

Wilkinson's Farm
Twiston, Lancashire:
Archaeological Building Recording



October 2008

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Selected photographs

SUMMARY

Wilkinson's Farm (NGR: SD 81504378) is a linear farmstead lying between the River Ribble and Pendle Hill, whose present form results from a number of construction phases: the earliest element is probably the four bay barn, which has an adjoining 18th century two cell house. Archaeological building recording was carried out for Mr Simon Hindle between December 2007 and August 2008 during major alterations, and this record includes floor plans, photographs, and a written description.

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ARCHAEOLOGICAL BUILDING RECORDING

LIST OF PHOTOGRAPHS REPRODUCED IN THIS REPORT

This is a selection illustrating the key points of the report; a complete set of photographs forms part of the project archive (see Appendix).

Photo Subject

- | | |
|----|---|
| 1 | The front elevation, from the south-east, after removal of render |
| 2 | Front elevation of the barn, from the south, after removal of render |
| 3 | Barn and added shippon, from the north |
| 4 | Rear of barn and added shippon, from the north-west, after removal of render |
| 6 | Front elevation of the barn, from the south-west, after removal of render, showing blocked doorway |
| 8 | Front elevation of the barn and adjoining earlier part of house, from the south-east, after removal of render |
| 10 | East gable within barn, showing breathers |
| 13 | Central truss in barn, from the west |
| 14 | West truss in barn, from the east |
| 15 | Front elevation of the house, from the south, after removal of render |
| 16 | The buildings, from the south-east, before removal of render |
| 17 | Straight joint in front elevation of house, after removal of render |
| 20 | Moulded stone fireplace in west part of house, from the south-west (room 1) |
| 21 | Bread oven within side of fireplace, room 1 |
| 26 | Front elevation of the range, from the south-east, after removal of render |
| 27 | Front window with king mullion in ground floor room 3, east end of house |
| 30 | Rear elevation of house etc, from the north-west, before removal of render |
| 31 | Rear elevation of 19th century rear part of house, after removal of render |
| 33 | Ground floor fireplace in rear part of house (room 4) |
| 34 | First floor room 9, from the west |
| 35 | Added shippon at rear, from the north-west, after removal of render etc |

WILKINSON'S FARM, TWISTON, LANCASHIRE: ARCHAEOLOGICAL BUILDING RECORDING

1 Introduction

- 1.1 This report presents the results of archaeological building recording at Wilkinson's Farm, now known as Wilkinson's Fold, at Twiston, in east Lancashire. The work was commissioned by the owner and developer Mr Simon Hindle and was carried out between December 2007 and August 2008, to fulfil a condition of planning consent from Ribble Valley Borough Council for extensions and alterations to the existing buildings at the site.
- 1.2 Wilkinson's Farm is a linear farmstead with five main components: the barn (probably early 18th century); an adjoining two cell house (also probably 18th century); two later units added to the house at different times between the late 18th and late 19th century; and a lean-to shippon along the rear of the barn and house, also of the 19th century. While none of the buildings has particular individual significance, together they are of interest as a group, and there are a few important features in them, principally an 18th century stone fireplace with bread oven.
- 1.3 The work was carried out to a brief agreed verbally with the Lancashire County Archaeology Service, and included a photographic record, the annotation of existing floor plans with archaeological information, and a study of historic maps. This report will be submitted to the client, Ribble Valley Borough Council, the Lancashire County Archaeology Service and the English Heritage National Monuments Record, and published on the internet via the Oasis Project. The project archive will be deposited with the Lancashire Record Office.

2 Location and current use

- 2.1 The site lies in the civil parish of Twiston, which is a rural area of dispersed settlement lying to the north of Pendle Hill above the Ribble valley, some 7km east of Clitheroe and a similar distance north-west of Colne. The farm is situated at NGR: SD 81504378, at around 230m above sea level, on the east side of a minor road (Figure 1). It is surrounded by a network of pasture fields, and other similar settlements.
- 2.2 The main group of buildings at Wilkinson's Farm forms a single linear block, facing south-south-east (hereafter south), but there are also a number of detached outbuildings at the site, three of which appear to have been demolished before recording. They are not thought to have been of historic interest, nor is the surviving outbuilding to the west of the barn (Figure 2).

- 2.3 The site is now only in residential use and does not appear to have been an active farm for several years. Development was already underway at the time this recording was carried out.

3 Planning background

- 3.1 None of the buildings at Wilkinson's Farm are listed as having special architectural or historic interest. Planning consent was granted by Ribble Valley Borough Council on 30 August 2007, for extensions, alterations, new garaging and outbuildings (application no 3/2007/0679), with a condition that a record is made of the buildings prior to development, which this report and archive are intended to provide.

4 Historical background

- 4.1 Historically Twiston was a sparsely populated and relatively poor settlement, and in 1901 only 43 people were resident in the township: the hearth tax returns of 1666 record 23 hearths, with no house having more than two¹.
- 4.2 Very little is known of the history of Wilkinson's Farm: the earliest reference identified for this report is the Twiston tithe schedule of 1843, which lists Alice, Thomas, and Ruth Wilkinson as owners and occupiers of 59 acres at "Wilkinson's and Twiston Moor"². The accompanying map does not extend to this part of the township, and the first edition Ordnance Survey 6" to the mile map, surveyed in 1844, shows the site only as an unnamed building, with a detached structure to the south-east (no longer present) (Figure 3); it is at too small a scale to be a reliable indicator of the precise form of the buildings at that time however. Later Ordnance Survey maps at the larger scale of 1:2500 show the group of buildings at its present extent, with the exception of a narrow area of infill on the north side of the range, which is of mid or late 20th century date (Figures 4 & 5).

5 Recording methodology

- 5.1 The archaeological building recording took place on two occasions. The first was on 18 December 2007, and involved an inspection of the buildings, together with photography of the main elevations and internal areas of interest. Plans of the buildings provided by IWA Architects were also annotated with features of interest at this time and written notes made. A second visit was made on 22 August 2008, following the removal of render from most of the exterior of the

¹ 'Townships: Twiston' *A History of the County of Lancaster: Volume 6* (1911), pp. 558-560.

² Lancashire Record Office DRB 1/191 Twiston Tithe Schedule and map, 1843

building, which revealed construction phases otherwise largely hidden: further photography was undertaken at this time.

