

Barn at Manor House Farm
Brogden Lane, Barnoldswick, Lancashire:
Archaeological Building Recording



June 2007

STEPHEN HAIGH

B u i l d i n g s A r c h a e o l o g i s t

11 Browcliff Silsden Keighley West Yorkshire BD20 9PN

Tel/Fax: 01535 658925 Mobile: 07986 612548

stephenhaigh@tiscali.co.uk

Barn at Manor House Farm Brogden Lane, Barnoldswick, Lancashire: Archaeological Building Recording

CONTENTS

List of photographs

1	Introduction	1
2	Location and current use	1
3	Planning background.....	1
4	Historical background and architectural interest	2
5	Recording methodology.....	2
6	Building description	3
7	Conclusion	4
	Appendix: Contents of the project archive	5

Figures

1: Location maps	6: Upper floor plan
2: Extract from OS 1853 map	7: Cross-section
3: Extract from OS 1894 map	8: Site plan with key to photos
4: Extract from OS 1909 map	9: Ground floor plan with key to photos
5: Ground floor plan	10: Upper floor plan with key to photos

Photographs

SUMMARY

Archaeological building recording was carried out for Mr J Parsons in May 2007 at a barn at Manor House Farm, formerly known as Brogden, near Barnoldswick, Lancashire (NGR: SD 854470), before its conversion to residential use. The building is stone-built and probably of eighteenth century date, but was altered in the late nineteenth century and because of twentieth century adaptations contains no visible internal features of interest. The records made include floor plans, a section drawing and photographs, as well as a written account.

June 2007

STEPHEN HAIGH
Buildings Archaeologist

11 Browcliff Silsden Keighley West Yorkshire BD20 9PN
Tel/Fax: 01535 658925 Mobile: 07986 612548
stephenhaigh@tiscali.co.uk

BARN AT MANOR HOUSE FARM, BROGDEN LANE, BARNOLDSWICK, LANCASHIRE:

ARCHAEOLOGICAL BUILDING RECORDING

LIST OF PHOTOGRAPHS INCLUDED IN THIS REPORT

Photo	Subject
1	Front of farmhouse and barn, from the south-east
2	Front elevation of the barn, from the south-east
3	Front elevation of barn (centre), below modern additions
7	West gable of barn, above later additions
8	Rear of farmhouse and barn, from the north-east
10	North elevation of the barn
11	Blocked entrances in north elevation of barn
12	Rear of farmhouse and barn, from the north-west
14	Modern milking parlour on ground floor of barn, from the east
15	Modern loft area in barn, from the north-east
17	Roof truss in barn, from the east

A complete set of photographs forms part of the project archive (see Appendix)

BARN AT MANOR HOUSE FARM, BROGDEN LANE, BARNOLDSWICK, LANCASHIRE:

ARCHAEOLOGICAL BUILDING RECORDING

1 Introduction

- 1.1 This report presents the results of archaeological building recording at a barn at Manor House Farm, near Barnoldswick, Lancashire, carried out in May 2007. The work was commissioned by the owner Mr J Parsons, to fulfil a condition of planning consent from Pendle Borough Council for the conversion of the building to residential use.
- 1.2 The barn is thought to be of eighteenth century date but has been altered subsequently, with the construction of a milking parlour on the ground floor in the twentieth century having removed or masked all internal features. Records made include floor plans, a section drawing, photographs, and a written account.
- 1.3 The work was carried out in accordance with the standard specification for the recording of agricultural buildings issued by the Lancashire County Archaeology Service. This report will be submitted to the client, the planning authority, the County Archaeology Service and the English Heritage National Monuments Record, while the project archive will be deposited at the Lancashire Record Office, Preston.

2 Location and current use

- 2.1 Manor House Farm, formerly known as Brogden, stands 2km west of Barnoldswick on the south side of Brogden Lane (a Roman road), at NGR SD 854470 and at 170m AOD (Figure 1). The farm is situated at the northern foot of Weets Hill, with an area of drumlins to the north.
- 2.2 As well as the barn, the historic buildings at the farm include only the house (listed, grade 2), a mid eighteenth century, proto-classical Georgian farmhouse at its east end. A number of modern sheds and other structures have been added to the south and west of the barn in the mid or late twentieth century.
- 2.3 At the time of recording the barn was in use as a milking parlour.

3 Planning background

- 3.1 The barn is not listed as having special architectural or historic interest. Planning permission was granted by Pendle Borough Council on 9 May 2003 for its conversion to residential use (application no: 13/03/0149P), and condition no 2

attached to the consent requires a detailed record of the building to be made before development, which this report is intended to be.

4 Historical background and architectural interest

- 4.1 Traditional farm buildings are of historic interest because they contribute to an understanding of the vernacular architecture and past farming systems of the region. As a group they are under threat due to redundancy and neglect, as well as their potential for conversion, and records of them can help provide an understanding of this diminishing and irreplaceable stock.
- 4.2 Little is known of the history of Manor House Farm, but Ordnance Survey maps show that the barn and house range was extant in the mid nineteenth century when the first edition 6" to the mile map was surveyed (1849; Figure 2), at which time it was known as Brogden. Larger scale, 1:2500 maps surveyed in 1893 and 1907 show the site in more detail but without any changes to the buildings' outlines (Figures 3).

5 Recording methodology

- 5.1 The archaeological building recording took place on 23 May 2007, and in accordance with the standard specification issued by the Lancashire County Archaeology Service for agricultural buildings.
- 5.2 It involved the production of floor plans and a cross-section drawing of the barn, showing all significant archaeological detail, and employing conventions based on those specified by English Heritage¹. The plans are based on a survey by David Hill, chartered surveyors.
- 5.3 A photographic record was also made, using a medium format camera with shift and other lenses, and black and white film for the sake of archival permanence. External and internal photographs were taken, in most cases using either a 1m or 2m ranging pole marked with 0.5m graduations as a scale, and their locations are shown on copies of the site and floor plans. The photographs have been printed to a size of 7" x 5", with two at 10 x 8", and a selection are copied in this report, where they are referred to by numbers in bold.

