

Bank barn at Bolton Peel
Bolton-by-Bowland, Lancashire:
Historic Building Record



November 2010

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SUMMARY

This report concerns a bank barn and adjacent cart shed at Bolton Peel, a farmstead in the Ribble Valley near Bolton-by-Bowland in Lancashire (NGR: SD 77634861). These farm buildings probably date to *circa* 1800, and form part of a courtyard arrangement which is unusual for the district, although they have been altered internally. Historic building recording was carried out in November 2010 for the owner Mrs Bosonnet, as a condition of listed building consent for demolition, and this record includes measured drawings, photographs, and a written description supplemented by the results of brief historical research.

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BANK BARN AT BOLTON PEEL, BOLTON-BY-BOWLAND, LANCASHIRE:

HISTORIC BUILDING RECORD

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 2).

Photo	Subject
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1	General view of the barn, cart shed, and earlier barn, from the south-east
2	The bank barn, from the north-east
4	Cart shed (to left) and bank barn (to right), from the north
5	Cart shed and bank barn, from the south-east
6	The bank barn: details of rear elevation, from the north-west
7	The bank barn: details of rear elevation, from the north-east
8	Bank barn: central feeding passage, from the north
10	Bank barn: the shippon in the east end, from the north
11	Bank barn: the shippon in the west end, from the south-west
12	Bank barn: surviving oak heel post on ground floor
13	The bank barn, from the north-west
14	The bank barn: detail of openings in west gable
15	The bank barn, from the south-east
16	The bank barn, from the south-west
17	The bank barn: south elevation
18	Bank barn: the upper floor, from the north-east
20	Bank barn: north doorway on upper floor
21	Bank barn: high level breather, in north wall
23	Bank barn: west roof truss, from the south-east
24	Cart shed (to right) and earlier barn (to left), from the north-west
26	The cart shed: rear elevation, from the south-west
27	Cart shed: the east side, showing straight joints in west side of earlier barn
28	The cart shed: front (north) elevation
29	Cart shed: pier and brick wall between bays

BANK BARN AT BOLTON PEEL, BOLTON-BY-BOWLAND, LANCASHIRE: HISTORIC BUILDING RECORD

1 Introduction

- 1.1 This report presents the results of historic building recording of a bank barn and adjacent cart shed at Bolton Peel, near Bolton-by-Bowland in Lancashire. The work was commissioned by the owner, Mrs Bosonnet, via her agents Davis & Bowring, and carried out in November 2010, to fulfil a condition of listed building consent from Ribble Valley Borough Council for the demolition of the barn.
- 1.2 The bank barn probably dates from a single phase of *circa* 1800 and is a large, stone-built three bay structure containing a shipp on the ground floor (altered in the 20th century) and a capacious upper floor, with its own cart entrance. Next to the barn is a three bay cart shed, also altered.
- 1.3 The recording work was carried out in accordance with an approved written scheme of investigation, 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 Bolton Peel lies in the civil parish of Bolton-by-Bowland about 1km south-west of the village of that name, in the Ribble Valley. It is a farmstead standing on the west side of the unclassified road which continues south to Sawley, at NGR: 77634861 (postcode: BB7 4NJ), at 90m above sea level (figure 1). The surrounding area is mostly given over to pasture, and although this is now part of Lancashire, historically it lay within the West Riding of Yorkshire.
- 2.2 There are numerous buildings at the farmstead of various dates, including the farmhouse itself and two other barns, as well as modern sheds. The bank barn stands at the south-west corner of the historic farmstead, and faces approximately south. The cart shed adjoins its south-east corner, and links it to an older barn forming the south-east corner of the farmstead (figure 2).
- 2.3 Bolton Peel is a working dairy farm which is let to Mr C Huyton. The bank barn is currently disused as it is in a dangerous condition, and has no viable use, but parts of the cart shed are used as a garage and workshop.

3 Planning background

- 3.1 Neither the bank barn nor cart shed is listed as having special architectural or historic interest, but there are three listed buildings and structures at Bolton Peel: the farmhouse (grade II*), a detached barn to the north of the farmhouse (grade II), and the Bolton Peel Cross, to the south of the farmhouse (also grade II).
- 3.2 The bank barn is in a dangerous condition due to worsening structural instability, and is redundant. Listed building consent was granted by Ribbles Valley Borough Council on 19 October 2010 for its demolition (on the grounds that the building is not actually listed - application no: 3/2009/0975), and the consent includes a condition (no 2), 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 Previous investigations

- 4.1 In 2009 a small farm building standing to the north of the bank barn was recorded photographically before demolition: this building appeared to contain part of the northern boundary wall of the historic farmstead, but was otherwise of little or no interest.¹ There have also been a number of investigations of an adjacent moated site.