- 5.2 The drawn record produced for this report comprises ground and first floor plans of the building range, showing all significant archaeological detail, and employing conventions based on those specified by English Heritage³.
- 5.3 The photographic record was made using a medium format camera with perspective control and other lenses, and black and white film for its archival qualities. External and internal photographs were taken, using either a 1m or 2m ranging pole marked with 0.5m graduations as a scale, and the locations of the photographs are shown on a site plan and copies of the floor plans. All the photographs have been printed to a size of 7" x 5" or 10 x 8", and form part of the project archive; a selection are also copied in this report, where they are referred to by numbers in **bold**.

6 Description of the buildings

Phase 1: Barn

- 6.1 The barn is the earliest of the group, to judge from the structural relationships between the various components of the range. It stands at the west end and is built from random rubble, primarily sandstone, with narrow footings, small quoins and few original dressings (**1,2**). The present blue slate roof is no doubt secondary: originally it would have been of local stone slate.
- 6.2 In plan the barn is four bays long and L-shaped, the west end being wider than the east, and there is a former porch or covered entry to the wide entrance in the north side, the appearance of which has been altered by the narrowing of the cart entrance to a much smaller doorway, and the subsequent addition of the lean-to shippon to the north-east corner of the building (**3,4**). Opposite this, in the south elevation, is a blocked doorway with crude hood mould to protect a timber lintel (**5-7**); it is in the usual position for a winnowing doorway, which suggests this is effectively the rear elevation of the barn, although it now forms part of the front of the whole range. The two other openings in this south side of the barn are later insertions. At the east end, there is a very short return, with the adjacent house clearly butting up to the barn, thereby indicating that it was built later (**8**), a scenario borne out by observations inside the building. The barn's west gable (**9**) has two windows at ground floor level: in their present form these are clearly secondary as they have sawn stone lintels, although they may have been created from earlier existing openings, perhaps breathers.

³ English Heritage 2006 *Understanding Historic Buildings: A guide to good recording practice*

- 6.3 Within the north elevation a doorway in the wider west bay suggests that this end was a shippon originally, as is common in buildings of this form, but in addition to this and the main entrance within the porch, two further doorways are present to the east (one of them blocked), possibly indicating a second shippon within the barn, although one or both may have been inserted.
- 6.4 Inside the building, which has been subject to modern alteration, no internal fixtures or fittings relating to the barn's agricultural use were observed, but the exposed rubble walls contain some features of interest: these include a pair of breathers at ground floor level within the east gable (10), with other small openings near the ridge (11), all of which indicate that this was once an external wall, rather than a party wall between barn and house as at present. There is no firm evidence for any former loft or upper floors. The three roof trusses all appear to be original to the building, unlike the purlins and common rafters which have been replaced in sawn softwood (12-14). These trusses are of a relatively early form, being fashioned from local hardwood and having a hewn rather than a sawn finish. Each truss comprises a tie-beam with pair of principal rafters which are halved and pegged at the ridge, with a single pair of short struts to the tie-beam, recently augmented by a second pair nearer the centre of the building. Trusses such as these are usually of 17th or 18th century date, and this is thought to be a reliable indicator of the building's age, with other characteristics of the barn suggesting the later part of this date range is more likely than the earlier.

Phase 2: House

- 6.5 The next phase in the development of the farm was the addition of a two cell house to the east end of the barn in the 18th century, now the central part of the range (15,16). This is built of similar random rubble, and butts up to the barn's east gable; at the other end, the eastern end bay of the range just as clearly butts up to this building (17). It is also apparent from the nature of the masonry both inside and outside that this first phase of the domestic accommodation was lower than at present by around 0.5m, the original eaves being at the level of the first floor window lintels and therefore continuous with the barn's roof line, but the building appears to have been heightened when the next phase of the house was added to the east. All parts now have a blue slate roof, which also no doubt replaced stone slate, and the chimney stacks all appear to have been rebuilt.
- 6.6 The openings in the front elevation of the house include the present doorway, with monolithic jambs (later hidden within a modern porch), and windows with narrower but essentially similar surrounds. These windows are taller and narrower than those in the later part of the house to the east, but there is no suggestion that they have been altered, so there is no obvious explanation for this apparent anomaly. Also clearly visible within the masonry is a blocked

doorway next to the barn, which appears to have been inserted. The rear of this part of the house bears no significant features, largely because of subsequent alterations and additions, but a straight joint revealed by the removal of plaster clearly marks the north side of the east gable (18), before the addition of later domestic accommodation.

- 6.7 During its first phase the house comprised two rooms on each of the ground and first floors, separated by a cross wall which rises to the roof and obviates the need for a truss. On the ground floor the larger west room was evidently the housebody or main living room, and contains a large fireplace, with stone surround bearing a narrow cyma and rebate moulding, and with a small bread oven in the north side (19-21), lined with hand-made bricks and with a rebate around the opening for a door. A pair of oak beams with plain chamfers and cyma stops support the first floor over this room (22). The fireplace and beams are the only features of particular interest within this two cell house, partly because the second ground floor room has been radically altered by the insertion of a large modern staircase. This has no clear evidence for an original fireplace, but at first floor level there is a small plain opening for one (23), and on the ground floor is a recess and flue cut into the east wall, to accommodate a kitchen range at a later date (24). As noted above, the roof of this part of the house has been heightened, with modern softwood purlins spanning between the cross walls.

Phase 3: Extension to house

- 6.8 An addition was made to the east end of the two cell house, probably in the late 18th or early 19th century, comprising a single room on each of the ground and first floors. This component is slightly wider than the earlier part, and has long, two-light windows to the front elevation, with king mullions of square section, flush to the outer face but jowelled to the interior (26-28). A blocked doorway is evident at the south-west corner. There is presently no fireplace on either floor in this area, but the east gable stack attests to the removal of at least one. Straight joints in the front elevation and north-west corner clearly show where this additional unit was added to the existing house, and a third in the east gable demonstrates that the building was later extended to the rear to give it its present double-pile plan (29). The roof structure, like the earlier part of the house, simply comprises purlins between the gables.
- 6.9 It is not clear whether this single cell addition was intended solely for domestic use (as parlour and chamber perhaps), as the large windows on both floors raise the possibility that it was used as a workshop, as hand-loom weaving was a common occupation in the district well into the 19th century, often combined with farming.

