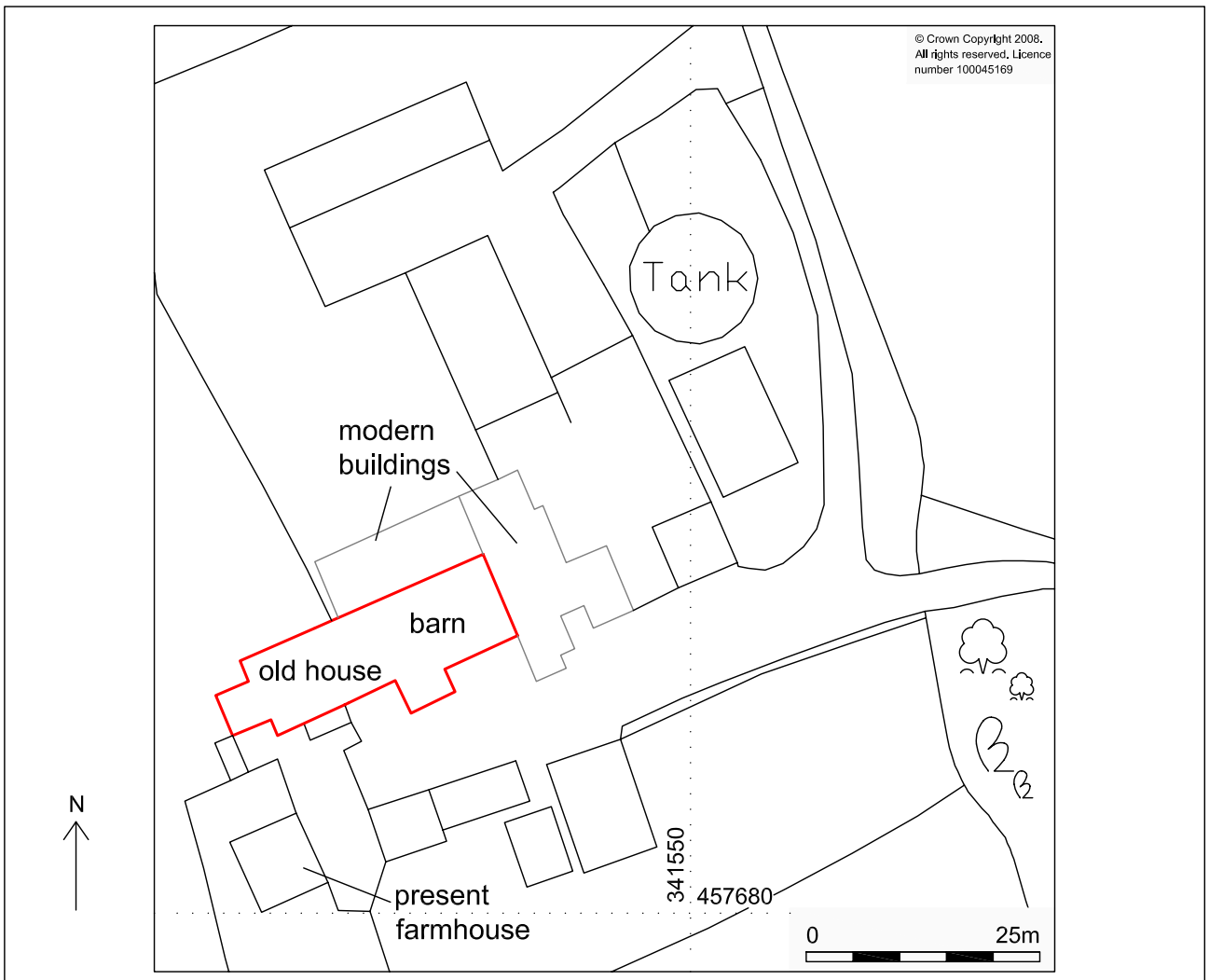
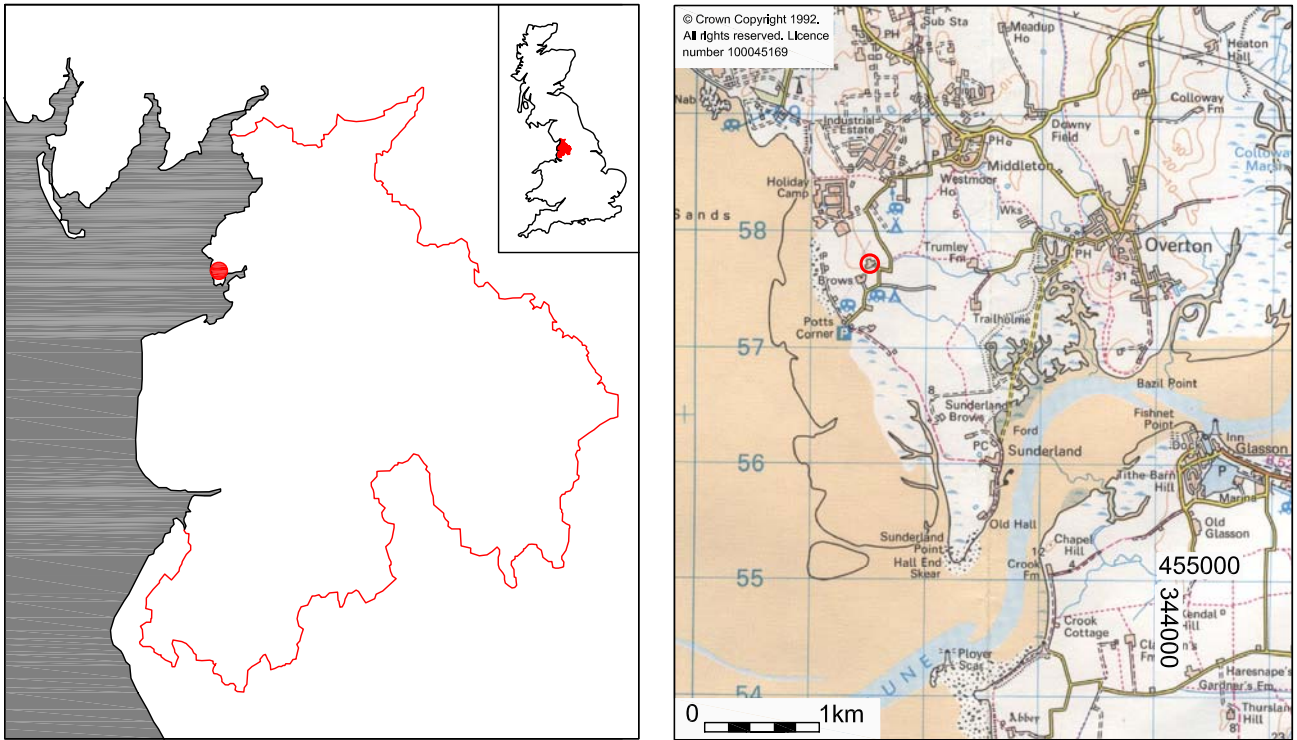


Figure 1: Site location

2. Methodology

2.1 Introduction

2.1.1 The building investigation comprised three separate elements intended to provide a suitable record of the structures, in line with the specification provided by Doug Moir (see *Appendix 1*), English Heritage standards (English Heritage 2006), and the guidelines of the Institute of Field Archaeologists (IFA 2001). In addition, a desk-based assessment was carried out in accordance with the specification, and a suitable archive was compiled to provide a permanent paper record of the project and its results in accordance with English Heritage and IFA guidelines (English Heritage 1991; Brown 2007).

2.2 Desk-Based Assessment

2.2.1 A desk-based assessment was carried out prior to the fieldwork. This principally comprised an examination of early maps of the site, which could demonstrate the basic phasing and development of the buildings, but additional primary and secondary sources relating to the site were also examined, and more general histories were utilised in order to put the buildings in their historical and archaeological context. A number of sources of information were used during the desk-based assessment:

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

2.3 Building Recording

2.3.1 The building recording was carried out according to the specification produced by Doug Moir, and utilising conventions defined by English Heritage for a Level 2-3 recording (2006). This is a largely descriptive investigation, with a relatively limited level of interpretation of the phasing and use of the buildings, with evidence compiled during the desk-based assessment. The recording comprised several parts:

- **Written record:** descriptive records of all parts of the buildings were made using Greenlane Archaeology *pro forma* record sheets;
- **Photographs:** photographs were taken in black and white medium format print, 35mm colour slide, and colour digital format of the main features of the buildings, their general surroundings, and any features of architectural or archaeological interest (see *Appendix 4* and Fig 5). A selection of the colour digital photographs is included in this report, and all of the remaining photographs are presented in the archive;
- **Drawings:** drawings were produced by hand-annotating drawings provided by the client's engineer, which were provided in digital form at a scale of 1:1. The resulting drawings produced on site comprised:
 - i. ground and first floor plans, at 1:100;
 - ii. cross-section through the barn, at 1:50.

2.4 Archive

2.4.1 A comprehensive archive of the project has been produced in accordance with the specification, and current IFA and English Heritage guidelines (Brown 2007; English Heritage 1991). The paper and digital archive and a copy of this report will be deposited in the Lancashire Record Office in Preston on completion of the project. A digital copy of this report will be supplied to the Specialist Advisor (Archaeology), and hard copies will be supplied to the Conservation Officer and planning officer at Lancaster City Council and the client, and one will be retained by Greenlane Archaeology. In addition, a record of the project will be made on the OASIS scheme.

3. Desk-Based Assessment

3.1 Early History

3.1.1 In order place the site at Middle Brows in its historical context it is useful to provide some background information relating to the wider area. Middleton was recorded in the Domesday survey as part of Earl Tostig's Halton fee and was later acquired by Roger de Poitou (Farrer and Brownbill 1914, 72). However, in the following centuries the manor was divided a number of times and the descent becomes difficult to trace (*op cit*, 73). Several families came to be influential in the area by the 14th century, including two by the name of Middleton (*op cit*, 73-74), although the Rigmadens were the major landowners until the beginning of the 17th century (*op cit*, 74). The manor was acquired by William West in 1701, but soon afterwards ceased to exist (*ibid*).