¹ English Heritage 2006 *Understanding Historic Buildings: A guide to good recording practice*

6 Building description

Exterior

- 6.1 The barn faces south, on the west side of and set back slightly from the farmhouse, and this elevation is largely obscured by the later adjoining sheds (1). It is built of local sandstone rubble, laid in rough courses, and contrasting with the house which is fronted with limestone rubble on this side. A change is apparent around 0.5m below the eaves, indicating the barn has been heightened, and the present eaves have moulded brick or terracotta brackets carrying the gutter, and shaped kneeler and gable coping at the west end (2). Openings in this side of the barn include a central wagon doorway with segmental arch and projecting keystone, now reduced to a pedestrian doorway (3). To the left is a doorway and two windows, and above them is a blocked opening, probably a former forking hole, with concrete lintel which suggests it is secondary. In the east part of the elevation are a doorway and window, and first floor doorway. Of these openings, all the windows appear to be insertions and the doorways appear to lack dressings, suggesting they too are secondary, although it is likely that there was at least one doorway in this elevation originally.
- 6.2 At ground floor level, where enclosed by later additions, the west gable has a doorway and window, again with concrete dressings which indicate a secondary date. As on the south side, the poor light and accretions on this elevation mask detail but no original features or openings are visible. Above the later roofs however the wall is clear, and the building's heightening is discernible (7).
- 6.3 Better observations of the barn can be made on the north elevation, where the barn is also set back slightly from the farmhouse (8). The stonework is similar to that elsewhere, with a clear change near the eaves, which have the same brackets and kneelers (9). The central wagon entrance with shallow segmental arch has been blocked, as has an adjacent pedestrian doorway with interrupted jambs, cut through by a later window of which there are three in total (10,11). A blocked breather can be discerned to the right of the arched entrance. The doorway at the right is a modern insertion, and modern sheds adjoin at the north-west corner.
- 6.4 It is not possible to ascertain the barn's temporal relationship with the house, and although the nature of the stonework at the junction between the two suggests that the house post-dates the barn, the fact that the party wall contains a chimney suggests otherwise.
- 6.5 The barn roof is of local stone slates with stone slate roof, which appears to have been re-laid in the late twentieth century.

Interior

- 6.6 As noted above the conversion of the barn to a milking parlour in the second half of the twentieth century means the interior has virtually no visible historic features. On the ground floor all internal wall surfaces are rendered, and the present internal walls (not shown on the plan) all appear to be secondary (14), with the exception of the four stub cross-walls either side of the cart entrances, which rise through the building to carry the roof trusses. The floor is of concrete, and a new loft has been inserted, carried on steel and softwood members; this cuts across the blocked wagon doorways and runs for the full length of the building (15,16), although it is in poor condition and was not fully accessible. A covered feed hopper occupies the west end of the first floor.
- 6.7 The present roof trusses, of which there are four, are secondary and no doubt contemporary with the heightening of the building identified from the exterior. They are of sawn softwood and bolted queen-post construction. It is likely that they occupy the same positions as their predecessors, but this could not be ascertained.

7 Conclusion

- 7.1 The barn is a much altered example of a building type very common in the district, whose original form is not fully understood because of changes to the building which have taken place in the nineteenth and twentieth century, although the essential pattern of a central threshing floor served by cart entrances front and rear is clear. Only one other original opening has been identified, the pedestrian doorway in the north elevation, which may indicate that there was a shippon in the east half of the building, as would normally be found in such a combination barn. However there is no other visible evidence for the internal layout, and whether or not the west half of the building was open to the roof originally, or if one or more hay lofts were present, cannot be ascertained.
- 7.2 The approximate date suggested for the barn (eighteenth century) is based on the fact that many such barns were put up at that time, and the lack of features which might be demonstrably earlier (eg chamfered openings or steep roof lines). However, such barns were also built in the nineteenth century, although the fact that the Ordnance Survey recorded the building in the 1840s indicates that it was extant by then.

Appendix: Contents of the project archive

To be deposited with the Lancashire Record Office, Preston
1 file, containing:

- a copy of the report text & figures
- full set of labelled photographs
- photographic negatives
- site notes (annotated plans etc)

Complete list of photographs taken, in film order

Photo	Film	Frame	Subject
10	1	1	North elevation of the barn
8	1	2	Rear of farmhouse and barn, from the north-east
11	1	4	Blocked entrances in north elevation of barn
12	1	6	Rear of farmhouse and barn, from the north-west
13	1	7	West gable of barn and later buildings
7	1	8	West gable of barn, above later additions
9	1	10	Detail of gutter brackets along north eaves of barn
1	1	11	Front of farmhouse and barn, from the south-east
2	1	12	Front elevation of the barn, from the south-east
5	1	14	Front elevation of barn (east end), below modern additions
3	1	16	Front elevation of barn (centre), below modern additions
4	1	17	The barn from the south-west, within modern additions
6	1	18	West gable of barn, within later addition
14	2	1	Modern milking parlour on ground floor of barn, from the east
17	2	2	Roof truss in barn, from the east
16	2	4	Top of blocked doorway in north side of barn, at loft level
15	2	5	Modern loft area in barn, from the north-east