Phase 4: Rear addition to house

- 6.10 The addition to the rear of the house appears to be of mid to late 19th century date and gave additional service accommodation on the ground floor, with bedrooms on the first floor (30-32). The walls are of rubble similar to that used elsewhere at the farm, but the dressings are of sawn stone of notably more modern finish than in the earlier phases, with stooled sills to the windows, and the internal divisions are of brick. A plain stone fire surround survives on the ground floor, where it evidently housed a range (33), and there is a small opening for a bedroom grate (removed) in the room above (34).

Phase 5: Rear shippon

- 6.11 A lean-to shippon at the rear of the range is also probably of the mid or late 19th century. It is three bays long and was added to the barn and the early house, and is typical for the district, where such buildings were used to increase the number of cows which could be housed through the winter, partly in response to the growth of livestock farming at the time. Relatively little of it remains unaltered however, but its essential arrangements include an entrance in the west side, with monolithic jambs (35), and windows to this and the north side. The interior would have had a single row of stalls facing south, but had previously been converted to domestic use.

7 Conclusion

- 7.1 The buildings at Wilkinson's Farm form an interesting group which appear to have been established around 1700 or shortly afterwards, possibly being created as an independent landholding at that time. As the barn is structurally the earliest part of the group the farm may have been created by the division of an existing holding, but there is also a possibility that there was an earlier, detached house on the site which was replaced by the present house, of which the earliest part is 18th century. This was a modest two cell building, but was extended on two occasions to create a relatively large dwelling, possibly intended for more than one household.

Appendix: Contents of the project archive

To be deposited with the Lancashire Record Office

1 file, containing:

- a copy of the report
- full set of black and white photographs
- site notes (annotated plans etc)

Complete list of photographs taken, in film order

Photo	Film	Frame	Subject
16	1	2	The buildings, from the south-east, before removal of render
30	1	4	Rear elevation of house etc, from the north-west, before removal of render
3	1	5	Barn and added shippon, from the north
27	1	7	Front window with king mullion in ground floor room 3, east end of house
18	1	8	North-west corner of ground floor room 3, in east end of house
33	1	10	Ground floor fireplace in rear part of house (room 4)
24	1	12	Inserted recess and flue for kitchen range in central part of house (room 2)
25	1	13	West side of central part of house (room 2)
19	1	14	Moulded stone fireplace in west part of house, from the north-west (room 1)
20	1	15	Moulded stone fireplace in west part of house, from the south-west (room 1)
22	1	17	Chamfer and stop to beam in ground floor room 1
21	1	18	Bread oven within side of fireplace, room 1
34	2	1	First floor room 9, from the west
28	2	2	Front window with king mullion in first floor room 7
23	2	3	First floor room 6, from the north-west, showing fireplace and blocked opening at high level
10	2	5	East gable within barn, showing breathers
11	2	6	Upper part of east gable within barn
12	2	7	East truss in barn, from the west
13	2	8	Central truss in barn, from the west
14	2	9	West truss in barn, from the east
5	3	1	Front elevation of the barn, from the south-west, after removal of render
6	3	2	Front elevation of the barn, from the south-west, after removal of render, showing blocked doorway
2	3	4	Front elevation of the barn, from the south, after removal of render
15	3	5	Front elevation of the house, from the south, after removal of render
1	3	6	The front elevation, from the south-east, after removal of render
8	3	7	Front elevation of the barn and adjoining earlier part of house, from the south-east, after removal of render
17	3	8	Straight joint in front elevation of house, after removal of render
7	3	10	Detail of blocked doorway in front elevation of barn, after removal of render
9	3	11	West side of barn, from the south-west
4	3	12	Rear of barn and added shippon, from the north-west, after removal of render
35	3	13	Added shippon at rear, from the north-west, after removal of render etc
31	3	14	Rear elevation of 19th century rear part of house, after removal of render
29	3	16	East gable of house, during removal of render, showing straight joint between front and rear parts
32	3	17	Rear part of house, from the north-east, during removal of render
26	3	18	Front elevation of the range, from the south-east, after removal of render

