

## HISTORIC BUILDING SURVEY REPORT:

### PYEBROOK HALL BARN, TOWN LANE, HESKIN, CHORLEY, LANCASHIRE

Planning Reference: 17/00300/FUL and 17/00301/LBC

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## Document Control

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*Cover image: Pyebrook Hall Barn, looking northeast*

## Executive Summary

- Allen Archaeology Limited was commissioned by PWA Planning to undertake a programme of historic building recording on a barn at Pyebrook Hall, Town Lane, Heskin, Chorley, Lancashire. The work was required to fulfil a condition of planning consent for the conversion of the barn into a dwelling, replacement of outbuildings and the construction of a garden store.
- Pyebrook Hall is a Grade II Listed Building and the listing details describe the Hall as a coursed squared sandstone building with a rear service wing, and which is dated 1822 on rainwater heads. The barn of Pyebrook Hall is also a Grade II Listed Building and described as being of probable early 19<sup>th</sup> century date, listed for group value.
- The barn itself is substantially intact in its original form, with many original features and relatively few alterations, except for the fairly recent replacement of the roof covering. The barn is probably contemporary with the Hall, and the garden and farmyard walls may well be of the same date. Small outbuildings along the south farmyard wall may also be broadly contemporary, but lack dateable features, and may have served as toilets and as a general purpose store.
- The barn was probably constructed in the 1820s, with a central bay for threshing and north storage bay. The ground floor of the south bay of the building housed cattle, with original stalls, feeding and manuring passages, tethering posts and rings all surviving. The first floor of the south bay would have been used for storage in addition, possibly, to a small granary.
- Evidence was identified for a lean-to pigsty attached to the barn, now largely demolished and replaced by an enlarged lean-to, possibly in the late 20<sup>th</sup> century.
- Further modern lean-to structures were recorded attached to the east and west of the barn.

## 1.0 Introduction

- 1.1 Allen Archaeology Limited was commissioned by PWA Planning to undertake a programme of historic building recording of outbuildings at Pyebrook Hall, Town Lane, Heskin, Chorley, Lancashire, as a condition of planning consent for the '*proposed conversion of listed barn into 1no. dwelling and replacement outbuildings together with construction of garden store for existing dwelling*' (Ref: 17/00300/FUL and 17/00301/LBC).
- 1.2 The works adhere to the national guidance set out in the Historic England documents '*Understanding Historic Buildings: A guide to Good Recording Practice*' (2016) and the Chartered Institute for Archaeologists '*Standard and guidance for the archaeological investigation and recording of standing buildings or structures*' (CIfA 2014), and a specification for the work prepared by this company (AAL 2017).
- 1.3 The documentary and photographic archive will be submitted to Lancashire Museums Service within 12 months of the completion of this report.

## 2.0 Site Location and Description

- 2.1 Pyebrook Hall is situated within the parish of Heskin, around 500m southwest of the small village of Heskin Green. The site lies in the Borough of Chorley, in Lancashire, and approximately 5km southwest of Chorley itself. The hall is located to the southwest of Heskin Green, approximately 150m down a track off the south side of Town Lane. The adjacent Pyebrook Hall barn is centred on NGR SD 52272 14895 (Figure 1).

## 3.0 Planning Background

- 3.1 Planning permission and Listed Building Consent has been granted for the '*proposed conversion of listed barn into 1no. dwelling and replacement outbuildings together with construction of garden store for existing dwelling*' (Ref: 17/00300/FUL and 17/00301/LBC). As a condition of these consents, a programme of historic building recording is required prior to conversion.
- 3.2 The approach adopted is consistent with the guidelines that are set out in the National Planning Policy Framework (NPPF) (Department for Communities and Local Government 2012).

## 4.0 Archaeological and Historical Background

- 4.1 Pyebrook Hall is a Grade II Listed Building of an early 19<sup>th</sup> century date (NHLE Ref: 1164422). The barn c.20m to the southwest is also a Grade II, coursed-sandstone structure (NHLE Ref: 1072531), probably built in the early 19<sup>th</sup> century. The listing refers to the building as being listed for group value.
- 4.2 There is little information pertaining to the residents of the hall, with no mention of Pyebrook Hall noted from a search of trade directories. However, burial records from the nearby church of St. James the Great in Wrightington list a Samuel Sykes of Pyebrook Hall, aged 59 years, as being buried at the church in December 1862 ([http://www.lan-opc.org.uk/Wrightington/stjames/burials\\_1857-1891.html](http://www.lan-opc.org.uk/Wrightington/stjames/burials_1857-1891.html)). His death is recorded in the Lancaster Guardian on November 30<sup>th</sup> 1862.



- 4.3 Samuel Sykes is recorded as a cotton spinner and manufacturer, and census records suggest he moved to Pyebrook Hall sometime after 1841. He was tenant rather than owner, as the Preston Chronicle of 17<sup>th</sup> December 1859 records that Pyebrook Hall and its lands were to be auctioned, with the sale particulars stating the property was 'in the occupation of Samuel Sykes, as tenant thereof'. This also indicates that the hall and farm were very much a single entity, under a single tenant.
- 4.4 Samuel Sykes married a Catherine Atkinson and had nine children, the last of which was born shortly after his death. All nine children were born at Heskin, but by 1871, his widow Catherine is recorded as living at Chorlton cum Hardy in Manchester (<http://www.red1st.com/axholme/getperson.php?personID=I1750193137&tree=Axholme#cite1>).
- 4.5 Several further details recovered from burial records and local newspapers suggest several tenants occupied Pyebrook Hall in the space of a few years during the 1870s. In August 1873, The Wigan Observer and District Advertiser published a detailed report on a Sunday School fete, and mentions a Miss Marsden of Pyebrook Hall.
- 4.6 Wrightington's church burial records list an Ann Waring, aged 24, buried in May 1875, and her abode is recorded as 'Pyebrook Heskin'. A Sarah Demain, aged 83 was buried in April 1878 also recorded as being from 'Pyebrook Heskin' ([http://www.lan-opc.org.uk/Wrightington/stjames/burials\\_1857-1891.html](http://www.lan-opc.org.uk/Wrightington/stjames/burials_1857-1891.html)).
- 4.7 In April 1879, The Wigan Observer and District Advertiser published details of a vestry meeting at Wrightington church, where a Mr William Astley, of Pyebrook Hall, was appointed as people's warden.
- 4.8 The Wigan Observer and District Advertiser published several advertisements during November and December 1909 stating that Pyebrook Hall, which at that time formed part of the Wrightington Estate, was available to let from February 1910 with ten acres of land. There is however no mention of the names of the tenants either before or after.

## 5.0 Methodology

- 5.1 The works described below are based on the guidance set out the Historic England document '*Understanding Historic Buildings: A Guide to Good Recording Practice*' (2016) for a Level 3 survey of the 19<sup>th</sup> century barn and later extensions. The building survey has been undertaken by an experienced archaeologist who recorded all aspects of the relevant buildings prior to any demolition works, acting strictly in accordance with the approved specification (AAL 2017).
- 5.2 Photographs were taken of:
  - All external elevations
  - All internal elevations, including internal walls and subdivisions
  - The roof structure of the buildings, internally and externally, where visible
  - The relationship of the structure to their surroundings
  - Architectural details, i.e. windows, doors, decorative brickwork, and other significant features, fixtures or fittings. Generally, a single representative shot was taken of particular features such as windows or openings of a single type that occur more than once within the structure
  - Photographs were taken of each room/discrete internal space from sufficient points to show the form, general appearance and methods of construction.

- 5.3 Metric scales of appropriate length were used when required, with all photos annotated and linked to a floor plan.
- 5.4 The survey was carried out by Tobin Rayner of AAL on Monday 8<sup>th</sup> May 2017.

## 6.0 Results

- 6.1 The location of the development site is shown on Figure 2. An account of the exterior of the main barn (Building 1) will be given before commenting on the interior. Other recorded buildings are uncomplicated and so will be described in their entirety. The location of each photograph is shown on Figure 3 to Figure 5 and can be cross referenced by shot number with the photographic archive list (Appendix 1). Elevation drawings are shown on Figure 6.
- 6.2 The buildings are referred to as Buildings 1–9, and rooms within Building 1 are suffixed 1a–1e, as shown on Figure 3 and Figure 5.
- 6.3 The surveyed buildings were centred on a barn (Building 1), which was open to the rafters in two bays (Room 1a). The south bay of Building 1 was split into ground and first floor levels, each level being further sub-divided into two rooms. The ground floor was occupied by animal accommodation (Rooms 1b and 1c), and the upper rooms are identified here as Rooms 1d and 1e.
- 6.4 Later lean-to Buildings 2, 3 and 4 were recorded on the west and east sides of the barn, and the complex was surrounded by a farmyard to the east and south, enclosed by stone walls (Buildings 5, 6 and 7).
- 6.5 Two further lean-to structures (Buildings 8 and 9) were recorded adjoining farmyard Wall 7 to the south of the main barn.

### ***Building 1 - Exterior***

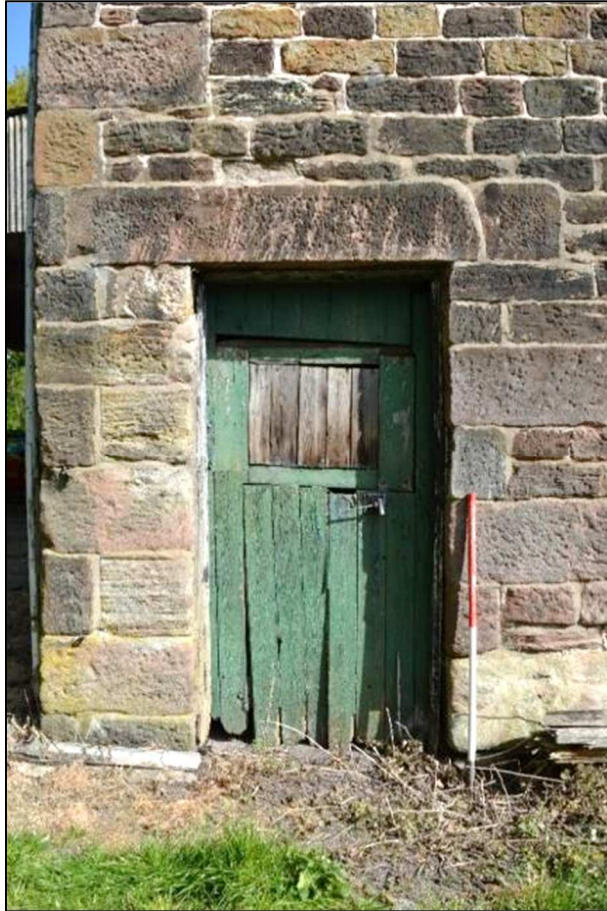
- 6.6 Building 1 comprised a rectangular 3-bay barn (Plate 1). The south elevation of the barn was a near-symmetrical gable end (Plate 2). The coursed squared sandstone of this elevation was finished at each corner with rusticated sandstone quoins (Plate 2 and Plate 3). Similar rusticated stonework was used in the lintels and jambs of three ground level doorways in this elevation. Although near-symmetrical, the centremost of these three doors was slightly offset to the west, and the northern doorway was slightly wider than the other two. The central doorway had also been infilled with sandstone and a window inserted (Plate 2). An iron tethering ring was recorded attached to the wall between the central and east doors (Plate 6). Four breather slits were symmetrically arranged at first floor level in the south gable end, with two further slits above the roof line. Also at first floor level were two symmetrical circular pitching holes with carved stone surrounds, each of four pieces. A carved stone owl hole was located close to the apex of this elevation between the two upper breather slits. Small areas of infilling with mortar and occasionally brick, recorded just under the eaves, apparently relate to the position of roof purlins (Plate 2, Plate 4 and Plate 5). An electric light fitting was noted attached approximately half way up the centre of this wall.



