

Watery Gate  
Chipping, Lancashire:  
Historic Building Recording



May 2010

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# Watery Gate Chipping, Lancashire: Historic Building Recording

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## SUMMARY

This report concerns Watery Gate, a farmstead near Chipping in Lancashire (NGR: SD 582433), where the buildings include a house with domestic outbuildings and pig sties, a range of loose boxes and shippon, a barn and a cart-shed. Most of these are estate-built and late 19th century but the house is probably 18th century in origin. Historic building recording was carried out in April 2010 for the owner and developer Mr Malcolm Vaughan, as a condition of planning consent for the site, and this record includes measured drawings, photographs, and a written description supplemented by the results of brief historical research.

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## **WATERY GATE, CHIPPING, LANCASHIRE:**

### **HISTORIC BUILDING RECORDING**

#### **LIST OF PHOTOGRAPHS REPRODUCED IN THIS REPORT**

Many of the photographs taken during the recording are reproduced at the end of this report; however for a full set of photographs please consult the project archive (see Appendix).

<b>Photo</b>	<b>Subject</b>
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1	General view of the farm, from the south-west
3	General view of the farmhouse etc, from the south-west
5	The farmhouse: front elevation
6	The farmhouse: detail of ground floor window with distinctive dressings
7	The farmhouse: south-east corner, where earlier quoins survive
8	The farmhouse: rear elevation
10	The farmhouse staircase
11	The farmhouse living room, showing modern partition from the east
13	The farmhouse: 19th century bedroom fire-grate
14	The farmhouse: rear of 19th century door on first floor
15	Remains of pig sties, to west of the farmhouse, from the north-east
17	The pig sties, from the south
19	General view of the farm, from the north-east
20	Loose boxes to east of farmhouse, from the south
21	Shippon to east of farmhouse, from the south-west
23	Loose boxes to east of farmhouse, from the north
27	Interior of second loose box to east of farmhouse, from the north-west
29	Interior of shippon, from the south
30	Interior of shippon, from the north
31	Roof trusses in shippon, from the south
32	Shippon, barn and cart-shed, from the south-west
33	Barn and cart-shed, from the south-west
34	Barn and cart-shed, from the east
36	Interior of barn (now workshop), from the south



## **WATERY GATE, CHIPPING, LANCASHIRE:**

### **HISTORIC BUILDING RECORDING**

#### **1 Introduction**

- 1.1 This report presents the results of historic building recording at Watery Gate, a disused farmstead near Chipping in Lancashire. The work was commissioned by the owner and developer, Mr Malcolm Vaughan, via his architects the Campbell Driver Partnership, and carried out in April 2010, to fulfil a condition of planning consent from Ribble Valley Borough Council for alterations and extensions to the buildings.
- 1.2 The buildings at Watery Gate include the farmhouse which was probably first built in the 18th century, but altered in the second half of the 19th century when the present group of farm buildings was added, amongst which are an L-shaped animal housing range, a barn, and a cart-shed. Together they form a good Victorian farm group, no doubt built by a relatively large estate rather than an individual freeholder, although none of the buildings is of special individual interest.
- 1.3 The recording work was carried out in accordance with the standard specification from the Lancashire County Archaeology Service for recording historic farm buildings, and included a photographic record, the production of a measured survey annotated 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, 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 Watery Gate stands at the very western edge of Chipping civil parish, at NGR: SD 582433, and 170m above sea level, within the Forest of Bowland Area of Outstanding Natural Beauty (Figure 1). The site stands on the north side of one of the minor roads between Chipping and Bleasdale (here known as Watery Gate Lane), next to a small beck, and is surrounded by pasture land, although the land rises sharply 1km to the north-east at Parlick, a prominent hill at the south-west edge of the Bowland massif.
- 2.2 The buildings at Watery Gate form a continuous Z-shaped range (Figure 2), of which the house and adjoining domestic outbuildings and pig sties form the north-west end, with the farm buildings running to the south-east of these: the latter include animal housing, a barn, and small cart-shed. At the time of survey

most of the buildings, including the house, were unoccupied, although the barn and cart-shed were in use as a workshop, and their interiors had been refurbished very recently.

### 3 Planning background

- 3.1 None of the buildings at the site are listed as having special architectural or historic interest. Planning consent was granted by Ribble Valley Borough Council on 30 November 2009 for alterations and extensions to the house and associated changes to the farm buildings and curtilage (application no 3/2009/0644), and the consent includes a condition (no 3), requiring a programme of building recording and analysis, which this report and the project archive result from. This condition was imposed on the advice of the Lancashire County Archaeology Service, which is to be a principal recipient of the report.

### 4 Historical background

- 4.1 As part of this investigation, historic maps and census returns have been consulted to provide information about the background to Watery Gate, but this does not constitute exhaustive research on the site. The earliest identified reference is Yates' map of Lancashire<sup>1</sup>, made in 1786, which shows there to have been settlement at the site then, known as "Water Yeat", *yeat* being a northern English version of *gate*. (Conceivably, this early spelling gave rise to the *y* in the present name.) Greenwood also gave it the same name when he surveyed Lancashire in 1818<sup>2</sup>, and although both cartographers show two buildings at the site, the scale is too small to make detailed interpretation of them.
- 4.2 The larger scale tithe map of Chipping, made in 1840, shows the site much more clearly (Figure 3) and also depicts two buildings within land parcel 35, the north-west one believed to be the present house, and that to the south-east perhaps a second house or a barn, which was replaced by other buildings later in the 19th century; the first edition OS 1:10560 map, surveyed in 1844 (Figure 4), shows a very similar arrangement. Land parcel 35 is listed in the tithe award as "House Outbuildings etc", owned by Charles Blundell Esq, one of the major landowners in the township, with 560 acres to his name, and occupied by James Helm, who farmed a holding of 50 acres. The 1841 census recorded James Helme (sic) as a 40 year old farmer, occupying one of two houses at *Water Gate*, the other house then uninhabited. He continued to live there for many years, as indicated by the censuses of 1851 and 1861, which record only one dwelling there; interestingly, the change in spelling to *Watery Gate* appears to have taken place

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<sup>1</sup> *The County Palatine of Lancaster, surveyed by William Yates 1786*

<sup>2</sup> *Map of the County Palatine of Lancaster.. by CG Greenwood 1818*

in the 1850s. In 1871 Evan Cross was listed in the census as living there, and was described as a farmer of 105 acres, but in 1891 a farm bailiff called James Wilson was resident, and in 1901 the property was listed as unoccupied.

