

Barn at Green Hill  
Borwick, Lancashire:  
Historic Building Survey (Level 2 Record)



July 2021

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*This report is formatted for printing on both sides of the paper  
and may contain some blank pages*

# Barn at Green Hill Borwick, Lancashire: Historic Building Survey (Level 2 Record)

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## SUMMARY

The barn at Green Hill, Borwick (NGR: SD 53058 72879), is likely to date from the early nineteenth century, and takes the form of a bank barn, with livestock accommodation on the lower ground floor, below a large open hayloft. It has been extended in two places and the roof structure has been replaced, but some historic animal stalls remain in situ. Recording was carried out for the owners, Mr & Mrs Greenwood, to fulfil a condition of prior approval for conversion, from Lancaster City Council.

July 2021

**S T E P H E N   H A I G H**  
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39	North-east outshut, looking north-east
40	North-west outshut, looking west

## **BARN AT GREEN HILL, BORWICK, LANCASHIRE: HISTORIC BUILDING SURVEY (LEVEL 2 RECORD)**

### **1 Introduction**

- 1.1 This report presents the results of the recording of the barn at Green Hill, at Borwick, in Lancashire. It was commissioned by the owners and developers Mr & Mrs Greenwood, to fulfil a condition of prior approval from Lancaster City Council (LCC) for the barn's conversion to a dwelling, and the survey was carried out in July 2021.
- 1.2 The building is thought to date from the early nineteenth century, and takes the form of a bank barn, which has been extended in two places. The lower ground floor retains its original floor plan and some livestock stalls.
- 1.3 The recording work was confined to photography, supplemented by a brief study of some historic sources. This report will be submitted to the clients, the local planning authority and the Lancashire Historic Environment Record, as well as the Oasis Project for publication on the internet<sup>1</sup>.

### **2 Location**

- 2.1 Green Hill lies to the south of Borwick Road, about 500m south-east of the middle of Borwick village (NGR: SD 53058 72879). It lies at the crest of a slope at an altitude of 45m AOD in a rural area (figures 1,2). It is one of a number of former farmsteads and outlying houses at this edge of the settlement.
- 2.2 The barn stands to the south-east of the farmhouse, with its long axis running approximately east-west (figure 3). The lower ground floor faces south, while the upper ground floor faces north.

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<sup>1</sup> [Online Access to the Index of Archaeological Investigations](#)