*Plate 1 (Shot 1): West and south elevations of barn (Building 1) and canopy (Building 2), looking northeast (1m scale)*



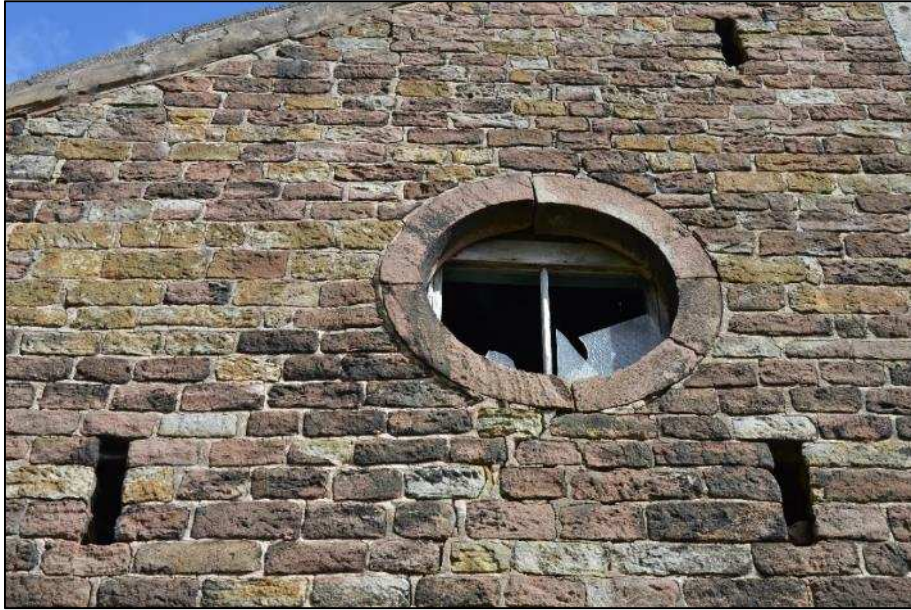
*Plate 2 (Shot 3): South elevation of barn (Building 1) looking north (1m scale)*



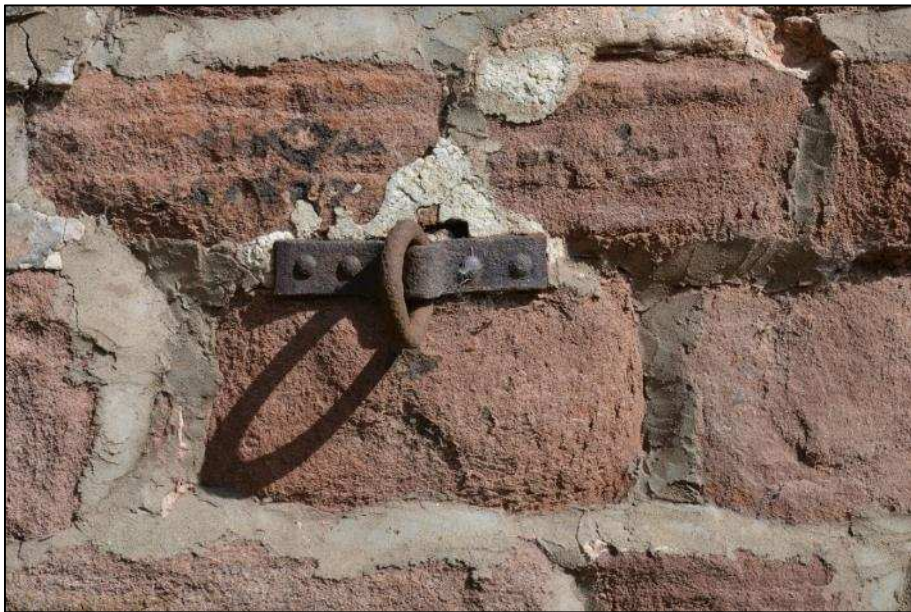
*Plate 3 (Shot 4): Detail of south elevation of barn (Building 1), showing west door and stonework, looking north (1m scale)*



*Plate 4 (Shot 8): Detail of south elevation of barn (Building 1), showing owl hole, breather slits and eaves, looking north*



*Plate 5 (Shot 9): Detail of south elevation of barn (Building 1), showing west circular pitching hole and breather slits, looking north*



*Plate 6 (Shot 11): Detail of south elevation of barn (Building 1), showing iron tethering ring between centre and east doorways, looking north*

- 6.7 The north elevation of the barn bore some similarities to the south gable, also including rusticated quoins and a stone-carved owl hole near the apex (Plate 7 and Plate 8). There were however no doors in this elevation and there were thirteen breather slits recorded, distributed over four rows at both ground and first floor levels. As in the south gable, the north gable included patches of mortar corresponding to the position of the purlins.



*Plate 7 (Shot 29): North elevation of barn (Building 1), showing owl hole, breather slits and eaves (1m scale)*



*Plate 8 (Shot 33): North and west elevations of barn (Building 1) and adjoining canopy (Building 2), looking southwest (1m scale)*

6.8 Recent mortar was evident at the eaves in both the north and south elevations, indicating repairs to the roof. The roof itself comprised modern slate-effect interlocking tiles with stone coping at the eaves (Plate 9). The east side of the roof contained a single skylight (Plate 14).



*Plate 9 (Shot 106): Detail of roof and guttering of barn (Building 1) at southeast corner, looking west*



*Plate 10 (Shot 35): Detail of west elevation of barn (Building 1), arched opening over double doors, looking east (1m scale)*

- 6.9 The west elevation of the barn was partly obscured by an adjacent lean-to structure (Building 9) (Plate 8). Two low breather slits were recorded to either side of a large near-central entrance in this wall. The large entrance comprised an arch above jambs to either side of the door, all of which was of rusticated stone in the same style as quoins at all corners of the building (Plate 10, Plate 11–Plate 13). The arch was in a state of partial collapse, slightly obscuring its original form, but it had probably originally been a basket arch. Carved marks were recorded on the underside of several of the stone wedges (or ‘voussoir’) on either side of the central keystone (Plate 13). On the northern side, the stone adjacent to the keystone was marked ‘9’, and adjacent stones to the north labelled ‘8’, ‘7’, ‘6’ and ‘5’, with no clear marks being evident on the remaining stones on this side. To the south of the keystone, the equivalent voussoir to that marked ‘7’ at the north was marked ‘VII’, with adjacent stones to the south being sequentially marked ‘VI’, ‘V’, ‘IIII’, ‘III’ and ‘II’.



*Plate 11 (Shot 37): Detail of entrance at west side of barn (Building 1) including stone and wood internal porch, wooden door and carved stone to accept threshold (1m scale)*

- 6.10 The east barn elevation was largely obscured by lean-to structures, although some of the barn exterior could be viewed from within these adjacent buildings (Buildings 5 and 8). Overall this elevation was rather plain (Plate 15), with only a single opening being visible at first floor level, partially above adjacent lean-to Building 8 (Plate 14). This rectangular opening, possibly a first floor door or pitching hole, had a stone lintel and jambs at either side. This stone surround lacked the rusticated finish seen elsewhere in the barn. A rectangular window was recorded at the south end of this elevation at ground floor level, and was visible from the interior of Building 8 (Plate 16). The stone lintels and sill of this window had the same rusticated finish as quoins and lintels elsewhere in the building, although jambs were plain. A single doorway was recorded near the centre of this wall (Plate 17), opposing the paired double doorway in the west wall of the barn. As this elevation was substantially obscured, it was not possible to confidently identify all breather slits, although two blocked examples appeared to be visible from the interior of Building 5 (Plate 18).





*Plate 12 (Shot 38): Detail of entrance at west side of barn (Building 1), including wooden threshold and carved stone to accept it, looking southeast (1m scale)*



*Plate 13 (Shot 43): Detail of porch over entrance at west side of barn (Building 1), including carved numbers and numerals on arch relating to its construction, and lath and plaster ceiling, looking east*



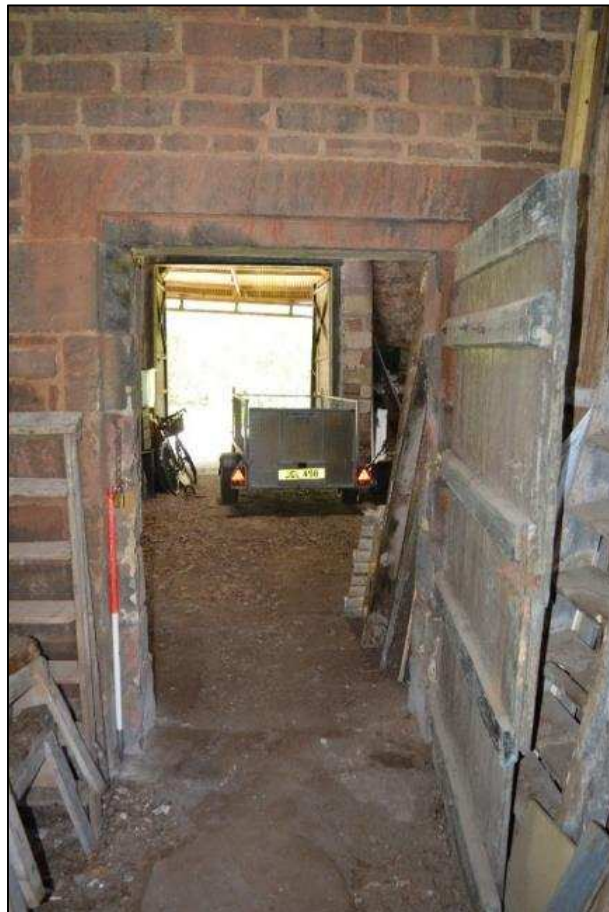
*Plate 14 (Shot 100): East elevation of barn (Building 1) and adjoining lean-to Buildings 3 and 4, looking northwest*



*Plate 15 (Shot 105): General view showing east and south elevations of barn (Building 1), Pyebrook Hall at far right and Wall 6 in centre, looking northwest (1m scale)*



*Plate 16 (Shot 92): Interior of lean-to Building 4 showing window and door of east wall of barn (Building 1), looking northwest (1m scale)*



*Plate 17 (Shot 87): Doorway in east elevation of barn (Building 1) looking west from lean-to structure (Building 4) through Room 1a (1m scale)*



*Plate 18 (Shot 95): Interior view of lean-to Building 3, showing stone wall of barn (Building 1) and manuring gully, looking west (1m scale)*

### **Building 1 - Interior**

#### Room 1a

- 6.11 Access to the main area of the barn (Room 1a) was via the large paired doors in the west elevation (Plate 10). These doors were set back from the stone arch of the wall itself by an internal porch (Plate 11 and Plate 12). This was constructed of stone, and was continuous with the west wall of the building. This stone structure had a timber, lath and plaster ceiling (Plate 13). The timber construction of the 'roof' of the internal porch is also recorded in Plate 27. The pair of timber doors had a timber surround, and timber jambs were set on large stone blocks on either door. Each of these stone blocks had a carved vertical groove in order to accept a timber threshold across the base of the opening, below the doors (Plate 11, Plate 12 and Plate 19). A planked timber threshold was recorded leaning below the south door (Plate 12). Flooring in the internal porch and paired doors was stone flags (Plate 19).



*Plate 19 (Shot 44): Detail of flagstone flooring at west entrance to barn (Building 1), looking east (1m scale)*

- 6.12 The paired double doors opened into the central of three bays of the barn, the centre and north bays being a single space of double height and open to the rafters (Room 1a) (Plate 20 and Plate 21). Although externally the barn walls had all been of squared, coursed sandstone, internally these were of random rubble indicating that more attention to detail had been focussed on the exterior, no doubt to impress visitors. Breather slits, owl holes and pitching holes of the south and north gable ends were all much more roughly finished internally, and were surrounded by a mixture of brick, timber and sandstone quoins (Plate 21 and Plate 22). Flooring in the centre and north bays of the barn (Room 1a) was a mixture of rammed earth, brick and concrete representing ad hoc repairs over time (Plate 23).



*Plate 20 (Shot 46): General view of barn interior (Building 1, Room 1a), looking northwest (1m scale)*



*Plate 21 (Shot 47): Interior north wall of barn, with owl hole and breather slits, looking north*



*Plate 22 (Shot 70): Interior first floor of barn, south gable end including owl hole, two pitching holes and breather slits. Also, wooden nest boxes attached to wall, looking south*



*Plate 23 (Shot 50): Mixed concrete, brick and earth flooring between opposing doors of barn (Building 1, Room 1a), looking west (1m scale)*

- 6.13 The barn roof had been replaced fairly recently, with modern felt being visible above modern machine sawn probable pine rafters (Plate 24 and Plate 25). The main trusses of the roof however appeared to be of sawn oak (Figure 5, Plate 24, Plate 26, Plate 28–Plate 30). The two trusses each comprised a horizontal tie beam, with queen struts tenoned into the rafters, a king post and additional diagonal bracing struts. The trusses were held together by wooden pegs, although an iron peg fixed the king posts to the collar beam on both trusses (Plate 30).