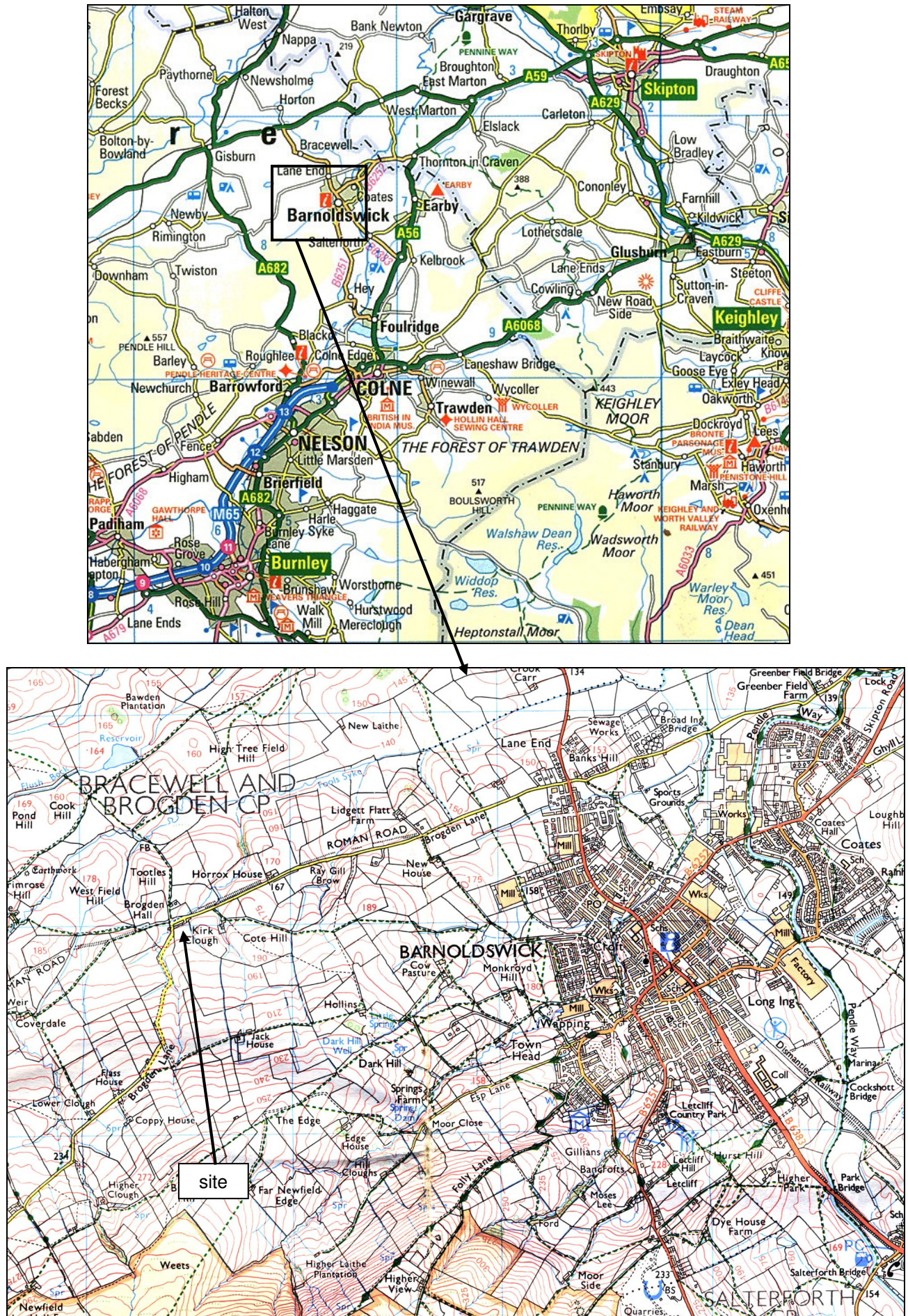


Figure 1: Location maps

Reproduced by permission of Ordnance Survey© on behalf of the Controller of Her Majesty's Stationery Office.
© Crown Copyright. All rights reserved. Licence no: AL100034008

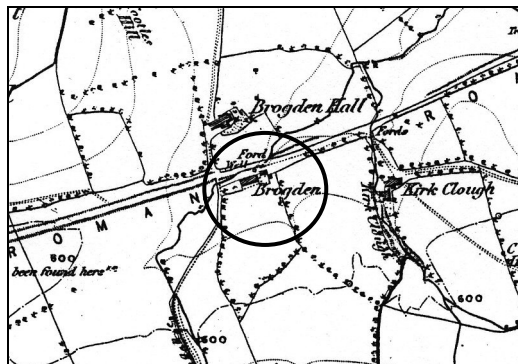


Figure 2: Ordnance Survey 6" to mile map, surveyed 1849 (lower extract enlarged); published c.1853.
Sheet no: Yorkshire, 183

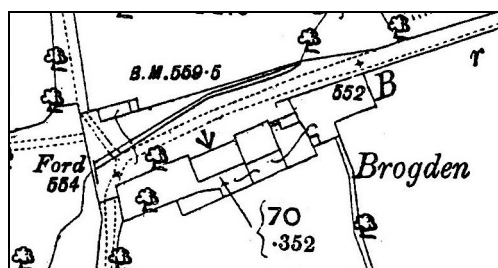


Figure 3: Ordnance Survey 1:2500 map, surveyed 1892-3; published 1894.
Sheet no: Yorkshire, 183.3

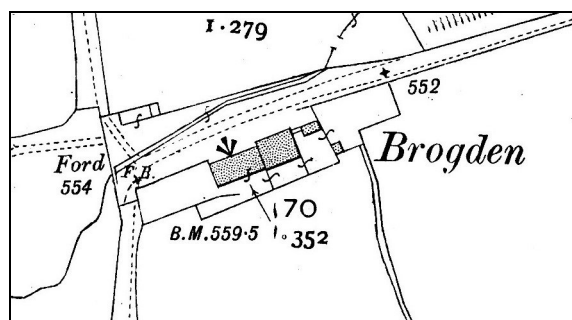
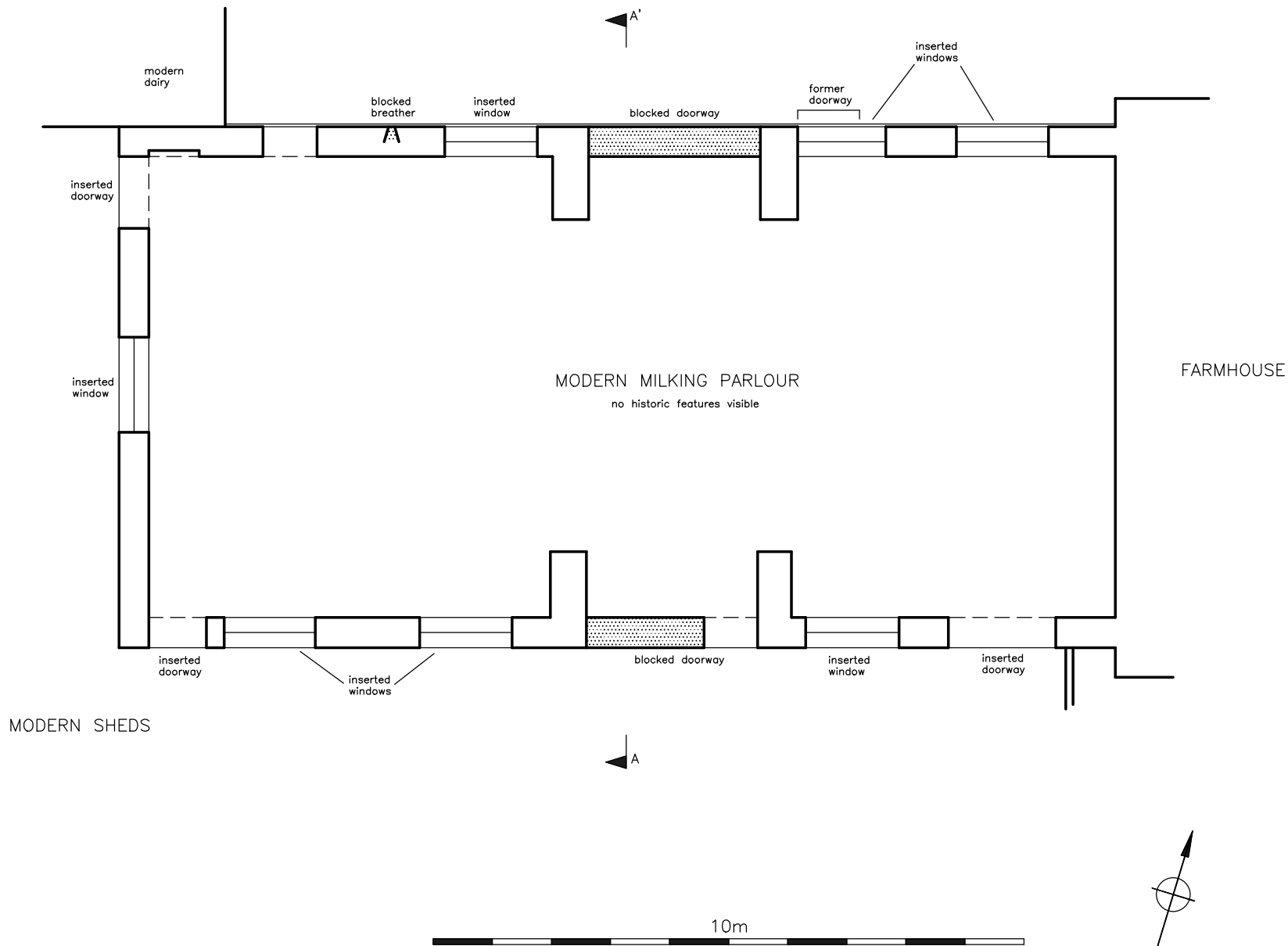