5 Historical background

- 5.1 Bolton Peel farmhouse is a good quality yeoman or minor gentry farmhouse of the 17th century, but there is also evidence for medieval occupation just to the south-west of the present farmstead, in the presence of a moated site, so historically this was a relatively high status settlement, although it is now a tenanted farm which is part of the Bolton Hall Estate. Little is known about the background to the bank barn or cart shed, but historic maps show that they were standing by 1847, when the Ordnance Survey's first edition 6" to the mile map was surveyed (figure 3), and remained essentially unchanged in outline, into the early 20th century and to the present (figures 4,5).
- 5.2 The bank barn at Bolton Peel is a classic example of a building type which is particularly common on farms of north-west England, and which for economy and efficiency was intended to combine different agricultural functions under one roof: the usual arrangement was for animal housing to be provided on the ground floor, entered from one side, and threshing and storage bays (for grain crops or hay) to occupy the upper floor, which would be accessible by means of a ramp

against the other side of the building. Where the natural slope allowed the building would be set into it to provide ready access at these two different levels, but elsewhere artificial embanking was used to achieve the same end. The densest concentration of bank barns is found in Cumbria, with outlying examples occurring in north Lancashire, but that at Bolton-by-Bowland lies outside the main area of distribution. The main date range for bank barns spans the 18th and 19th centuries, and whereas early examples were undoubtedly intended for hand threshing, by the mid 19th century many must have been intended for steam-powered threshing, or just for hay storage.²

6 Recording methodology

- 6.1 The recording was carried out in accordance with a written scheme of investigation agreed with the Lancashire County Archaeology Service (Appendix 1). It involved photography, the production of measured drawings, and a written account. A site visit was made on 22 November 2010.
- 6.2 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**.
- 6.3 The drawn record comprises new floor plans of the buildings at 1:100 scale, showing all significant archaeological detail, and employing conventions based on those specified by English Heritage³. A section drawing at 1:50 scale was also made through the barn.

7 Description of the buildings

Bank barn

- 7.1 The upper, embanked face of the bank barn looks south out of the courtyard at Bolton Peel, and its north side, which has the only access to the ground floor, faces into the yard (**1-3**). The building is essentially of a single phase (although slight variations can be observed in the masonry), and has walls of coursed sandstone rubble with squared, edge-laid quoins, and the doorways have plain,

¹ Stephen Haigh 2009 *Farm Building at Bolton Peel, Bolton-by-Bowland, Lancashire: Photographic Record*

² Brunskill, R W 1987 *Traditional Farm Buildings of Britain* (second edition) p115-117

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

flat, tie-stone jambs and lintels. The barn measures 12.3m long and 10.4m wide, and up to 7.5m high at the eaves, but an artificial bank has been created against the south side to give access from ground level via a shallow ramp, directly into the upper floor. The roof has been replaced with asbestos cement sheets in the mid 20th century, but would have been of stone slate previously, to judge from the adjacent traditional buildings: these include the three bay cart shed to the east (4,5).

7.2 The barn's plan is straightforward, and symmetrical around its short axis. The ground floor has three doorways in the north side: the central one (beneath the stone steps serving the upper floor) leads into a wide feeding passage in the middle of a double shippin, which occupies the whole of the floor. The animal stalls are arranged in two rows, both of which face onto the feeding passage, and have their own entrances at the corners of the building (6-10). Almost all of the structures which form these stalls date from the mid 20th century, when they were rebuilt in brick and concrete (the floor is also entirely laid with concrete), but undoubtedly they were rebuilt in the positions of the original timber divisions, and two heel posts survive in the west side of the building, tenoned into the ceiling beams overhead (11,12). (A mortice in another beam shows the position of another such post, but the evidence for others is obscured by steel reinforcing and the brickwork.) Whereas the beams and joists are all pine, the heel posts appear to be oak, and have slight chamfers. The arrangement of stalls provides accommodation for a total of 20 head of cattle in the shippin. Lighting and ventilation when first built would have been considerably less generous than at present, as all of the large window openings which contain steel frames are modern, having been either inserted or enlarged from much smaller, no doubt unglazed, openings. There are presently windows in all four sides, but small breathers, which seem to be original, are only found in the west and east gables (13,14). As far as can be ascertained there are no such breathers in that part of the east gable which adjoins the cart shed, which suggests that the two buildings were planned as a pair.

7.3 The upper floor has a wide, tall entrance large enough for a cart in the south side, set between two projecting walls which form a shallow porch: the barn doors were hung on the outside face of this, below a timber lintel, but have been removed (15-17). The doorway leads into an undivided area open to the roof, but with the rear, pedestrian doorway to the north, which could also have been used to allow a through-draught for threshing, as well as for access from the yard. A small recess is provided on both sides of this doorway, presumably for storage (18-20). Ventilation is also provided by a row of breathers, just below the eaves, and by the two owl holes in the gables (which may in fact have been intended just for the same purpose) (21). Overhead there are two roof trusses, of queen-strut form and all of imported pine, bolted and strapped, and characteristic of the late 18th or early 19th century (22,23). This upper floor

would presumably have been used for threshing grain crops, and probably for storing hay for the cattle below, but no trap doors were observed (the top surface of the upper floor is completely concealed by compacted debris), and so it cannot be determined whether feed could have been dropped straight down into the central passage on the ground floor, or whether it had to be passed out of the building through the north doorway first.