- 4.3 Major changes to the buildings took place between 1844 and 1891, as indicated by the OS maps at 1:2500 scale (Figures 4 to 6): the farmhouse was evidently retained, but new outbuildings were added to its west end, and farm buildings to its east end, creating the Z-shaped range which now stands, although an examination of the buildings themselves indicates that there were at least three phases of construction during this 47 year period.

## 5 Recording methodology

- 5.1 The recording was carried out to a standard agreed in advance with the Lancashire County Archaeology Service, and followed the usual specification for recording historic farm buildings, which involved photography, the production of measured drawings, and a written account. The site visit was made on 21 April 2010.
- 5.2 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 of the buildings, generally 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", and form part of the project archive; a selection are also copied in this report, where they are referred to by numbers in **bold**.
- 5.3 The drawn record comprises floor plans of the buildings, showing all significant archaeological detail, and employing conventions based on those specified by English Heritage<sup>3</sup>. No section drawings were made, as no significant roof structures survive.

## 6 Description of the buildings

### Farmhouse

- 6.1 The farmhouse, near the north-west end of the range, is a three cell, two storey building, of late 19th century appearance, but almost certainly first built in the 18th century, as indicated not only by the historic mapping described above, but also by its linear plan form: a centralised, double-depth arrangement would be expected in a farmhouse built after 1850 (1-3). The walls are of local gritstone

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<sup>3</sup> English Heritage 2006 *Understanding Historic Buildings: A guide to good recording practice*

rubble, laid randomly and heavily pointed, and most of the dressings are large blocks of gritstone with a heavy diagonal tooling, characteristic of the mid to late 19th century: these are used as surrounds to the windows in the front elevation, and to most of the quoins in this south-facing front (4-6), but at the south-east corner there are earlier, rougher quoins, which must pre-date the addition of the adjoining farm buildings (7). The rear of the house has similarly plain quoins for the most part (8), but the two ground floor windows are of the same form as those to the front, so it seems that the house was re-fenestrated and given new quoins in the late 19th century, probably at the same time as it was re-roofed with the present blue slate and tile ridge, deep verges and projecting purlin ends. All of the window frames appear to have been replaced in the 20th century, and a first floor window in the west gable is a modern insertion, which serves a bathroom in the north-west corner of the house (9).

6.2 The only entrance into the house is the front doorway, with modern porch around it, and this leads into a small lobby at the foot of the late 19th century stairs (10), now fully enclosed by a partition on their east side which is a 20th century alteration: it seems that previously they would have been open to the living room which occupies the central cell on the ground floor (11). This, and the parlour occupying the east cell beyond it, were both formerly heated by fireplaces in the cross wall between (12), but the kitchen at the west end has always been unheated. There are almost no historic fixtures or fittings present on the ground floor, the only significant item other than the stair balustrade being the 19th century door to the kitchen, which is of plank and batten construction. The arrangements on the first floor comprise three bedrooms, each reached independently from a passage along the rear, although the west one has been subdivided to form a bathroom. Again, there is little of historic interest, but a late 19th century, iron grate survives in the central bedroom (13), and there are two more examples of contemporary doors similar to that in the kitchen (14). There is no proper access into the roof space, but a small hatch reveals that square-sawn softwood purlins carry the roof, spanning between the gables and cross walls.

6.3 In summary, the linear plan-form of the house which gave an arrangement whereby the parlour was reached by passing through the living room or housebody, rather than from a central hall, is pre-19th century in character, which, together with the depiction of buildings here on an 18th century map, indicates that the building dates from that period, but during the Victorian period the house was refurbished, re-roofed, and given new windows, and further alterations were made in the 20th century.

### Outbuildings to the west

- 6.4 A small group of single storey buildings attached to the west end of the farmhouse include a ruined three-cell building, a privy, and a modern store (4). The north, outer wall and the two dividing walls of the three-cell building have been demolished (15), but its south side survives and contains a blocked pedestrian doorway (16), and two low openings to pig sties (17), which suggest that there were also pens to the south at one time. A privy with single pitch blue slate roof stands at the west end of this range (18), now housing a WC; the OS maps indicate that this range was added to the farmhouse between 1844 and 1891, the period when pig-keeping became common on dairy farms. A small stone-built store added to the south side of this 19th century range has an asbestos roof and is clearly 20th century.

### Outbuildings to the east

- 6.5 The farm outbuildings to the east of the house were built in three phases, all between 1844 and 1891 (19). The earliest was the single storey, L-shaped range adjoining the house, built of local gritstone rubble with rock-faced dressings (differing from the diagonally tooled dressings to the house), and with a blue slate roof and tile ridge which was re-laid in the late 20th century, when the roof structure may also have been replaced (20-25). Three loose boxes (at least one of which may originally have been a stable) are accommodated within the north part of this L-shape, one with a door to the north (26-28), but none have any historic fittings other than the doors and windows, and the floors are all of concrete. A connecting doorway leads to the south arm of the L-shape, a long shippon also without historic fixtures, the two-level concrete floor containing the remains of steel stall dividers to show that in the 20th century it had a single row of stalls facing east, probably replicating its original arrangement (29,30). Despite the presence of three doorways in the west side, there is no sign of any former subdivisions within this area. The roof structure is very modern in character and as noted previously, seems to have been replaced in the 20th century, although this is not certain (31).
- 6.6 The barn was added to the east side of this shippon later in the 19th century, in similar walling stone but with distinctively tooled dressings matching those in the farmhouse. The barn has a modern rather than a traditional plan, the principal entrance being in the south gable rather than in one of the long walls (32,33); it is also accessible from the shippon via two pedestrian doorways (one now blocked). Other openings in the barn's exterior include three high level, shuttered forking holes (34-35), so it seems that the building was intended principally for hay storage, as might be expected given its late date, by which time the farm was probably only used for livestock production and dairying. The tall entrance would have accommodated laden carts, but may also have been

designed with a steam-powered engine in mind: as the farm was part of a large estate and was occupied by a farm bailiff at one time, the barn may have been put up by the landowner to house such a machine, for use throughout his holdings. In the last few years the barn has been re-roofed with modern steel trusses and sheet metal covering, and the interior made into a workshop, so nothing of its former internal character remains (36).

- 6.7 The small cart-shed on the east side of the barn was no doubt added shortly after the barn's construction: it has similar stonework but still has a blue slate roof, albeit re-laid. The only opening is the wide doorway in the south side, although its interior is also accessible from within the barn, but this too is now part of the workshop and has recently plastered walls and ceiling.