*Plate 24 (Shot 48): General view of roof structure at northeast corner of barn (Building 1, Room 1a), looking east*



*Plate 25 (Shot 73): Interior of barn, detail of brick partition wall and roof structure, looking southeast*





*Plate 26 (Shot 51): Interior view of double doors of barn, looking west (1m scale)*



*Plate 27 (Shot 76): Interior barn, detail of construction over internal porch in west wall, looking northwest*



*Plate 28 (Shot 78): Interior of barn, detail of roof truss to south of paired barn doors, looking west*

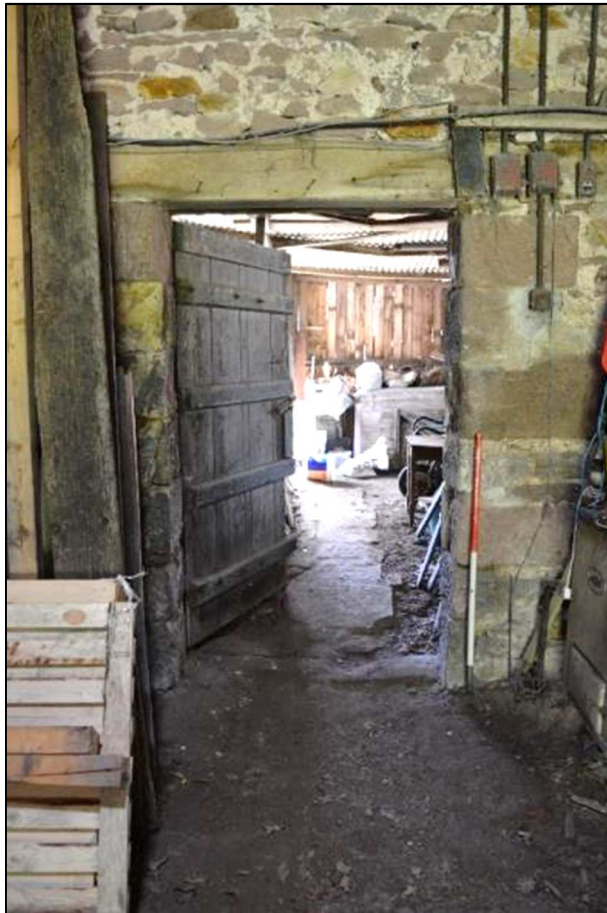


*Plate 29 (Shot 79): Interior of barn showing detail of roof truss to south of paired barn doors, looking south*



*Plate 30 (Shot 81): Interior of barn showing detail of roof truss to north of paired barn doors, looking north*

- 6.14 A single doorway was located in the east side of Room 1a, opposing the large double doors and porch of the west wall (Plate 31). This opening had stone jambs and a timber lintel.



*Plate 31 (Shot 52): View from barn through to adjacent lean-to (Building 4), looking east (1m scale)*

- 6.15 The southern bay of Building 1 was divided from the other bays at ground floor level by an uncoursed sandstone rubble wall, topped at the east by a brick wall in English Garden Wall Bond, and at the west by a rough mixed timber and chicken wire divide (Plate 32 and Plate 33). At ground floor level, this southern bay was further divided by a north-south brick wall, which separated Rooms 1b and 1c (Figure 3, Plate 34). The first floor was also divided into two rooms by a brick wall (Rooms 1d and 1e), and this division was supported on a square-section wooden beam which rested on the east-west rubble dividing wall (Plate 32).
- 6.16 Part of the timber divide between Rooms 1a and 1b/1d appeared to be a wide drop-down hatch, possibly for loading and unloading materials from the upper floor onto carts and vice versa. Below this, on the barn floor, and also close to the large double doors, substantial iron rings were recorded, possibly also associated with tethering of animals during loading and unloading (Plate 33–Plate 36).



*Plate 32 (Shot 53): Interior of barn, general view of two storey area at southeast corner of barn, stairs leading up to Room 1c, looking southeast (1m scale)*



*Plate 33 (Shot 55): Interior of barn, general view of two-storey area at southwest corner of barn, stairs leading up to Room 1b, (1m scale)*



*Plate 34 (Shot 61): Interior of ground floor southwest corner of barn, detail of brick wall between Rooms 1b and 1c with adjustable openings, looking northeast*



*Plate 35 (Shot 56): Barn (Building 1, Room 1a) detail showing iron rings attached to floor near western double doors, looking west*

#### Room 1b

- 6.17 The south stone wall of the internal porch continued further to the east, forming a dividing wall between the open barn (Room 1a) and animal accommodation (Room 1b) (Plate 26). This wall then returned to the south slightly, forming one side of an opening leading to Room 1b (Plate 33 and Plate 37). This opening led directly south towards the blocked central doorway of the south gable end of the barn (Plate 37 and Plate 38).



*Plate 36 (Shot 57): Barn (Building 1, Room 1a) interior detail, showing stonework of southern partitioned area and drop down hatch, looking south*



*Plate 37 (Shot 58): General view of ground floor feeding passage from Room 1a to animal accommodation at southwest of building (Room 1b), looking south towards blocked door in south gable end of barn (1m scale)*



*Plate 38 (Shot 62): Interior detail of blocked door in south elevation of Room 1b, looking south*

- 6.18 The east side of this access was formed by the brick partition wall between Rooms 1b and 1c. Within this were three openings into adjacent Room 1c (Plate 34), each of which had adjustable wooden shutters. The west side of this corridor was formed by a half-height stone slab and wood partition (Plate 39).



*Plate 39 (Shot 59): Interior of ground floor animal accommodation in Room 1b, showing stone and wood stalls, looking northwest (1m scale)*

- 6.19 The reverse of this partition formed part of two double stalls (Plate 40 and Plate 41). These contained vertical posts with tethering rings, in addition to drinkers. A further, single, position for another animal was located adjacent to the north wall of Room 1b, where a further post, tethering ring and drinker were recorded (Plate 42).





*Plate 40 (Shot 64): Interior view of animal accommodation in Room 1b showing wood and stone slab stalls, looking northeast (1m scale)*



*Plate 41 (Shot 67): Interior of Room 1b, wood and stone flag animal stalls with tethering posts and rings and drinkers, looking east (1m scale)*

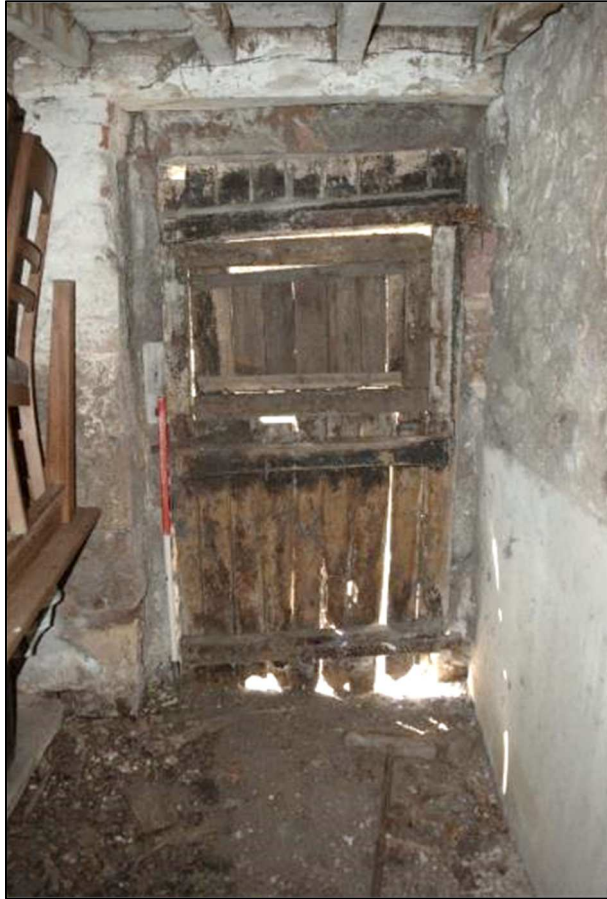
- 6.20 The flooring in this area was modern concrete (Plate 41 and Plate 42), and the ceiling was formed by the floorboards of Room 1d above (Plate 40 and Plate 43).
- 6.21 The rear of the stalls was accessible via a manuring passage along the west wall of the room, leading out to the west door of the south gable end of the building (Plate 44). A small, low recess was recorded in the west wall of Room 1b, apparently including a partially-blocked breather slit (Plate 45).



*Plate 42 (Shot 69): Interior of barn (Building 1) showing tethering post and ring alongside drinker at northeast corner of Room 1b, looking east (1m scale)*



*Plate 43 (Shot 65): Interior detail Room 1b (Building 1), ceiling structure, looking north*



*Plate 44 (Shot 63): Interior detail of ground floor of Room 1b showing west door of south gable end, looking south (1m scale)*



*Plate 45 (Shot 66): Detail of Room 1b, low recess in west wall of barn and blocked breather slit, looking west*

### Room 1c

- 6.22 Further animal accommodation was located in the southeast corner of the building (Figure 4). This room was accessed via the eastern door of the south external gable of the building (Plate 2). This door led to an access and manuring passage with flagstone floor along the east edge of the building (Plate 46 and Plate 47).



*Plate 46 (Shot 130): Interior ground floor animal accommodation (Room 1c) showing manuring gully between manuring and access passage and stalls, looking south (1m scale)*

- 6.23 Three double stalls were located along the west wall of this room, and were constructed of timber (Plate 48 and Plate 49). As in Room 1b, each double stall in Room 1c included tethering posts, rings and drinkers (Plate 50). The west end of each of the three double stalls corresponded with the position of an adjustable opening in the partition wall between Room 1b and Room 1c (Plate 34 and Plate 49).



*Plate 47 (Shot 131): Interior of ground floor Room 1c, animal accommodation, east doorway of south gable end of barn, looking south*



*Plate 48 (Shot 125): Interior of ground floor animal accommodation at southeast corner of Room 1c showing wooden stalls and tethering post, looking northwest (1m scale)*



*Plate 49 (Shot 126): Interior of animal accommodation at south east corner of barn (Building 1, Room 1c) showing double wooden stall with tethering posts, rings and drinkers and opening through to feeding passage to west, looking west (1m scale)*



*Plate 50 (Shot 132): Building 1, detail of animal accommodation (Room 1c) showing drinker, looking west*

6.24 An opening high in the east wall of Room 1c contained a window (Plate 51). This formed a recess and wooden pegs or tack hooks were recorded projecting from a timber lintel over this window.



*Plate 51 (Shot 129): Interior ground floor of Room 1c, detail showing recessed window forming shelf and possible tack or equipment pegs over, looking east*

- 6.25 The ceiling of this room was formed by the wood plank floor of the room above (Rooms 1d and 1e). Three joists were noted with closer spacing than others, and may correspond to the position of a north-south wooden beam supporting a brick dividing wall above (Plate 52).



*Plate 52 (Shot 123): Barn interior ground floor, detail of ceiling over Room 1c, looking east*

#### Room 1d

- 6.26 Room 1d occupied most of the south bay of the barn at first floor level (Plate 22 and Plate 53). It was accessible via a wooden staircase from the main portion of the barn (Room 1a) (Plate 33). It had a wooden planked floor and was open to the rafters. It was divided from the main area of the barn (Room 1a) by a rough timber and chicken wire partition. A low wooden partition was recorded near the centre of the room, between two circular pitching holes, and may have been original to the building (Plate 53). Two rows of wooden nest boxes were attached to the

south wall of the room (Plate 22, Plate 53 and Plate 54). A low wooden slatted crate occupied the southwest corner (Plate 55).



*Plate 53 (Shot 72): Interior of Room 1d, showing nest boxes, pitching hole, brick partition wall, wood plank flooring and low wood plank partition, looking southeast*



*Plate 54 (Shot 74): Interior of Room 1d, detail of nest boxes attached to south wall, looking south*





*Plate 55 (Shot 71): Interior of Room 1d showing slatted wooden structure at southwest corner of room, looking southwest*

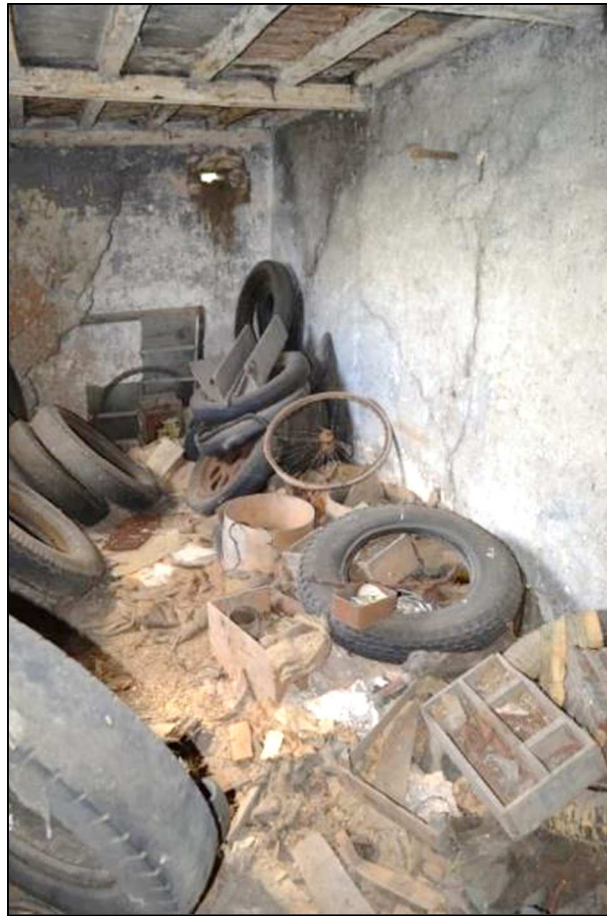


*Plate 56 (Shot 84): Interior of barn first floor Room 1e showing possibly partly blocked pitching hole or door in east wall, looking southeast*

### Room 1e

- 6.27 The remaining first floor of the southern bay of the barn was occupied by a smaller Room, 1e. Like Room 1d, this was accessed via a wooden staircase leading from the main area of the barn (Room 1a) (Plate 32). The building was clearly a later addition to the building, formed by constructing two enclosing walls of brick to the north and west. Internally, the walls were plastered and whitewashed and the timber ceiling was also plastered between the joists (Plate 57, Plate 48 and Plate 52). A single high wooden peg or tack hook was recorded in the west wall of this room, along with a breather slit in the south wall. An opening in the east wall contained a window, but a change in stonework beneath this indicated that this may have been a partially blocked pitching hole or door (Plate 56). This corresponds to the window partly visible in the

external elevation in Plate 14, and was probably altered at the time that the extension, Building 8 was added.