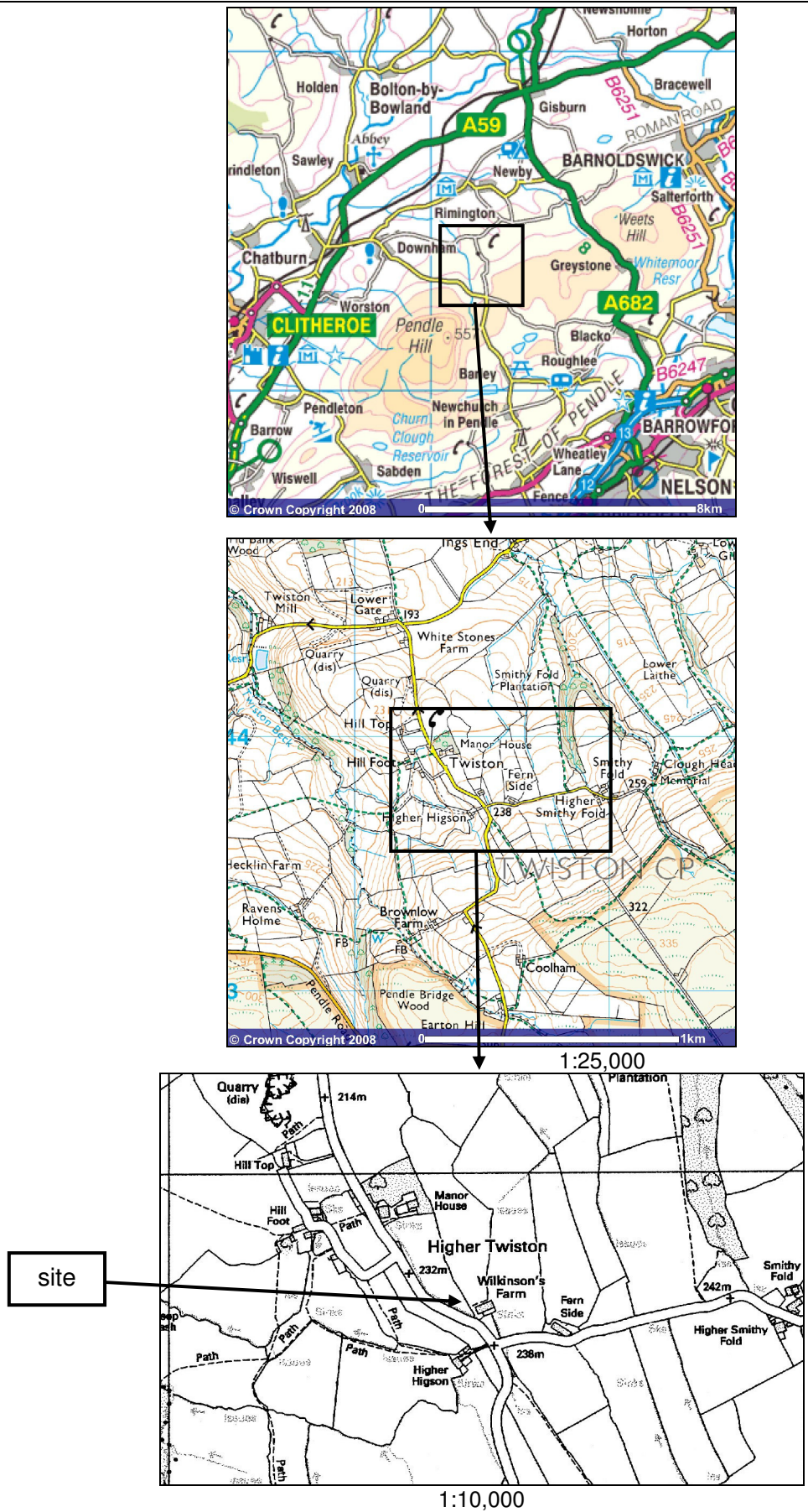
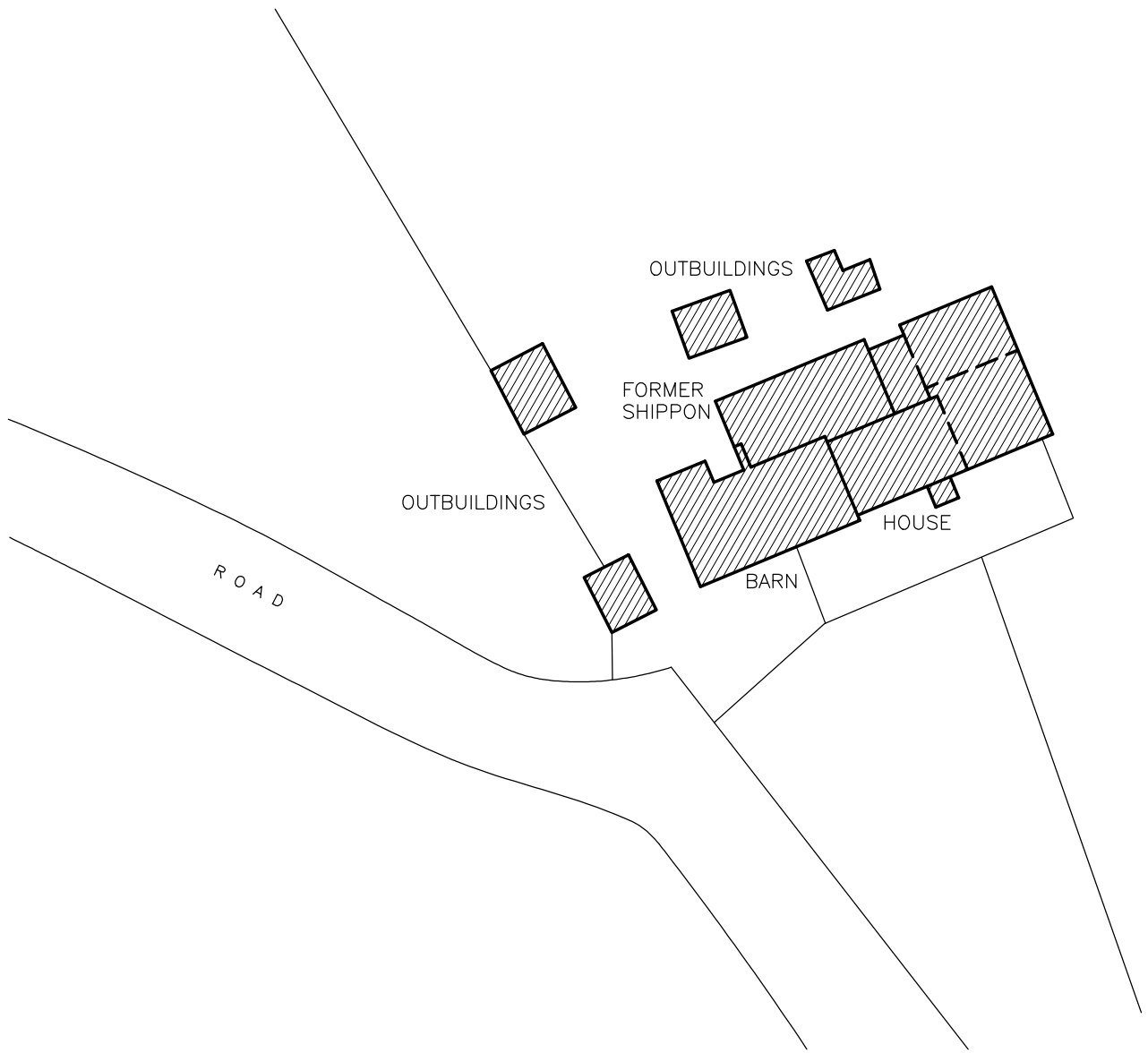