## 7 Conclusion

- 7.1 There was settlement at Watery Gate by the 1780s, then known as Water Yeat, and the farm's origins may lie in the occupation of newly enclosed land before that time. The present farmhouse has almost certainly survived from the 18th century, although was much altered in the 19th century, when it was the property of a major landowner in Chipping township, but another building to the south-east of the house recorded before 1850 has not survived, and a number of new buildings were erected during the second half of the 19th century, mainly associated with livestock farming and probably erected by the landowner, Charles Blundell or his descendants. As such, the site is of some interest as an estate-planned farmstead in a region where such groups are relatively uncommon. Although the buildings have changed little in subsequent years, effectively they form shells in which there are very few historic fixtures and fittings.

*The author would welcome any relevant additional information or notice of inaccuracy in this report.*

## Appendix: Contents of the project archive

To be deposited with the Lancashire Record Office, Preston.

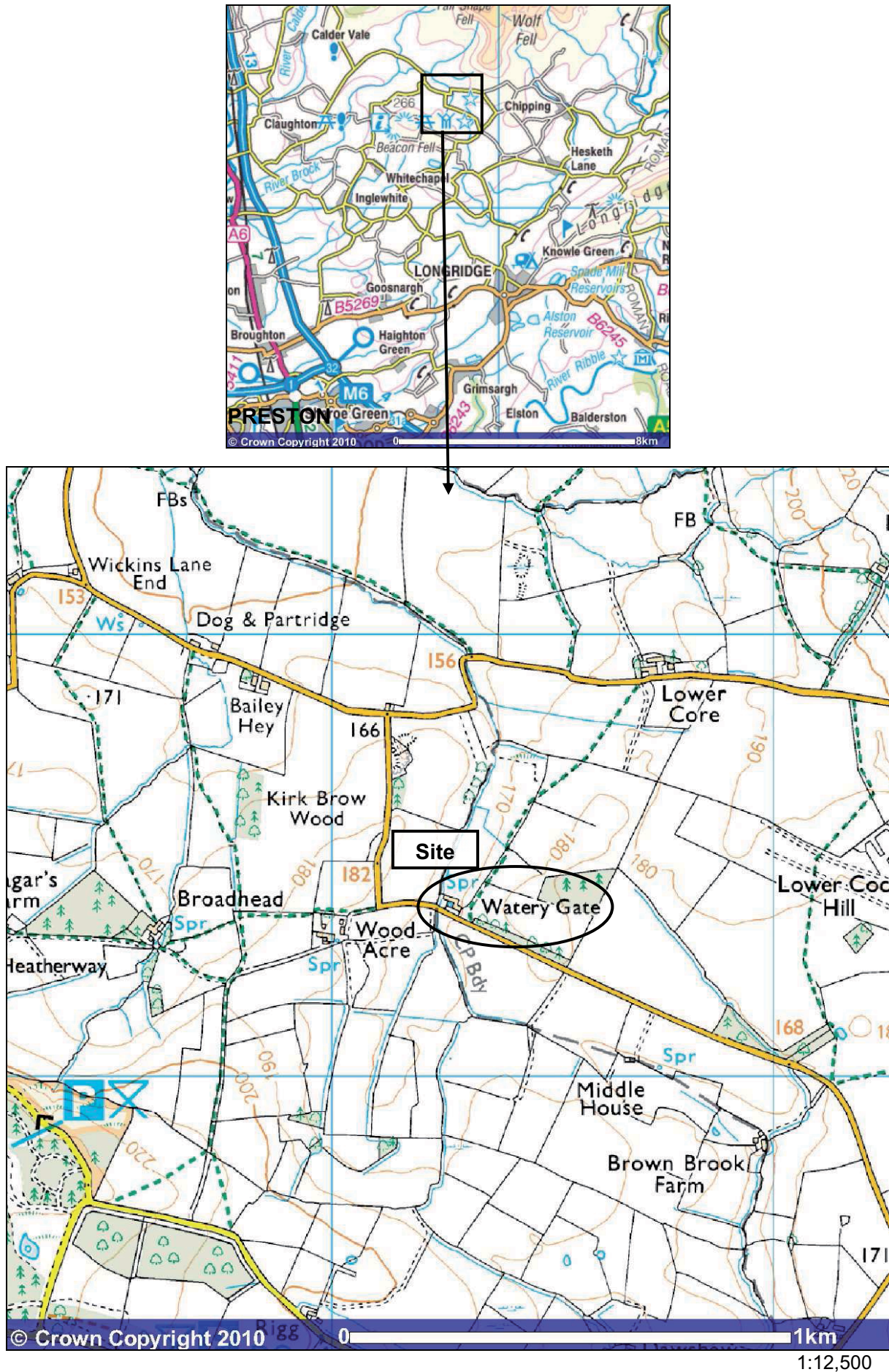
Archive contains:

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

### Complete list of photographs taken, in film order

Photo	Film	Frame	Subject
12	1	1	The farmhouse: blocked fireplace in parlour
11	1	3	The farmhouse living room, showing modern partition from the east
10	1	4	The farmhouse staircase
13	1	5	The farmhouse: 19th century bedroom fire-grate
14	1	6	The farmhouse: rear of 19th century door on first floor
6	1	7	The farmhouse: detail of ground floor window with distinctive dressings
4	1	9	The farmhouse and outbuildings to the west, from the south
5	1	10	The farmhouse: front elevation
7	1	11	The farmhouse: south-east corner, where earlier quoins survive
8	1	12	The farmhouse: rear elevation
19	1	13	General view of the farm, from the north-east
23	1	16	Loose boxes to east of farmhouse, from the north
35	1	17	Barn and cart-shed, from the north
24	1	18	Shippon to east of farmhouse, from the north-east
16	2	1	Remains of store etc at foot of west gable of farmhouse
15	2	3	Remains of pig sties, to west of the farmhouse, from the north-east
34	2	4	Barn and cart-shed, from the east
33	2	5	Barn and cart-shed, from the south-west
25	2	6	Shippon to east of farmhouse: south gable
21	2	7	Shippon to east of farmhouse, from the south-west
20	2	9	Loose boxes to east of farmhouse, from the south
22	2	10	Detail of window to shippon
17	2	11	The pig sties, from the south
9	2	12	The farmhouse: west gable, and modern store at foot
18	2	13	The pig sties and privy, from the south
26	2	15	Interior of loose box or former stable to east of farmhouse, from the south-west
27	2	16	Interior of second loose box to east of farmhouse, from the north-west
28	2	17	Interior of third loose box to east of farmhouse, from the north-west
30	2	18	Interior of shippon, from the north
29	3	1	Interior of shippon, from the south
31	3	3	Roof trusses in shippon, from the south
36	3	4	Interior of barn (now workshop), from the south
3	3	5	General view of the farmhouse etc, from the south-west
32	3	6	Shippon, barn and cart-shed, from the south-west
2	3	7	General view of the farm, from the south-east
1	3	9	General view of the farm, from the south-west