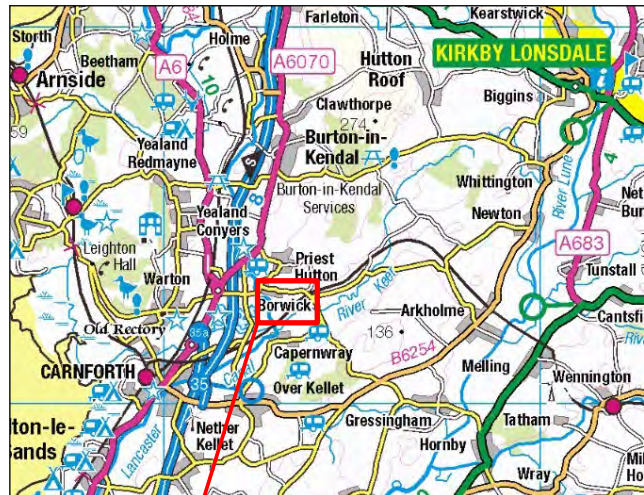


Figure 1: Location map (i), 1:200,000

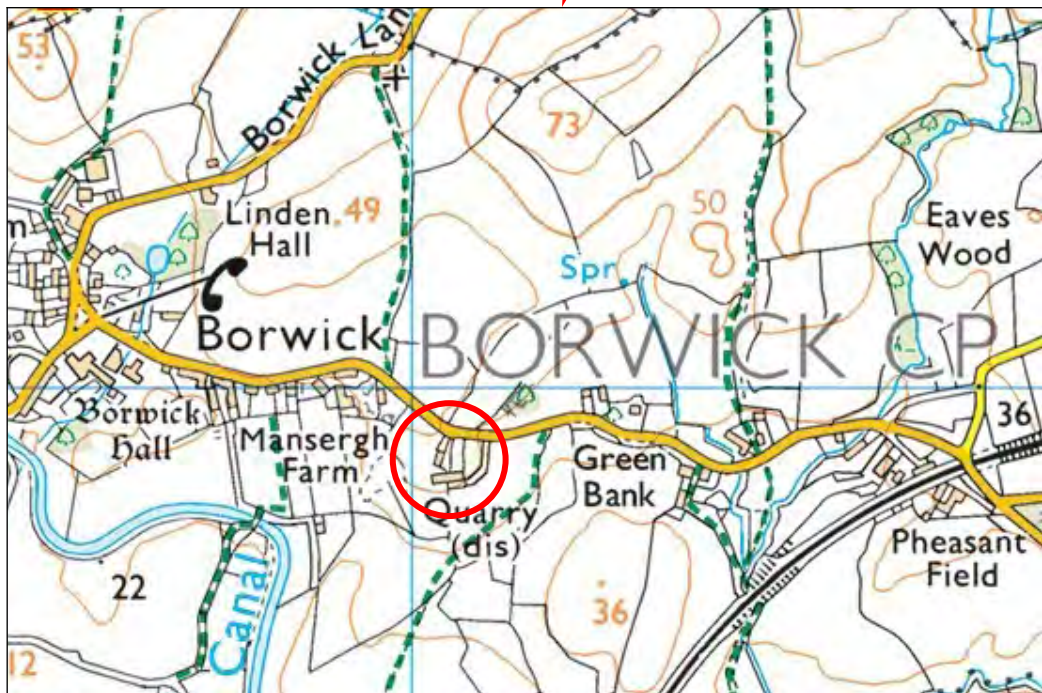


Figure 2: Location map (ii), 1:10,000

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### 3 Planning context

- 3.1 Prior approval for "the change of use of agricultural building into dwelling (C3)" was granted by LCC on 18 June 2021 (21/00453/PAA).





Figure 3: Site plan (1:500)

3.2 Condition 4 of the approval notice stipulates that:

*"No development, site clearance/preparation, or demolition shall commence until the applicant has secured the implementation of a programme of a Level 2 building recording. This shall include a plan identifying the location and direction of the photographic records, to be submitted to and agreed in writing by the Council as Local Planning Authority. The record should include the creation of a photographic record*

*of the barn, inside and out, as set out in 'Understanding Historic Buildings' (Historic England 2016). A copy of that record, accompanied by copies of all relevant drawings and the Heritage Statement, should be deposited with the Lancashire Historic Environment Record prior to occupation. This work should be undertaken by an appropriately qualified professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (CIfA). The development shall be carried out in accordance with the agreed details."*

- 3.3 It should be noted that no heritage statement was provided with the applicants' prior approval notification, but one has been compiled specifically to accompany this historic building survey.

#### 4 Previous investigative work

- 4.1 No previous investigation or recording is known to have taken place at the site.

#### 5 Historic maps

- 5.1 The Ordnance Survey 1:10,560 map of 1847<sup>2</sup> (figure 4) shows the barn with an L-shaped plan, indicating that the present north-west projection had not yet been built then, but it had evidently been added by the time of the survey for the 1:2500 map edition of 1891<sup>3</sup>.



Figure 4: OS 1:10,560 map, 1847

<sup>2</sup>Lancashire, sheet 19, surveyed 1844-5 (not at original scale)