Figure 1: Location maps

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50m



WILKINSON'S FARM
TWISTON
LANCASHIRE
(NGR: SD 81504378):
ARCHAEOLOGICAL BUILDING RECORDING

FIGURE 2:
SITE PLAN

SCALE: 1:500

DATE OF SURVEY: DEC 2007 - AUG 2008

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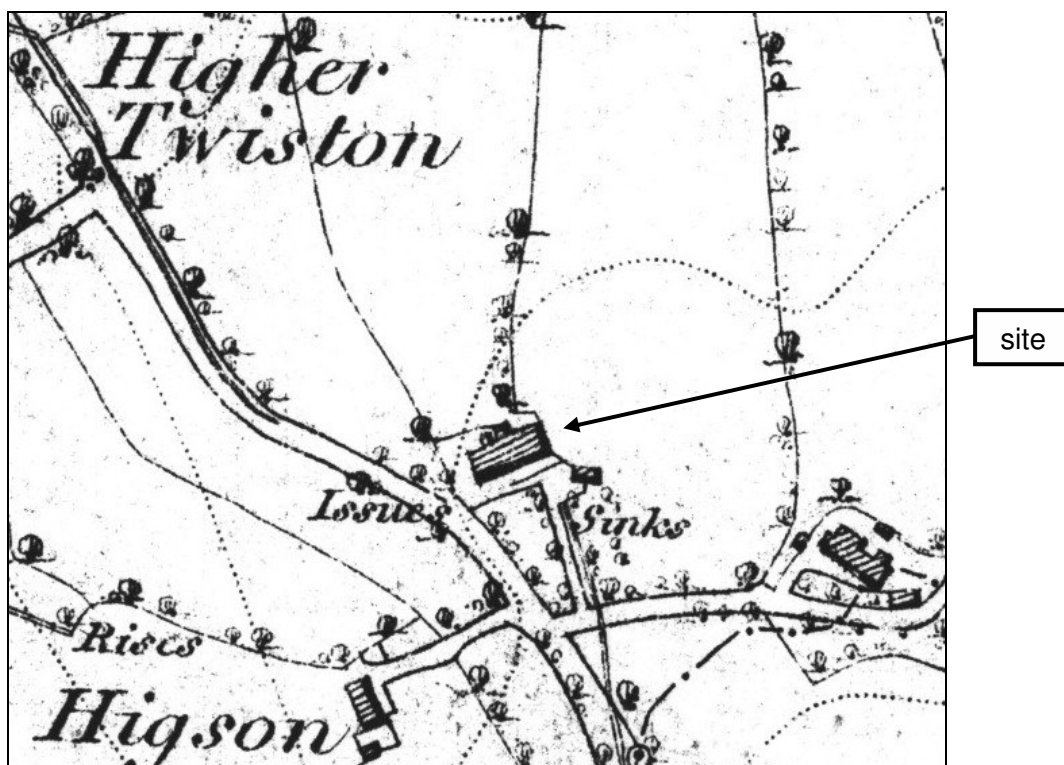


Figure 3: Ordnance Survey 6" to mile map (enlarged to 1:2500), published 1848 (survey date: 1844)
Sheet no: Lancashire, 48

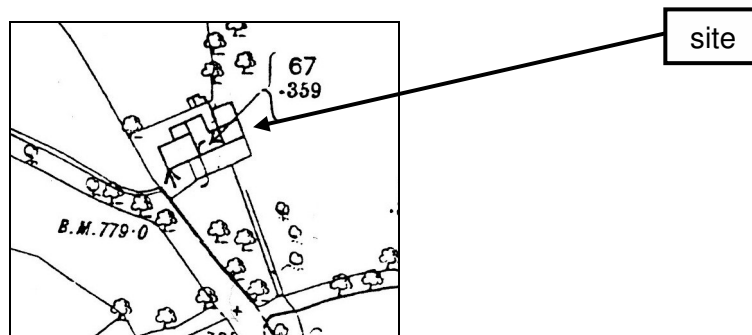


Figure 4: Ordnance Survey 1:2500 map, published 1894 (survey date: 1892)
Sheet no: Lancashire, 48.5

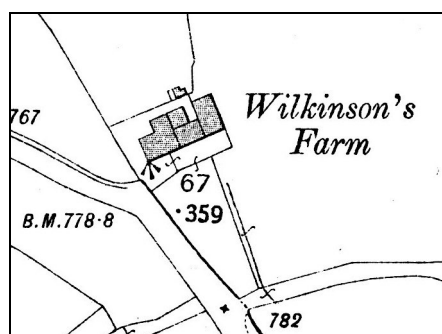
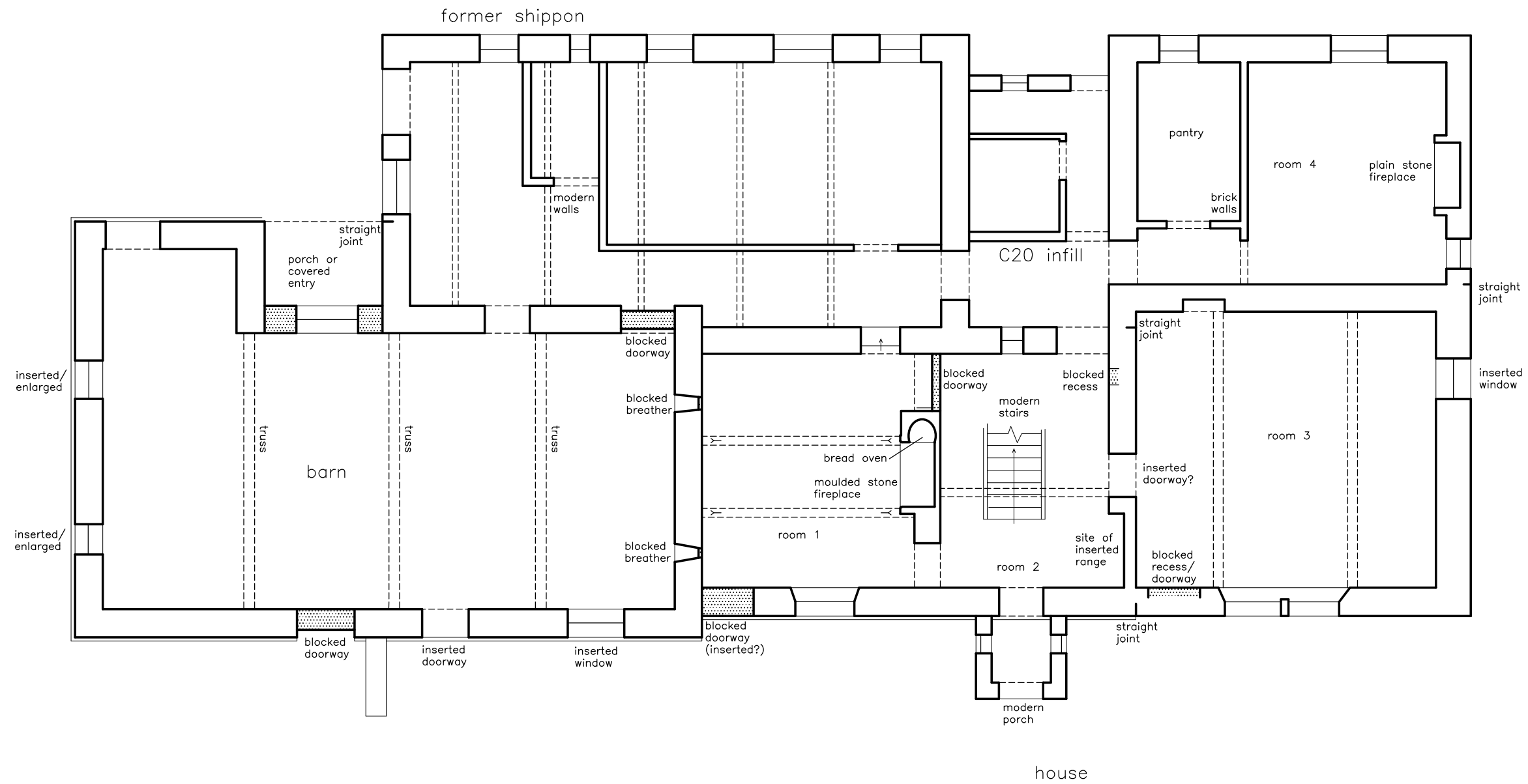