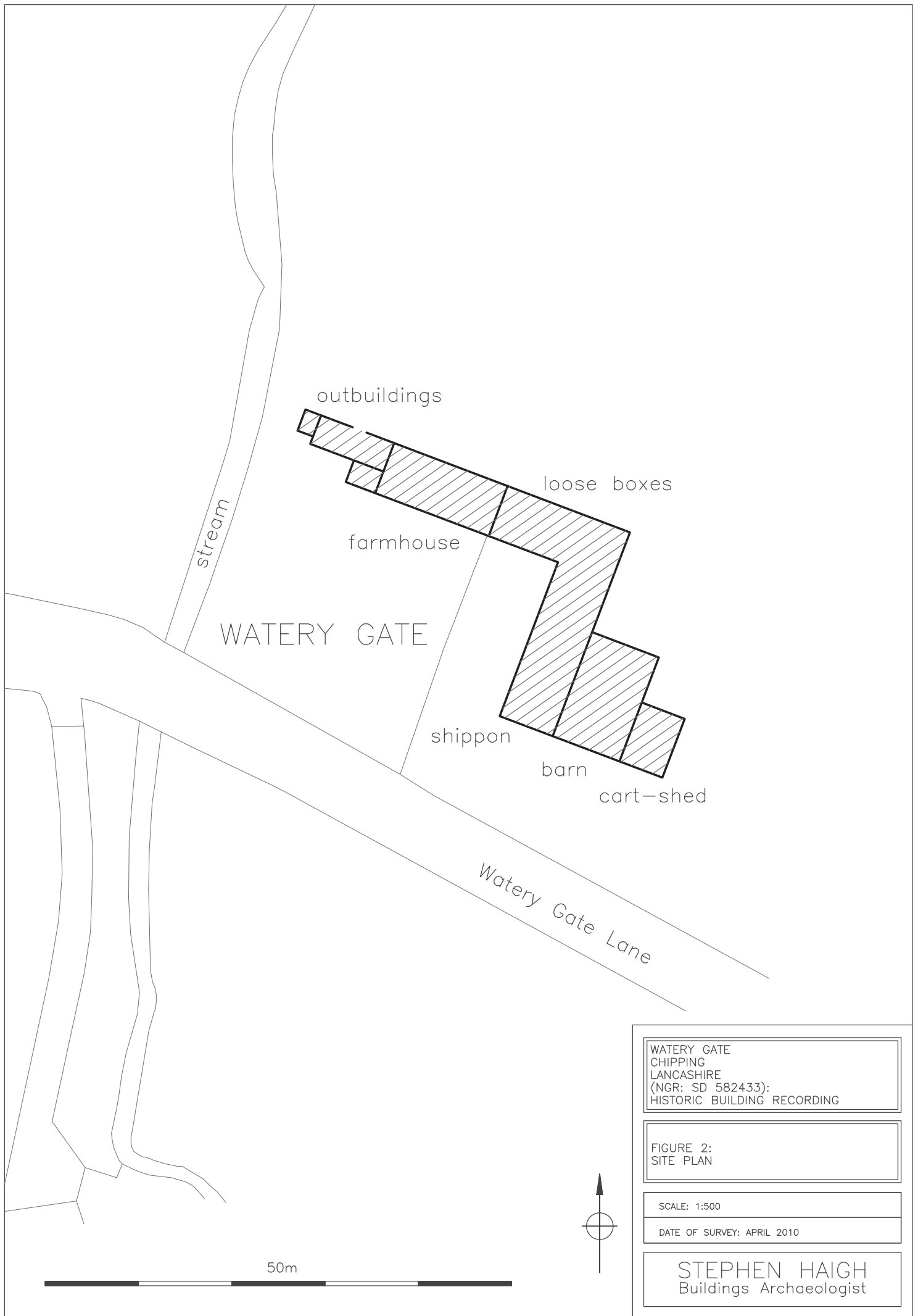




**Figure 1: Location maps**

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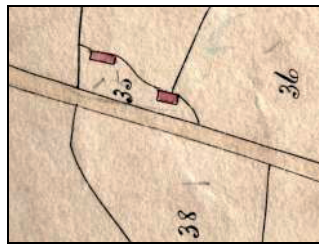
WATERY GATE  
CHIPPING  
LANCASHIRE  
(NGR: SD 582433):  
HISTORIC BUILDING RECORDING

FIGURE 2:  
SITE PLAN

SCALE: 1:500

DATE OF SURVEY: APRIL 2010

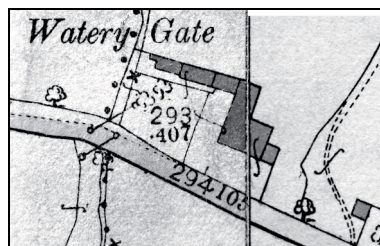
STEPHEN HAIGH  
Buildings Archaeologist



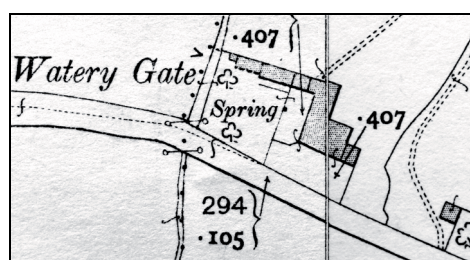
**Figure 3:** Extract from the Chipping tithe map (part 1), 1840  
*Plan of the Township of Chipping in the Parish of Chipping & County of Lancaster, by C Birkett, 1840: Part 1*  
(Lancashire Record Office: DRB 1/42)  
Enlarged to approx 1:2500, & rotated to north at top



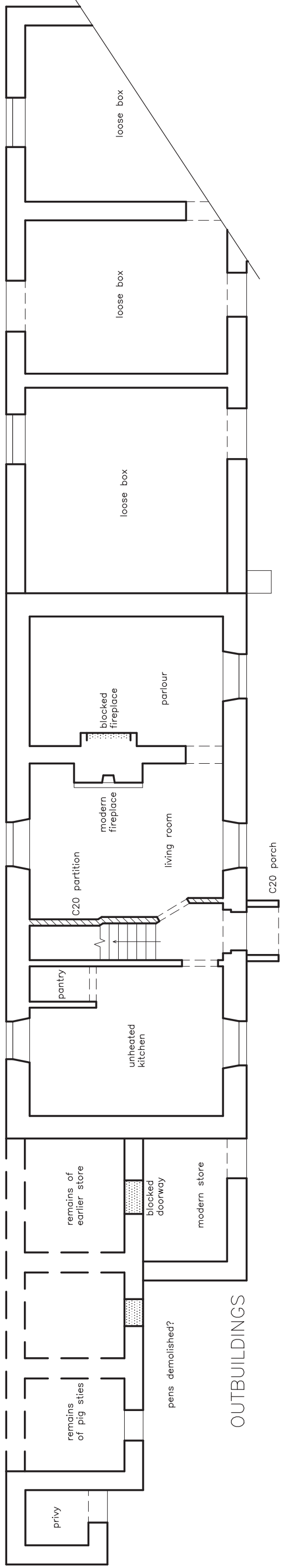
**Figure 4:** Ordnance Survey 1:10560 map (enlarged to approx 1:2500)  
Published 1846 (surveyed 1844); sheet no: Lancashire 45