Figure 4: Ordnance Survey 1:2500 map, revised 1907; published 1909.
Sheet no: Yorkshire, 183.3



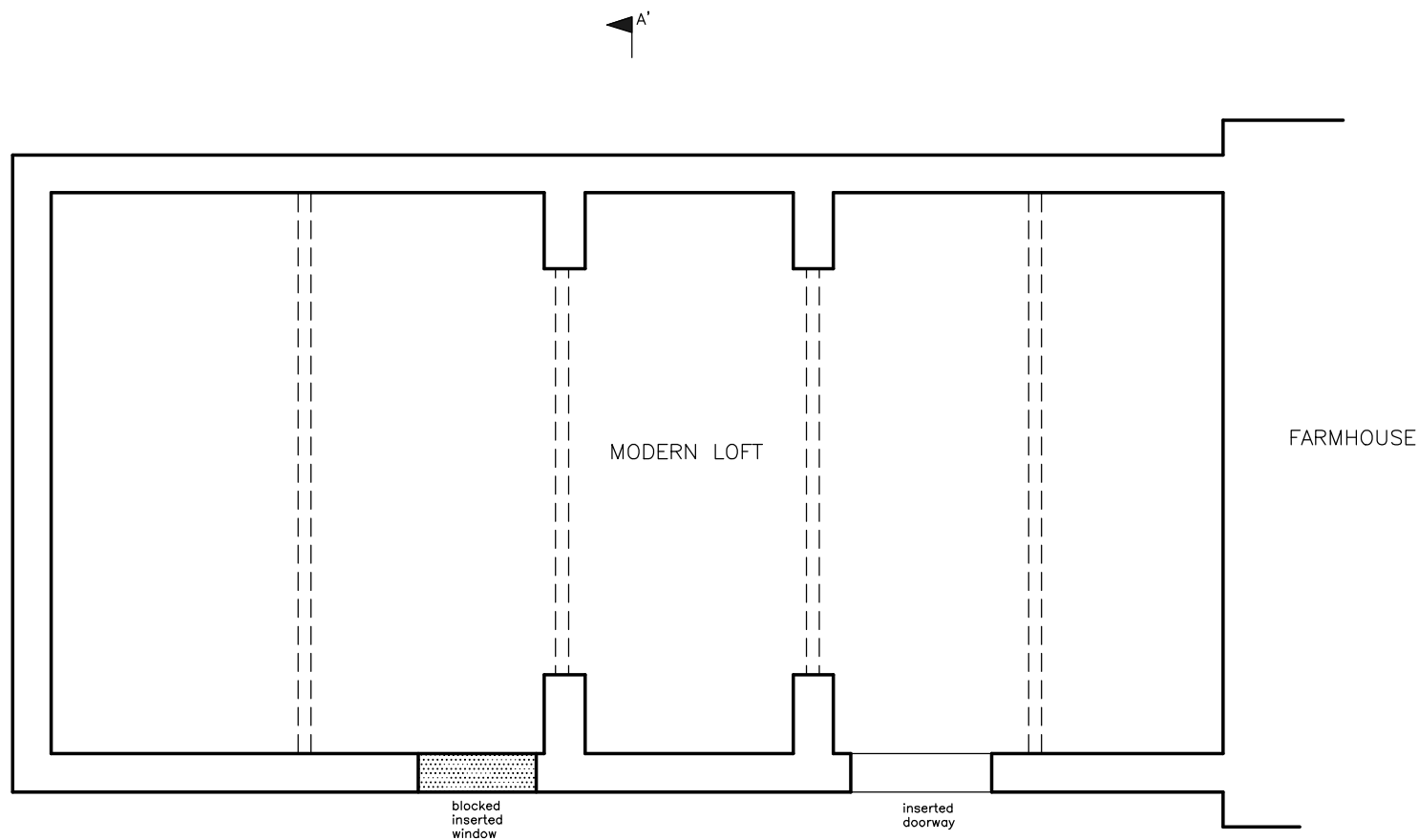
BARN AT MANOR HOUSE FARM
 BROGDEN LANE
 BARNOLDSWICK
 LANCASHIRE (NGR: SD 854470):
 ARCHAEOLOGICAL BUILDING RECORDING