Figure 5: Ordnance Survey 1:2500 map, published 1912 (revision date: 1910)
Sheet no: Lancashire, 48.5



 blocking or infill



10m



WILKINSON'S FARM
 TWISTON
 LANCASHIRE
 (NGR: SD 81504378):
 ARCHAEOLOGICAL BUILDING RECORDING

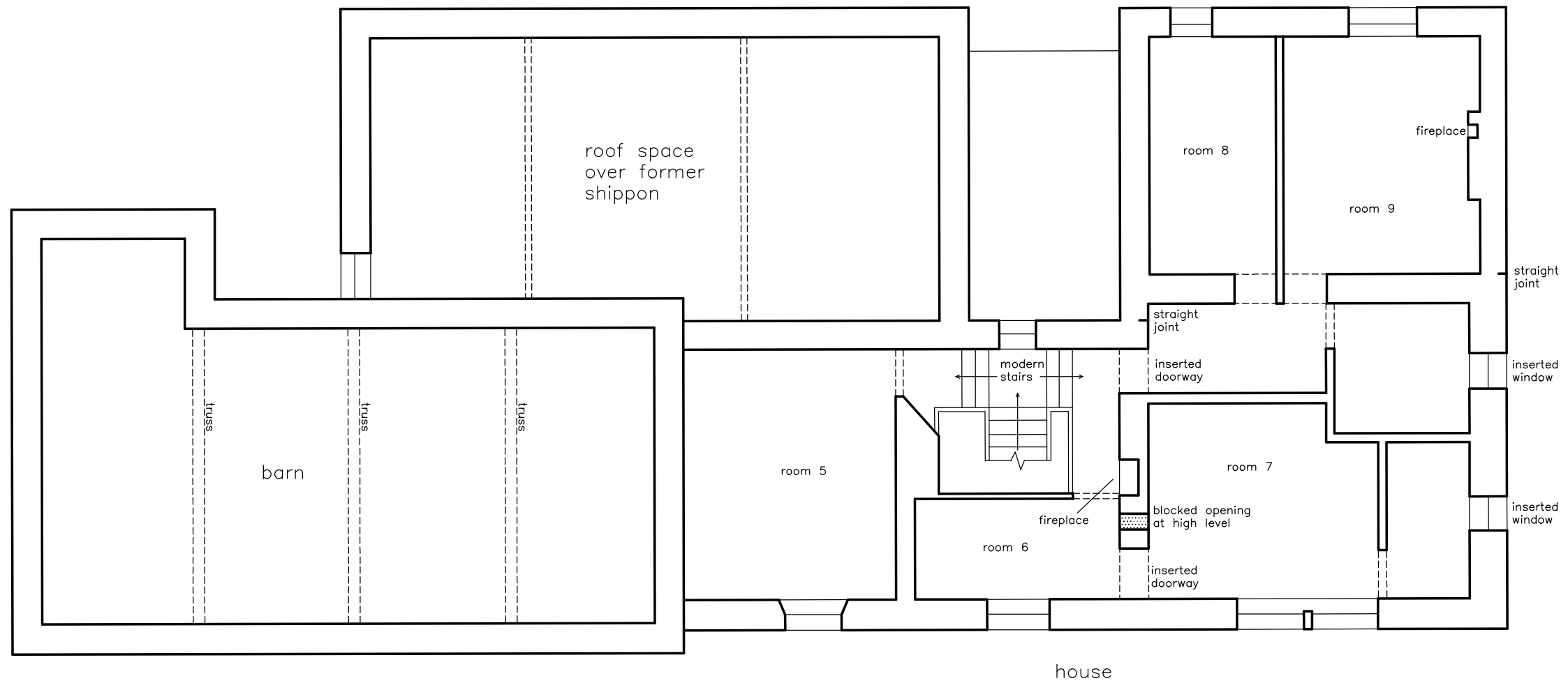
FIGURE 6:
 GROUND FLOOR PLAN

SCALE: 1:100

DATE OF SURVEY: DEC 2007 – AUG 2008

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 Buildings Archaeologist

BASED ON A PLAN BY IWA ARCHITECTS



 blocking or infill



10m



WILKINSON'S FARM
 TWISTON
 LANCASHIRE (NGR: SD 81504378):
 ARCHAEOLOGICAL BUILDING RECORDING

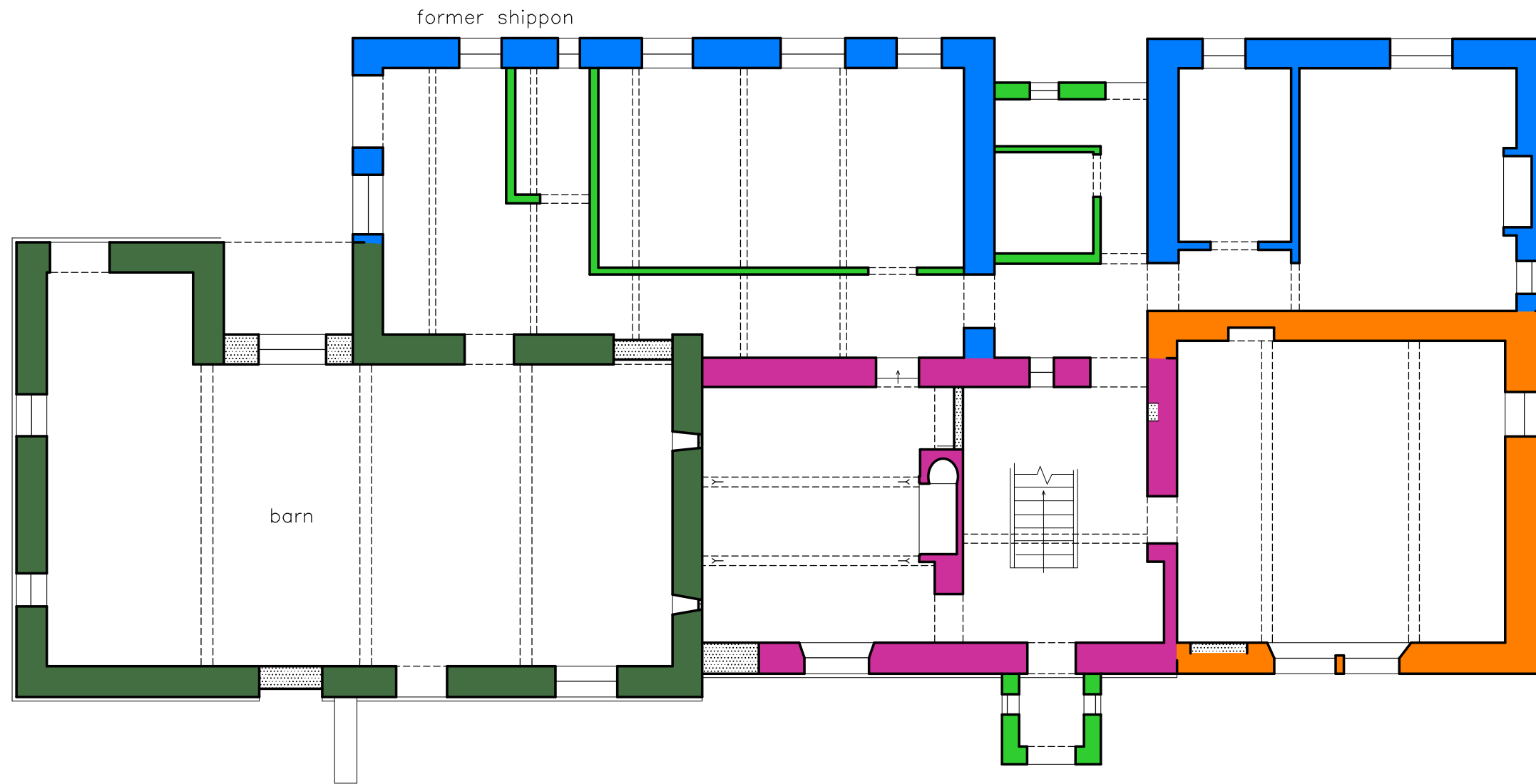
FIGURE 7:
 FIRST FLOOR PLAN

SCALE: 1:100

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BASED ON A PLAN BY IWA ARCHITECTS



barn

former shippon

house

- phase 1: early 18th century
- phase 2: early – mid 18th century
- phase 3: late 18th/early 19th century
- phase 4: mid – late 19th century
- phase 5: 20th century