<sup>3</sup>Lancashire, sheet 19.13; surveyed 1889-90



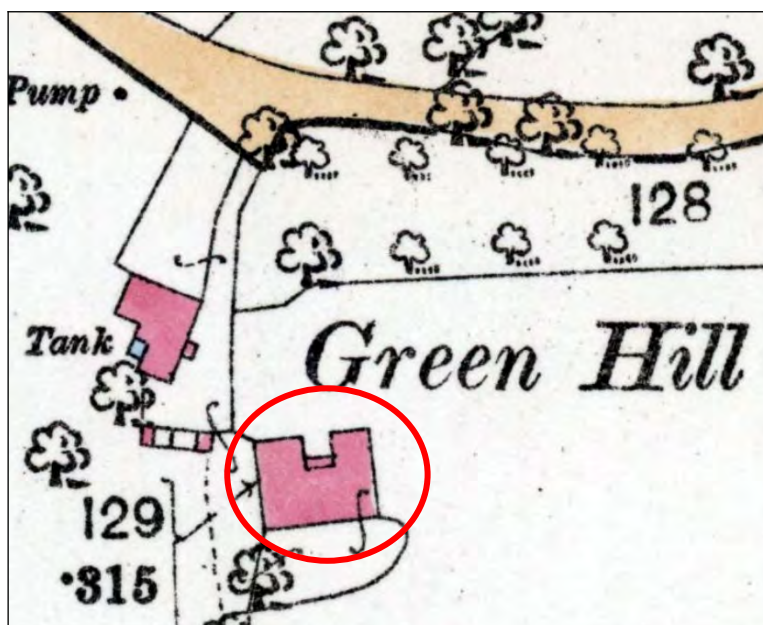


Figure 5: OS 1:2500 map, 1891

## 6 Recording methodology

- 6.1 Recording was carried out on a site visit on 15 July 2021, and involved inspection of the exterior and interior of the barn, together with photography.
- 6.2 The photographic record was made using a digital SLR camera (12 megapixels), and both external and internal photographs were taken where possible, generally using a scale in the form of a 2m ranging pole marked with 0.5m graduations, or a 0.5m baton with 0.1m graduations. Images were captured as raw NEF files, converted to TIFF files and are printed in this report at approximately 5 x 7". The photograph locations are shown on copies of the architect's plans; in the text they are referred to by numbers in **bold**.