**Figure 5:** Ordnance Survey 1:2500 map  
Published 1893 (surveyed 1891); sheet nos: Lancashire 45.11 & 45.12



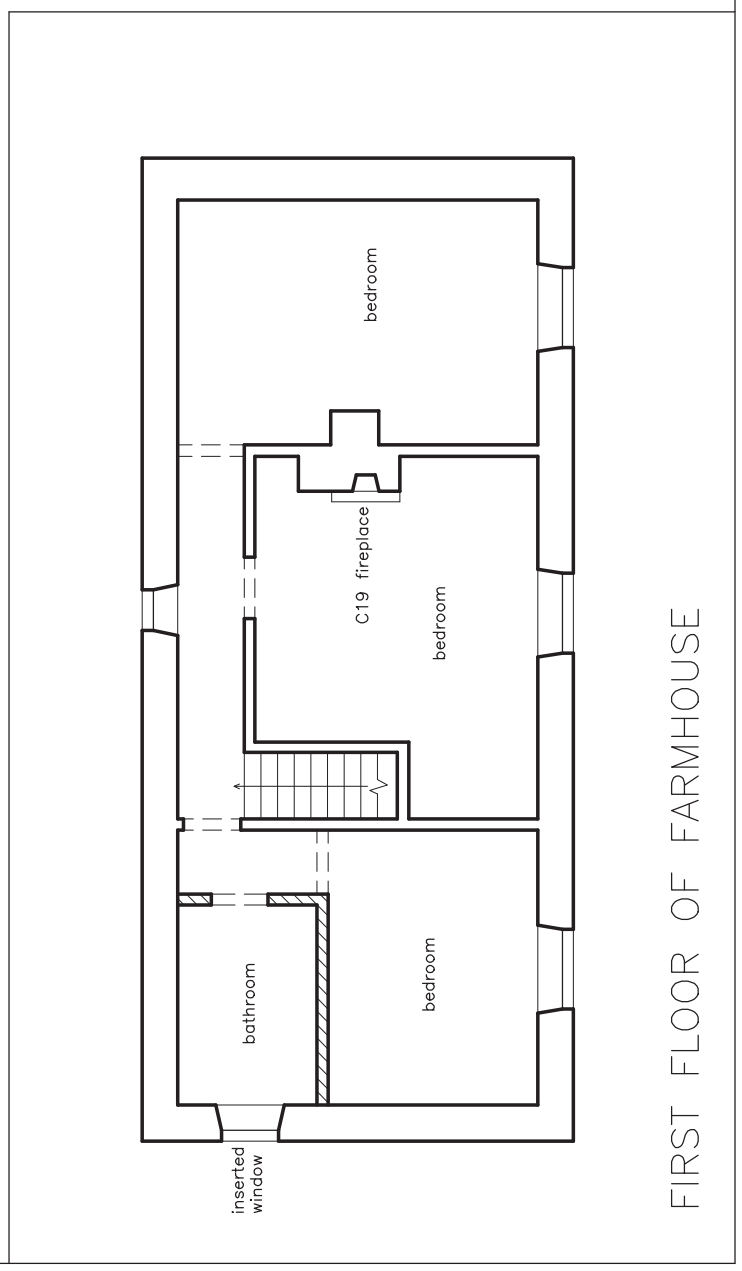
**Figure 6:** Ordnance Survey 1:2500 map  
Published 1912 (revised 1910); sheet nos: Lancashire 45.11 & 45.12



FARMHOUSE

ANIMAL HOUSING

GROUND FLOOR



FIRST FLOOR OF FARMHOUSE

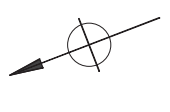
blocking or infill

WATERY GATE  
CHIPPING  
LANCASHIRE  
(NGR: SD 582433):  
HISTORIC BUILDING RECORDING

FIGURE 7:  
FLOOR PLANS (i)

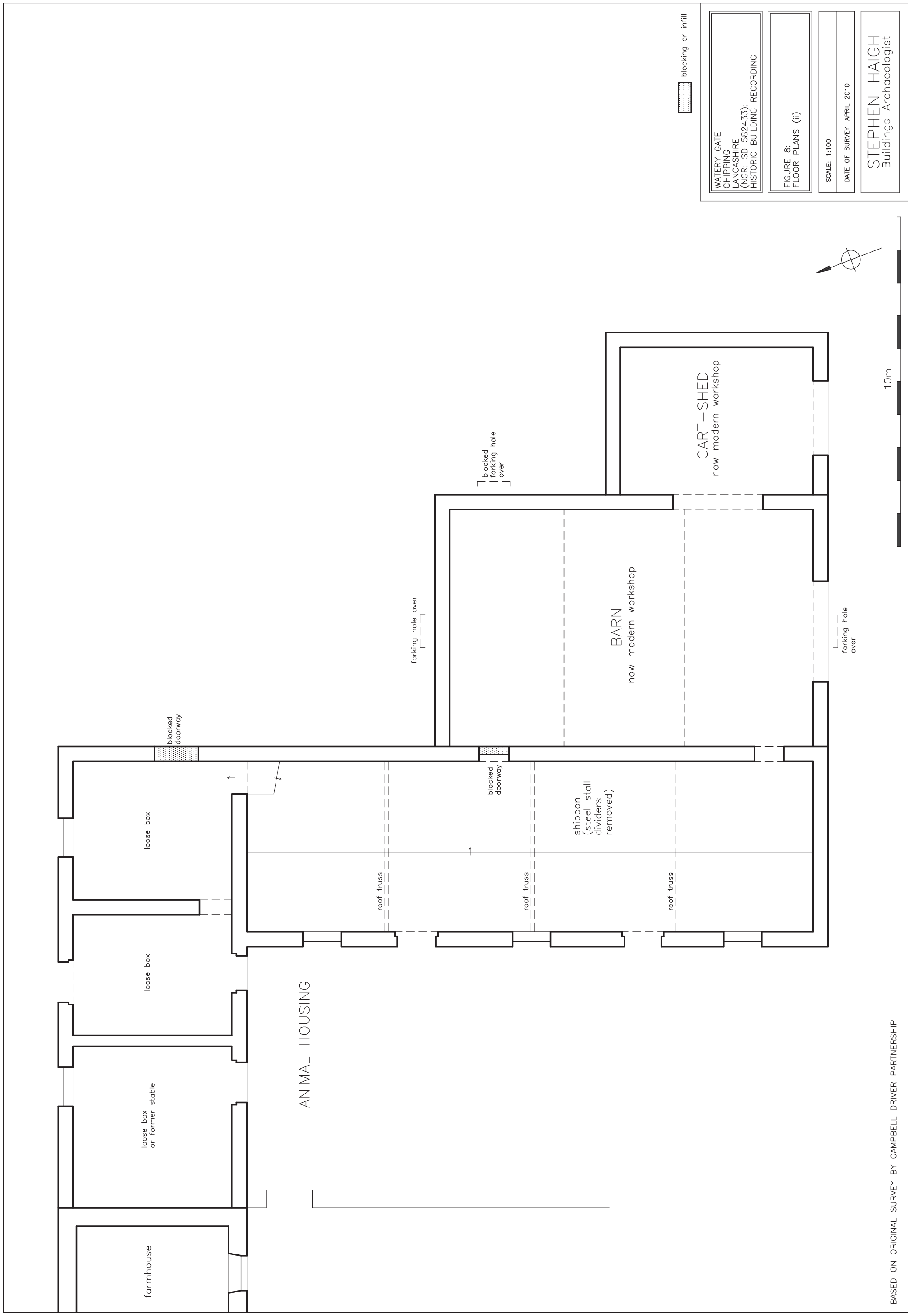
SCALE: 1:100  
DATE OF SURVEY: APRIL 2010