FIGURE 5:
 GROUND FLOOR PLAN

SCALE: 1:100

DATE OF SURVEY: MAY 2007

STEPHEN HAIGH
 Buildings Archaeologist



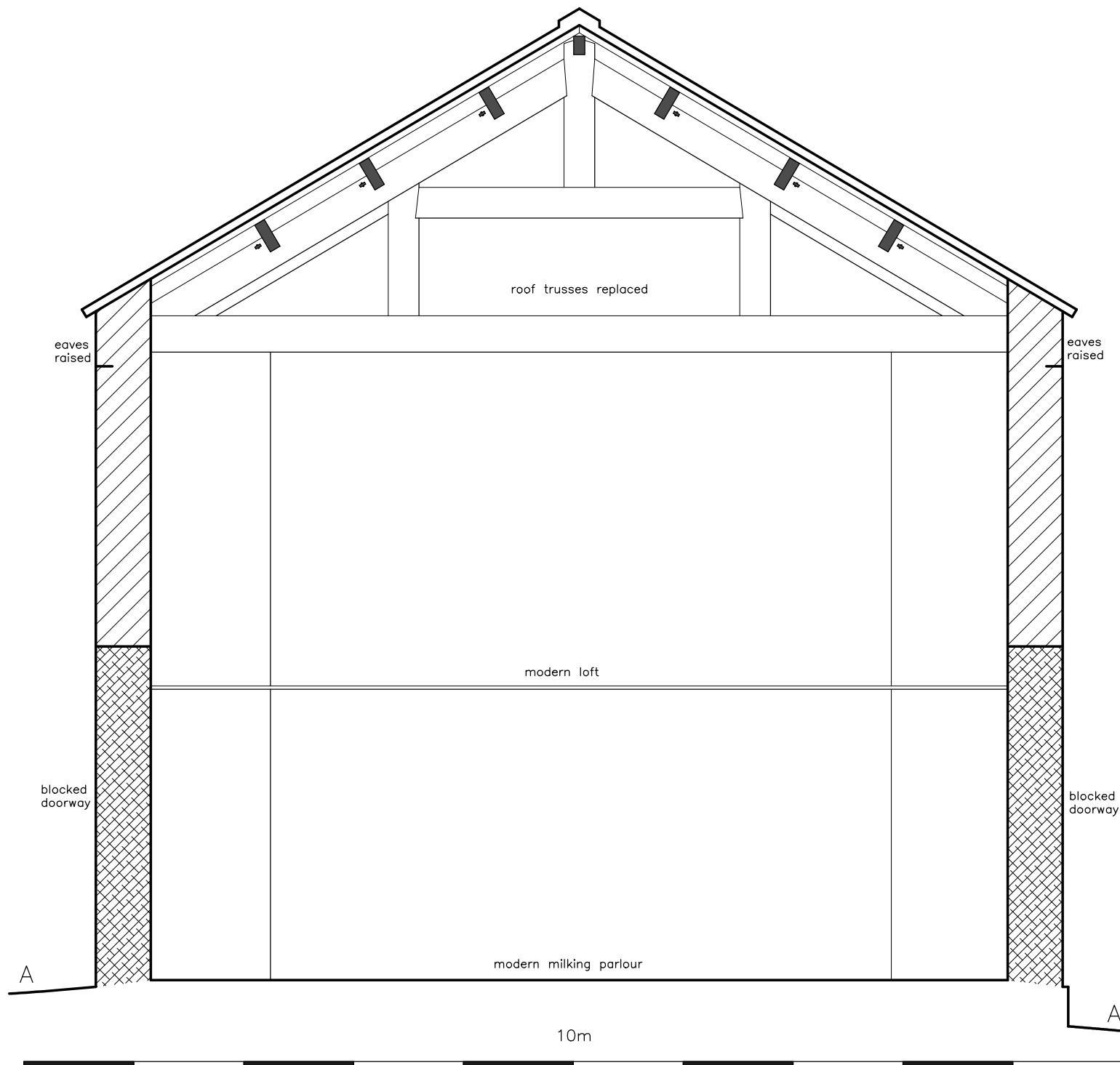
BARN AT MANOR HOUSE FARM
BROGDEN LANE
BARNOLDSWICK
LANCASHIRE (NGR: SD 854470):
ARCHAEOLOGICAL BUILDING RECORDING

FIGURE 6:
UPPER FLOOR PLAN

SCALE: 1:100

DATE OF SURVEY: MAY 2007

STEPHEN HAIGH
Buildings Archaeologist



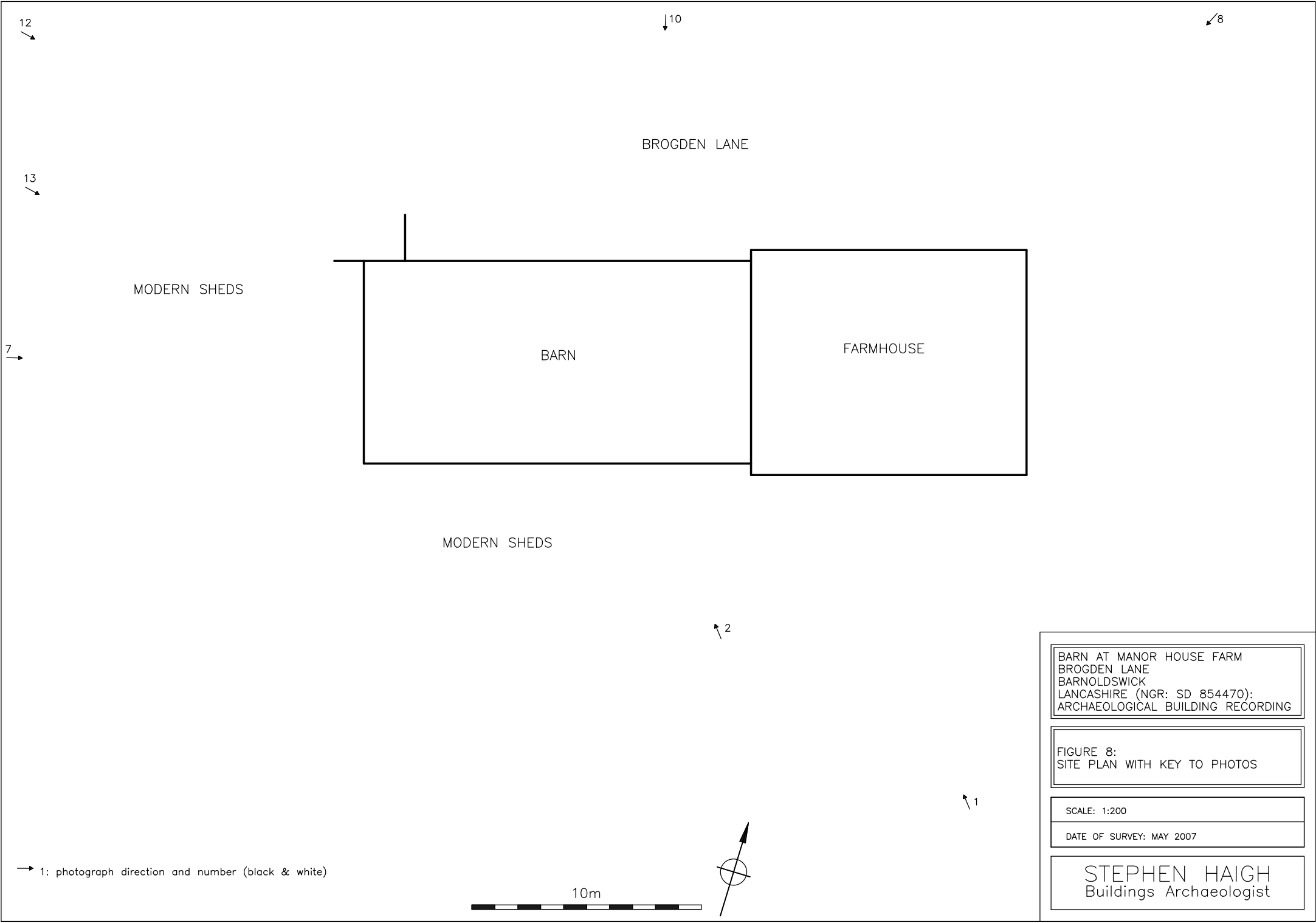
BARN AT MANOR HOUSE FARM
BROGDEN LANE
BARNOLDSWICK
LANCASHIRE (NGR: SD 854470):
ARCHAEOLOGICAL BUILDING RECORDING