Cart shed

- 7.4 This single storey building, probably built at the same time as the bank barn, links it to an earlier barn to the east, which stands at right angles (24). It is three bays long, and originally had a blind wall of sandstone rubble forming its rear, south side, but the east bay has been made into a passage through the building. This rear wall clearly butts up to the bank barn to the west, but the embanking for the barn entrance overlies the cart shed wall, which again suggests the two were built as a pair, although perhaps this was simply a yard wall at the outset (25-26). At the east end, straight joints are visible in the west side of the other barn, implying there was a wide opening into it from the cart shed, but these rise above its roof so this is not convincing, and there may be another explanation (27). Originally, the front of the cart shed simply comprised two piers of square section, formed from sandstone blocks, and with a crudely shaped, projecting capping stone, but there is modern infill in the central bay, and doors fitted to the west bay (28,29). Inside, the three bays would have communicated at one time, but now a stone cross wall separates the west and central bays, and a modern brick wall the central and east bays, but the presence of two roof trusses shows that both walls are secondary. These trusses are of pine, and of bolted king post type, so also characteristic for the late 18th or early 19th century.

8 Conclusion

- 8.1 The two farm buildings recorded probably date to around 1800, and form a pair of structures which are of a type not commonly found in the district, where more traditional combination barns were the norm at that time. The courtyard arrangement is also notable, and these distinctions can probably be attributed to ownership by a landowner of above average wealth (presumably the proprietor of the Bolton Hall Estate, as at present), who would have been more knowledgeable of and receptive to developments in farm building design, and indeed farming practice, than the smaller freeholders in the area. The construction of a well planned bank barn and small cart shed to form part of an organised farmyard at Bolton Peel is notable, particularly so given that the bank barn was not a building type which was generally favoured in the Ribble valley, but was commonly found in Cumbria.

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

Appendix 1: Project design

BARN AT BOLTON PEEL FARM, BOLTON-BY-BOWLAND, LANCASHIRE:

WRITTEN SCHEME OF INVESTIGATION FOR HISTORIC BUILDING RECORDING

1 Introduction

- 1.1 This written scheme of investigation or project design sets out the work proposed for historic building recording of a barn proposed for demolition at Bolton Peel Farm, as required by a condition of listed building consent from Ribble Valley Borough Council. It is based on the standard brief for recording farm buildings from the Lancashire County Archaeology Service.
- 1.2 Davis and Bowring have appointed Stephen Haigh to undertake this work, on behalf of the applicant Mrs Bosonnet.

2 Location and description

- 2.1 Bolton Peel Farm is located at NGR SD 77634861, about 1km south-west of Bolton-by-Bowland. It is a working farm, principally dairy.
- 2.2 The barn to be demolished stands at the south-west corner of the farmstead, and faces south onto a small field lying between it and the road. It is a stone-built structure of two storeys and three bays, the ground floor forming a double shippin, the first floor forming a large hay loft with its own wagon entrance reached via a ramp, so it may be termed a "bank barn".
- 2.3 The barn is structurally unstable, as can be seen by the bulging south-west gable and it is generally accessible, although this instability may restrict recording to some degree.

3 Project context

- 3.1 The barn is not listed as having special architectural or historic interest, but may lie within the curtilage of a cruck-built barn, which is listed (grade II). It is not considered to lie within the curtilage of the grade II* listed farmhouse however.
- 3.2 Listed building consent for the demolition of the barn, because of its dangerous condition and unsuitability for modern agricultural or other purposes, was granted by Ribble Valley Borough Council on 19 October 2010 (application number 3/2009/0975). On the recommendation of the Lancashire County Archaeology Service, the consent contains a condition stating that:
No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority.

4 Archaeological and historical background

- 4.1 English Heritage note that the barn probably dates to the early 19th century and is an embanked barn, a building type which may have originated in Cumbria in the 17th century but which changed over time and spread south into Lancashire, although this example seems to be on the fringe of its distribution. It appears to

be little altered, and has a shippon for about 24 cows on its ground floor with a large storage loft above, so it would appear to have been built for a relatively large dairy farm.

5 Aims of the project

- 5.1 The demolition of the barn will lead to the total loss of this historic farm building, which forms a key component of the historic, nationally significant complex at Bolton Peel, and the aim of the project is to identify and record evidence relating to its character and development, and place this in the public domain by deposition with the Lancashire Historic Environment Record and Lancashire Record Office.

6 Methodology

- 6.1 A drawn record will be produced, comprising a site plan at 1:500 scale, a ground floor plan at 1:100, and a section drawing at 1:50. Drawings would be based on a new survey, using conventions specified by English Heritage.⁴
- 6.2 A photographic record will be made using a medium format camera with black and white film. Prints will be produced at 5 x 7". Any colour detail would be recorded with a digital camera.
- 6.3 A desk-based study of the site would take place, which would examine historic maps and other readily available documents held at Clitheroe Library and the Lancashire Record Office.

7 Report preparation

- 7.1 A report on the recording will be produced within 8 weeks of completion of the fieldwork. Copies will be supplied to the agent, Ribble Valley Borough Council, the Lancashire County Archaeology Service and the National Monuments Record. It will also be published on the internet via the OASIS project.
- 7.2 The report will be illustrated appropriately, with location maps, extracts from historic maps, copies of the building survey drawings, and selected photographs.

8 Archive deposition

- 8.1 The project archive (including a copy of the report) will be submitted to the Lancashire County Record Office.

9 Timetable

- 9.1 The site work is expected to take place during the week beginning 15 November 2010.