STEPHEN HAIGH  
Buildings Archaeologist



10m

BASED ON ORIGINAL SURVEY BY CAMPBELL DRIVER PARTNERSHIP



WATERY GATE  
 CHIPPING  
 LANCASHIRE  
 (NGR: SD 582433):  
 HISTORIC BUILDING RECORDING

FIGURE 8:  
 FLOOR PLANS (ii)

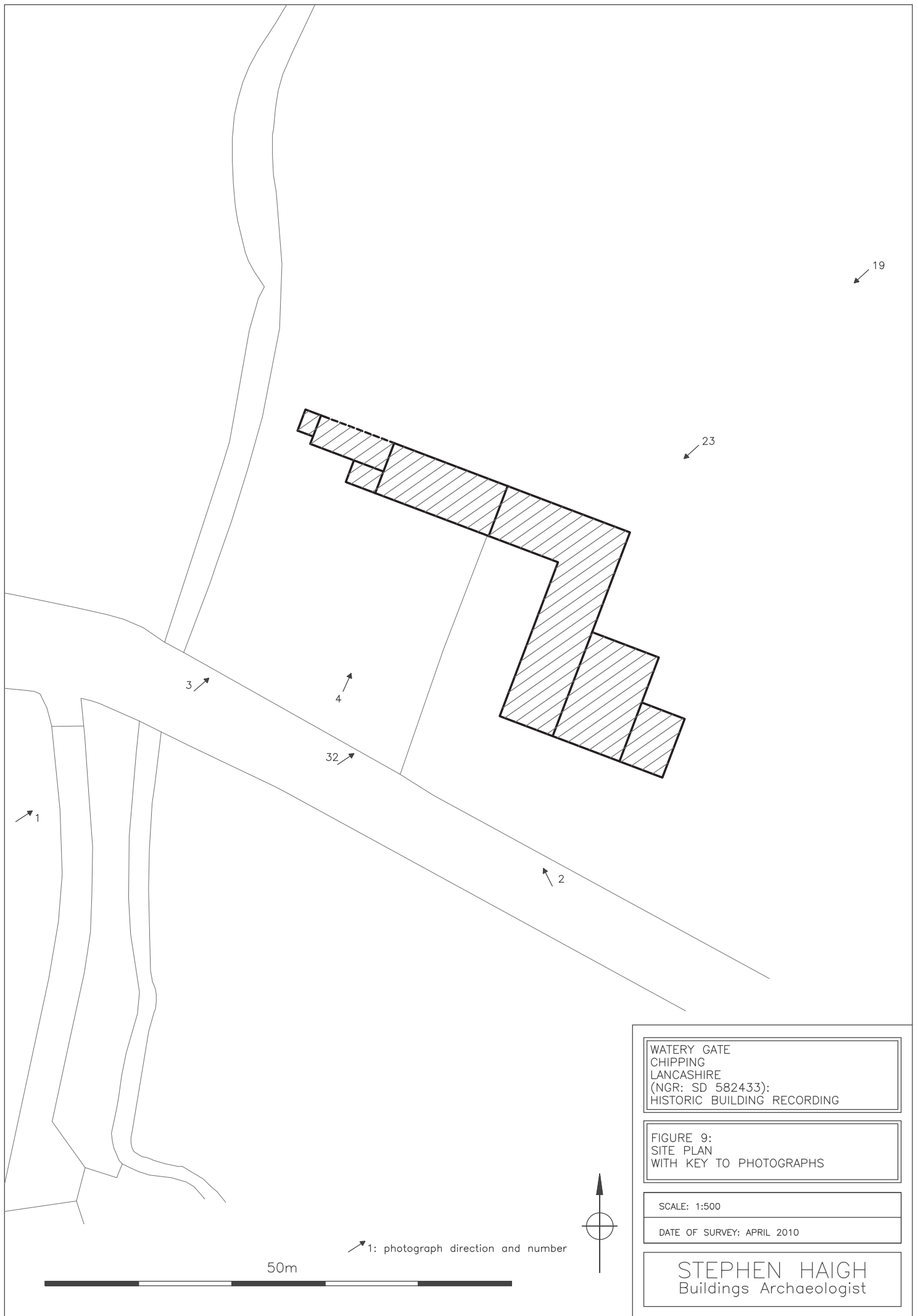
SCALE: 1:100  
 DATE OF SURVEY: APRIL 2010