3.2 Middle Brows Farm

3.2.1 Early references to Middle Brows are confused by the similarity of the name to farms in the immediate vicinity, and it is apparent that in some cases, especially on maps, the entire group of properties (Old Brows, Middle Brows, and New Brows) are simply referred to as 'Middleton Brows' or 'Brows' (see *Section 3.3* below). As a result the assumption has been made that references to Middleton Brows relate to the site being recorded, although this cannot be entirely certain as the map evidence below shows (see *Section 3.3*). A number of early references to owners and occupiers can be identified, however. Details of the later occupiers, as available in the census, are presented in *Appendix 3*. This is only a partial, and tentative record, however, again caused by problems with the naming of the different properties, which at times were recorded in the census as Lower Brows, Middle Brows, and Higher Brows (for instance in the 1851 census; HO 107/Piece 2271/ Folio 179/Page 8 1851). There did not appear to be a straightforward correlation between these names and the more usual names listed above when the properties were traced through the different census records.

3.2.2 The earliest reference that can be connected with any certainty with Middle Brows is the will of John Edderington of Middleton Brows dated 1727 (LRO DDX 75/169 1727). This unfortunately provides little information about the property, although it does list a post bed, furniture, and a side saddle amongst his possessions (*ibid*). A year later the marriage of Ellen Etherington (*sic*) of Middle Brows to John Kew of Heaton in Lancashire, a sailor, is listed in the marriage bonds (Irvine 1932, 195) and parish registers (Brierley 1920, 279). Whether she is John's widow or another relative, perhaps a daughter, is not clear, but she is described as a spinster so the latter is perhaps more likely. An earlier reference does exist in the parish registers to Brows: the burial in 1722 of Anne, daughter of Jason Waters (*op cit*, 246), but this cannot be connected with any certainty to the site. The various farms are evidently not distinguished in the parish registers prior to 1728, and even the burial of John Etherington in 1727, who is known from another source (see above) to have lived at Middleton Brows, only describes him as being from Brows (*op cit*, 247).

3.2.3 There is something of a gap in the references at this stage until the 1770s, when a Thomas Woodburn of Middleton Brows is mentioned in 1779 (LRO DDX 2189/5/3 1779). A lease of the same year of Middle Brows to Thomas Woodburn mentions a newly built messuage and barn (LRO DDX 2189/2/1 1779), although it is not evident which property this is referring to. In 1786 the property was leased for a year to John Bowes (LRO DDX 2189/2/2 1786) and three years later it was leased to Thomas Caton, who is described as 'of Middle Brows' and so was evidently already

living at the site (LRO DDX 2189/5/5 1789). At this time it is described as formerly two messuages, which previously belonged to Thomas North, and three other separate out buildings. The Caton family remained closely connected to Middle Brows for some time; later in the same year it was conveyed to Thomas Caton (LRO DDX 2189/5/6 1789), who then took out a mortgage against it (LRO DDX 2189/5/7 1789). Intriguingly at this time it is described as including a newly built messuage and farm, but this is almost certainly a copy of the description from 1779.

3.2.4 Thomas Caton was evidently still living at the farm in 1790 (LRO DDX 2189/5/8 1790) and in 1793 he surrendered the mortgage to John Bowes of Lancaster (LRO DDX 2189/5/9 1793). The property appears to have passed to his descendants, or they continued to live there, as the will of Richard Caton, dated 1827 but referencing an earlier document of 1810, describes him as of Middleton (Dickinson 1947, 25), and in 1829 his widow Elizabeth is said to be of Middleton Brows (*ibid*). Her will, proved in the same year unfortunately provides no additional information about the property (LRO WRW/R144a/36 1829). In 1838 a William Caton is said to have been formerly of Middleton Brows (Hughes 1935, 91), perhaps suggesting that the family were no longer resident at the site, although the will of a Joseph Caton of Middleton Brows, proved in 1840, indicates otherwise (LRO WRW/R159a/20 1840). This too provides no additional information about the property, and seems to contradict the information from the schedule accompanying the Corn Rent map of 1833 (see *Section 3.3.5* below). The latter might be taken as more reliable as it is possible to be certain which property is being referred to using this source, and so the Catons are perhaps more likely to have been the owners and/or occupiers of Old Brows (later Middleton Tower), although this could have meant that they owned a large estate including both (see *Section 3.2.5* below).

3.2.5 In 1852 the property was put up for sale as part of the Middleton Tower Estate, although no details are given of Middle Brows (LRO DDX 2189/2/6 1852). It is not certain who purchased it at this time, but in 1879 it was conveyed from the trustees of W Thompson to William Batley (Deeds 1879). In 1901 William Batley, from this point onwards described as the Rev. William Batley, leased the site to Richard Gorst (Deeds 1901), and they were both present as owner and occupier respectively during the Inland Revenue valuation survey of 1910 (LRO DVLA 1/6/6 1910; see *Section 3.3.8* below). In 1910, however, the property was conveyed from the Rev. William Batley, who had evidently died in this year, to the Rev. William Yorke Batley (Deeds 1910). By 1920 the property was conveyed to Joseph Gorst, who was presumably still resident (Deeds 1920), and his abstract of title was produced in 1939 (Deeds 1939a), immediately prior to the conveyance of some of the land to a Mr Kamiya (Deeds 1939b). More land was subsequently sold in 1955 (Deeds 1955a), before the property was sold by the last of the Gorst family to occupy the house, Miss Mabel Elizabeth Gorst, to Nora Hargreaves (Deeds 1955b). The Hargreaves initially lived in the old house until the present farmhouse was constructed in 1959 (Tom Hargreaves pers comm.). From this point onwards the original house was disused and began to collapse; the addition of a new roof in 1995 prevented it from collapsing completely (a re-used grindstone was at the time removed from the chimney but remains on site; Plate 20). The barn continued to be used throughout this period, however, although additional extensions were added throughout the second half of the 20th century.

3.3 Map Regression

3.3.1 Several maps of the area were examined; the earliest only being maps of the entire county and therefore relatively lacking in detail, although they do provide evidence for the way in which the various buildings at Middleton developed. The later

and more detailed maps are able to provide useful information about the development of the buildings at Middle Brows.



Plate 2: Yates' map of 1786

Plate 3: Greenwood's map of 1818

3.3.2 **Yates 1786:** although not detailed it is evident that there were buildings present on the site of Middle Brows at this time (Plate 2). The entire group of farms in the area is referred to only as 'Middleton Brows' however, and no further information is available.

3.3.3 **Greenwood 1818:** this is again lacking in detail but it is evident that buildings are present on the site, which is simply referred to as 'Brows' (Plate 3). Old Brows is shown some distance to the north.



Plate 4: Hennet's map of 1830

Plate 5: Corn rent map of 1833 (north is to the right; LRO AT/2 1833)

3.3.4 **Hennet 1830:** remarkably, given the relative accuracy of the previous maps, this is very schematic and does not appear to show any buildings at the site, although the name Middleton Brows is marked (Plate 4).

3.3.5 **Corn Rent Map 1833:** this is the earliest map to show the site in detail and it is apparent that the farmhouse and attached barn have effectively reached their present form (Plate 5). The linear structure of the range of buildings is apparent and the small extensions to the west and north sides of the house are apparent. In addition a small building is situated to the south of the house, the function of which is

not known. The accompanying schedule states that these plots (Nos. 250 and 251) are owned by William Thompson and occupied by Robert Richardson (LRO AT/2 1833).

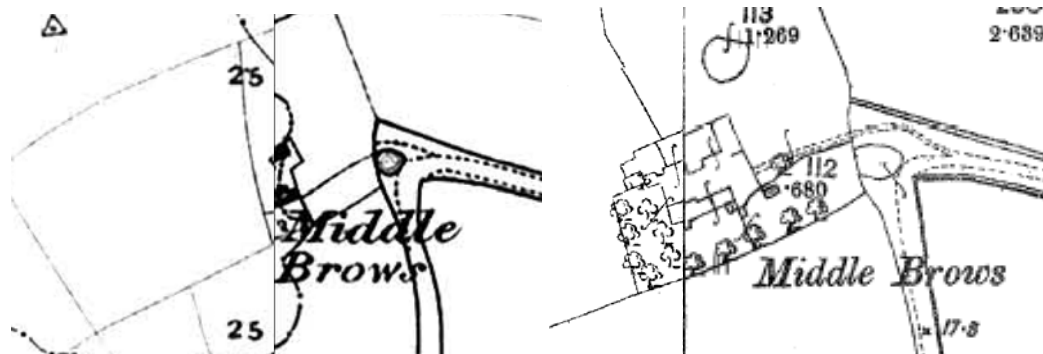


Plate 6: Ordnance Survey map of 1848

Plate 7: Ordnance Survey map of 1891

3.3.6 **Ordnance Survey 1848:** unfortunately the scale of this map and the fact that the site is split over two map sheets, with the apparent loss of some detail in the process (Plate 6), means that this map is of limited use. It seems to broadly confirm the information on the previous map, although the building on the south side of the farmstead has become much larger.

3.3.7 **Ordnance Survey 1891:** by this date the form of the site has reached its maximum expansion (Plate 7), with the exception of modern additions. It is evident that a small outshut has been added to the south side of the barn, which corresponds with the extant outshut, and another to the south side of the house, presumably a porch. A range of parallel buildings is situated to the south, presumably additional outbuildings that have since been removed or incorporated into the present range of outbuildings.

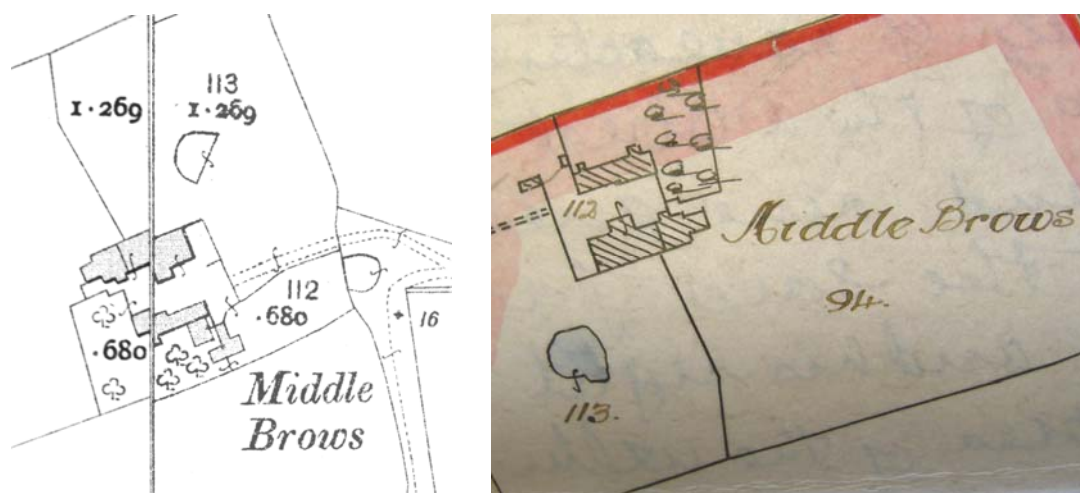


Plate 8: Ordnance Survey map of 1913

Plate 9: Map from the deeds, copied from Ordnance Survey (north to base; Deeds 1920)

3.3.8 **Ordnance Survey 1913-1920:** during the first half of the 20th century it would appear that the farmhouse and barn were little altered (Plates 8-9). Some additions were made to the opposing range of buildings, although there is some discrepancy between the 1913 and 1920 maps in their depiction of this, which suggests that the latter was based on an older map. The 1910 valuation, which utilises the 1913 map, shows the owner of the site at this time is the Rev. William Batley and that it was

occupied by Richard Gorst (LRO DVLA 1/6/6 1910). Curiously, it is listed under 'Old Brows', suggesting that it was part of a larger estate at this time.