*Plate 57 (Shot 82): Interior of Room 1e, showing plastered walls and ceiling and breather slit in south wall, looking south*

### ***Building 2***

- 6.28 Building 2 comprised an open-sided mono-pitched lean-to attached to the west of the main barn (Building 1) (Plate 1 and Plate 8). Five circular iron posts on concrete pads supported the corrugated steel roof of this shelter. Corrugated steel panels partially enclosed the three sides of the lean-to.

### ***Building 3***

- 6.29 A single storey mono-pitched lean-to structure was attached in the angle between the east wall of Building 1 and Wall 5 (Plate 14 and Plate 58). The sandstone east wall of this structure abutted Wall 5, and the north wall was built up above Wall 5 at the eaves (Plate 67).
- 6.30 A recess in the south end of the east wall of Building 3 at ground level may reflect the position of a vertical timber in this position forming part of an attached low fence. A window in this wall had a wooden lintel and dressed stone sill, below which a long stone near the base of the wall is likely to be associated with the position of a drain directly beneath (Plate 58).



*Plate 58 (Shot 15): East elevation of Building 3, looking west (1m scale)*

- 6.31 Building 3 had a modern timber and corrugated steel roof (Plate 58 and Plate 18).
- 6.32 Internally, the north wall of the building was rendered, but including a series of projecting stepped stones, part of Wall 5 (Plate 59). These appear to be contemporary with Wall 5, and likely to represent the eaves line of an earlier lean-to structure here. The room had a modern concrete manuring channel, draining out to the drain noted externally (Plate 58 and Plate 18). Drinkers were attached to the north wall of this room.



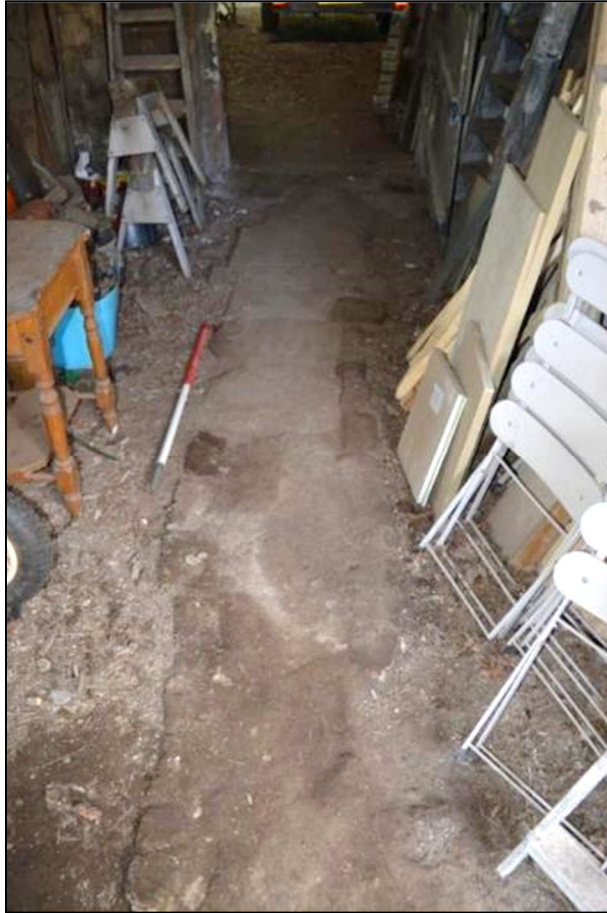
*Plate 59 (Shot 94): Interior of lean-to Building 3, including detail of stepped projecting stonework of north wall for former eaves, looking northwest (1m scale)*

#### ***Building 4***

- 6.33 A modern timber and corrugated steel lean-to was attached to the east side of Building 1 (Plate 14). The lower part of the east wall of this building comprised a rough pile of unmortared bricks and breeze blocks. Above this was timber boarding, which also made up the south gable of the lean-to and the northern partition with Building 3. The mono-pitched roof of the lean-to was corrugated steel set on modern timbers (Plate 60, Plate 61 and Plate 62). The floor was generally of compacted earth, although a flagstone path ran east through the building from the eastern door in the adjacent Building 1.



*Plate 60 (Shot 88): Interior of lean-to Building 4, looking southeast*



*Plate 61 (Shot 90): Detail of stone path inside Building 4, leading to barn (Building 1) in background, looking west (1m scale)*



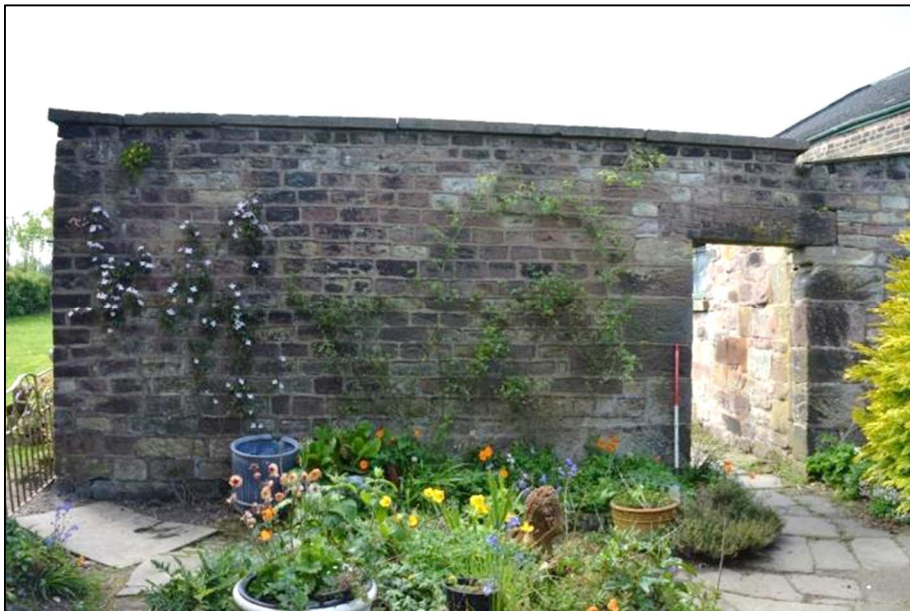
*Plate 62 (Shot 93): General view of interior of lean-to Building 4, looking north towards Building 3 (1m scale)*

### ***Walls 5 and 6***

- 6.34 Walls 5 and 6 comprise walls enclosing the farmyard, and in part separating it from the gardens of Pyebrook House (Plate 63, Plate 64, Plate 65, Plate 66). Wall 5 adjoined the northeast corner of Building 1, and was continuous with north-south Wall 6, which formed the east edge of the farmyard (Figure 3).



*Plate 63 (Shot 20): Wall 5 with Pyebrook Hall visible at top right and Building 3 to left of shot, looking north (1m scale)*



*Plate 64 (Shot 25): Wall 5, looking south (1m scale)*



*Plate 65 (Shot 21): Wall 6, looking southeast (1m scale)*



*Plate 66 (Shot 104): Wall 6, looking southwest*

- 6.35 On the north and east facing elevations respectively, these walls comprised squared, coursed sandstone with flat stone coping (Plate 64, Plate 67 and Plate 66). Each wall had a doorway with rusticated sandstone lintels and jambs (Plate 63 and Plate 66). The opposite sides of these walls, facing the farmyard and barn rather than Pyebrook Hall, were of rubble construction (Plate 63 and Plate 65), again reflecting the changing standard of finish evident with interior and exterior walls of the barn itself.



*Plate 67 (Shot 24): Wall 5 adjoining north elevation of Building 3, looking south (1m scale)*

- 6.36 Towards the western end of Wall 5 was a doorway with stone lintel carrying the wall above. The stonework and jambs of the doorway were tied in to the north wall of lean-to Building 3, suggesting that Building 3 was built later, abutting Wall 5, but with some raising to accommodate the eaves of the building (Plate 67).
- 6.37 The southern portion of Wall 6 had completely collapsed (Plate 66). A sandstone buttress was recorded on the west side of this wall (Plate 65).

### **Wall 7**

- 6.38 Wall 7 was a further sandstone farmyard wall, marking the south edge of the farmyard (Plate 68 and Plate 69, Figure 3) and of the same construction as Walls 5 and 6. It had a stone buttress on its north side towards its western end, and large stone quoins defining the western end.





*Plate 68 (Shot 120): West end of Wall 7, looking east (1m scale)*



*Plate 69 (Shot 113): Lean-to Building 9 and adjoining Wall 7, looking southeast (1m scale)*

### ***Building 8***

- 6.39 Building 8 was a derelict lean-to at the southeast corner of the farmyard (Figure 3 and Plate 70). This sandstone structure was divided along the line of Wall 6 into two smaller rooms.
- 6.40 The east room retained traces of plaster and the scar of a pitched roof (Plate 71). A stone and wood structure within it may be the remnants of a toilet (Plate 72). Iron hinges indicated the room had a door at the south side.



*Plate 70 (Shot 112): West part of Building 8, looking southeast (1m scale)*



*Plate 71 (Shot 111): East part of Building 8, possible former toilet, showing residual plaster and eaves scar of former pitched roof, looking west (1m scale)*



*Plate 72 (Shot 109): Interior of east part of Building 8 showing stone structure with partially extant timbers, possibly former toilet, looking south (1m scale)*

6.41 Traces of plaster and an eaves scar were also recorded in the western room of this building, which essentially mirrored the east room (Plate 70).

### **Building 9**

6.42 This small lean-to sandstone building was located adjacent to Wall 7 (Plate 69). The relationship between the lean-to and wall was partially obscured externally by a buttress, and the relationship was not clear internally (Plate 73 and Plate 74).



*Plate 73 (Shot 117): Interior of lean-to Building 9, looking east (1m scale)*



*Plate 74 (Shot 118): Interior of Building 9, looking west (1m scale)*

- 6.43 Building 7 was a simple sandstone structure with a mono-pitched slate-covered roof, and a single door with a wooden lintel in the west wall. The room had been in use for storing coal, some of which remained (Plate 73).

## **7.0 Discussion and Conclusions**

- 7.1 Pyebrook Hall is a Grade II Listed Building (Historic England List Number 1164422). Listing details describe the Hall as a coursed squared sandstone building with a rear service wing, and which is dated 1822 on rainwater heads. The barn of Pyebrook Hall (Historic England List Number 1072531) is also a Grade II Listed Building and described as being of probable early 19<sup>th</sup> century date. A provisional phasing of the buildings is shown in Figure 10, and the complex is discussed in further detail below.

- 7.2 Historic building recording has indicated that the barn (Building 1) is substantially intact, with several original features and relatively few alterations. An exception to this is the fairly recent replacement of the roof covering. The barn is probably broadly contemporary with the Hall, and garden and farmyard Walls 2, 3 and 4 may well be of the same date. The barn does appear on the 1847 Ordnance Survey map, but the scale of the map provides little detail on its form or any associated features. Small outbuildings 8 and 9 may also be broadly contemporary with the barn, and are potentially present on the 1847 map, although this is again unclear from the scale of the mapping. They also lack clearly dateable features but do appear on the 1894 Ordnance Survey map at least, suggesting an early to mid-19<sup>th</sup> century date (Figure 7).
- 7.3 Building 3 appears to have replaced an earlier, smaller lean-to structure, potentially present with the earliest phase of the barn in 1847, and also shown in 1894, with two small yard areas also shown extending to the east. The subsequent 1908 and 1928 maps show this area in a little more detail, with each of the two yard areas corresponding to a small outbuilding (Figure 8). It seems likely that these represent two lean-to pigsties with small attached yards. The positioning near the hall would have facilitated feeding on kitchen scraps. The stone wall of Building 3 may retain part of a sty wall, later raised up to form the present building. These alterations may have been relatively recent, and the layout of these buildings appears unchanged by the time of the 1960 1:2,500 Ordnance Survey map (Figure 9), suggesting a later 20<sup>th</sup> century date for Building 3 in its current form.
- 7.4 Buildings 2 and 4 are 20<sup>th</sup> century lean-to shelters of little interest, but both were present by the time of the 1960 Ordnance Survey map (Figure 9). This map also shows an array of additional outbuildings, along the southern boundary of the farmyard and east of the main barn, but there is now no evidence for these features to indicate their form or function.
- 7.5 Most barns in the region are combination buildings, incorporating housing for animals and crop processing and storage (English Heritage and the Countryside Agency 2006, 53). Barns were used for hand threshing and would typically feature opposed threshing doors in the long walls. Normally these are opposing double doors, but in this instance the eastern door is a smaller single door, with no evidence for blocking of a formerly larger opening. Between these lay the threshing floor, where grain would be threshed and winnowed in the draught created by the doors. The large doors of threshing barns often feature evidence for a threshold, and in Building 1 this was recorded as notches in stone blocks at the base of the door jambs, designed to receive a threshold. Threshing machines were introduced in the first half of the 19<sup>th</sup> century, and were in general use by 1851 (*ibid.* 55). Assuming the barn at Pyebrook Hall was constructed at the same time as the house in the 1820s, it would therefore have been designed with hand-threshing in mind. The large arched west opening to the barn would have also provided access to carts for loading and unloading. The internal porch would have provided some shelter to carts.
- 7.6 Numbers and Roman numerals were recorded carved into several stones of the west barn doorway. These are likely to have been to assist the mason in correctly ordering the stones, either during construction or during a subsequent repair. It is assumed that the stones are numbered using different characters on each side to avoid confusion.
- 7.7 Although built on level ground, Pyebrook Hall barn is very similar to documented 'Lancashire Barns' (*ibid.* 54). In such barns the 'downhill' end is usually broadened to take normally two rows of stalls for cattle, with three doorways in the gable end giving access to the central feeding passage and manure passages. They are usually lofted and the byre (cowshed) may also be approached from the threshing floor. This layout is very close to that evident at Pyebrook Hall barn, with a central feeding passage linking the threshing floor and now-blocked doorway of

the south gable end. The east and west doors of the south gable provided access for manuring and for animals.