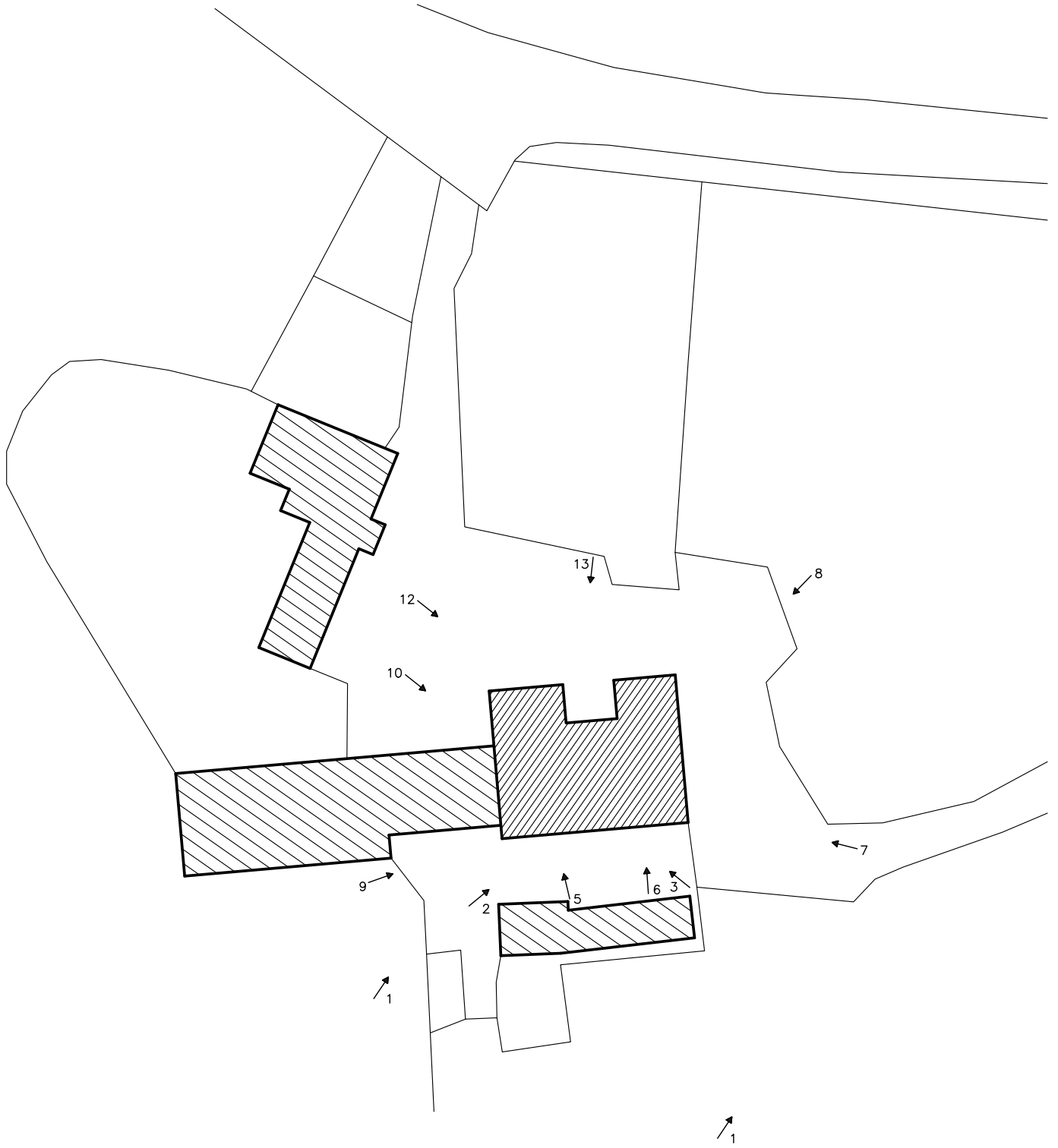
## 7 The barn

- 7.1 The barn is built from random rubble, predominantly limestone (the native bedrock), with some sandstone, and dressings are similarly of both stone types. Most of the roof is Cumbrian slate, with sandstone ridge, and has been relaid within the last thirty years (**1**), but two outshuts on the north side have asbestos-cement roofs.
- 7.2 The south front faces onto a concrete yard, and contains the entrances to the lower ground floor, as well as some blind forking holes and a former winnowing door to the hayloft (**2,3**). The latter are notable for the use of unconverted timbers to support the rubble fill, between the outer and inner lintels (**4**), and it is not certain whether these holes were ever open, or were intended to be merely

decorative. Of the lower doorways, the three in the west half serve a shippon with central feeding passage (**5**), while to the right is an arched doorway to a narrow cart bay, and a stable doorway (**6**).

- 7.3 The east gable has cement render, and the barn has been extended at the north-east corner (**7**), before 1844-5, according to the Ordnance Survey. The original part has three blind forking holes to the hayloft, and a plain owl hole, while the extension has two large openings under concrete lintels (**8**).
- 7.4 A single storey shippon has been built up to the west gable in the mid twentieth century, above which are cement render and signs of rebuilding (**9,10**). A ground floor doorway in this gable is a twentieth century insertion (**11**). The extension of the barn's north-west corner appears to have been late nineteenth century, although it was subsequently altered to form a double garage (**12**).
- 7.5 The two additions on the north side of the barn largely mask its original elevation, but they leave the cart entrance to the hayloft open (**13,14**). It is reached up a ramp, and has stone arch and harr-hung doors. To the east, within the later outshut, a doorway has been inserted to communicate between the two haylofts (**15**).
- 7.6 Internal arrangements on the lower ground floor shippon include the central feeding passage, with cobbled and flagged floor (**16,17**), which runs between rows of stalls to either side. The "skellbuses" separating the stalls from the passage, and the "boskins" dividing the pairs of stalls, include some of upright flagstones, within timber frames, but also some of vertical boards (**18-25**). There were originally stalls for sixteen beasts, but two have been lost to a ramp serving the inserted doorway in the west side. There are a number of recesses and former breathers in the side walls (**26,27**).
- 7.7 The narrow room to the east of the shippon (**28,29**) is interpreted as a cart bay, but an alternative function may have been a root store.
- 7.8 The former stable beyond has been modified to house cattle (**30,31**). The beams overhead suggest stalls arranged east-west, but no related fixtures or fittings appear to have survived.
- 7.9 The main hayloft forms a single space open to the roof, with no evidence for any divisions (**32-37**). The trusses over have all been altered in the modern re-roofing, which took place following collapse (**38**).