STEPHEN HAIGH  
 Buildings Archaeologist

blocking or infill

10m

BASED ON ORIGINAL SURVEY BY CAMPBELL DRIVER PARTNERSHIP



WATERY GATE  
 CHIPPING  
 LANCASHIRE  
 (NGR: SD 582433):  
 HISTORIC BUILDING RECORDING

FIGURE 9:  
 SITE PLAN  
 WITH KEY TO PHOTOGRAPHS

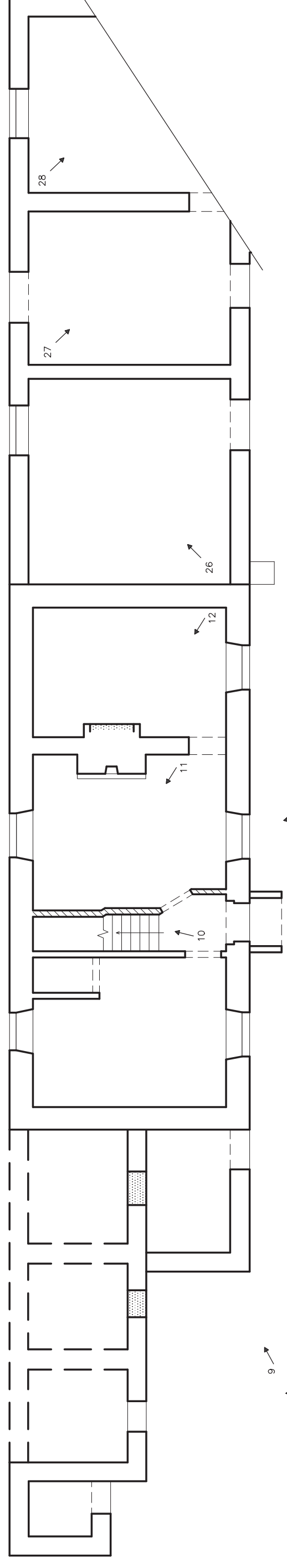
SCALE: 1:500

DATE OF SURVEY: APRIL 2010

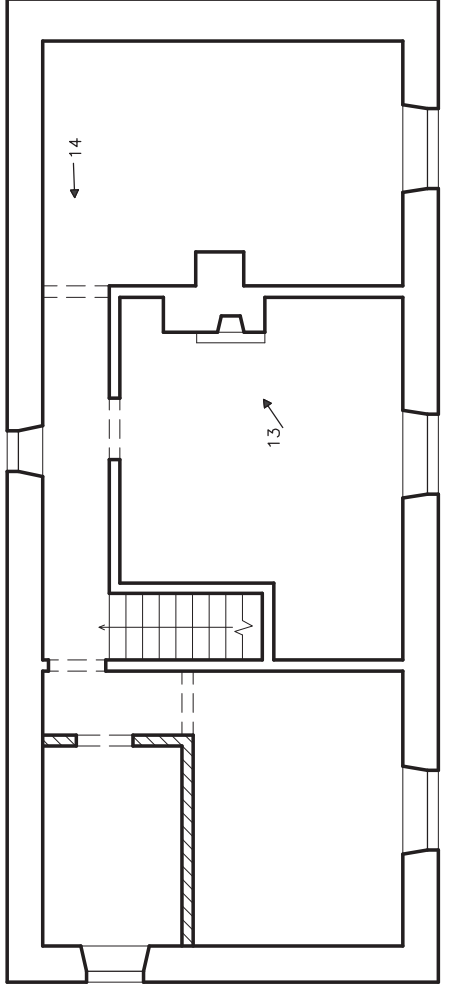
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↗ 1: photograph direction and number

50m



GROUND FLOOR



FIRST FLOOR OF FARMHOUSE

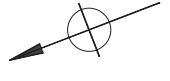
↗ 1: photograph direction and number

WATERY GATE  
CHIPPING  
LANCASHIRE  
(NGR: SD 582433):  
HISTORIC BUILDING RECORDING

FIGURE 10:  
FLOOR PLANS (i)  
WITH KEY TO PHOTOS

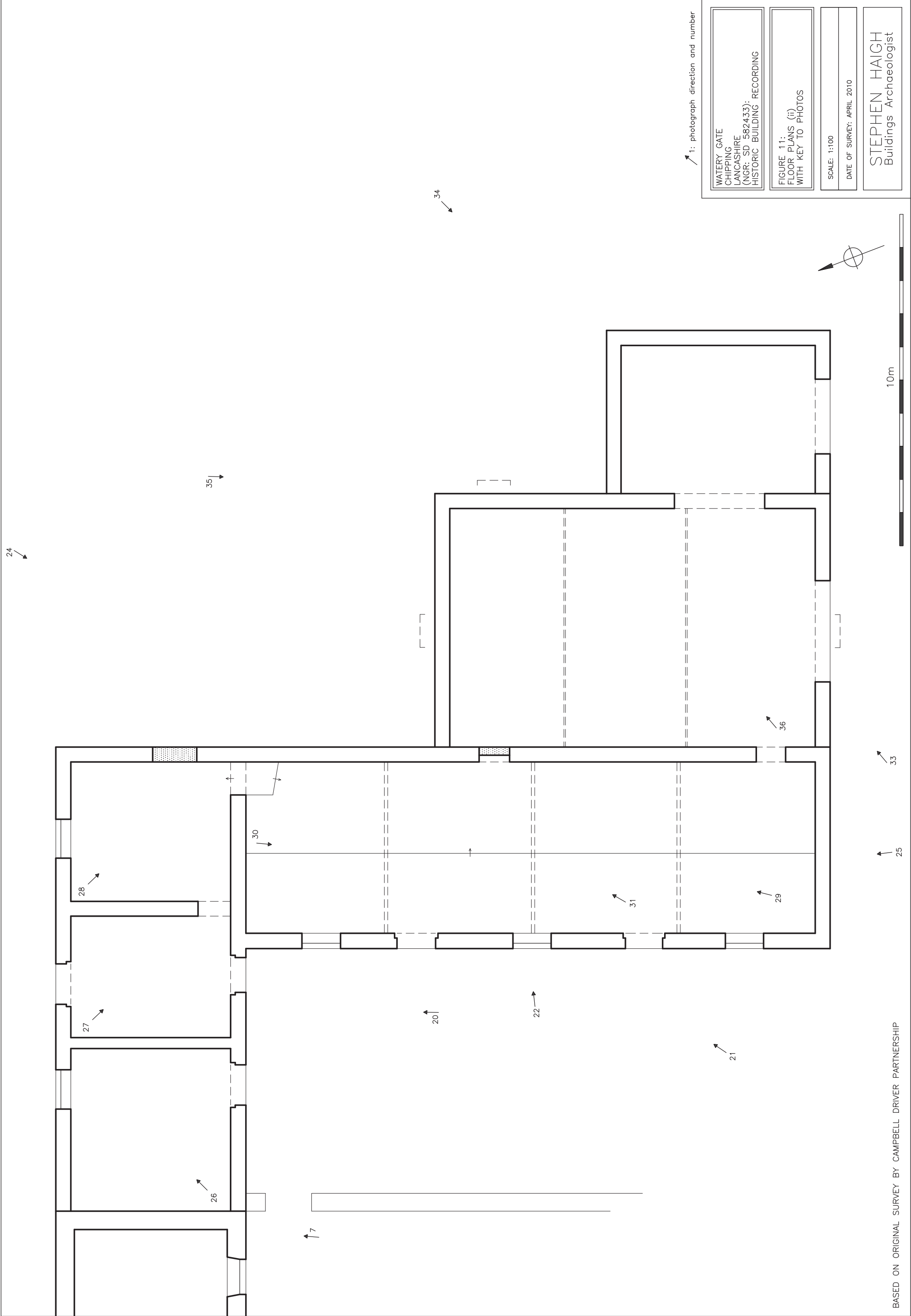
SCALE: 1:100  
DATE OF SURVEY: APRIL 2010