FIGURE 7:
CROSS-SECTION

SCALE: 1:50

DATE OF SURVEY: MAY 2007

STEPHEN HAIGH
Buildings Archaeologist



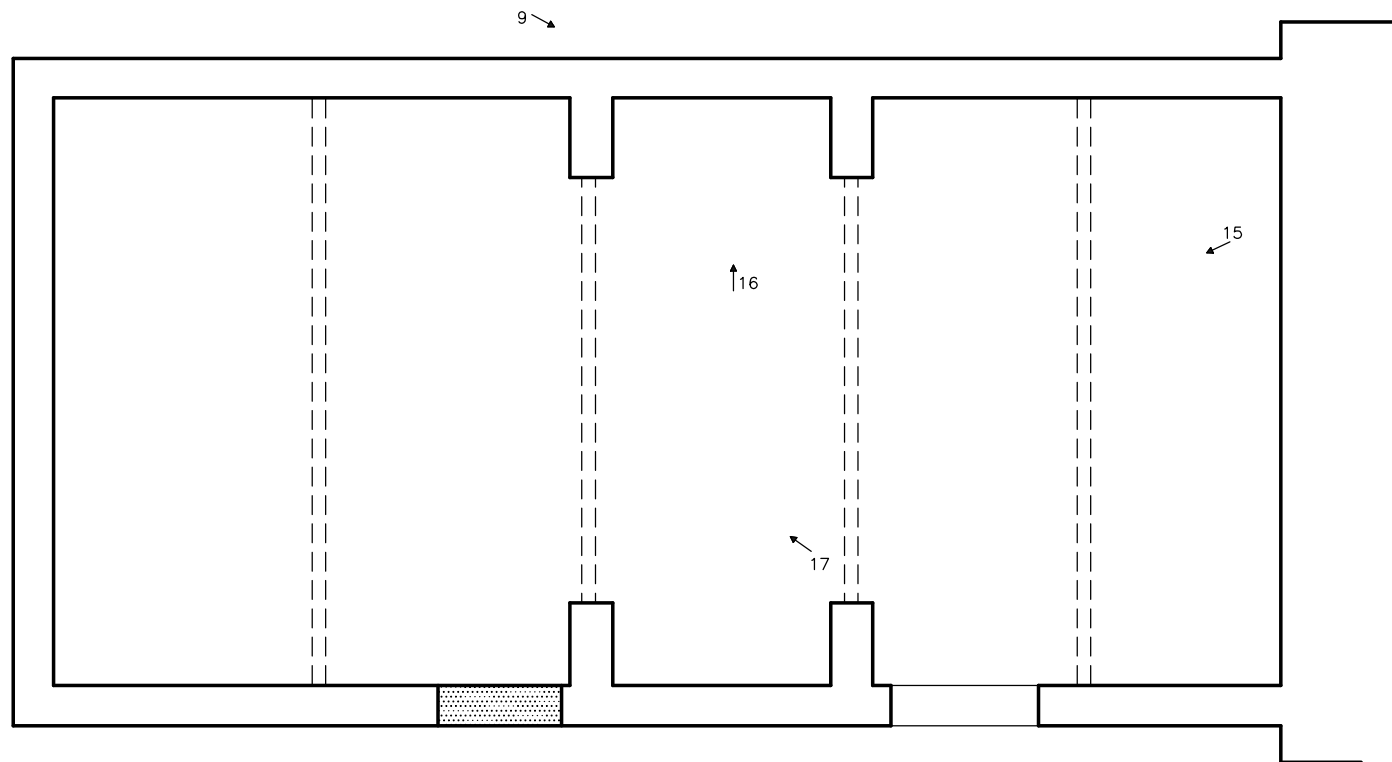
BARN AT MANOR HOUSE FARM
BROGDEN LANE
BARNOLDSWICK
LANCASHIRE (NGR: SD 854470):
ARCHAEOLOGICAL BUILDING RECORDING

FIGURE 8:
SITE PLAN WITH KEY TO PHOTOS

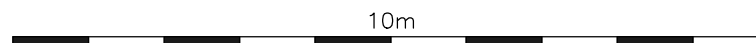
SCALE: 1:200

DATE OF SURVEY: MAY 2007

STEPHEN HAIGH
Buildings Archaeologist



→ 1: photograph direction and number (black & white)