- 7.8 Cow houses in the region typically provided accommodation for eight to twelve animals, with standings for two cows between each division, with vertical stone slabs set in wooden frames dividing the stalls (*ibid.* 63). Animals would be tethered in these stalls for the winter with a manger in front of them. Cattle could be kept along the width or length of the building, but from the mid-19<sup>th</sup> century these were more commonly placed across the building (*ibid.* 65). Accommodation for eleven cows was recorded at Pyebrook Hall, all but one of these being in double stalls. The stalls of Room 1b closely match the description of vertical stone slabs set in wooden frames typical of the region. Stalls in Room 1c were of wood and also utilised the brick wall of the central feeding passage. Mangers were not identified at Pyebrook Hall barn, but animals would have been fed via the central feeding passage, probably with feed stored in the barn, and perhaps most likely in the loft space directly above. The dating of drinkers recorded in the stalls of both Rooms 1b and 1c is uncertain but are likely to be a 20<sup>th</sup> century addition.
- 7.9 A single window provided additional light for animal accommodation in Room 1c. Wooden pegs or tack hooks were recorded over this opening, and the opening also provided a recess which could have been used to store equipment. Such features are often found in stables, but there is no further evidence that horses rather than cows were accommodated in Room 1c, and it is assumed that it served as cattle accommodation, as evidenced by the tethering posts and rings.
- 7.10 The east door of the south gable, which formed the entry to Room 1c, was slightly wider than the other two doors of this elevation. The reason for this is uncertain, but might have been to provide access for slightly larger beasts. It is noted that this corner of the barn is marked as divided on the Ordnance Survey 25" map published in 1928, possibly indicating a different function.
- 7.11 Room 1d at first floor level had a wood planked floor, onto which materials would have been directly loaded from outside via the two circular pitching holes in the south elevation. A low wooden partition on the floor between these two pitching holes may be an original feature to prevent mixing of different types of crop, or crops from different years. Chicken wire and nest boxes in Room 1c attest to more recent use of the room, and suggest use as a pigeon loft or dovecote. A crate in this room might possibly have been used for keeping young birds.
- 7.12 Also at the first floor of the barn was Room 1e, which was enclosed by a brick wall on two sides and roofed and likely to be a later addition. It seems likely that this room was used for processing or storage of crops which might otherwise be tainted by being open to animal accommodation or attacked by vermin. A window in the east wall of this room was likely to have been added at the same time as the room was enclosed and may have been a pitching hole, or always served as a window. Although the precise function of this room is uncertain, it is possible that it could have served as a granary, with threshed grain being safely stored in this room. The enclosed and plastered finish of this room would be suitable for this purpose. The west wall of Room 1e rested on a substantial wood beam, which could have provided the necessary strength to withstand the weight of stored grain and the wall itself, despite the absence of a wall below, at ground floor level.
- 7.13 The two first floor rooms were each served by an internal wooden staircase, although it seems unlikely that these are original. They may replace similar original features, or, perhaps more likely, replaced ladders.

- 7.14 The north bay of the barn appears to have been used for storage, and has apparently always been open to the rafters, with no upper storey. The north elevation has breather slits at all levels, which would have provided ventilation for stored crops. The owl holes in each gable end also attest to crop storage, with owls reducing vermin in the barn.
- 7.15 Building 8, at the southeast corner of the farmyard was in serious disrepair, but appeared to have been two adjacent toilets. Curiously, this building straddled the east boundary wall of the farm (Wall 6), perhaps to provide convenient access for workers in both the farmyard and gardens.
- 7.16 There was little evidence as to the original function of Building 9, but had been recently used as a coal shed. A similar general purpose storage function seems most likely.

## **8.0 Effectiveness of Methodology**

- 8.1 The methodology was appropriate for the project and has allowed for a permanent record of the structures to be made prior to conversion works.

## **9.0 Acknowledgements**

- 9.1 Allen Archaeology Limited would like to thank PWA Planning for this commission and the staff on site for the help that they provided regarding access to the building.

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06/12/1862, Lancaster Guardian, p.5, col.6

16/08/1873, Wigan Observer and District Advertiser, p.8, col.3

25/04/1879, Wigan Observer and District Advertiser, p.8, col.4

13/11/1909, Wigan Observer and District Advertiser, p.6, col.3

20/11/1909, Wigan Observer and District Advertiser, p.6, col.3

27/11/1909, Wigan Observer and District Advertiser, p.6, col.3

04/12/1909, Wigan Observer and District Advertiser, p.6, col.3

11/12/1909, Wigan Observer and District Advertiser, p.6, col.3



## Appendix 1: Pyebrook Hall Barn Listing

Name: BARN CIRCA 20 METRES SOUTH WEST OF PYEBROOK HALL

List entry Number: 1072531

Location: BARN CIRCA 20 METRES SOUTH WEST OF PYEBROOK HALL, TOWN LANE

The building may lie within the boundary of more than one authority.

County: Lancashire

District: Chorley

District Type: District Authority

Parish: Heskin

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 30-Jan-1987

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information: The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 184388

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

HESKIN TOWN LANE (off) SD 51 SW 13/134 Barn c.20 metres south west – of Pyebrook Hall GV II

Barn, probably early C19. Coursed squared sandstone with quoins, slate roof. Rectangular 3-bay plan. Symmetrical; central elliptical-headed wagon entrance with keystone (now under large asbestos-roofed canopy). North gable has slit breathers on 4 levels and owl hole; south gable has 3 doors (centre altered as window), 4 slit breathers above, 2 circular pitching holes, and an owl hole. Included for group value.

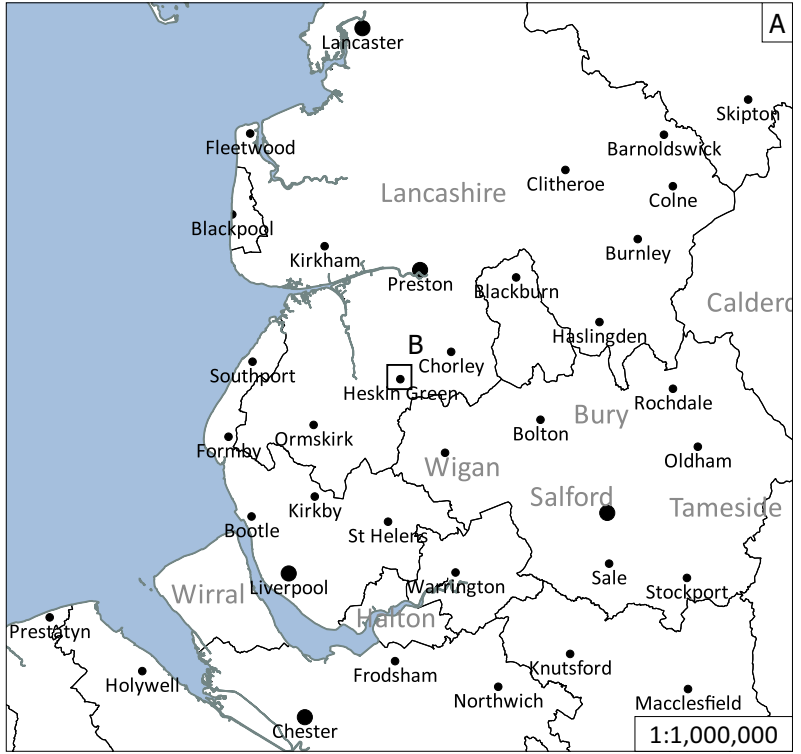
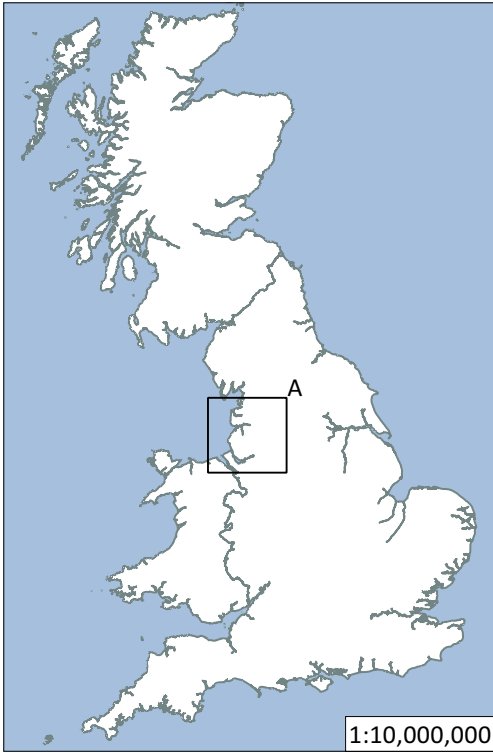
Listing NGR: SD5276914897

## Appendix 2: Photographic archive

| Photo No. | Direction      | Interior/ Exterior | Building   | Floor  | Description  |
|-----------|----------------|--------------------|------------|--------|--|
| 1         | Northeast      | Ext                | Building 1 | Ground | West and south elevations                            |
| 2         | East-northeast | Ext                | Building 1 | Ground | West elevation                                       |
| 3         | North          | Ext                | Building 1 | Ground | South elevation                                      |
| 4         | North          | Ext                | Building 1 | Ground | Southwest door in south elevation                    |
| 5         | North          | Ext                | Building 1 | Ground | Blocked door in south elevation                      |
| 6         | North          | Ext                | Building 1 | Ground | Southeast door in south elevation                    |
| 7         | North          | Ext                | Building 1 | Ground | Eastern pitching hole and breathers, south elevation |
| 8         | North          | Ext                | Building 1 | Ground | Owl hole and breathers, south elevation              |
| 9         | North          | Ext                | Building 1 | Ground | Western pitching hole and breathers, south elevation |
| 10        | North          | Ext                | Building 1 | Ground | Light fitting, south elevation                       |
| 11        | North          | Ext                | Building 1 | Ground | Tethering ring, south elevation                      |
| 12        | North          | Ext                | Building 1 | Ground | Exposed footings, eastern corner of south elevation  |
| 13        | North          | Ext                | Building 4 | Ground | South elevation                                      |
| 14        | Northwest      | Ext                | Building 1 | Ground | General view   |
| 15        | West           | Ext                | Building 3 | Ground | East elevation                                       |
| 16        | West           | Ext                | Building 3 | Ground | Window in east elevation                             |
| 17        | West           | Ext                | Building 3 | Ground | Detail of drain in east elevation                    |
| 18        | Northwest      | Ext                | Building 3 | Ground | East elevation abutting Wall 5                       |
| 19        | North          | Ext                | Wall 5     | Ground | Doorway adjacent to Building 3                       |
| 20        | North          | Ext                | Wall 5     | Ground | South elevation                                      |
| 21        | Southeast      | Ext                | Wall 6     | Ground | West elevation                                       |
| 22        | East           | Ext                | Wall 6     | Ground | Doorway in west elevation                            |
| 23        | Southeast      | Ext                | Wall 6     | Ground | Buttress on west elevation                           |
| 24        | South          | Ext                | Building 3 | Ground | North elevation                                      |
| 25        | South          | Ext                | Wall 5     | Ground | North elevation                                      |
| 26        | South          | Ext                | Wall 5     | Ground | Lintel over door in north elevation                  |
| 27        | Southeast      | Ext                | Building 1 | Ground | Building 1 abutting Building 3                       |
| 28        | South          | Ext                | Building 1 | Ground | North elevation                                      |
| 29        | South          | Ext                | Building 1 | Ground | North elevation                                      |
| 30        | South          | Ext                | Building 1 | Ground | Detail of owl hole and breathers in north elevation  |
| 31        | South          | Ext                | Building 1 | Ground | Detail of breather in north elevation                |
| 32        | South          | Ext                | Building 2 | Ground | North elevation                                      |
| 33        | Southeast      | Ext                | Building 2 | Ground | North and west elevations                            |
| 34        | East           | Ext                | Building 2 | Ground | West elevation                                       |
| 35        | East           | Ext                | Building 1 | Ground | Doorway on west elevation                            |
| 36        | Northeast      | Ext                | Building 1 | Ground | West elevation, northern section                     |
| 37        | Northeast      | Ext                | Building 1 | Ground | North side of doorway on west elevation              |
| 38        | Southeast      | Ext                | Building 1 | Ground | South side of doorway on west elevation              |
| 39        | Southeast      | Ext                | Building 1 | Ground | West elevation, southern section                     |
| 40        | East           | Ext                | Building 1 | Ground | Blocked breather on west elevation                   |
| 41        | East           | Ext                | Building 1 | Ground | West-facing elevation                                |
| 42        | North          | Ext                | Building 2 | Ground | South elevation                                      |
| 43        | East           | Ext                | Building 1 | Ground | Roof above porch on west elevation                   |
| 44        | East           | Ext                | Building 1 | Ground | Floor in porch on west elevation                     |
| 45        | Northeast      | Int                | Building 1 | Ground | Room 1a  |
| 46        | Northwest      | Int                | Building 1 | Ground | Room 1a  |
| 47        | North          | Int                | Building 1 | Ground | South elevation, interior view                       |