10 Personnel

- 10.1 All work would be undertaken personally by Stephen Haigh who is an experienced buildings archaeologist with several years' experience of investigating and recording historic buildings in Lancashire and elsewhere. He reserves the right to amend the implementation of this project design where

⁴ English Heritage 2008 *Understanding Historic Buildings*

dictated by professional judgement or health and safety considerations for example, but any significant deviations would be agreed with the client and the Lancashire Archaeology Service in advance.

11 Monitoring

- 11.1 The project will be monitored by the Lancashire County Archaeology Service on behalf of Ribble Valley Borough Council, and will receive confirmation when the initial record has been completed, in the form of contact prints and survey drawings.

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3 November 2010
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Appendix 2: 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
25	1	1	General view of the barn and rear of cart shed, from the south-east
1	1	2	General view of the barn, cart shed, and earlier barn, from the south-east
17	1	4	The bank barn: south elevation
15	1	5	The bank barn, from the south-east
26	1	6	The cart shed: rear elevation, from the south-west
16	1	7	The bank barn, from the south-west
13	1	9	The bank barn, from the north-west
14	1	10	The bank barn: detail of openings in west gable
2	1	11	The bank barn, from the north-east
28	1	12	The cart shed: front (north) elevation
7	1	13	The bank barn: details of rear elevation, from the north-east
6	1	15	The bank barn: details of rear elevation, from the north-west
5	1	16	Cart shed and bank barn, from the south-east
27	1	17	Cart shed: the east side, showing straight joints in west side of earlier barn
29	1	18	Cart shed: pier and brick wall between bays
12	2	1	Bank barn: surviving oak heel post on ground floor
11	2	3	Bank barn: the shippon in the west end, from the south-west
9	2	4	Bank barn: the shippon in the west end, from the south-east
8	2	6	Bank barn: central feeding passage, from the north
10	2	9	Bank barn: the shippon in the east end, from the north
18	2	10	Bank barn: the upper floor, from the north-east
20	2	11	Bank barn: north doorway on upper floor
22	2	12	Bank barn: east roof truss, from the north-west
21	2	13	Bank barn: high level breather, in north wall
23	2	15	Bank barn: west roof truss, from the south-east
19	2	17	Bank barn: the upper floor, from the north-west
30	2	18	Cart shed: roof truss, from the north-west
24	3	1	Cart shed (to right) and earlier barn (to left), from the north-west
4	3	3	Cart shed (to left) and bank barn (to right), from the north
3	3	4	Bank barn, from the north-east