Plate 10: Ordnance Survey map of 1955



Plate 11: Ordnance Survey map of 1975

3.3.9 **Ordnance Survey 1955:** although not detailed it would appear from this map that at least one of the small additions made to the buildings by 1891, the porch on the south side of the house, had been removed (Plate 10). Other than that the site is essentially unchanged.

3.3.10 **Ordnance Survey 1975:** this is again not detailed, and the only apparent alteration is to the range of buildings opposing the farmhouse and barn, which have been replaced or converted into three small detached structures (Plate 11). One of these, at the west end, is clearly the present farmhouse. The following map from 1994 is essentially exactly the same, and was apparently not a full revision so shows no evident changes on the site.



Plate 12: Map from the deeds dated 2000

3.3.11 **Deeds 2000:** this is a detailed map, presumably produced by the Ordnance Survey, which reveals a number of things about the site. A large number of additional buildings have been added to the north and east side of the barn, but it appears that the porch is still present on the south side of the house (Plate 12). In addition, the mounting block situated against the south side of the house also appears to be shown.

3.4 Conclusion

3.4.1 Despite the confusion caused by the similarities in the names of various farms in the vicinity it is evident from the documentary and cartographic sources that Middle Brows (known at least occasionally as Middleton Brows) was in existence from at least the beginning of the 18th century. References to a newly built house and other buildings at end of 18th century may provide the date at which some of the site was built, or when buildings no longer present were constructed. However, it is also possible that this might refer to the construction of New Brows, hence the name. The map evidence shows that the buildings being recorded had reached essentially their current form by the early 19th century, and that the most substantial changes after this were the addition of modern extensions during the late 20th century.

4. Building Recording

4.1 Arrangement and Fabric

4.1.1 The buildings recorded at Middle Brows Farm form a linear block on the north side of a courtyard, with the core comprising the old house to the west and the barn attached to its east end (Figs 1-3). Attached to these is a variety of extensions and outshuts of various dates. The early buildings are constructed from roughly coursed local yellow gritstone with occasional pieces of red sandstone, some of which appear to be dressed and are possibly re-used. The stonework is held by gritty lime mortar, and in the case of the house there are traces of a rough lime render and limewash adhering to the south elevation. The corners and window details are picked out in neatly dressed stone (of either of the two types typically present on site), and there are evidently some re-used stones with slots and holes cut into them, presumably the supports for stall posts from an earlier shippon. The roofs are finished with grey slate; where this is original, on the barn, it is laid in diminishing courses with stone v-shaped ridge tiles, but on the house it is more recent and has ceramic bonnet ridge tiles (this replaced the original stone flag roof; Tom Hargreaves pers comm.). The house and the extension to the west of it both have basic square chimney stacks, which have evidently been rebuilt. The outshut on the south side of the barn has stone flanking walls, but the space between has been filled with concrete blocks, while the attached buildings to the east and north of the barn are built of a combination of brick and concrete blocks. Bricks have been utilised in several places; those present within the house, barn, and early outshut are a deep red colour with rounded frogs marked 'CLAUGHTON MANOR BRICK CO CATON'. Those within the extension to the east are a similar colour with square frogs marked 'LUNE' and 'LUNE 1965'.

4.2 External Detail

4.2.1 **North elevation:** the west end is formed by the western extension to the house, and there is an evident butt-joint with the main house (Plate 13). There are two windows on the ground floor, both with heavy stone lintels and thin stone sills, with the remains of elements of the casements surviving. To the east, attached to the original house, there is a single-storey monopitch outshut. The west end of this is plain, except for two ceramic pipes inserted to act as vents just below the roof. The north elevation has two windows, the westernmost is plain with a heavy lintel, while the east has a similar lintel but the jambs and sill are made of re-used pieces of one or more mullion windows (Plate 14). The outshut butts the barn the east end. The first floor, of the house proper, has two small windows with chamfered stone surrounds either side of a tall central stair window, also with chamfered jambs; the upper part has been blocked with stone and the lower part is covered by the monopitch outshut. To the east the north elevation of the barn has been finished with limewash as a result of having a later shippon attached to it, which has obscured a considerable amount of detail and left numerous scars corresponding to pipes and other fittings (Plate 15). There is a small window on the west side in an area of collapsing wall with a modern two-light casement. To the east of this is another small window, with a heavy lintel evidently made out of a re-used broken and chamfered lintel, with a small recessed rectangular panel on the west side (perhaps the position of a date, although obscured by repeated layers of limewash; Plate 16). In the eastern jamb another piece of re-used stone is present with a rectangular slot and circular hole cut into it, perhaps the socket for a post from a shippon stall and/or door pivot. Beneath this window a large container formed from riveted sheets of iron with a hinged lid on the north side and no base on the south has been inserted through the

wall forming a chute. To the east there is a doorway with a dressed stone lintel and quoined jambs. At first floor level three winnowing slots blocked with bricks are visible, and at the north-east corner the remains of a concrete block wall butt the building.



Plate 13: North elevation of the west extension to the house



Plate 14: Window incorporating re-used mullions



Plate 15: North elevation of the barn



Plate 16: Re-used stone and iron container with lid forming a chute incorporated into a window in the west end of the north elevation of the barn

4.2.2 East elevation: this is the gable end of the barn; the north side is exposed due to the demolition of attached modern buildings, while the south side is largely obscured by their presence and the lower part is finished with a skim of concrete (Plate 17). The elevation is generally plain; there is a doorway on the north side with a heavy stone lintel, coping slabs have been placed on top of the slates on the roof itself, and there is an owl hole in the centre below the apex. Despite being obscured, a blocked doorway is evident on the south side, within the attached modern buildings, and there is an alcove within the interior of the attached building formed in the external wall of the barn. Several joists have been inserted into the wall to support the first floor within the attached building.