BARN AT MANOR HOUSE FARM
BROGDEN LANE
BARNOLDSWICK
LANCASHIRE (NGR: SD 854470):
ARCHAEOLOGICAL BUILDING RECORDING

FIGURE 10:
UPPER FLOOR PLAN
WITH KEY TO PHOTOGRAPHS

SCALE: 1:100

DATE OF SURVEY: MAY 2007

STEPHEN HAIGH
Buildings Archaeologist

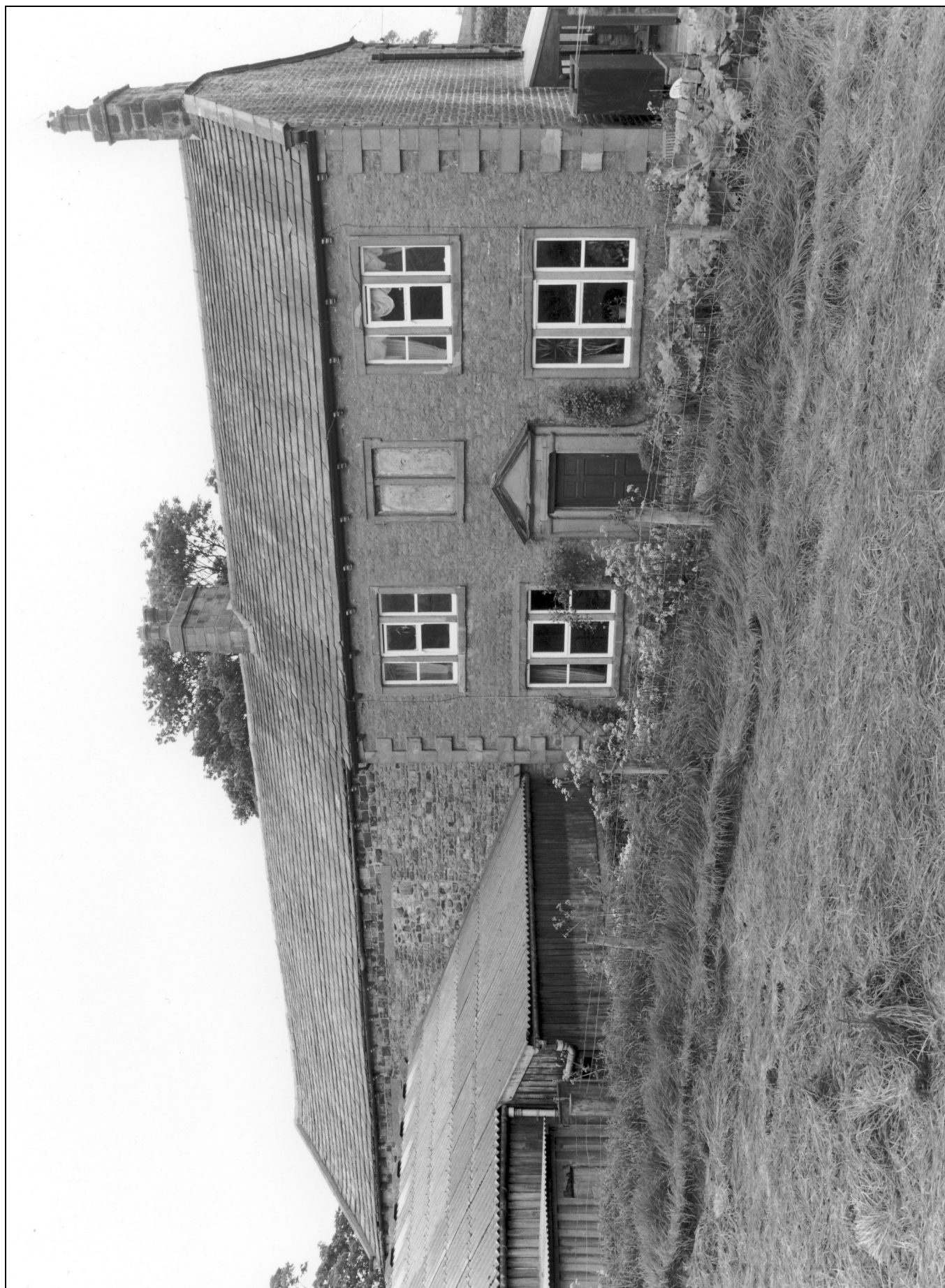


Photo 1: Front of farmhouse and barn, from the south-east



Photo 2: Front elevation of the barn, from the south-east



Photo 3: Front elevation of barn (centre), below modern additions



Photo 8: Rear of farmhouse and barn, from the north-east