- 7.10 The two northern outshuts appear also to have provided livestock housing, with haylofts over, but internal divisions have been removed and no features of interest remain (**39-41**).



↗ 1: photograph direction and number

BARN AT GREEN HILL  
 BORWICK  
 LANCASHIRE  
 (NGR: SD 53058 72879);  
 HISTORIC BUILDING SURVEY

FIGURE 6:  
 SITE PLAN  
 WITH PHOTOGRAPH LOCATIONS

SCALE: 1:500 (at A4)

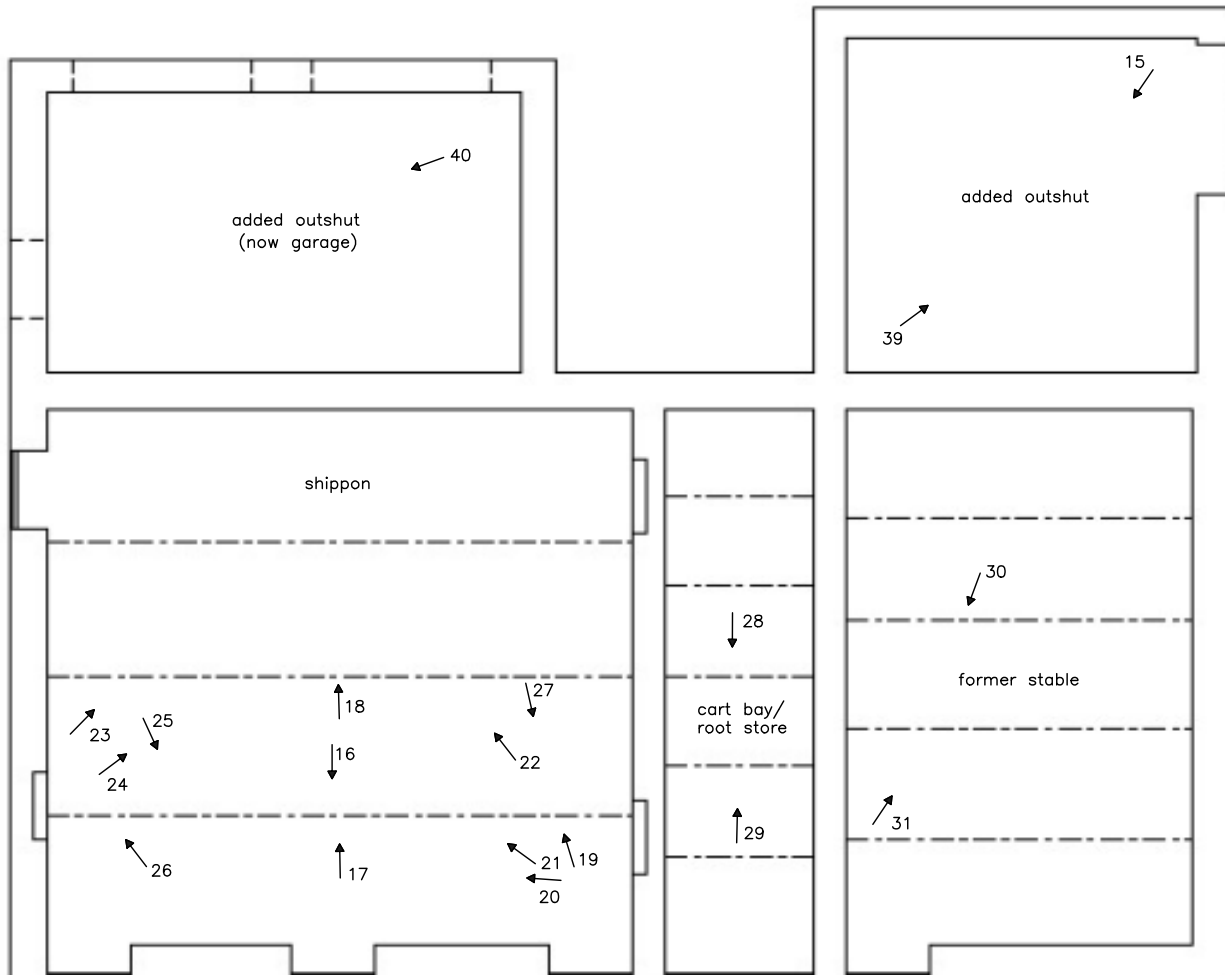
DATE OF SURVEY: JULY 2021

STEPHEN HAIGH  
 Buildings Archaeologist

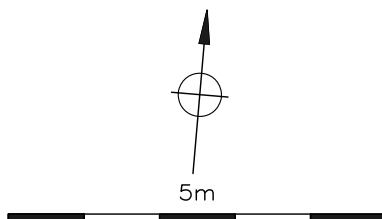


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↗ 1: photograph direction and number