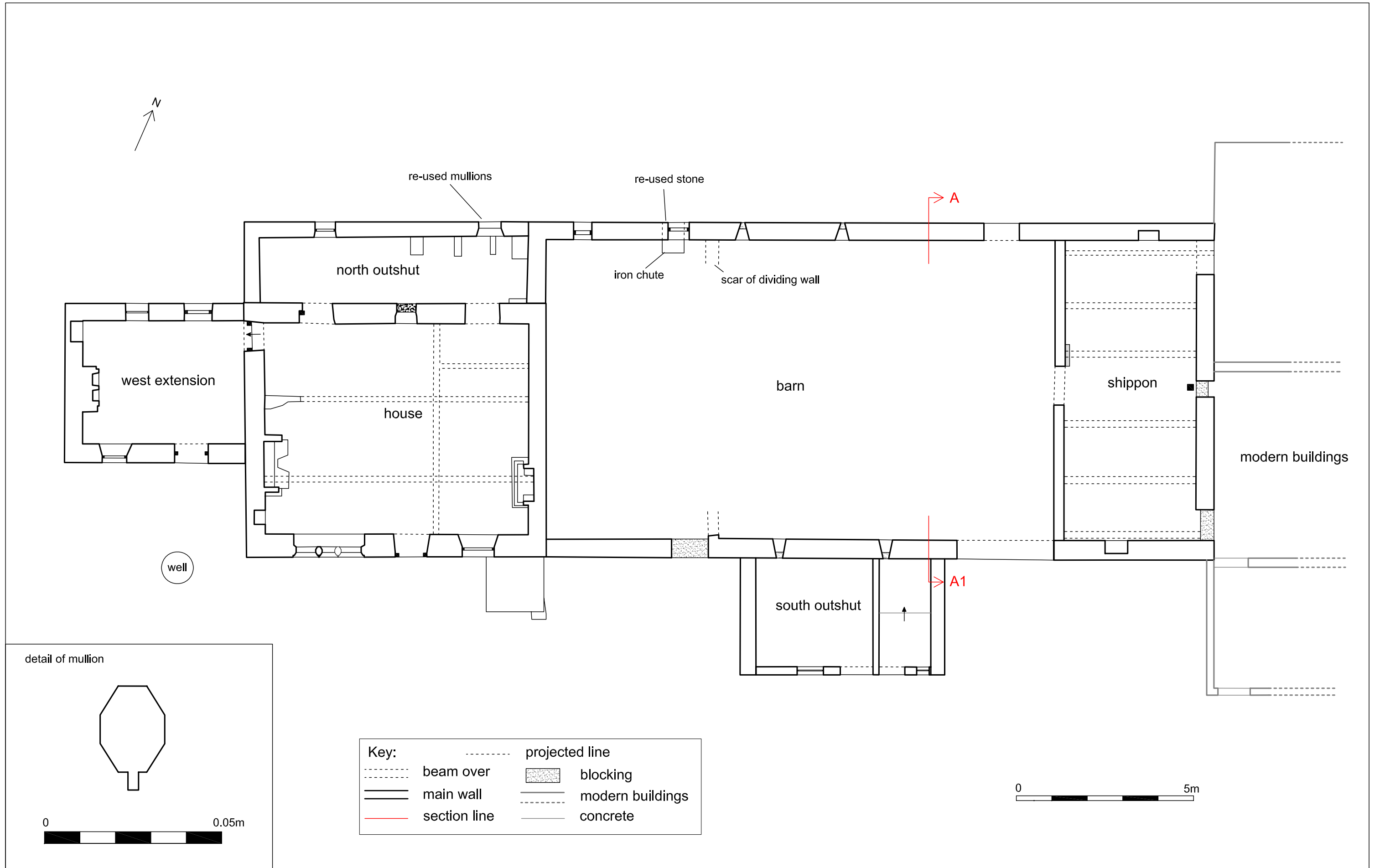


Figure 2: Ground floor plan

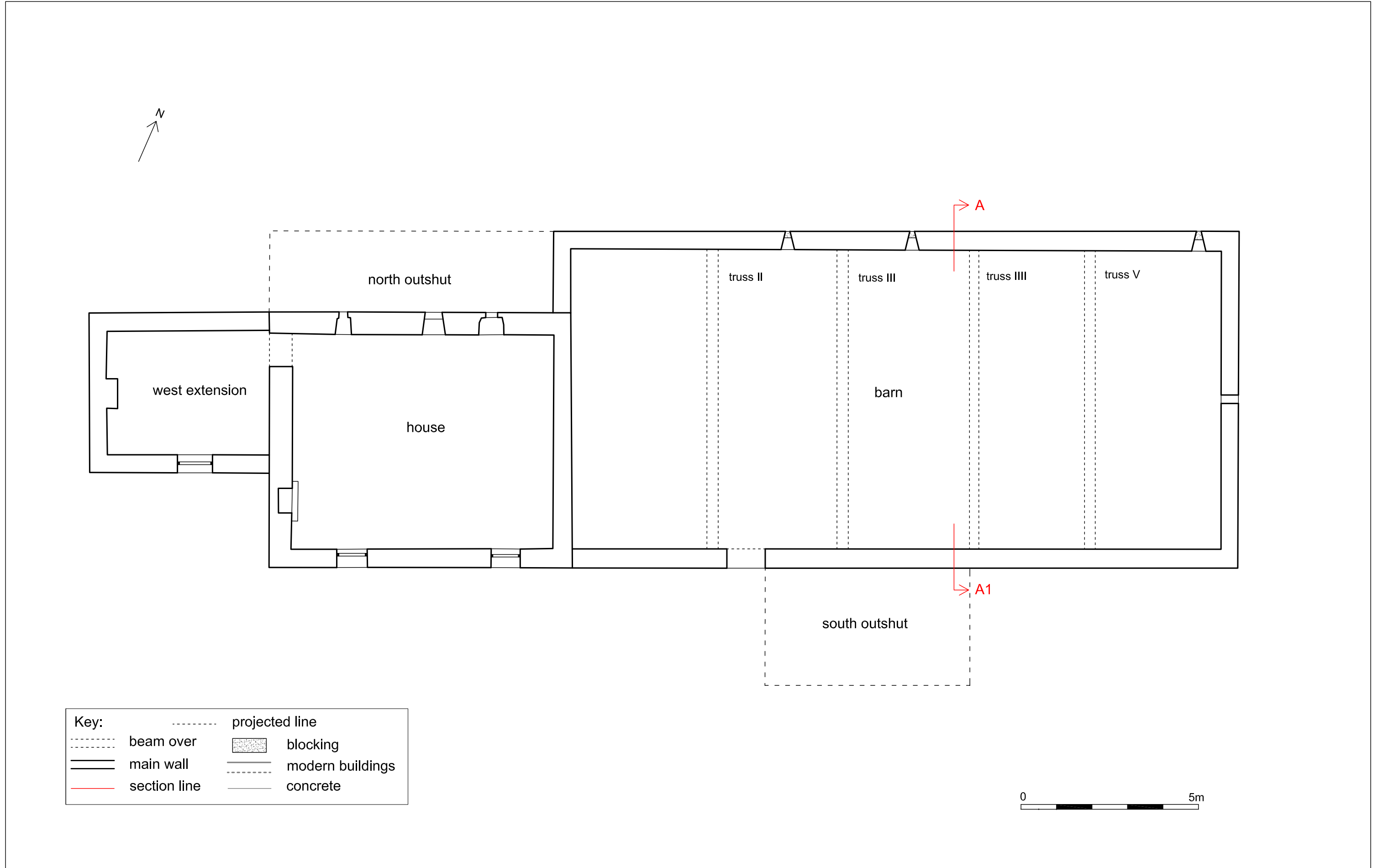


Figure 3: First floor plan



Plate 17: East gable and the remains of attached modern buildings

4.2.3 **South elevation:** the eastern half is formed by the barn, at the east end of which is a large wagon doorway with a flat arch made up of dressed blocks (Plate 18). Immediately west of this is an attached monopitch outshut, with stone flanking walls to the east and west and originally with an open front to the south (Plate 18). The roof covering has been removed, exposing the fabric of the roof structure, which is constructed from two timber beams and two iron rails, probably from a narrow gauge railway. The infilled south side has two doorways and two small windows, the one to the east with a modern two-light timber casement, and all of these openings share a single machine-cut timber lintel. To the west of the outshut there is a ground floor doorway blocked with stone, with a heavy stone lintel, which is neatly dressed and has a chamfered edge (Plate 19). The chamfer turns at the corners into the jambs, which are quoined and do not continue the decoration, perhaps suggesting that the lintel is re-used, although there is evidence for rebuilding around the doorway maybe indicating that it has been remodelled. Above this doorway, slightly to the east, is a pitching doorway with a stone lintel, the sill of which appears to have been removed. To the west of these doorways it is evident that the barn butts the house.



Plate 18: South elevation of the barn, with the attached outshut

Plate 19: South elevation of the barn showing blocked doorway

4.2.4 The house is two storeys high with a large stone built mounting block butting the east side of the ground floor and partially obscuring a window. There are two windows per floor; on the ground floor the east window has dressed square surrounds, is evidently inserted, and has the remains of a four-light sliding sash window *in situ* (Plate 20). To the west is a wide mullion window with a single mullion surviving on the east side and the scar of the bases of another to the east. The

mullion has a plain chamfer on its inner side but a deep square rebate on the outer and the surround matches this design, with a deep rebate on the lintel and a plain chamfer on the sill (Plate 21). However, in the western third this arrangement is reversed, perhaps indicating some remodelling or that it was originally constructed with the sill and lintel reversed. The widened east side also has the paint scar for a timber frame, suggesting it was remodelled to accommodate a sliding sash window. Between the two ground floor windows is a central doorway, which has a heavy lintel decorated with cyma-moulding, which extends into the quined jambs, although it is heavily eroded in the central area (Plate 22). It has a tongue and groove plank door and the scar of a porch is evident above the lintel and around the upper part of the jambs. The first floor has two windows, each of which originally comprised a two-light mullion; the chamfered jambs and lintels are still present, but the mullion has been removed as has the original sill. A new thin sill has been added at a lower level, to form a taller window, and the remains of a timber four-light sliding sash casement are present in each case.



Plate 20: The south elevation of the house

Plate 21: Detail of the mullion window within the south elevation

4.2.5 The south elevation of the extension of the house at the west end is also of two storeys. The ground floor has a doorway and a window, both with heavy roughly dressed stone lintels. The door is constructed from planks and the window has a modern two-light casement; it appears to have originally been taller, the lower part having been blocked to make its present size. On the first floor there is another window with a plain stone sill but no casement and to the west the end of the building is butted by a stone boundary wall that dog-legs to the south forming a small boundary. In addition, a short distance to the south-west of the house, south of the east side of the western extension, there is a stone-lined well set into the floor of the yard, adjacent to which is a large block of limestone with square cut grooves in the sides and the remains of an iron loop in the top, which was evidently originally part of a cheese press.

4.2.6 **West elevation:** this comprises the gable ends of the house and the western extension to the house (Plate 23). These are both relatively plain; there are chimney stacks on each, both of which have evidently been rebuilt as has part of the corresponding roof line. The chimney stack on the house incorporates a re-used piece of stone with a slot and sockets carved into it, which presumably originally supported the stalls in a shippon. The gable of the western extension is plain, although there is a large crack running its full height.



Plate 22: Detail of front door within the south elevation

Plate 23: The west elevation

4.3 Internal Detail – Barn

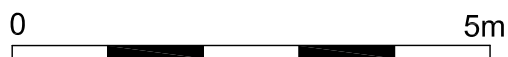
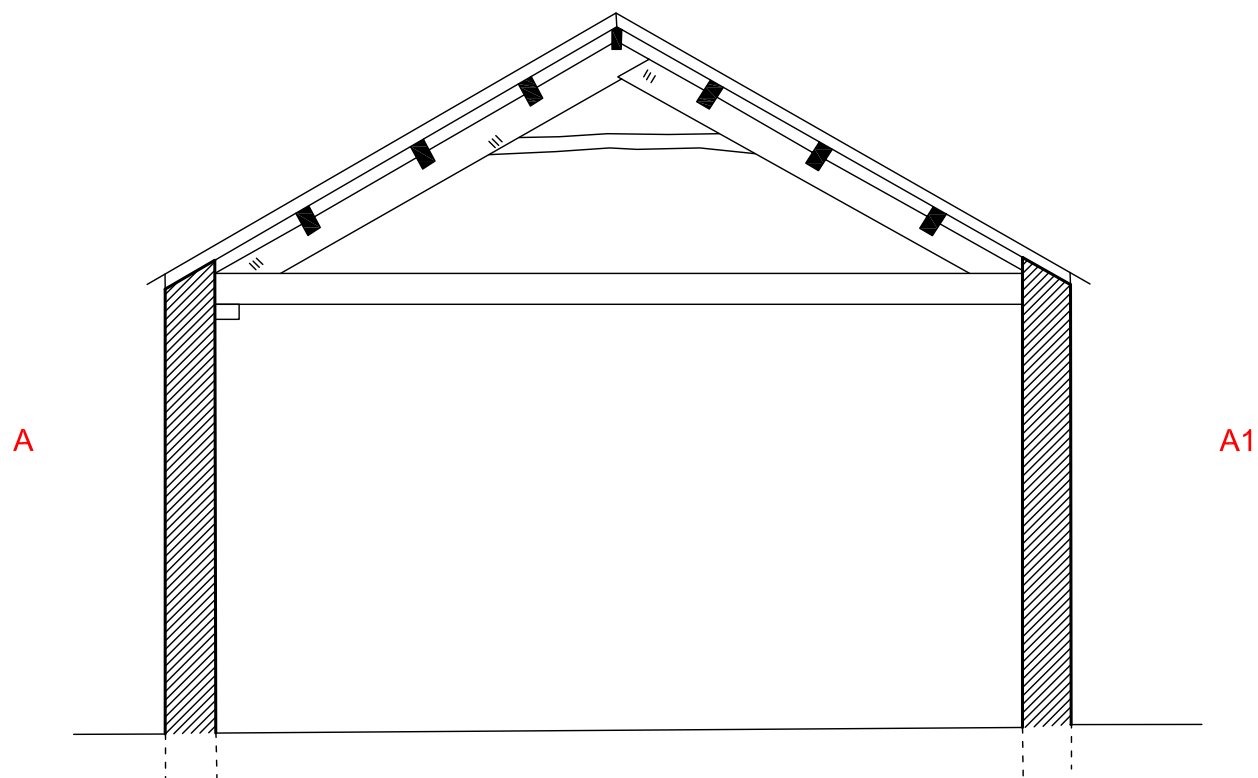
4.3.1 **Floor, roof, and dividing wall:** the floor is obscured by a layer of straw and dung, except for a small area of flags on the south side corresponding to the position of the wagon doorway and forming the remains of an original threshing floor. The roof is supported by four tie beam trusses constructed from sawn timber. The principal rafters are notch-jointed together and there is a thin collar between them (Plate 24). There are three purlins per pitch, probably scarf jointed where they meet at the purlins, and a thin ridge board. The trusses have carpenters' marks irregularly positioned, although some are possibly hidden by layers of dust, at the junctions between the collar and principal rafter, the tie beam and the principal rafter, and the two principal rafters. These are numbered 'II', 'III', 'IIII', and 'V' from west to east (Fig 4). Truss IIII has the initials 'OJ' scratched into the east face of the tie beam, and Truss V has the initials 'JG' scratched into the underside of the tie beam and some possible Baltic timber marks, in the form of two or three simple lines scratched into the east face of the tie beam crossing the entire surface, but these were very indistinct. The east end of the building is sub-divided by a low stone wall supporting a floor forming a half loft with a low shippon beneath (Plate 25). The wall appears to be original, although it butts the north and south walls of the barn. It has a central doorway, although this has evidently been raised in height, as has the entire wall, in a mix of concrete blocks and Claughton bricks. The wall supports a number of telegraph poles, which in turn support the floor boards for the half loft.