blocking or infill



10m



WILKINSON'S FARM
 TWISTON
 LANCASHIRE
 (NGR: SD 81504378):
 ARCHAEOLOGICAL BUILDING RECORDING

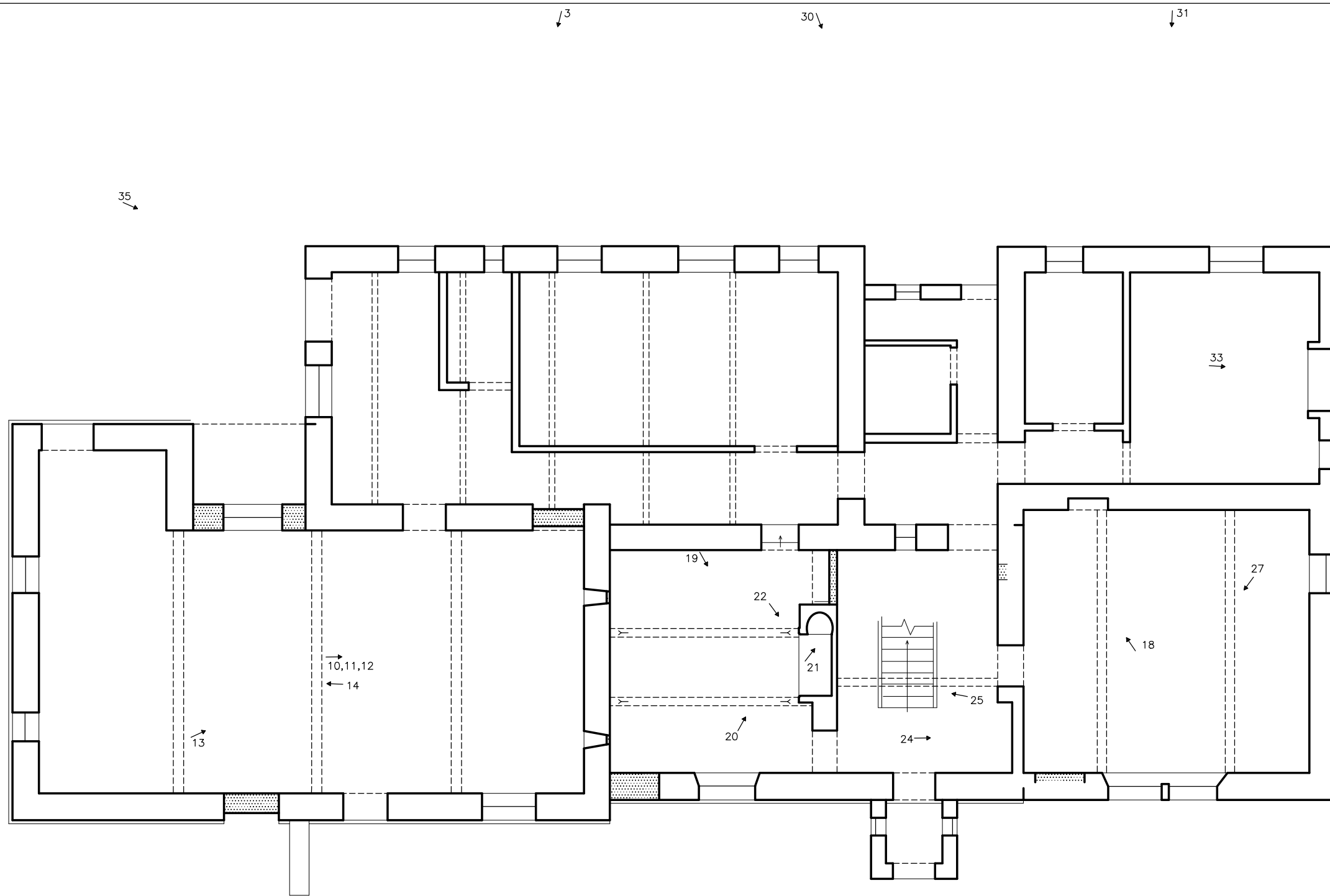
FIGURE 8:
 GROUND FLOOR PLAN
 SHOWING BUILDING PHASES

SCALE: 1:100

DATE OF SURVEY: DEC 2007 – AUG 2008

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BASED ON A PLAN BY IWA ARCHITECTS



→ 1: photograph direction and number

 blocking or infill

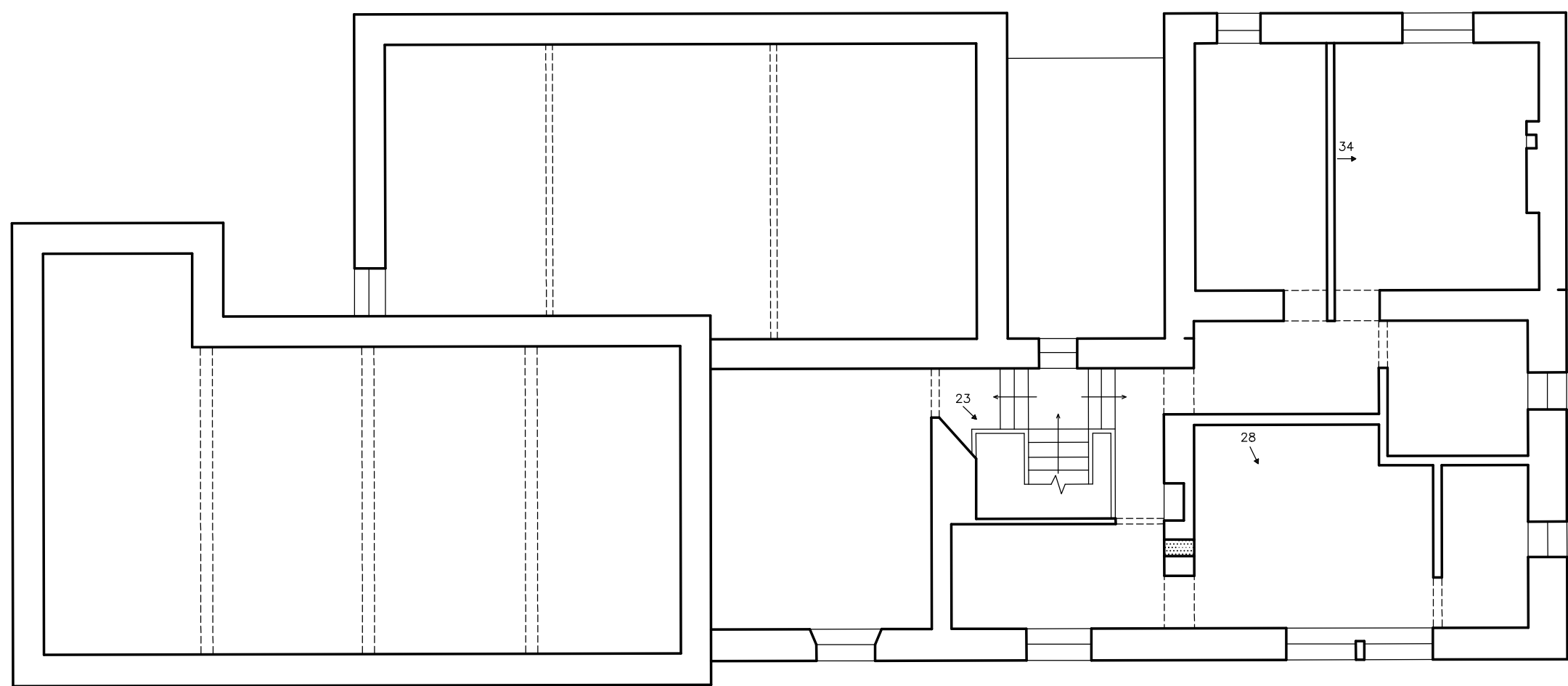


10m



WILKINSON'S FARM TWISTON LANCASHIRE (NGR: SD 81504378): ARCHAEOLOGICAL BUILDING RECORDING
FIGURE 9: GROUND FLOOR PLAN WITH KEY TO PHOTOGRAPHS
SCALE: 1:100
DATE OF SURVEY: DEC 2007 – AUG 2008
STEPHEN HAIGH Buildings Archaeologist

BASED ON A PLAN BY IWA ARCHITECTS

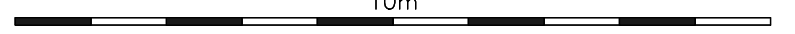


→ 1: photograph direction and number

 blocking or infill



10m



WILKINSON'S FARM
 TWISTON
 LANCASHIRE (NGR: SD 81504378):
 ARCHAEOLOGICAL BUILDING RECORDING

FIGURE 10:
 FIRST FLOOR PLAN
 WITH KEY TO PHOTOGRAPHS

SCALE: 1:100

DATE OF SURVEY: DEC 2007 – AUG 2008

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BASED ON A PLAN BY IWA ARCHITECTS