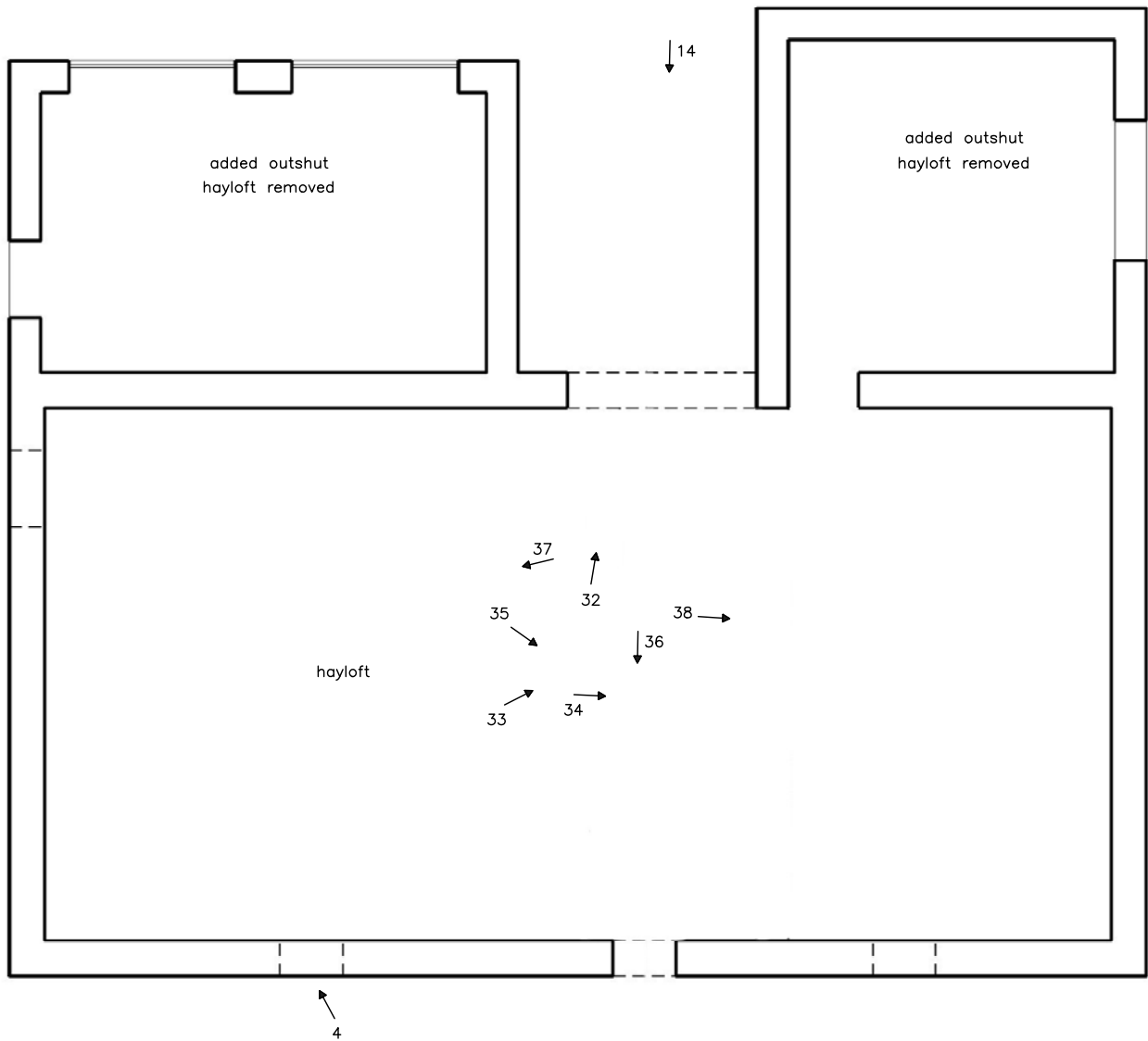


BARN AT GREEN HILL  
 BORWICK  
 LANCASHIRE  
 (NGR: SD 53058 72879);  
 HISTORIC BUILDING SURVEY

FIGURE 7:  
 LOWER GROUND FLOOR PLAN  
 WITH PHOTOGRAPH LOCATIONS

SCALE: 1:100 (at A4)  
 DATE OF SURVEY: JULY 2021

STEPHEN HAIGH  
 Buildings Archaeologist



↗ 1: photograph direction and number

BARN AT GREEN HILL  
 BORWICK  
 LANCASHIRE  
 (NGR: SD 53058 72879);  
 HISTORIC BUILDING SURVEY

FIGURE 8:  
 UPPER GROUND FLOOR PLAN  
 WITH PHOTOGRAPH LOCATIONS

SCALE: 1:100 (at A4)

DATE OF SURVEY: JULY 2021

STEPHEN HAIGH  
 Buildings Archaeologist

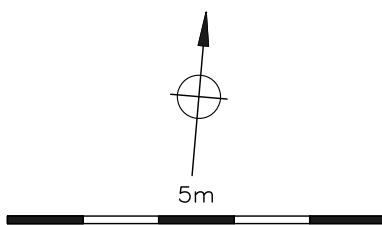






Photo 1: General view of the barn, from the south-west



Photo 2: South elevation, from the south-west





Photo 3: South elevation, from the south-east



Photo 4: Detail of lintel to blind opening, upper part of south elevation, with timber to rubble core