Plate 24: West faces of the trusses within the barn



Plate 25: Dividing wall at the east end of the barn



Key:	
	sectional wall
	sectional timber
A	section line
	projected line

Figure 4: West-facing cross-section A-A1 through the barn

4.3.2 **North elevation:** there are three winnowing slots present, effectively at first floor level, all of which are blocked from the outside with brick and have splayed jambs and stone lintels. There are two more on the ground floor, also blocked, and two small apertures at the west end. These both have very simple modern casements surviving; the area above the westernmost is partially collapsed while the easternmost has a timber lintel and an inserted iron container beneath it forming a chute (see *Section 4.2.1*). In the vicinity of these windows the scars of joist or beam holes for a half loft and a dividing wall, which probably originally had a similar arrangement to that at the east end, are evident. To the east, adjacent to the extant dividing wall is a doorway with a rough hand-finished timber lintel with numerous relict peg holes. Within the shippon, at the west end, there is a small alcove built into the north elevation with a timber lintel and wide stone sill (Plate 26).



Plate 26: North-east corner of the shippon at the east end of the barn, showing the alcove in the north wall

Plate 27: South side of the shippon, showing opposing alcove

4.3.2 **East elevation:** the lower part, within the shippon, has a doorway on the north side with a re-used timber lintel with numerous relict slots and peg holes. In the centre there is another probable aperture, also with a re-used lintel but blocked with brick, and on the south side there is another doorway, again with a re-used lintel and blocked with concrete blocks. A row of joist holes corresponding to the position of the original shippon roof is visible below the present roof, and there are battens attached to the wall and a post against it, presumably corresponding to the position of stalls and an attached manger or mangers. Above the level of the half-loft the wall is plain, although there is a small rectangular owl-hole below the eaves.

4.3.3 **South elevation:** the lower part of the east end, within the shippon, has an alcove built into the wall with a timber lintel and a stone sill (Plate 27). Immediately above and slightly to the east is a small square vent. Above the floor of the half loft the wall is plain. To the west is the large wagon doorway with a flat arch, and west of this on the ground floor there are two winnowing slots similar to those in the north elevation. Further west there is the stub of a dividing wall, matching the position of that to the north. Immediately adjacent to this is a blocked doorway on the ground floor, above which is a pitching doorway, to the west of which is a row of joist holes denoting the position of the half loft.

4.3.4 **West elevation:** the west elevation largely comprises the east gable of the original house, with the north wall of the barn butting against it. There are three empty slots denoting the position of beams supporting the half loft, beneath which the wall has been whitewashed.

4.3.5 **South outshut:** this is divided into two small rooms. The room to the east is smallest, and has a concrete floor, stepping up on the north side. It is open to the

monopitch roof, and there is an additional beam orientated east/west. All of the walls are finished with a skim of concrete with attached ducting for electrical cables and water pipes on the north and south sides. The west elevation is brick, with scars for attached fittings. The south elevation has a small two-light window to the east and a doorway to the west. The western room also has a concrete floor and an additional beam in the roof. Again, all of the walls are finished with a skim of concrete and painted, with pipes and electrical ducting attached to the north and west walls. There is a metal bracket with hooks attached to the north elevation (used for hanging buckets used in milking; Tom Hargreaves pers comm.; Plate 28). The south elevation has a window and a doorway.



Plate 28: Internal view of south outshut, western room

4.4 Internal Detail – House

4.4.1 **Introduction:** as the internal divisions within the house have been removed each floor is described as an entire room. The same applies to the extension to the west of the house, although it was not possible to access the first floor, so the description is therefore limited to what could be viewed from the floor below. The outshut to the north was only a single storey.

4.4.2 **House:** the floor largely comprises local gritstone flags, although many of these have been removed. The south-east corner has evidently had a timber board floor, with earth beneath, and this area is denoted by the scar of a timber stud wall, evident in several places by a thick edge-set plank. A small area of the floor in the north-east corner has been finished with concrete. The roof is modern, and comprises several small tie beam trusses. At first floor level there is a single beam orientated east/west, which is evidently re-used (Plate 29). It is perhaps a former cruck blade as there are empty diagonal joist slots, although other slots have been cut into it subsequent to its re-use, specifically relating to the position of a partition wall. It also has a short section of stone walling beneath it at the west end, which runs to the west wall, where it is curved and supports a timber shelf, and is butted by the remains of the timber partition to the east. The sawn off remains of another beam on the same alignment are present in the east wall to the south of the surviving beam. There is little remaining of this but it is finished with stop-chamfer decoration. Some joists and boards of the first floor remain *in situ* in the north-east corner and against the west side of the room; those to the north-east are clearly original as the boards are very wide and the joists hand-finished. In addition, two timber battens hang down from this remaining section of floor, which are fixed to the joists at the top and perforated at the bottom.

4.4.3 The north elevation has a blocked central stair window extending through both floors, with stone transoms still *in situ* (Plate 29). It is flanked by a pair of small single-light windows on the first floor, both of which have timber lintels. The ground floor has a doorway on either side, both of which have plain jambs, although the western has a rebate housing part of the frame. Both have re-used timber lintels and the western one is also possibly part of a former cruck blade. In the centre of the ground floor the scar of the former staircase is evident in the plaster. The upper part of the east elevation is mainly unremarkable, although the joist holes for the upper floor and a loft are evident, as is the position of a possible partition wall. On the ground floor there are scars for a partition wall and shelving on the north side; there is a beaded skirting board on the south side, corresponding to the area with floorboards (Plate 30). There is a fireplace within this section of the wall, with a square stone surround with a beaded inner edge and plain timber mantle. The opening has been partially filled with brick to make it narrower, and this supports an iron grate. Similar bricks, some of which are evidently marked 'Claughton', are laid on edge on a stone hearth forming an outer fender.



Plate 29: North internal elevation of the house

Plate 30: East internal elevation

4.4.4 The south elevation has a window on the east side of the ground floor with splayed jambs finished with tongue and groove board panelling, and there is more of the same below (Plate 31). It has a re-used timber lintel. To the west the central doorway has a plank door (perhaps original) held by chamfered battens, with strap hinges and a bolt and latch remaining. It also has a re-used timber lintel, which appears to extend over the window to the west. The west window has deep jambs and houses a window seat; the stone mullions and surround are more simply finished. On the first floor there are two windows, each with thin timber sills. The one to the west has tongue and groove panelling attached to battens around it. The west elevation has a small alcove on the south side of the ground floor, with its original moulded surround and a single shelf remaining *in situ*. There is a slightly off-centre chimney breast to the north, which has been modified with the addition of Claughton bricks on the south side and a tiled front (c1940s) to the east forming an arched opening with a ceramic fireback (Plate 32). To the north of the fireplace a shelved area has been formed between the chimney breast and the stub wall below the remaining beam. At the far north end there is an inserted doorway with a thin timber lintel.



Plate 31: South internal elevation of house

Plate 32: South side of the west internal elevation of house, showing fireplaces

4.4.5 **West extension:** on the ground floor the remains of a stone flag floor are present throughout and the ceiling, which survives almost completely, comprises machine-cut joists and regular tongue and groove floor boards. The first floor, which was not accessible but was visible through holes in the floor below, is open to the roof, which is modern and supported by multiple tie beam trusses. All of the walls have the remnants of a plaster and paint finish surviving. On the ground floor the north elevation has two windows, both with rough timber lintels (perhaps re-used); the west window has a timber sill, the east is stone. The east elevation has a doorway on the north side with a beaded tongue and groove plank door held by chamfered battens and with strap hinges (Plate 33). There are electrical fittings attached to the wall to the south. The south elevation has a doorway on the east side with a timber lintel, with a plank door held by chamfered battens and with strap hinges and a lock surviving. To the west is a window with splayed jambs, a modern casement, and a timber lintel. It is tiled beneath and there is a water pipe projecting through the wall beneath the sill. The west elevation has an off-centre chimney breast, with a large iron range remaining (Plate 34). It has a door finished with ceramic tiles, and the hearth is finished with a moulded iron fender and sits on a large flag stone. To the north there is a small alcove in the wall, with a plain timber surround. On the first floor there is a plain doorway, probably inserted, in the north-east corner, and a narrow chimney breast in the centre of the west elevation. There is a single window in the south elevation with splayed jambs.