| Photo No. | Direction       | Interior/ Exterior | Building   | Floor  | Description   |
|-----------|-----------------|--------------------|------------|--------|---|
| 48        | East            | Int                | Building 1 | Ground | Modern rafters                                      |
| 49        | East            | Int                | Building 1 | Ground | Blocked breather in east elevation                  |
| 50        | South           | Int                | Building 1 | Ground | Floor detail  |
| 51        | West            | Int                | Building 1 | Ground | Doorway in west elevation                           |
| 52        | East            | Int                | Building 1 | Ground | Doorway in east elevation                           |
| 53        | Southeast       | Int                | Building 1 | Ground | Staircase to Room 1e                                |
| 54        | South           | Int                | Building 1 | Ground | Staircase to Room 1e and north elevation of Room 1e |
| 55        | Southwest       | Int                | Building 1 | Ground | Staircase to Room 1d                                |
| 56        | West            | Int                | Building 1 | Ground | Tethering ring in Room 1a                           |
| 57        | South           | Int                | Building 1 | Ground | Hatch into Room 1b                                  |
| 58        | South           | Int                | Building 1 | Ground | Door in north elevation of Room 1b                  |
| 59        | Northwest       | Int                | Building 1 | Ground | Stalls in Room 1b                                   |
| 60        | North           | Int                | Building 1 | Ground | Door in north elevation of Room 1b                  |
| 61        | Northeast       | Int                | Building 1 | Ground | Adjustable openings between 1b and 1c               |
| 62        | South           | Int                | Building 1 | Ground | Window in south elevation of Room 1b                |
| 63        | South           | Int                | Building 1 | Ground | Door in south elevation of Room 1b                  |
| 64        | Northeast       | Int                | Building 1 | Ground | Stalls in Room 1b                                   |
| 65        | North           | Int                | Building 1 | Ground | Ceiling in Room 1b                                  |
| 66        | West            | Int                | Building 1 | Ground | Blocked breather on Room 1b                         |
| 67        | East            | Int                | Building 1 | Ground | Stall in Room 1b                                    |
| 68        | Northeast       | Int                | Building 1 | Ground | Stall in Room 1b                                    |
| 69        | East            | Int                | Building 1 | First  | Stall in Room 1b                                    |
| 70        | South-southeast | Int                | Building 1 | First  | South elevation internal view                       |
| 71        | Southwest       | Int                | Building 1 | First  | Crate in Room 1d                                    |
| 72        | Southeast       | Int                | Building 1 | First  | Wooden partition and nesting boxes                  |
| 73        | Southeast       | Int                | Building 1 | First  | Roof structure above 1e                             |
| 74        | South           | Int                | Building 1 | First  | Detail of nesting box in Room 1e                    |
| 75        | South-southwest | Int                | Building 1 | First  | Detail of floor in Room 1e                          |
| 76        | Northwest       | Int                | Building 1 | First  | Detail of roof above porch in west elevation        |
| 77        | Northwest       | Int                | Building 1 | First  | East-facing wall and room beam detail               |
| 78        | West-southwest  | Int                | Building 1 | First  | Detail of truss over Room 1d                        |
| 79        | South           | Int                | Building 1 | First  | Detail of truss over Room 1d                        |
| 80        | East            | Int                | Building 1 | First  | Water tank in Room 1d                               |
| 81        | North           | Int                | Building 1 | First  | Detail of truss over Room 1d                        |
| 82        | South-southwest | Int                | Building 1 | First  | Room 1e interior                                    |
| 83        | South           | Int                | Building 1 | First  | Room 1e ceiling                                     |
| 84        | Southeast       | Int                | Building 1 | Ground | Room 1e window                                      |
| 85        | Northeast       | Int                | Building 1 | Ground | Doorway in east elevation of Room 1a                |
| 86        | East            | Int                | Building 1 | Ground | Lintel over doorway in east elevation of Room 1a    |
| 87        | West            | Int                | Building 4 | Ground | Doorway in east elevation of Room 1a                |
| 88        | South           | Int                | Building 4 | Ground | General internal view                               |
| 89        | East-Southeast  | Int                | Building 4 | Ground | East elevation                                      |
| 90        | West            | Int                | Building 4 | Ground | Flagstone path                                      |
| 91        | West            | Int                | Building 4 | Ground | Window in east elevation of Building 1              |
| 92        | West-northwest  | Int                | Building 4 | Ground | East elevation of Building 1                        |
| 93        | Northwest       | Int                | Building 4 | Ground | General internal view                               |
| 94        | Northwest       | Int                | Building 3 | Ground | General internal view                               |
| 95        | West            | Int                | Building 3 | Ground | East elevation of Building 1                        |
| 96        | Northwest       | Int                | Building 3 | Ground | Drinkers  |

| Photo No. | Direction       | Interior/ Exterior | Building   | Floor  | Description  |
|-----------|-----------------|--------------------|------------|--------|--|
| 97        | North           | Int                | Building 3 | Ground | Detail of former building eaves in north elevation |
| 98        | East            | Int                | Building 3 | Ground | Window in east elevation                           |
| 99        | South-southwest | Int                | Building 3 | Ground | South elevation                                    |
| 100       | Northwest       | Ext                | Building 4 | Ground | General view                                       |
| 101       | West            | Ext                | Building 4 | Ground | Window into Room 1e above Building 4 roof          |
| 102       | West            | Ext                | Wall 6     | Ground | Doorway  |
| 103       | West            | Ext                | Wall 6     | Ground | General view                                       |
| 104       | Southwest       | Ext                | Wall 6     | Ground | General view                                       |
| 105       | Northwest       | Ext                | Wall 6     | Ground | Collapsed wall and buildings beyond                |
| 106       | West            | Ext                | Building 1 | Ground | Roof coping detail                                 |
| 107       | South           | Ext                | Building 8 | Ground | General view                                       |
| 108       | South           | Ext                | Building 8 | Ground | Eastern section                                    |
| 109       | South           | Int                | Building 8 | Ground | Internal detail                                    |
| 110       | South           | Ext                | Building 8 | Ground | Roofline detail                                    |
| 111       | West            | Ext                | Building 8 | Ground | Eastern section                                    |
| 112       | Southeast       | Ext                | Building 8 | Ground | Western section                                    |
| 113       | Southeast       | Ext                | Building 9 | Ground | General view                                       |
| 114       | South           | Ext                | Building 9 | Ground | North elevation                                    |
| 115       | Southeast       | Ext                | Building 9 | Ground | Doorway on west elevation                          |
| 116       | Southeast       | Int                | Building 9 | Ground | General view                                       |
| 117       | East            | Int                | Building 9 | Ground | General view                                       |
| 118       | West            | Int                | Building 9 | Ground | General view                                       |
| 119       | South           | Int                | Wall 7     | Ground | Doorway  |
| 120       | East            | Int                | Wall 7     | Ground | West end   |
| 121       | East            | Int                | Building 1 | Ground | Stalls in Room 1c                                  |
| 122       | East            | Int                | Building 1 | Ground | Stalls in Room 1c                                  |
| 123       | East            | Int                | Building 1 | Ground | Ceiling in Room 1c                                 |
| 124       | East            | Int                | Building 1 | Ground | Floor in Room 1c                                   |
| 125       | Northwest       | Int                | Building 1 | Ground | Stalls in Room 1c                                  |
| 126       | West            | Int                | Building 1 | Ground | Stall in Room 1c                                   |
| 127       | West            | Int                | Building 1 | Ground | Detail of drinkers in Room 1c                      |
| 128       | West-southwest  | Int                | Building 1 | Ground | Stall partition in Room 1c                         |
| 129       | East            | Int                | Building 1 | Ground | Window in east elevation of Room 1c                |
| 130       | South           | Int                | Building 1 | Ground | Manuring gully and path on Room 1c                 |
| 131       | South           | Int                | Building 1 | Ground | Doorway in south elevation of Room 1c              |
| 132       | West            | Int                | Building 1 | Ground | Detail of drinker in Room 1c                       |

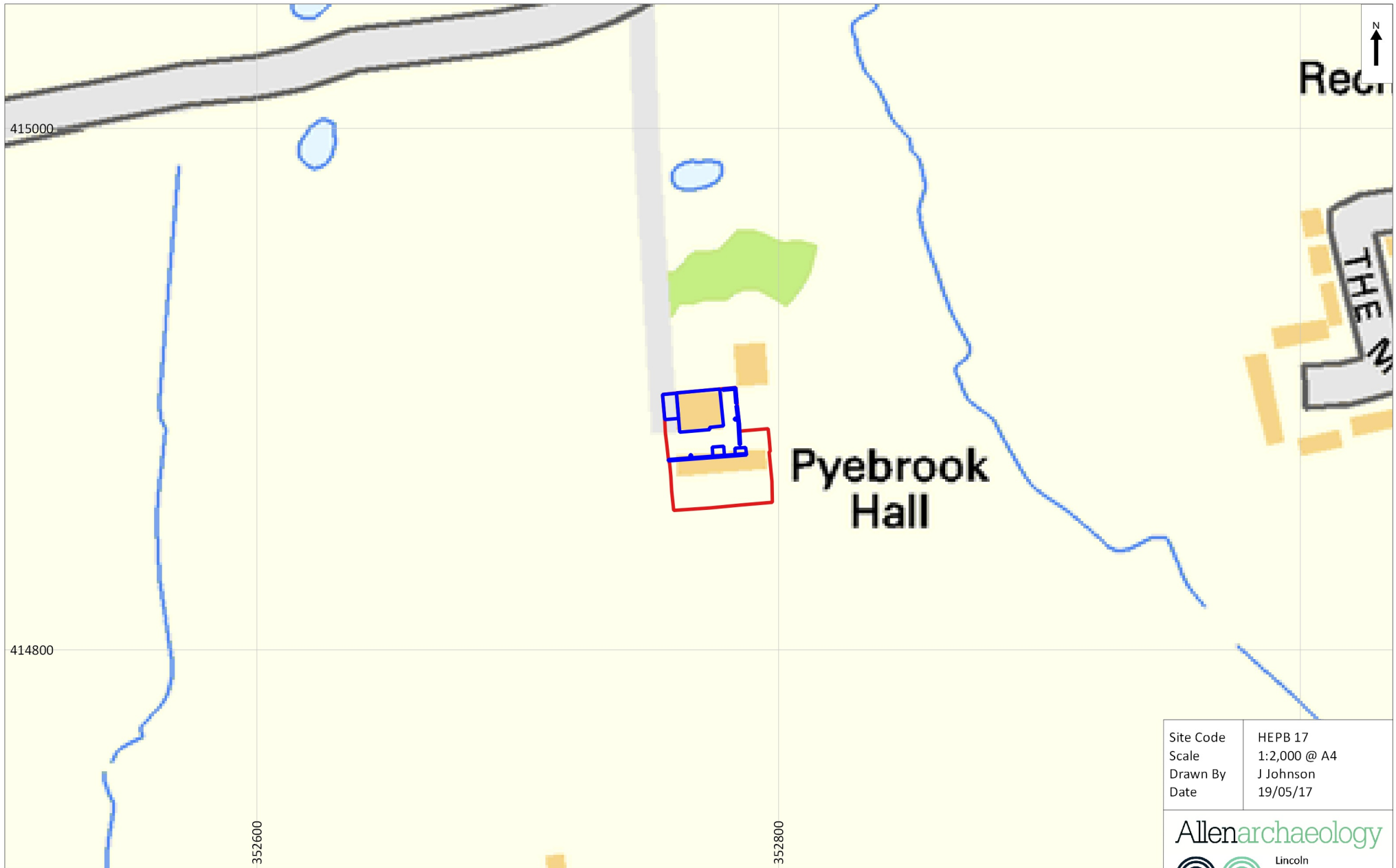


**Figure 1:** Site location outlined in red

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|           |  |
|-----------|--|
| Site Code | HEPB 17                                      |
| Scale     | 1:10,000,000<br>1:1,000,000<br>1:25,000 @ A4 |
| Drawn by  | H Tesseyman                                  |
| Date      | 06/07/17                                     |