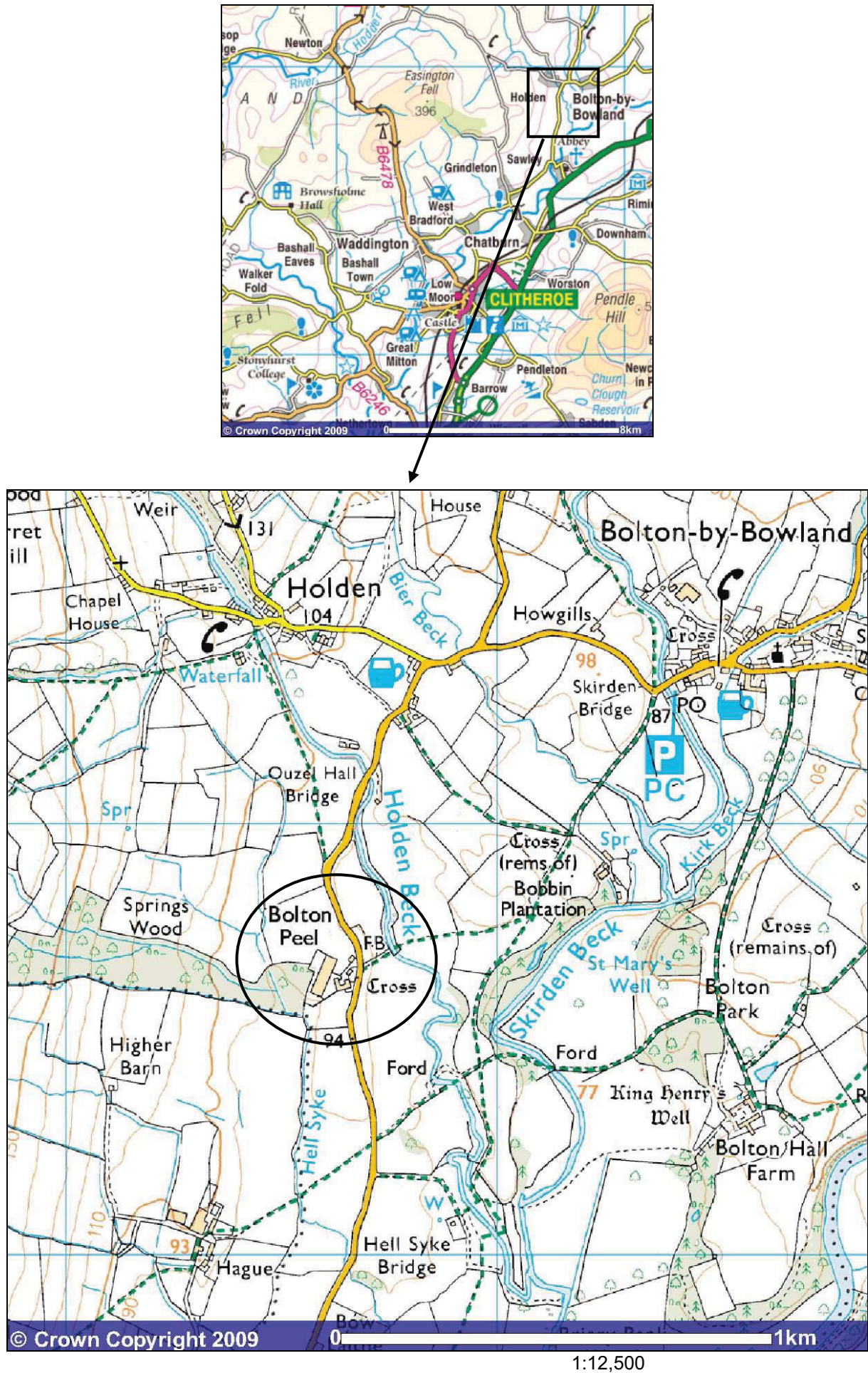
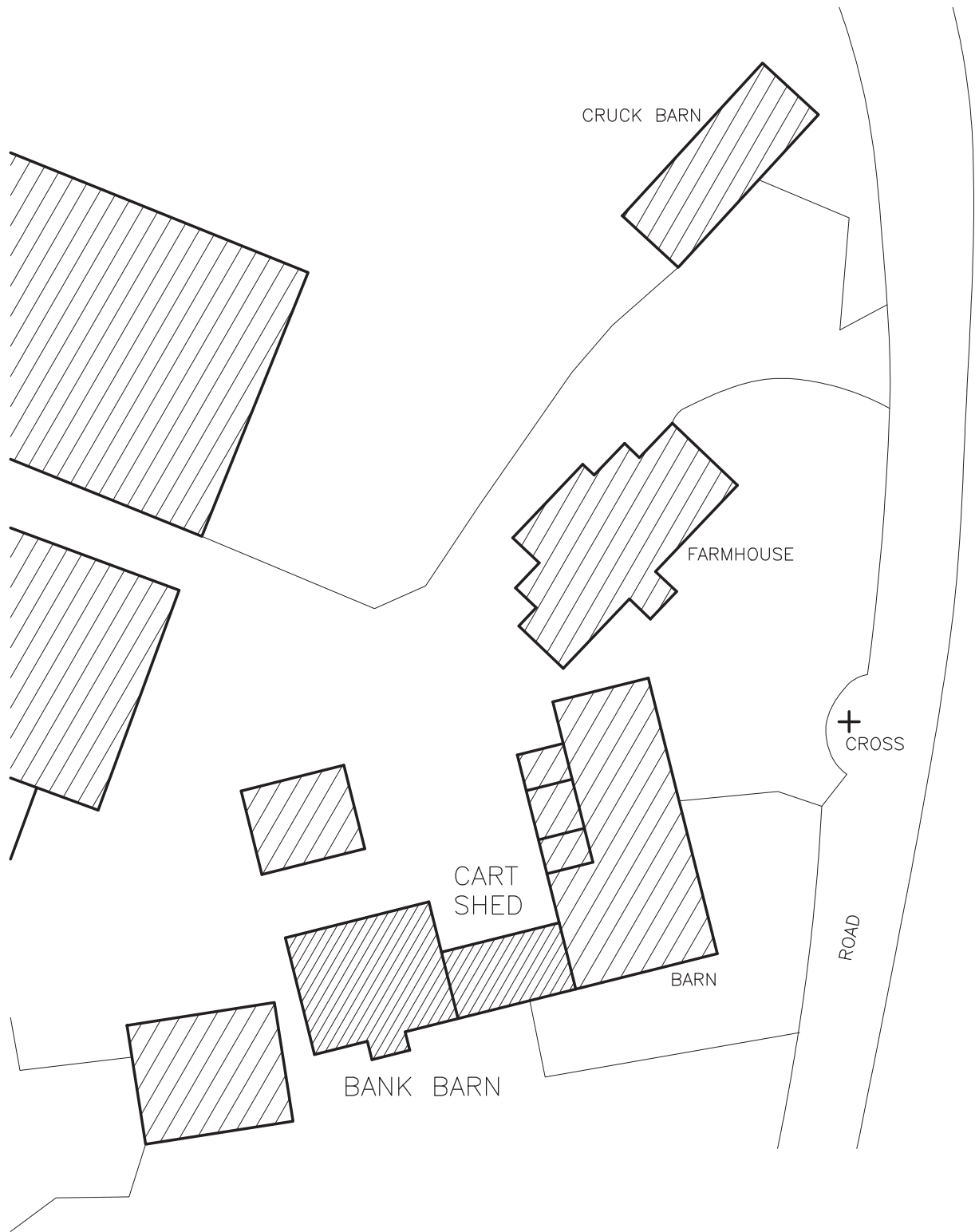


Figure 1: Location maps

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BANK BARN AT BOLTON PEEL
BOLTON-BY-BOWLAND
LANCASHIRE (NGR: SD 77634861):
HISTORIC BUILDING RECORD