Photo 7: West gable of barn, above later additions

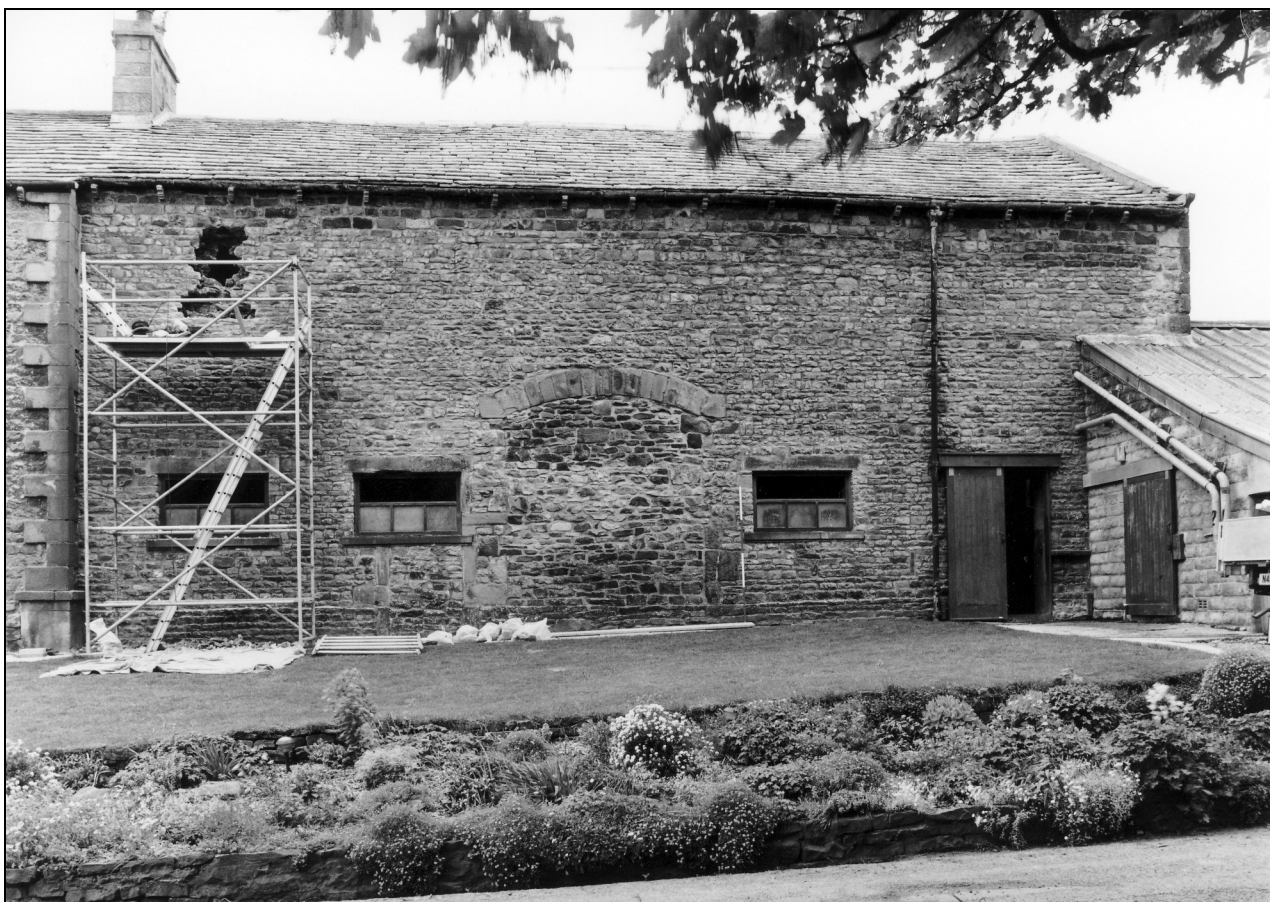


Photo 10: North elevation of the barn



Photo 11: Blocked entrances in north elevation of barn



Photo 12: Rear of farmhouse and barn, from the north-west

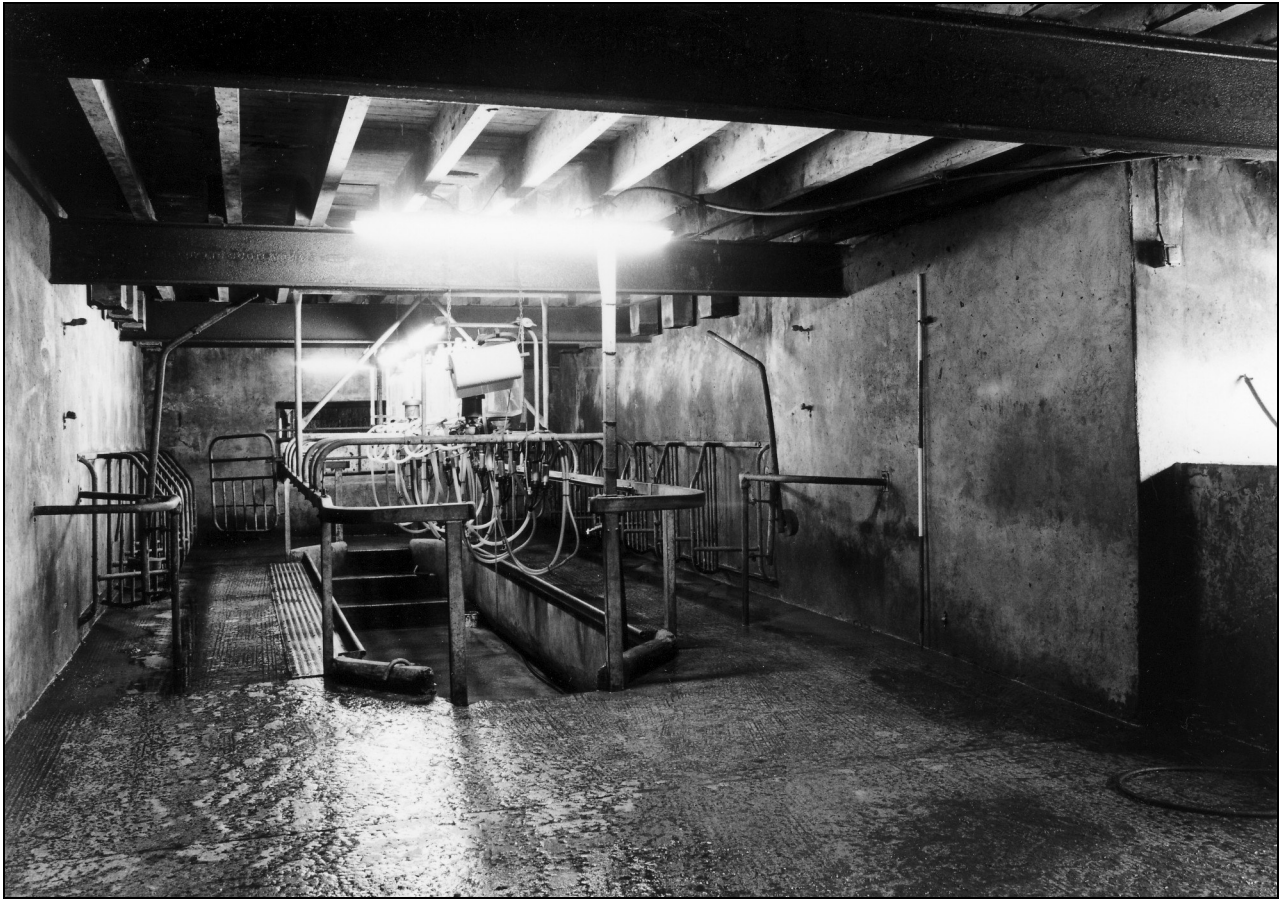


Photo 14: Modern milking parlour on ground floor of barn, from the east



Photo 15: Modern loft area in barn, from the north-east

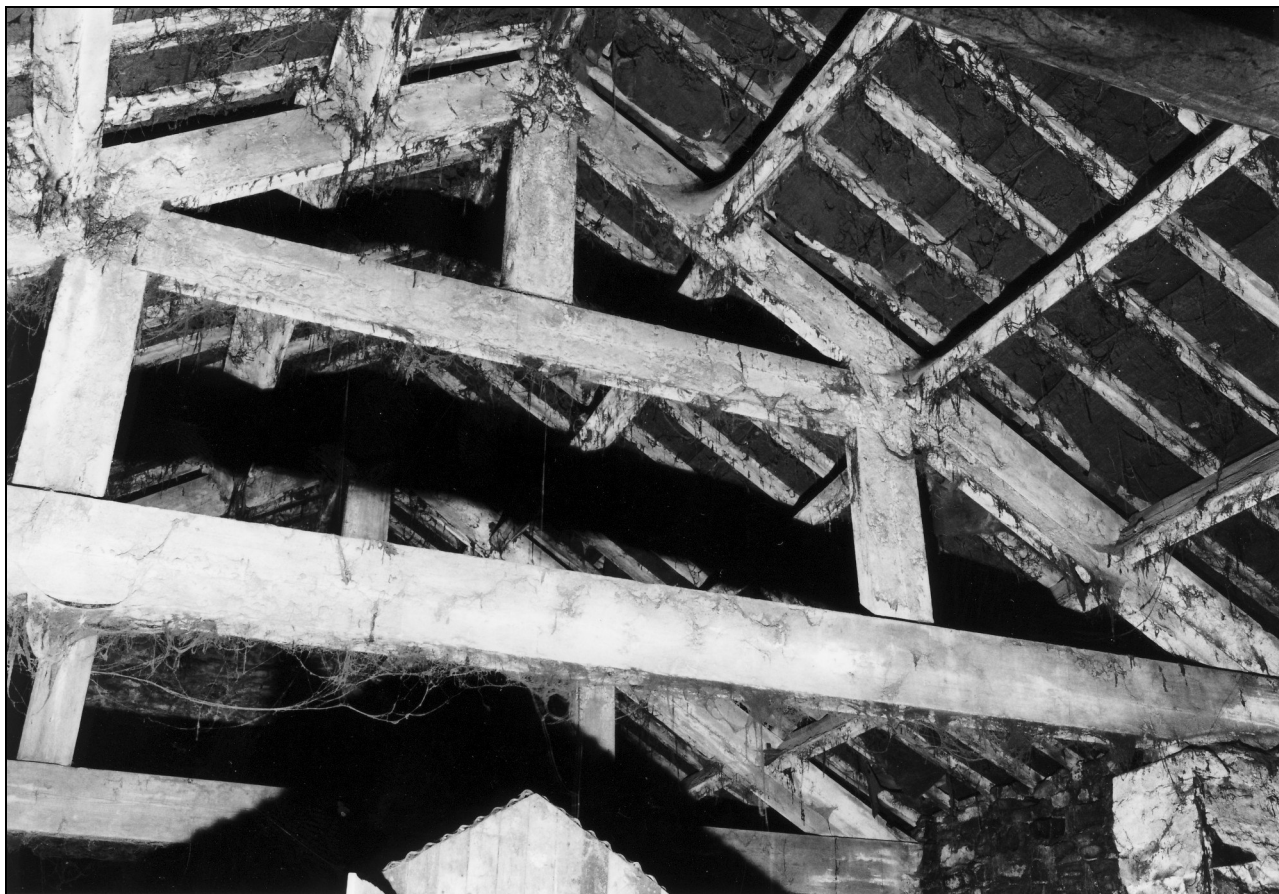


Photo 17: Roof truss in barn, from the east