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**Figure 2:** Location of development site in red with buildings in blue



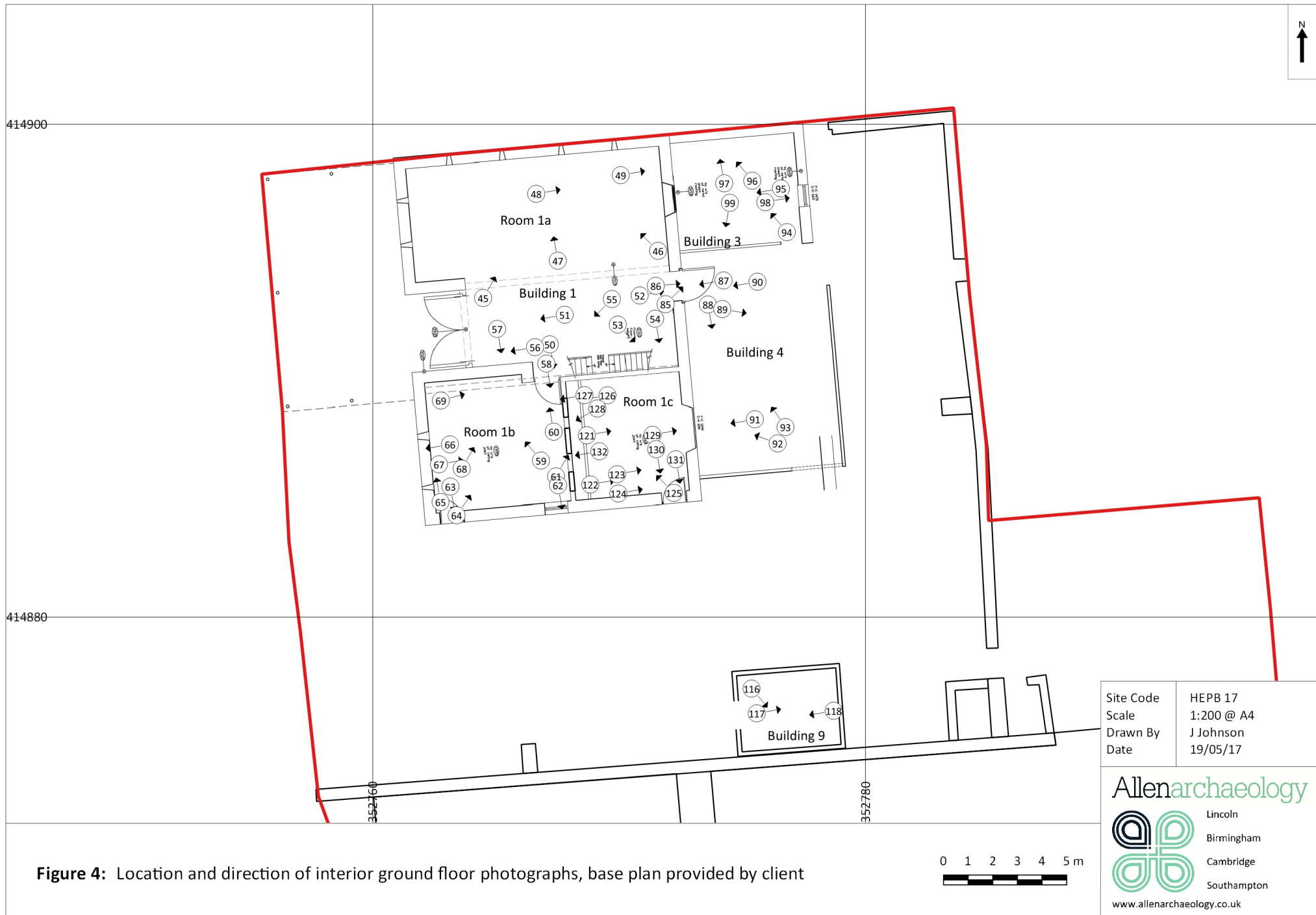
**Figure 3:** Location and direction of exterior photographs, base plan provided by client

|           |            |
|-----------|------------|
| Site Code | HEPB 17    |
| Scale     | 1:250 @ A4 |
| Drawn By  | J Johnson  |
| Date      | 19/05/17   |

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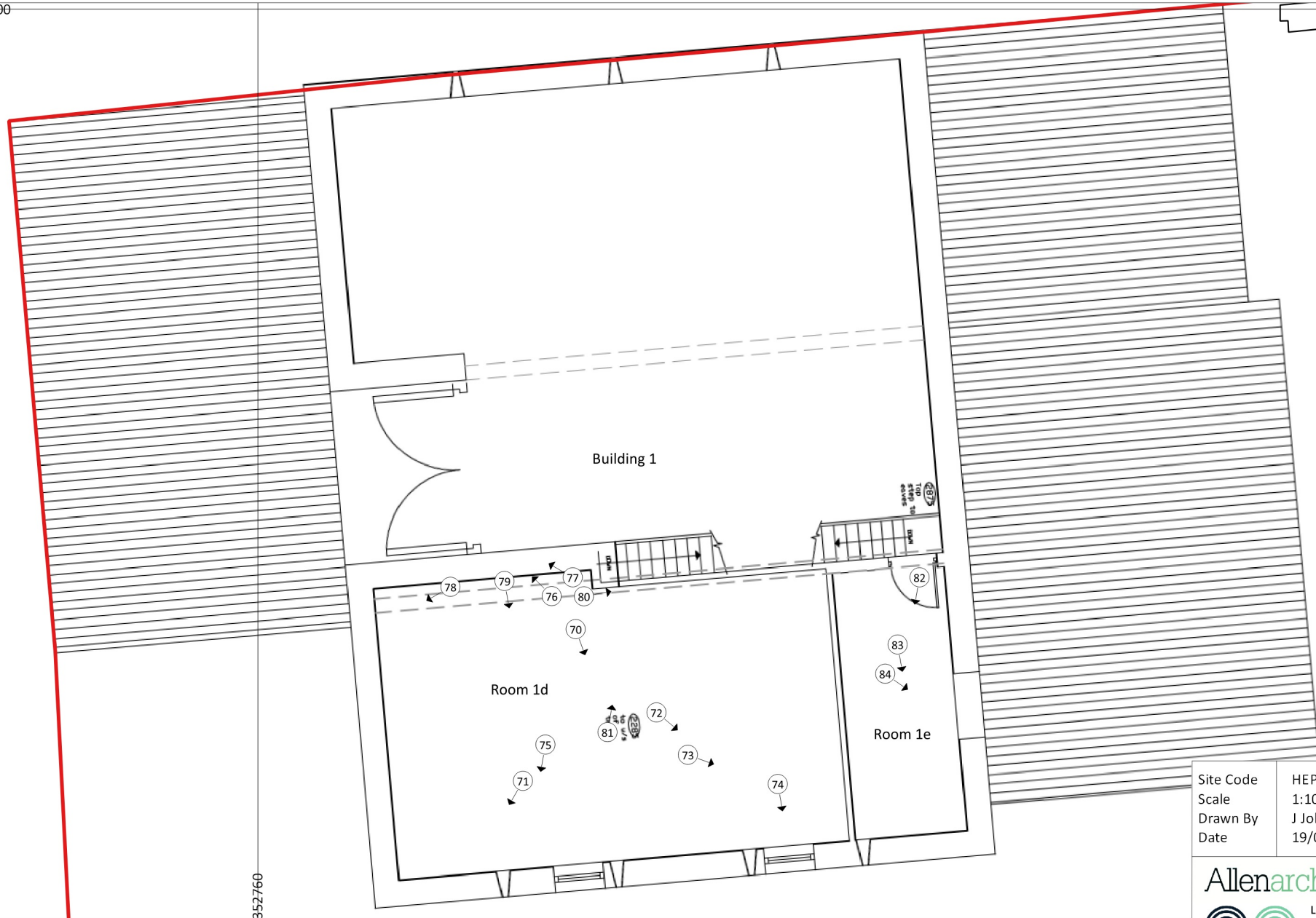
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**Figure 4:** Location and direction of interior ground floor photographs, base plan provided by client





|           |            |
|-----------|------------|
| Site Code | HEPB 17    |
| Scale     | 1:100 @ A4 |
| Drawn By  | J Johnson  |
| Date      | 19/05/17   |

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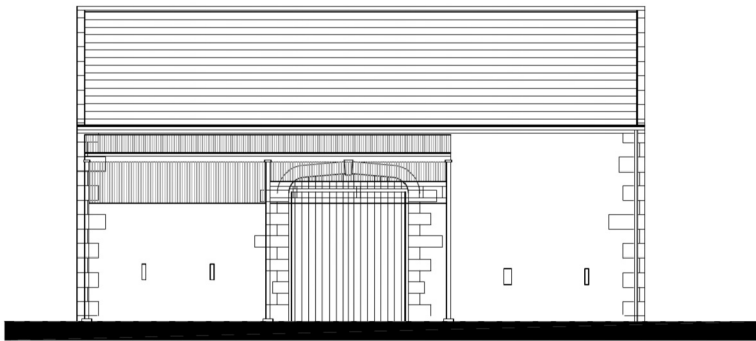
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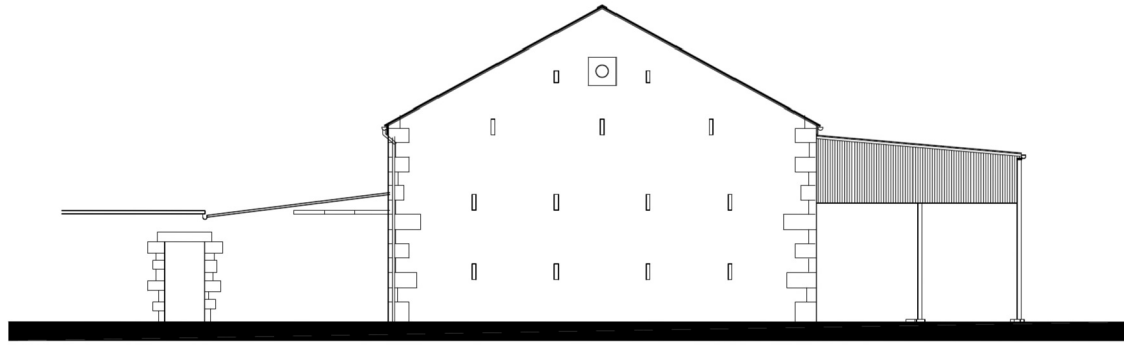
**Figure 5:** Location and direction of interior first floor photographs, base plan provided by client



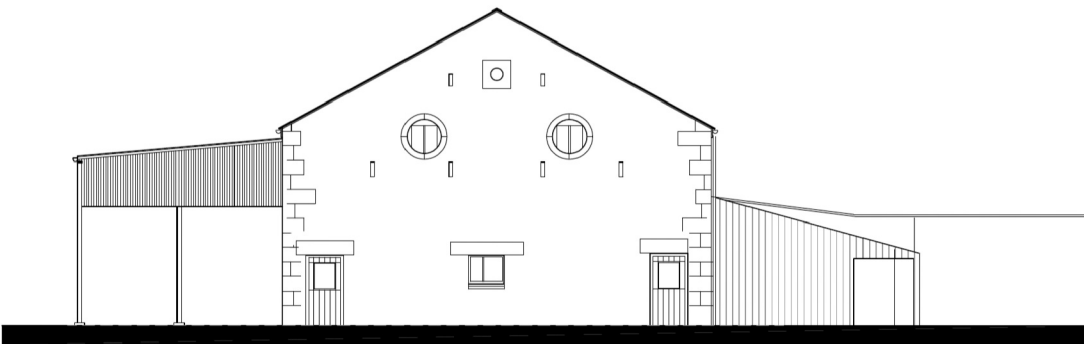
West elevation



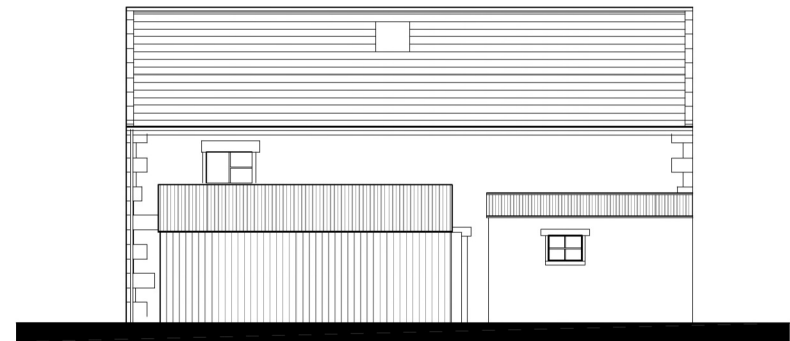
North elevation



South elevation



East elevation



|           |            |
|-----------|------------|
| Site Code | HEPB 17    |
| Scale     | 1:200 @ A4 |
| Drawn By  | J Johnson  |
| Date      | 19/05/17   |