FIGURE 2:
SITE PLAN

SCALE: 1:500

DATE OF SURVEY: NOVEMBER 2010

STEPHEN HAIGH
Buildings Archaeologist

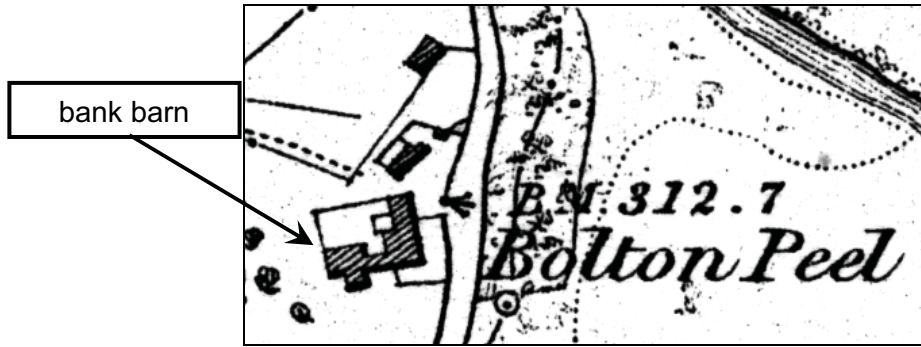


Figure 3: Ordnance Survey 1:10560 map, published 1850 (surveyed 1847)
Enlarged to approx 1:2500
Sheet no: Yorkshire [W Riding] 165

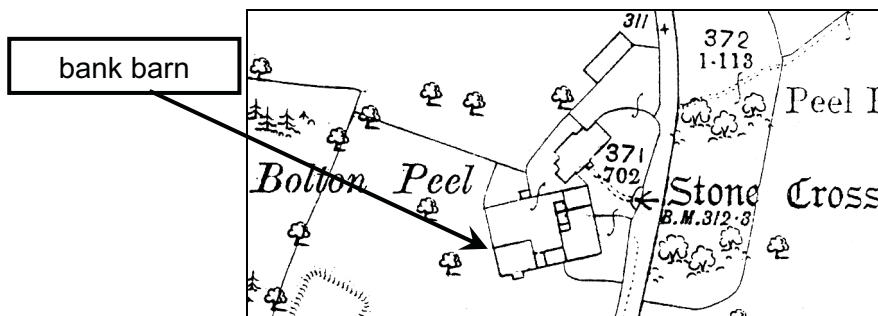


Figure 4: Ordnance Survey 1:2500 map, published 1894 (surveyed 1892-3)
Sheet no: Yorkshire [W Riding] 165.16

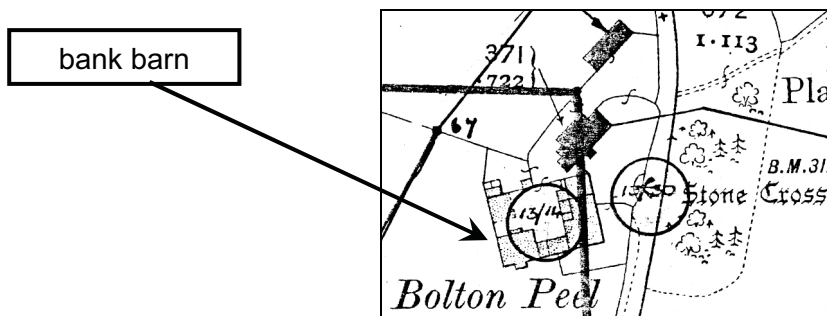
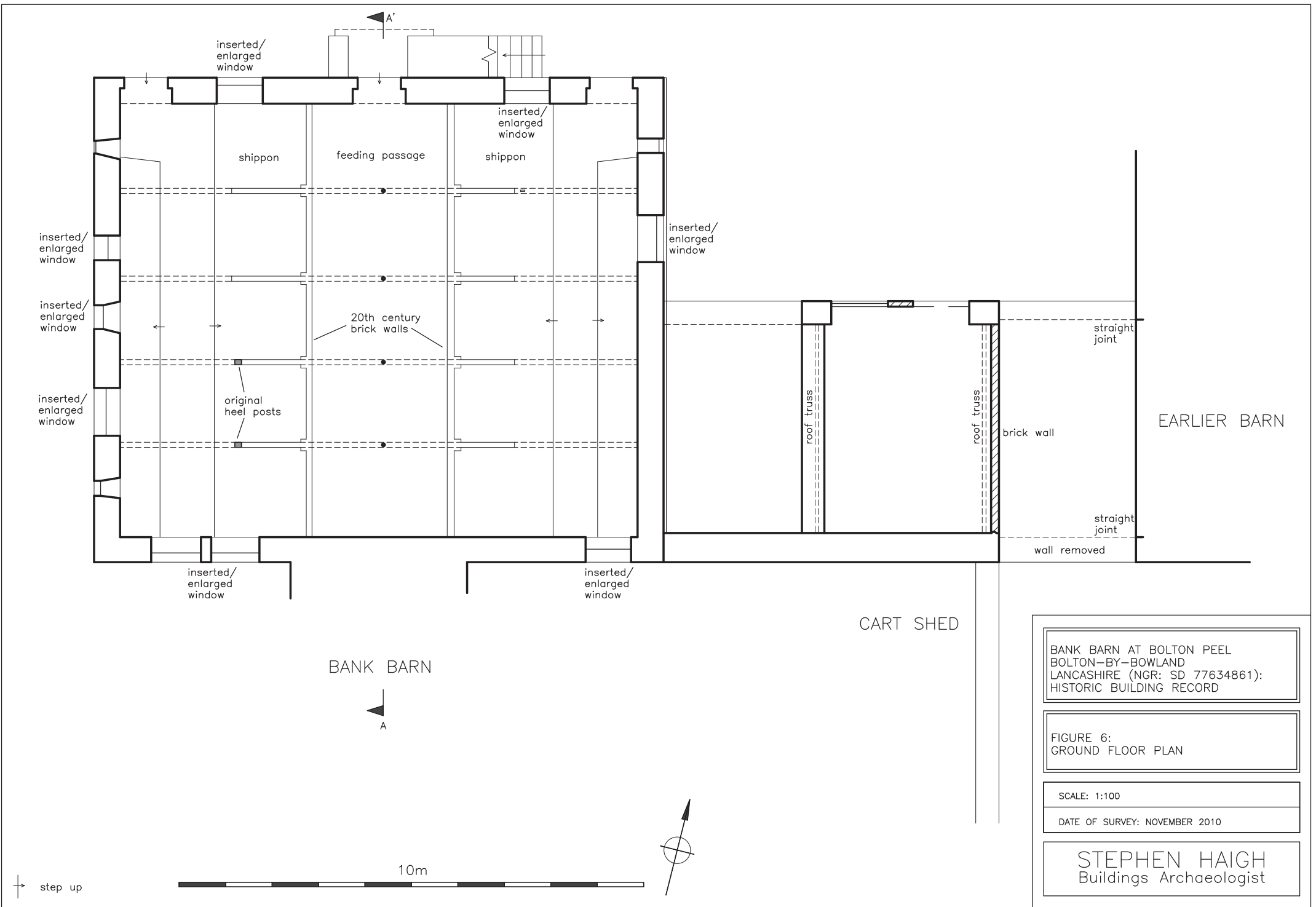