Plate 33: South-east corner of west extension



Plate 34: West internal elevation of west extension

4.4.6 **North outshut:** this has a stone flag floor, much obscured by rubble and debris, and a monopitch roof with machine-cut timber joists and supported by a beam against the south wall. All of the walls have the remnants of whitewash remaining. The north elevation is relatively plain, and has two windows; one to the west with a timber lintel and one to the east with no lintel. Low columns built of brick and/or stone, which formerly supported a bench or shelf, are positioned against the east side of this elevation (Plate 35). The east and west elevations are unremarkable. The south elevation contains two doorways, both with plain surrounds. The one to the east has a hand-finished timber lintel, the one to the west a machine-cut one. The west door also has a slightly rebated jamb, with the remains of the door frame on the west side. There are timber brackets that presumably held shelves projecting horizontally across the elevation and a further low stone/brick base on the east side.



Plate 35: East end of north outshut

5. Discussion

5.1 Introduction

5.1.1 The building recording has revealed that there is a considerable amount that can be said about the development of the site, despite the poor condition of the original farmhouse. The evidence contained in the documentary sources and the nature of the structural remains gives a good indication of both the relative phasing of the structure and the likely date of several periods of alteration. It is also apparent that the remains of earlier structures were utilised in the construction of the barn and house and, although it is not certain where this material came from, it would seem likely that an earlier structure or structures were situated on the site prior to the construction of the present buildings.

5.2 Phasing

5.2.1 **Phase 1:** the earliest phase of the site is represented by some of the elements of re-used material present in the barn and house. These potentially indicate that a structure earlier than any of the present buildings stood on the site. However, the lack of documentary sources prior to the early 18th century suggests that this is perhaps not the case (see *Section 5.2.2* below). It is perhaps more likely that the re-used material came from an earlier barn on the site of the present one, or was brought from elsewhere as valuable building stone. The earlier elements are suggestive of a cruck-framed building and perhaps the presence of cattle stalls; the re-used stones are suggestive of those used to support the posts used in such situations.

5.2.2 **Phase 2:** the earliest element of the surviving building is undoubtedly the former farmhouse. This is probably late 17th or early 18th century in date; documentary sources certainly indicate that the farm was present in the 1720s although they give little information about the nature of the structures present. There are many indicators of the date of the building within its structure; the mullion windows and chamfer decoration in particular fit with the suggested date of the house, although neither are particularly diagnostic (Alcock and Hall 2002) and in Lancashire they seem to be used over a long period of time. The large mullion window on the ground floor is of particular interest on account of its great width. Although not particularly unusual, especially for a mullion window, it can be an indication of weaving having taken place within the property. Buildings where this is particularly known to have been the case are well recorded in more urban areas (see for example Timmins 1977). However, in rural areas they are less evident or have not been recorded, although there is some evidence that buildings associated with farms were constructed specifically to accommodate weaving looms (Miller 2002, 96; Pearson 1985, 97-99; Redhead 2003, 71-74). Recent work in Cumbria has suggested that some farmhouses had wide ground floor windows to accommodate spinning (Greenlane Archaeology 2006), although multiple rows of smaller windows could also be used (Greenlane Archaeology 2007). Such buildings are often 18th century in date.

5.2.3 **Phase 3:** the barn was evidently built against the existing farmhouse, probably in the late 18th or early 19th century. The documentary evidence might be taken to suggest that this was immediately prior to 1779, although this may not be referring to the same building or even the same site (see *Section 3.4.1*). It is clear from the map evidence that it, or a building with the same footprint, was present by the early 19th century, and the presence of possible Baltic timber marks also indicates a late 18th or early 19th century date (Greene 1995; 1996; although this is by

no means an accurate method of dating). The barn was built as a combination threshing barn and cow house, showing the increasing importance by this date of dairy farming over arable, a result of the growing demand for dairy products brought about by the growing population of industrial Lancashire (Brunskill 1987, 67).

5.2.5 Phase 4: two extensions were added to the house, one to the west side providing additional accommodation over two storeys, and one to the north, apparently forming a scullery or kitchen. These are apparently later than the barn as the northern extension butts against its north-west corner, but they are present on the Corn Rent map of 1833 and so cannot be much later than Phase 3. It is possible too that minor modifications to the house were also made, including the alteration of some or all of the windows, although the lower part of the tall stair window to the north was blocked as a result of the added outshut. These alterations seem to have been done specifically to accommodate sliding sash windows and involved the removal of one mullion from the largest window (including the cutting away of the base on the sill and lintel), probable insertion of the window with square surrounds, and enlargement of two smaller mullion windows. This could have occurred in the following phase, although it is difficult to be certain and the documentary sources do not provide any additional information about this. All of the alterations of this phase seem to relate to an increased wish for comfort and modernisation of what was perhaps considered an old fashioned house. The addition of accommodation to the west end either indicates an increased family size or the presence of migrant workers at the farm at one time. The census certainly demonstrates that three generations were living in the house in 1841, and that some very large families were subsequently living in the house (*Appendix 3*). The addition of new units to existing buildings as a result of problems with succession and inheritance and the need to accommodate several generations is a recognised phenomenon, although this often resulted in entirely separate dwellings attached to each other (Suggett 2007). Itinerant or migrant workers' accommodation, known as 'Paddy Houses', were 'a common feature of the farm complex in south Lancashire' (Lewis and Warhurst 1987, 4), and were so-called after the influx of Irish labour in the 1840s (Pollard and Pevsner 2006, 46). While it is possible that the extension to the west was for this purpose, the insertion of doorways linking it to the main house and the presence of a range suggest that this is unlikely. Paddy Houses were often very basic, even lacking heating, and never intercommunicated with the main house (*ibid*).

5.2.6 Phase 5: a number of minor, mostly cosmetic alterations were made to the house in the late 19th and early 20th centuries, although these could include some carried out in Phase 4, specifically changes to the windows. The most prominent changes seem to have been to the fireplaces in the house, which in both cases seem to have been partially in-filled to form a smaller grate. The use of bricks from Claughton is a useful indicator of date as research into the site suggests that it was not officially known as the 'Claughton Manor Brick Co' until 1901 (Hudson 2000, 58). Inside the house the arrangement of the rooms was probably also changed at this time, with a concrete floor laid in the north-east corner and the dividing walls moved, perhaps to create a pantry for the kitchen added in Phase 4. It is clear from the map evidence that the outshut on the south side of the barn was constructed during this phase, presumably as an open fronted building, perhaps a cart shed. The windows in the north-west side of the barn, providing light into what was probably a second shippin at the west end of the building, may also have been added during this general period, at which time it was considered beneficial for cattle to have well lit and ventilated accommodation (Brunskill 1987, 66-67).

5.2.7 Phase 6: the most recent changes to the site have been markedly different between the barn and the house. The abandonment of the original farmhouse in 1959 led to its gradual dereliction, which was only prevented from becoming total

collapse by the replacement of the original roof in 1995 (Tom Hargreaves pers comm.). This led to a degree of associated rebuilding along the roof line and the complete rebuilding of the chimneys. New buildings were also added to the east end and north side of the barn and the front of the southern outshut was infilled to convert it into a dairy. The dividing wall at the east end of the barn was also raised in height during this period (perhaps to accommodate larger modern breeds of cattle!) and the opposing dividing wall was removed. The iron container forming a chute beneath the window in the north elevation of the barn was probably also added during this period.

5.3 Conclusions

5.4.1 **Introduction:** the early buildings at Middle Brows have provided a useful opportunity to examine the development of an early post-medieval farmstead, especially because of the possibility of examining the associated farmhouse even if only briefly and despite its poor condition. This has enabled a detailed understanding of the farmstead's growth to be recorded, which particularly documents the changes in use of the various parts of the site over time.

5.4.2 **Significance and potential:** the opportunity to examine the entirety of the early farmstead, both the farmhouse and barn, is relatively rare, which makes the record of Middle Brows at least regionally important. Had the house been in better condition it would have been considerably more important, but it still forms a useful example of a late 17th to early 18th century farm with later additions that will form a useful comparator with other buildings in the general area. Unfortunately it was not possible to discover the date of origin of the building and many aspects of its documentary history remain obscure, but it is possible that with further research many of these might be revealed. The exact relationship, both chronological and historical, between the three 'Brows' farms is uncertain for example, but it would require considerable study, particularly of Old Brows (now Middleton Tower), to more fully understand this. Details of the activities of the early occupiers would also be useful in terms of understanding the uses to which the site has been put. This would be particularly helpful in identifying, for example, whether there was any historical evidence for weaving, and whether earlier buildings had been present on the site.

5.4.3 The physical remains of the buildings provide a useful model for the development of a farm of this type in this region, and in the house show a mix of both 17th and 18th century styles during what was probably a transitional period. The barn contains possible evidence of traded Baltic timber, which became much more common during the late 18th and 19th century as native supplies dwindled, and of the gradual change to a farming economy dominated by rearing cattle. The subsequent additions are also interesting in showing the form of 19th century modernisation with a greater emphasis on comfort and room, which arguably reached its greatest expression in the 1950s with the abandonment of the old house and building of a new one.

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Appendix 1: Project Specification

SPECIFICATION FOR ARCHAEOLOGICAL BUILDING RECORDING AT MIDDLE BROWS FARM, CARR LANE, MIDDLETON (SD 41506 57704)

Prepared on behalf of Lancaster City Council for Mr T. Hargreaves, applicant

1. Summary

Planning permission and Listed Building Consent has been granted by Lancaster City Council for conversion of part of barn into dwelling and construction of garage (07/00045/CU & 07/00051/LB), extension of the original farmhouse into adjacent barn construction of garage with courtyard building (07/00050/FUL & 07/00054/LB), replacement garage for existing house within new outbuilding (07/00048/FUL) and the creation of laundry within new outbuilding (07/00049/FUL) at Middle Brows Farm, Carr Lane, Middleton.

Because of the historic nature of the building Lancashire County Archaeology Service (LCAS) has been recommended that a record of the buildings should be made before work is carried out.

2. Site Location and Description

2.1 The building stands at NGR SD 41506 57704, off Carr Lane, approximately 1.2km south-west of the village of Middleton.

3. Planning Background

3.1 The proposed development of the house and barn will require the demolition of modern (20th century) additions, the modification of existing openings as well as the creation of a number of new openings (windows and doors), and the insertion of new internal subdivisions.

3.2 After a recommendation from LCAS, Lancaster City Council has made it a condition (no. 3) of planning permissions (07/00045/CU & 07/00050/FUL) and Listed Building Consents (07/00051/LB & 07/00054/LB) that

“No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.”

This recommendation follows the advice given by central government as set out in *Planning Policy Guidance: Planning and the Historic Environment* (PPG 15) and *Planning Policy Guidance: Archaeology and Planning* (PPG 16) issued by the DoE.