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Figure 6: Elevations, provided by client



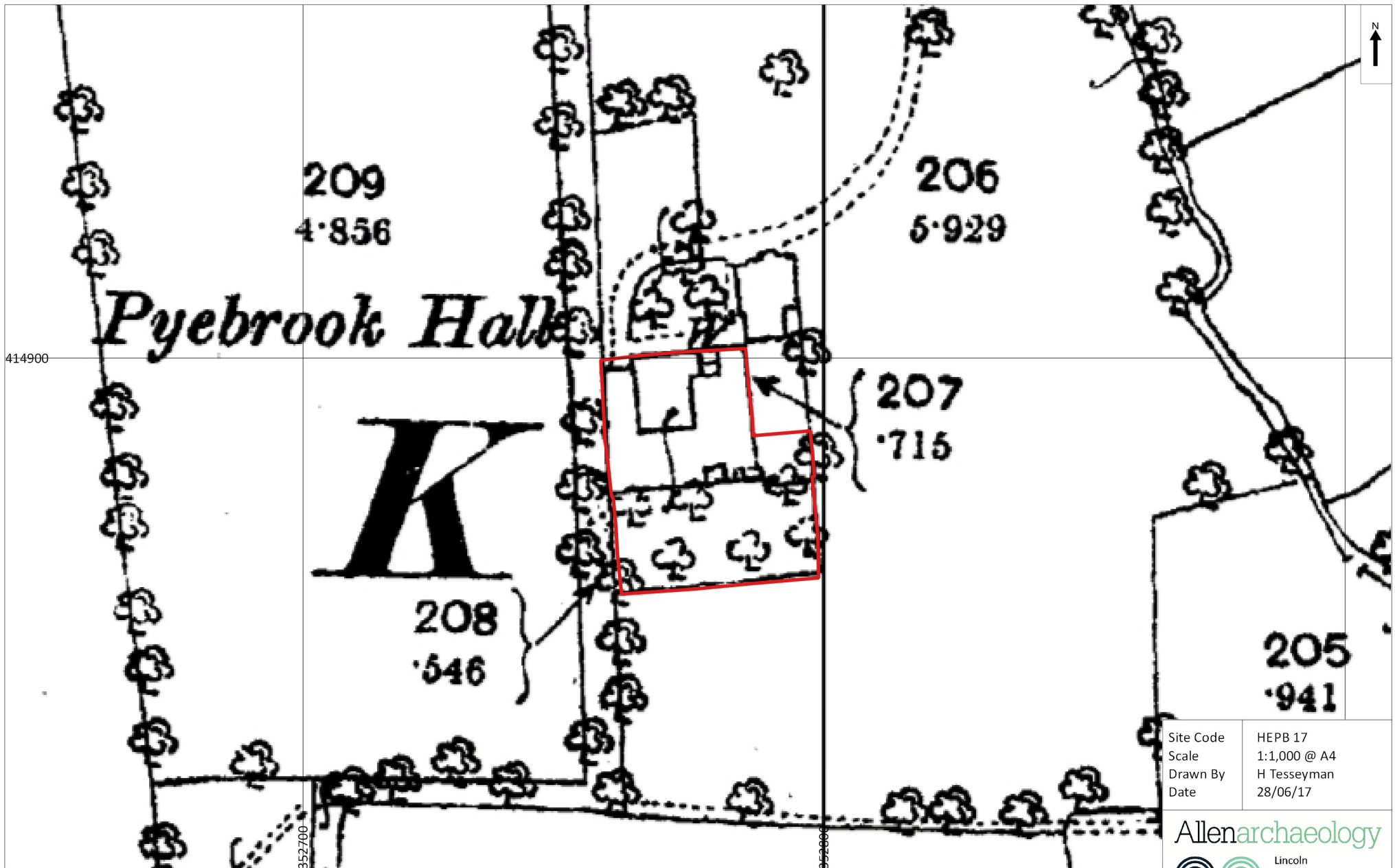
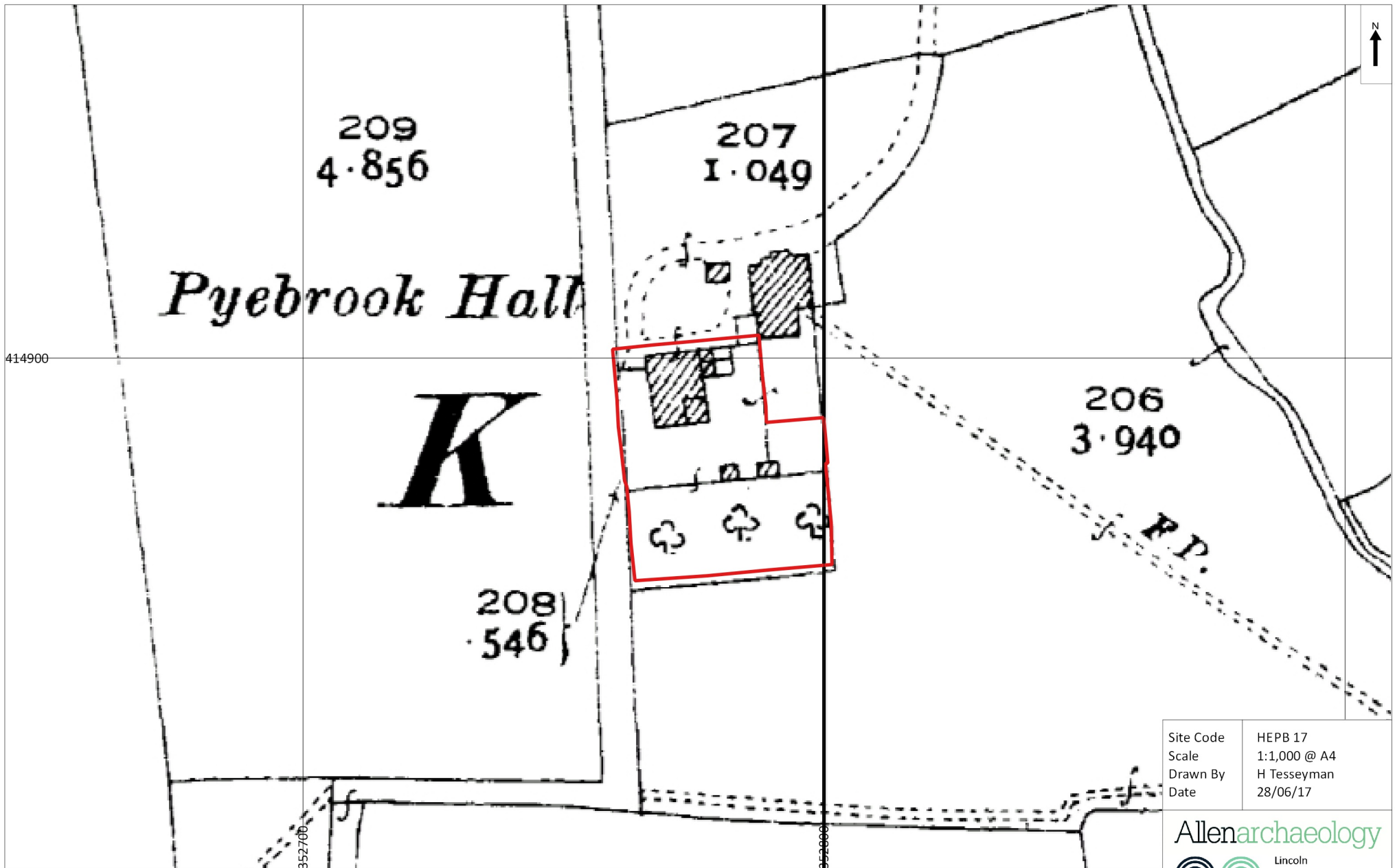


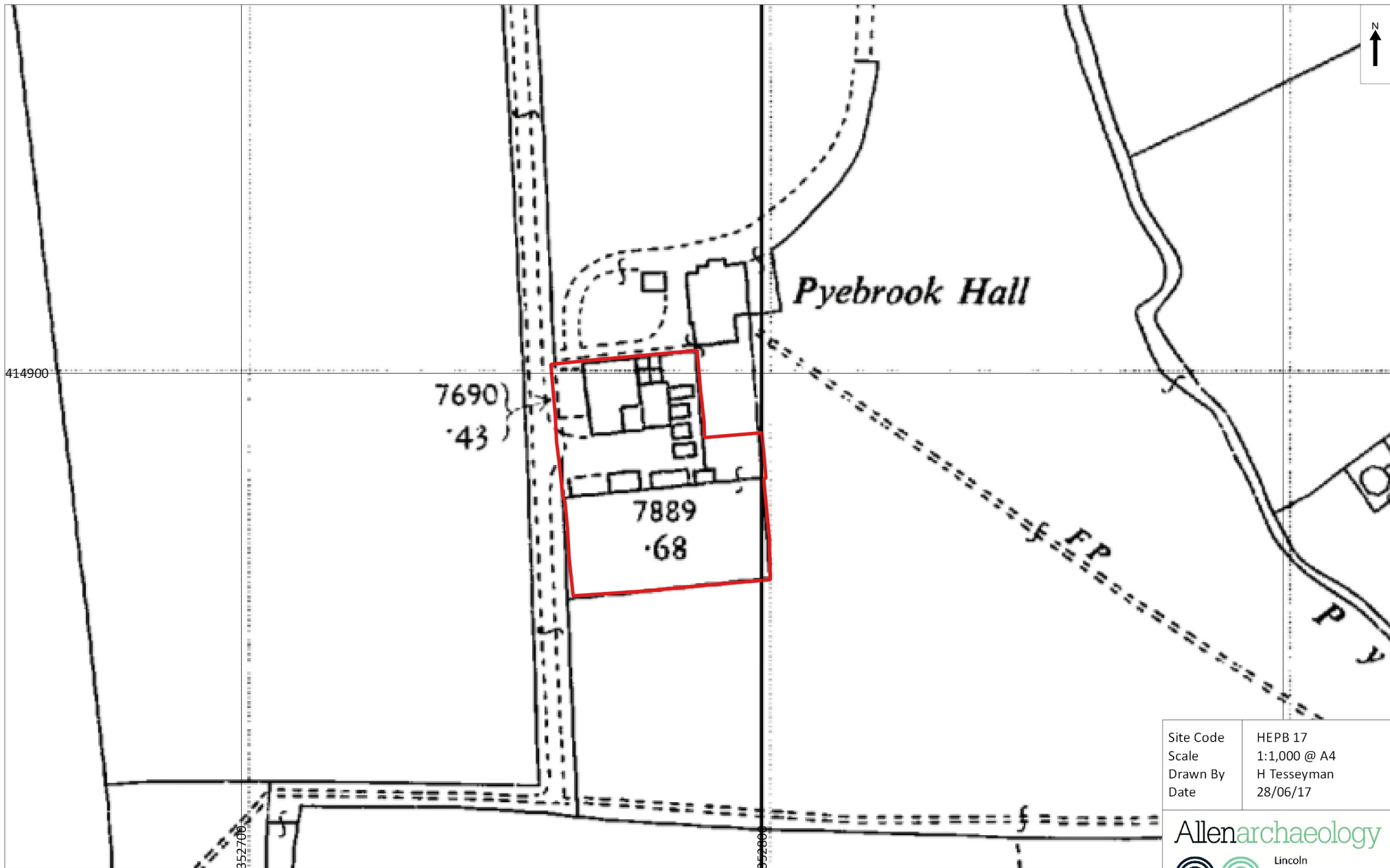
Figure 7: Extract of 1894 Ordnance Survey map with site in red



**Figure 8:** Extract of 1928 Ordnance Survey map with site in red

|           |              |
|-----------|--------------|
| Site Code | HEPB 17      |
| Scale     | 1:1,000 @ A4 |
| Drawn By  | H Tesseyman  |
| Date      | 28/06/17     |


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**Figure 9:** Extract of 1960 Ordnance Survey map with site in red

|           |              |
|-----------|--------------|
| Site Code | HEPB 17      |
| Scale     | 1:1,000 @ A4 |
| Drawn By  | H Tesseyman  |
| Date      | 28/06/17     |

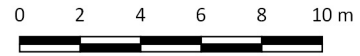
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**Figure 10:** Provisional phasing, base plan provided by client



|           |             |
|-----------|-------------|
| Site Code | HEPB 17     |
| Scale     | 1:250 @ A4  |
| Drawn By  | H Tesseyman |
| Date      | 10/07/17    |

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