Figure 5: Ordnance Survey 1:2500 map, published 1909 (revised 1907)
Sheet no: Yorkshire [W Riding] 165.16

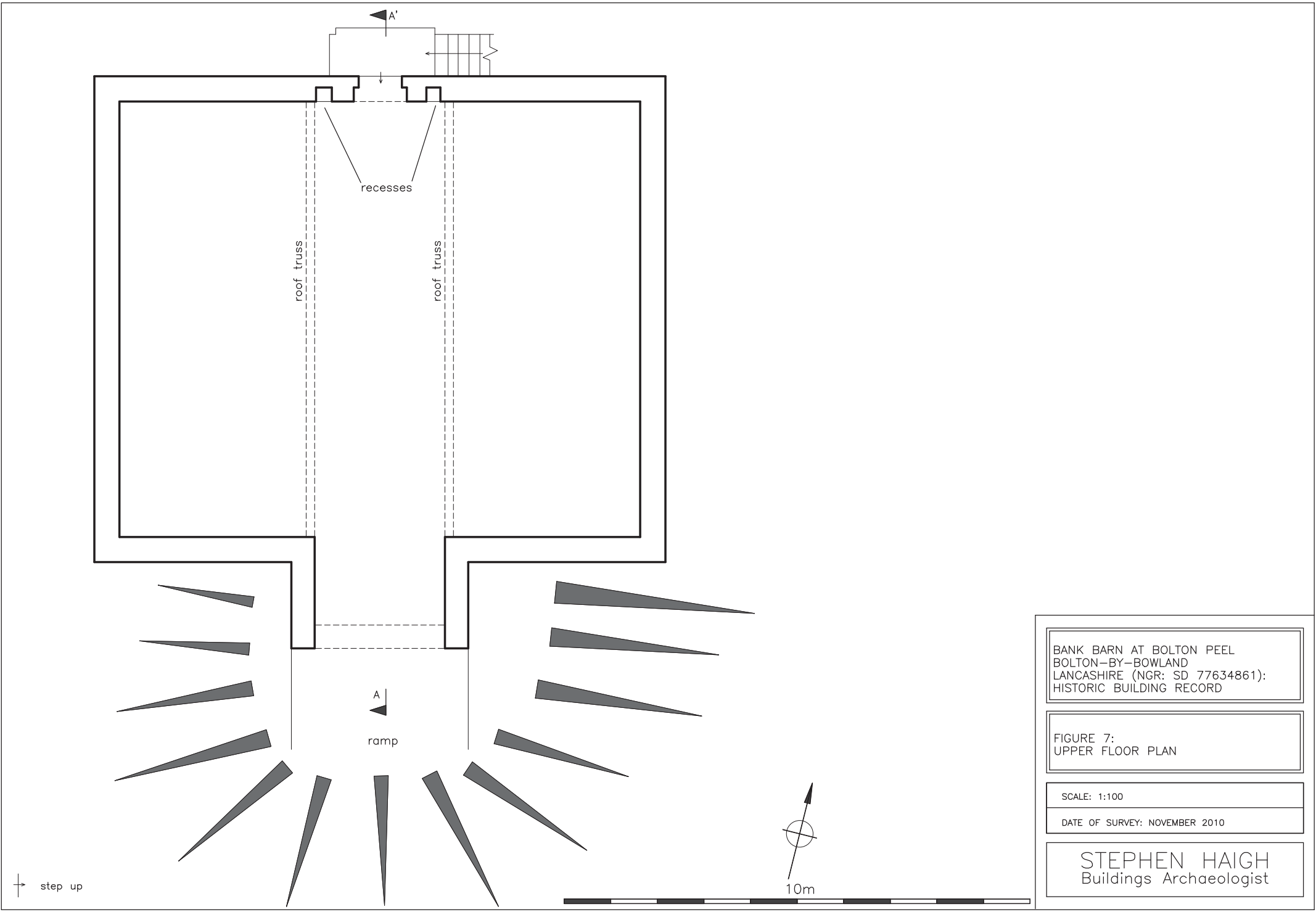


BANK BARN AT BOLTON PEEL
 BOLTON-BY-BOWLAND
 LANCASHIRE (NGR: SD 77634861):
 HISTORIC BUILDING RECORD

FIGURE 6:
 GROUND FLOOR PLAN

SCALE: 1:100
 DATE OF SURVEY: NOVEMBER 2010