4. Archaeological Background

4.1 The house dates to the early 18th century, whilst the attached barn is thought to be early 19th century, as would an extension to the left side of the house. The house was completely re-roofed around 1995 (*T. Hargreaves, pers. comm.*).

4.2 The Statutory List description is:

“House, now unoccupied, early C18th. Slobbered rubble with roof of slate and stone slate. Double-pile plan. 2 storeys, 2 bays. At the left the window has a rebated and chamfered surround with one mullion remaining. At the right is a sashed window with plain stone surround. On the 1st floor both windows are

sashed with chamfered surrounds with a central mullion removed and with the sill lowered. The door, between bays, has a moulded surround. Gable chimneys. Left-hand gable coping. The barn adjoining to the right has a slate roof and is probably early C19th. Against the front wall is a lean-to addition. To its left is a door with plain reveals, with a pitching hole above. To its right is a wide entrance with segmental arch. Inside the trusses are of softwood, with ties and light collars.”

5. Requirement for Recording

5.1 Buildings are an important part of the historic environment, providing information on historical technology, social structure and lifestyles. Alterations to such buildings remove evidence for the past uses and occupation of the buildings and make it more difficult for future historians to understand and interpret the buildings.

5.2 Farm buildings are also of great historical importance. They record, by the siting of the farmstead, the pattern of rural settlement and the making of the historic landscape. They record the historic farming systems and methods of the area, and how they were adapted to meet changes in agricultural practices and economics. They also they show the vernacular or traditional building materials and methods of their locality. Conversion and dereliction are steadily eroding the numbers of functional historical farm buildings in the county. The proposed development will have a significant impact on the character and appearance of the building and will result in the loss of some historic fabric.

5.3 A drawn and photographic record of the building preserves ‘by record’ information which is lost during alteration.

6. Documentary research

6.1 Prior to the commencement of work on site, the archaeological contractor should undertake a rapid map-regression exercise. As a minimum, all historic Ordnance Survey maps, Trades and Business Directories, documents and photographs held in local libraries, archives and museums should be examined. If available, other historic cartographic sources should also be examined. This work is intended to inform the archaeological recording by providing background information with regard to the date of construction, use and re-use of the building/structure and a discussion of the significance of the building.

6.2 The applicant, Mr Hargreaves, has a number of deeds and other documentation relating to the farm that are currently held by his solicitor. Arrangements must be made through Mr Hargreaves to view these documents.

7. Drawn Record

7.1 The house retains no internal divisions and a recent (1995) replacement roof. Surviving features of interest are limited to the position of a number of fireplaces, as well as the presence of a tall blocked stair window to the rear. Consequently no drawn record is required for the house.

7.2 The barn remains in a largely unaltered state and both a ground floor plan and section are required (1:100 and 1:50 respectively). Existing plans (e.g. plans submitted with a planning application) may be used as the basis for the drawn record; it is the responsibility of the archaeological contractor to ensure that any existing drawings used are accurate, if not, to make any necessary adjustments or corrections. The drawn record is to show all features of interest that have been recorded photographically, as well as to show any other features of historical significance that may not be directly affected by the proposal but which are necessary to put those features in context.

7.3 Construction techniques and sequences should be appropriately illustrated and described, if visible. Typical features of interest may include tool marks left over from the preparation of structural timbers, carpenters' marks, etc.

7.4 The archaeologist on site should also identify and note:

- any significant changes in construction material – this is intended to include significant changes in stone/brick type and size
- any blocked, altered or introduced openings
- evidence for phasing, and for historical additions or alterations to the building

7.5 Drawing conventions should conform to English Heritage guidelines as laid out in *Understanding Historic Buildings – A guide to good recording practice*, English Heritage 2006.

8. Photography

8.1 General photographs of the interior and exterior of the building/complex are required, along with photographs of the site/setting of the building. These must be taken with a Medium or Large Format camera. Detailed photographs of areas to be affected are also required and are to be taken with a Medium or Large Format camera with perspective control. All detailed photographs must contain a graduated photographic scale (measuring tapes and surveying staffs are not considered to be acceptable scales in this context). A 2-metre ranging-rod, discretely positioned, should be included in a selection of general shots, sufficient to independently establish the scale of all elements of the building and its structure.

8.2 This basic photographic record is also to be supplemented by colour slide photography, especially where colour is an aspect that needs to be recorded, e.g. decorative finishes.

8.3 The overall appearance of principal rooms and circulation areas.

8.4 Detailed coverage of the building's external appearance. In the case of a buildings designed by an architect, or intended to be seen from a certain point of view, it is important to have regard to the builders intentions and to record the effect of the design or of the building's placing.

8.5 Any external detail, structural or decorative, which is relevant to the building's design, development and use and which does not show adequately on general photographs.

8.6 The building's relationship to its setting, to other buildings, or to a significant viewpoint.

8.7 Internal detail, structural and decorative which is relevant to the building's design, development and use and which does not show adequately on general photographs. Elements for which multiple examples exist (e.g. each type of roof truss, column or window frame) may be recorded by means of a single representative illustration. **N.B.** Detail photographs must be taken at medium-to-close range and be framed in such a way as to ensure that the element being photographed clearly constitutes the principal feature of the photograph.

8.8 For the purposes of the report, high quality digital images are acceptable.

8.9 All archive photographs to be black and white, using conventional silver-based film only, such as Ilford FP4 or HP5, or Delta 400 Pro (a recent replacement for HP5 in certain film sizes such as 220). Dye-based (chromogenic) films such as Ilford XP2 and Kodak T40CN are unacceptable due to poor archiving qualities. Digital photography is unacceptable due to unproven archiving qualities.

8.10 Record photographs should be printed at a minimum of 5" x 7". Bracketed shots of identical viewpoints need not be reproduced, but all viewpoints must be represented within the report.

8.11 A plan at a suitable scale (1:50 or 1:100), showing the location from which the photographs have been taken shall be produced. The annotation of architects plans for this purpose is acceptable.

8.12 A photographic register listing all photographs (b/w prints, colour slide or digital images) taken shall be produced. For ease of use each set of photographs should be numbered sequentially 1, 2, 3, etc.

9. Adherence to specification

9.1 Prior to the commencement of *any work*, the archaeological contractor should confirm in writing adherence to this specification, or state (with reasons) any proposals to vary the specification. Should the contractor wish to vary the specification, then written confirmation of the agreement of LCAS to any variations is required prior to work commencing. The archaeologist carrying out the watching brief should be appropriately qualified and experienced. Any technical queries arising from the specification detailed below should be addressed to LCAS *without delay*.

10. Monitoring

10.1 The Lancashire County Archaeological Service will be responsible for monitoring the contractor's work. The contractor must give a minimum of one week's notice, in writing or by e-mail, of the commencement of fieldwork in order that arrangements for monitoring can be made.

11. Post-Recording Work and Report Preparation

A written report shall be produced. This will include:

11.1 The location of the building, including name or street name and number, town, civil parish, and National Grid Reference. Details of listing or scheduling.

11.2 The date when the record was made and the names of the recorders and the organisation which employs them (e.g. Unit name) as well as the reason for the record (to meet the requirements of a planning condition) and quoting the relevant planning application or Listed Building Consent reference (see 1. Summary).

11.3 A detailed description of the building. This should describe the building's plan, form, function, age and development sequence. The names of architects, builders, patrons and owners should be included if known. The purpose of this is to describe the building when no fuller record is required or to serve as an introduction to a more detailed record that may follow.

11.4 An account of the building's overall form and of its successive phases of development, and of the evidence supporting this analysis.

11.5 An account of the building's past and present use, and of the uses of its parts, with the evidence for these interpretations. An account of any fixtures, fittings, plant or machinery associated with the building.

11.6 Any evidence for the former existence of demolished structures or plant associated with the building should be given.

11.7 Copies of other records of the building, or a note of their existence and location.

11.8. Relevant information from other readily available sources and from other people such as owners, building contractors or architects) who may be familiar with the building. Sources of such information should be given.

11.9 A note of the building's past and present relationship to its setting: for example its relationship to local settlement patterns, particularly settlement patterns contemporary with the building, to a field system, to a park, garden, moat, graveyard or other man made landscape; its part in a larger architectural or functional group of buildings, its visual importance as a landmark, etc.

11.10 A note of the significance of the building locally, regionally or nationally, in terms of its origin, purpose, form, construction, design, materials or status.

11.11 The report illustrations should include as a minimum: a location map at not less than 1:2500; a site plan at not less than 1:500 with the building(s) being recorded clearly marked; photographs used to illustrate key points and a complete set of site drawings, at an appropriate scale, executed to publication

standard. Extracts from all historic maps studied during the map analysis stage (section 6.) are also to be included within the report with the building/buildings of interest clearly visible. All copyright and Licence agreement numbers should be included where necessary. The photographic record plan and register must also be included.

11.12 A copy of this specification should be bound into the back of the report.

11.13 A fully indexed archive is to be compiled consisting of all primary written documents, plans, photographic negatives and a complete set of labelled photographic prints. Labelling should be in indelible ink on the back of the print and should include: film and frame number; date recorded and photographer's name; name and address of feature/building; national grid reference. Printed adhesive labels are also acceptable. Photographic prints should be mounted in appropriate archival stable sleeves.

12. Deposition of archive

12.1 The ARCHIVE resulting from building recording will be deposited with the Lancashire Records Office, Bow Lane, Preston, PR1 2RE, tel: 01772 533039, e-mail: record.office@ed.lancss.gov.uk, in a format to be agreed with the County Records Officer, and within a timetable to be agreed with the Specialist Advisor (Archaeology) or Planning Officer (Archaeology). A summary record of the building with appropriate illustrations will be deposited with the Lancashire Sites and Monuments Record and with the National Monuments Record in Swindon.

12.2 The site archive shall be conserved and stored according to the UKIC *Guidelines for the preparation of excavation archives for long-term storage* (1990) and the Museum and Galleries Commission *Standards in the Museum Care of Archaeological collections* (1992) 'Standards for the preparation and transfer of archaeological archives'.

12.3 Copies of the report will be supplied to the Specialist Advisor (Archaeology) or Planning Officer (Archaeology) and to the Lancashire Sites and Monuments Record within 12 weeks of the completion of the fieldwork, and on the understanding that it will become a public document after an appropriate period [a maximum of 6 months after the completion of the fieldwork unless another date is agreed in writing with the Specialist Advisor (Archaeology) or Planning Officer (Archaeology)]. This should be provided as an Acrobat Adobe 'pdf' format file on CD-ROM. Paper copies should also be supplied to the relevant Planning Officer and Conservation Officer at Lancaster City Council.