STEPHEN HAIGH  
Buildings Archaeologist



10m

BASED ON ORIGINAL SURVEY BY CAMPBELL DRIVER PARTNERSHIP



1: photograph direction and number

WATERY GATE  
CHIPPING  
LANCASHIRE  
(NGR: SD 582433):  
HISTORIC BUILDING RECORDING

FIGURE 11:  
FLOOR PLANS (i)  
WITH KEY TO PHOTOS

SCALE: 1:100

DATE OF SURVEY: APRIL 2010

STEPHEN HAIGH  
Buildings Archaeologist

10m

BASED ON ORIGINAL SURVEY BY CAMPBELL DRIVER PARTNERSHIP





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



Photo 3: General view of the farmhouse etc, from the south-west





Photo 5: The farmhouse: front elevation



Photo 6: The farmhouse: detail of ground floor window with distinctive dressings





Photo 7: The farmhouse: south-east corner, where earlier quoins survive



Photo 8: The farmhouse: rear elevation





Photo 10: The farmhouse staircase



Photo 11: The farmhouse living room, showing modern partition from the east



Photo 13: The farmhouse: 19th century bedroom fire-grate



Photo 14: The farmhouse: rear of 19th century door on first floor





Photo 15: Remains of pig sties, to west of the farmhouse, from the north-east



Photo 17: The pig sties, from the south





Photo 19: General view of the farm, from the north-east



Photo 20: Loose boxes to east of farmhouse, from the south



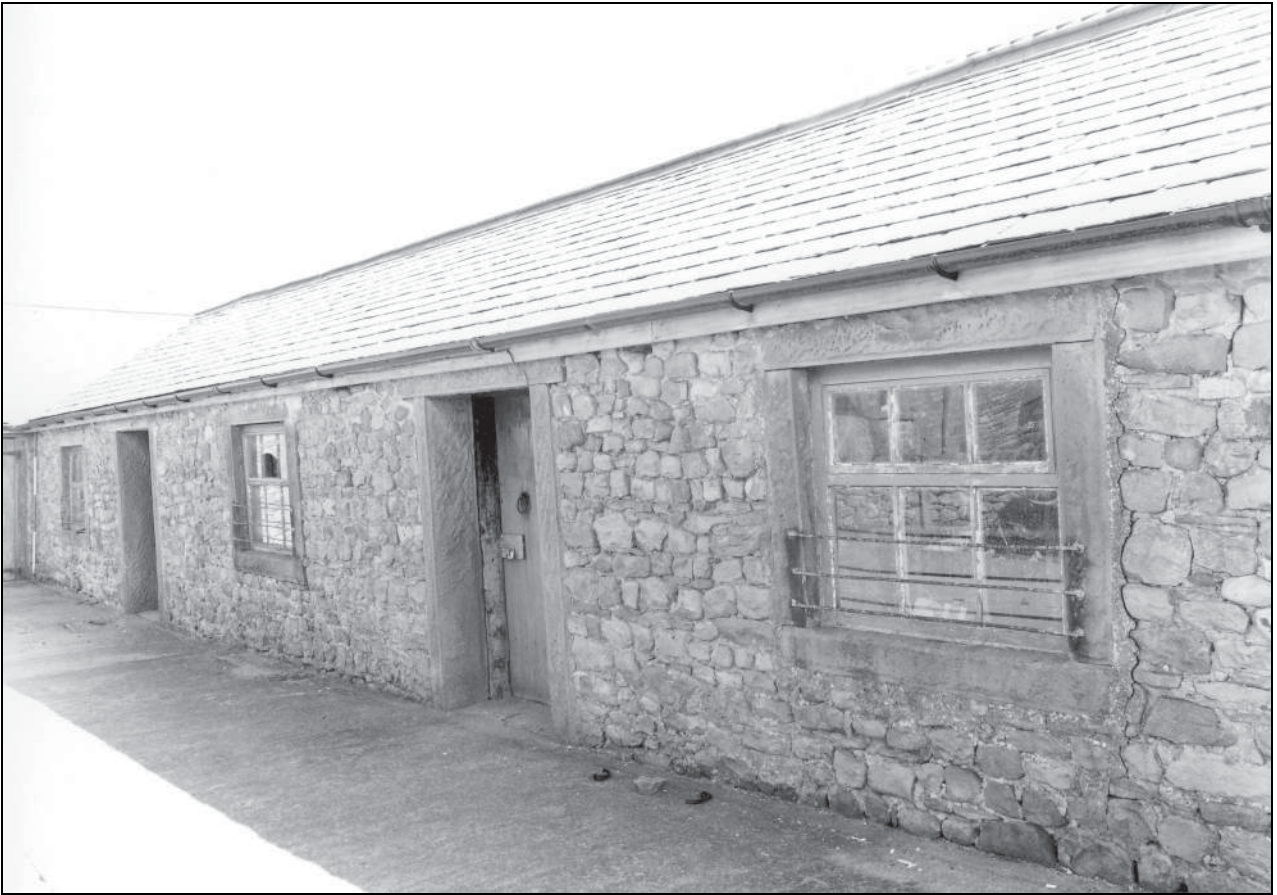


Photo 21: Shippon to east of farmhouse, from the south-west



Photo 23: Loose boxes to east of farmhouse, from the north





Photo 27: Interior of second loose box to east of farmhouse, from the north-west



Photo 29: Interior of shippon, from the south





Photo 30: Interior of shippon, from the north



Photo 31: Roof trusses in shippon, from the south





Photo 32: Shippon, barn and cart-shed, from the south-west



Photo 33: Barn and cart-shed, from the south-west





Photo 34: Barn and cart-shed, from the east



Photo 36: Interior of barn (now workshop), from the south