Photo 5: South elevation: three doorways to shippon



Photo 6: South elevation: doorways to cart bay and stable





Photo 7: General view of the barn, from the south-east



Photo 8: General view of the barn, from the north-east





Photo 9: General view of the barn, from the south-west





Photo 10: General view of the barn, from the north-west



Photo 11: Inserted doorway in west gable, inside modern shippon



Photo 12: General view of the barn, from the north-west





Photo 13: General view of the barn, from the north



Photo 14: Cart entry, north elevation





Photo 15: Interior of north-east outshut: inserted hayloft doorway



Photo 16: Shippon: feeding passage, looking south





Photo 17: Shippon: cobbles and flagstones to feeding passage



Photo 18: Shippon: feeding passage, looking north





Photo 19: Shippon: stalls in east side, looking north-west



Photo 20: Shippon: stalls in east side, looking west





Photo 21: Shippon: stalls in east side, looking north-west



Photo 22: Shippon: stalls in east side, looking north-west





Photo 23: Shippon: stalls in west side, looking north-east



Photo 24: Shippon: stalls in west side, looking north-east





Photo 25: Shippon: stalls in west side, looking south-east



Photo 26: Shippon: recesses etc in west side, looking north-west





Photo 27: Shippon: recesses etc in east side, looking south-east

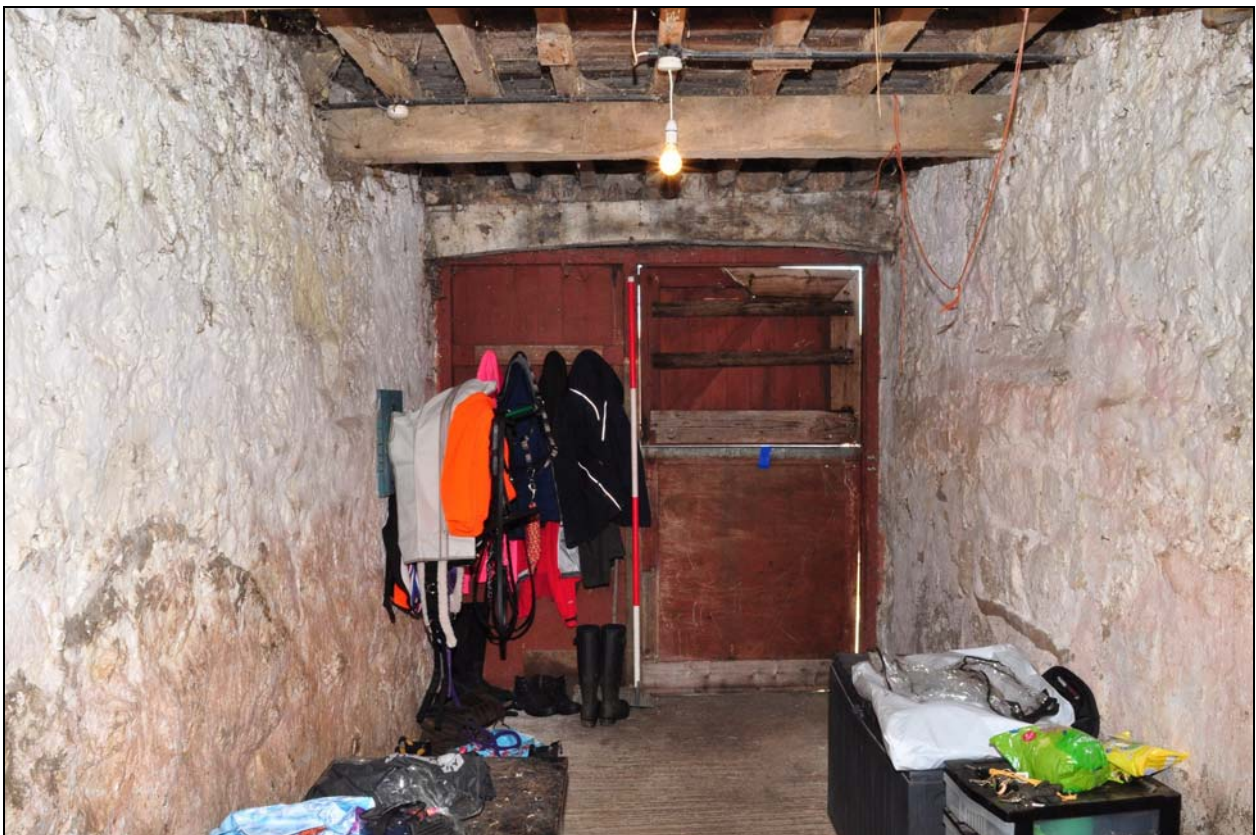


Photo 28: Cart bay, looking south





Photo 29: Cart bay, looking north



Photo 30: Former stable, looking south





Photo 31: Former stable, looking north



Photo 32: Hayloft: cart entry, looking north-east





Photo 33: Hayloft, looking north-east



Photo 34: Hayloft, looking east





Photo 35: Hayloft, looking south-east



Photo 36: Hayloft, looking south towards former winnowing doorway





Photo 37: Hayloft, looking west



Photo 38: Roof over hayloft, looking east





Photo 39: North-east outshut, looking north-east



Photo 40: North-west outshut, looking west