13. Further Details

13.1 Further information about the building and proposed development can be obtained from Mr T. Hargreaves, tel: 01524 853832, e-mail: deborahamber@aol.com.

13.2 Any queries about the contents of the specification should be addressed to the Lancashire County Archaeology Service, Lancashire County Council, Highways and Environmental Management, Guild House, Cross Street, Preston PPR1 8RD Tel 01772 531734, fax 01772 533423

Doug Moir
Planning Officer (Archaeology)
E-mail: Douglas.moir@env.lancscc.gov.uk

January 2008

This specification is valid for a period of one year from date of issue. After that time it may need to be revised to take into account new discoveries, changes in policy or the introduction of new working practices or techniques.

Appendix 2: Listed Building Details

From: English Heritage 2001

IoE Number: 182189

Middle Brows Farmhouse and Barn Attached

Date listed: 2nd May 1968

Date of last amendment: 7th March 1985

Grade: II

Old farmhouse on north-west side of farmyard, Middleton 2.5.1968 Brows Farm, with barn adjoining to east (formerly listed as Middle Brows Farmhouse and Barn attached to Middleton Brow's Farmhouse) House, now unoccupied, early C18th. Slobbered rubble with roof of slate and stone slate. Double-pile plan. 2 storeys, 2 bays. At the left the window has a rebated and chamfered surround with one mullion remaining. At the right is a sashed window with plain stone surround. On the 1st floor both windows are sashed with chamfered surrounds with a central mullion removed and with the sill lowered. The door, between bays, has a moulded surround. Gable chimneys. Left-hand gable coping. The barn adjoining to the right has a slate roof and is probably early C19th. Against the front wall is a lean-to addition. To its left is a door with plain reveals, with a pitching hole above. To its right is a wide entrance with segmental arch. Inside the trusses are of softwood, with ties and light collars.

Appendix 3: Census Details

In the following table, all properties shown are listed as Middle Brows where a specific property name is given

Name	Age	Occupation
1841 Census (HO 107/Piece 554/Folio 13/Page8)		
Thomas Birkett	60	
Elizabeth Birkett	-	
Henry Birkett	25	
Margaret Birkett	30	
Alice Birkett	5	
Elizabeth Birkett	3	
Mary Birkett	3	
Thomas Birkett	1	
1851 Census (HO 107/Piece 2271/ Folio 179/Page 8)		
Thomas Birkett	72	Farmer of 35 acres
Elizabeth Birkett	44	
Alice Birkett	14	Servant
William Lithum	23	Agricultural labourer
It was not possible to identify the property in the 1861, 1871, and 1881 census		
1891 Census (RG 12/Piece 3463/Folio 148/Page 1)		
Richard Gorst	49	Farmer
Mary Gorst	38	-
James Gorst	18	Farmer's son
Joseph Gorst	16	Farmer's son
John T Gorst	14	Farmer's son
Annie M Gorst	11	-
Mable E Gorst	8	-
Lucy A Gorst	6	-
Birkett Gorst	2	-
Jane C Benson	26	Domestic servant
1901 Census (RG 13/Piece 3987/Folio 17/Page 1)		
Francis Baxter	60	-
Jane Baxter	42	Farmer
Thomas S Baxter	11	Scholar
Elizabeth Baxter	10	Scholar
Isabella Baxter	9	Scholar
Richard Baxter	8	Scholar
Robert Baxter	7	Scholar
Sidney T Baxter	6	Scholar
Mark Baxter	5	-
Fred Baxter	4	-
Albert Baxter	2	-
Jack Baxter	8 days	-
James Baxter	54	Thrashing machine proprietor
Susanah Escolme	23	Servant, domestic
Margaret Smith	19	Servant, domestic
Sarah Gardner	14	Servant, domestic

Appendix 4: Photographic Register

Photo location No.	Area	Description	Colour digital	Colour slide	Black and white
1	House	West end and extension	1 01 + 15	2 06	3 04
2	House	North elevation	1 02 + 17	2 07	3 05
3	House	North elevation	1 03 + 18	2 09	3 06
4	House	Window with re-used mullion, north elevation	1 04 + 19	2 10	3 24
5	Barn	North elevation	1 05 + 21	2 12	
6	Barn	Re-used stone and iron chute	1 06 + 20	2 11	3 23
7	Barn	East elevation, north half	1 07		
8	Barn	East elevation, south half, and out-buildings	1 08		
9	Barn	South elevation, east side	1 09		
10	Barn	South elevation, west side	1 10	2 00	
11	House	South elevation	1 11	2 01	
12	House	Door	1 12	2 04	3 22
13	House	Mullion window	1 13	2 05	3 21
14	House	West extension, south elevation	1 14	2 02	3 03
15	Site	General view	1 16	2 08	
16	Barn	East elevation	1 22	2 13	3 08
17	Barn	North and east elevation, shippon, internal	1 23	2 14	
18	Barn	South and east elevation, shippon, internal	1 24	2 15	
19	Barn	West end, internal	1 25	2 16	3 09
20	Barn	East end, internal	1 26	2 17	3 11
21	House	West end, internal	1 27	2 18	
22	House	South side, internal	1 28	2 19	
23	House	East end, internal	1 29	2 20	3 13
24	House	North side, internal	1 30	2 21	3 17
25	House	East end of north outshut, internal	1 31	2 22	
26	House	West extension, west end	1 32	2 23	3 20
27	House	West extension, south-east corner, internal	1 33	2 24	3 19
28	House	Well	1 34	2 25	
29	House	Cheese press block	1 35	2 26	
30	House	Cupboard, west elevation	1 36	2 27	3 27
31	Barn	Roof trusses, west face	1 37	2 28	
32	Site	General view	1 38	2 29	
33	Barn	South outshut interior (no scale)	1 39	2 30	
34	Barn	South outshut interior	1 40	2 31	
35	Barn	Blocked door with chamfered lintel		2 03	3 25
36	House and barn	South elevation and barn, from south-east			3 00
37	House and barn	South elevation and barn, from south-west			3 01
38	House	South elevation			3 02
39	Barn	North elevation			3 07
40	Barn	North-west corner, internal			3 09
41	Barn	South-west corner, internal			3 10
42	Barn	North-east corner, internal			3 11
43	Barn	South-east corner, internal			3 12
44	House	South-east corner, internal			3 14
45	House	South-west corner, internal			3 15
46	House	North-west corner, internal			3 16
47	House	West extension, west elevation, internal			3 18
48	House	Fireplace, east elevation			3 26
49	House	Window, east side, south elevation			3 28
50	House	Scar of stairs, north internal elevation			3 29

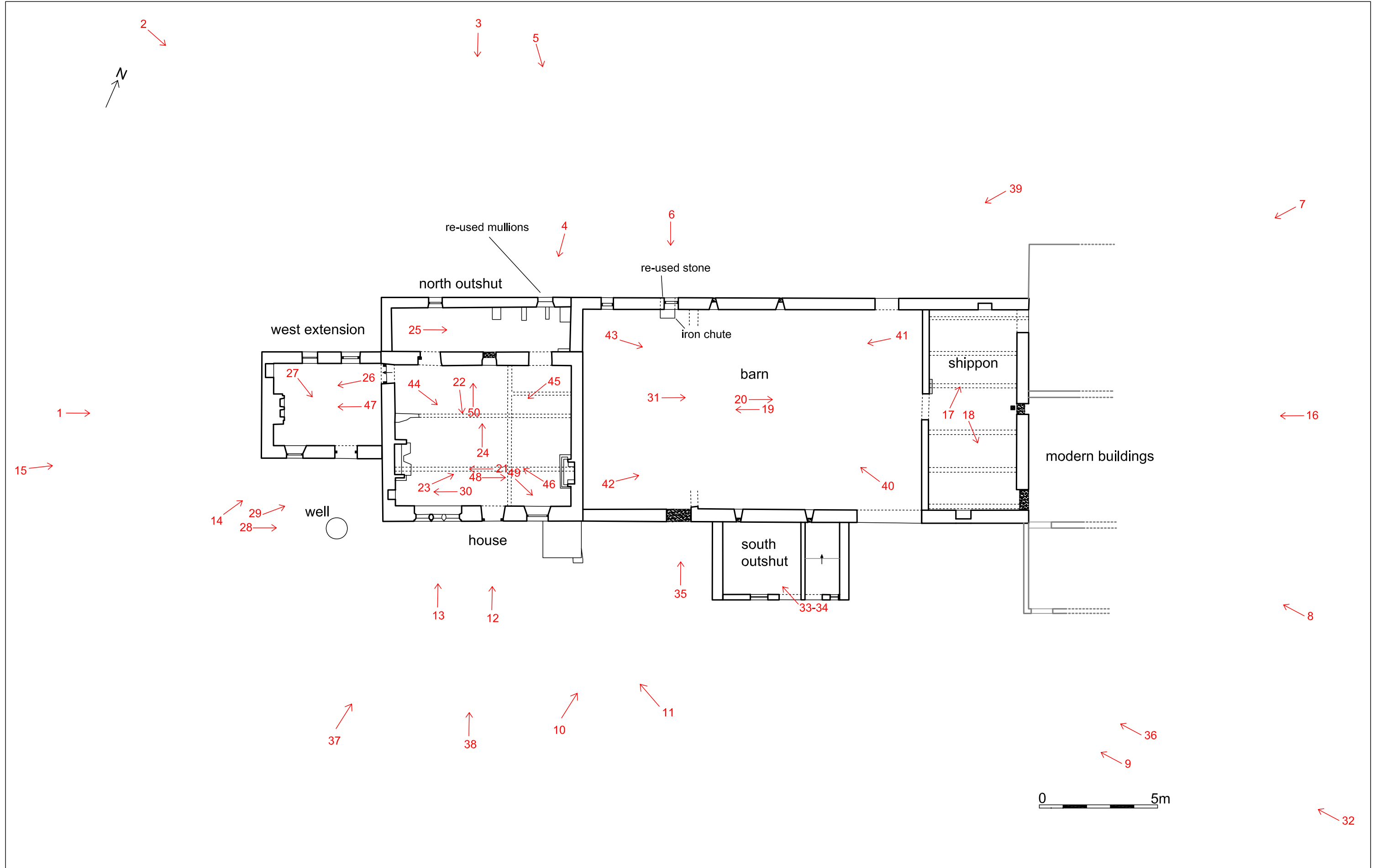


Figure 5: Photo location plan