STEPHEN HAIGH
 Buildings Archaeologist



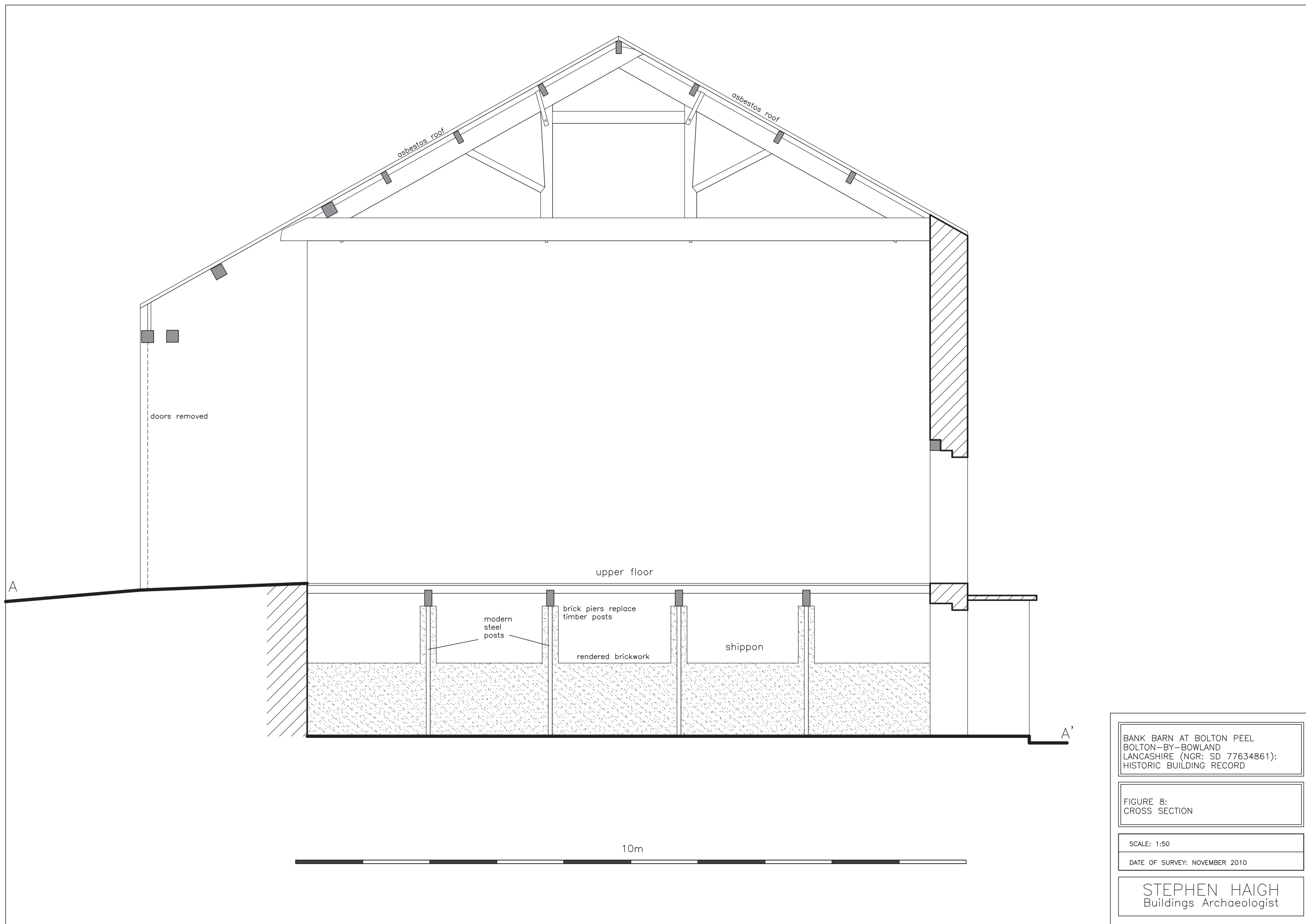
BANK BARN AT BOLTON PEEL
 BOLTON-BY-BOWLAND
 LANCASHIRE (NGR: SD 77634861):
 HISTORIC BUILDING RECORD

FIGURE 7:
 UPPER FLOOR PLAN

SCALE: 1:100

DATE OF SURVEY: NOVEMBER 2010

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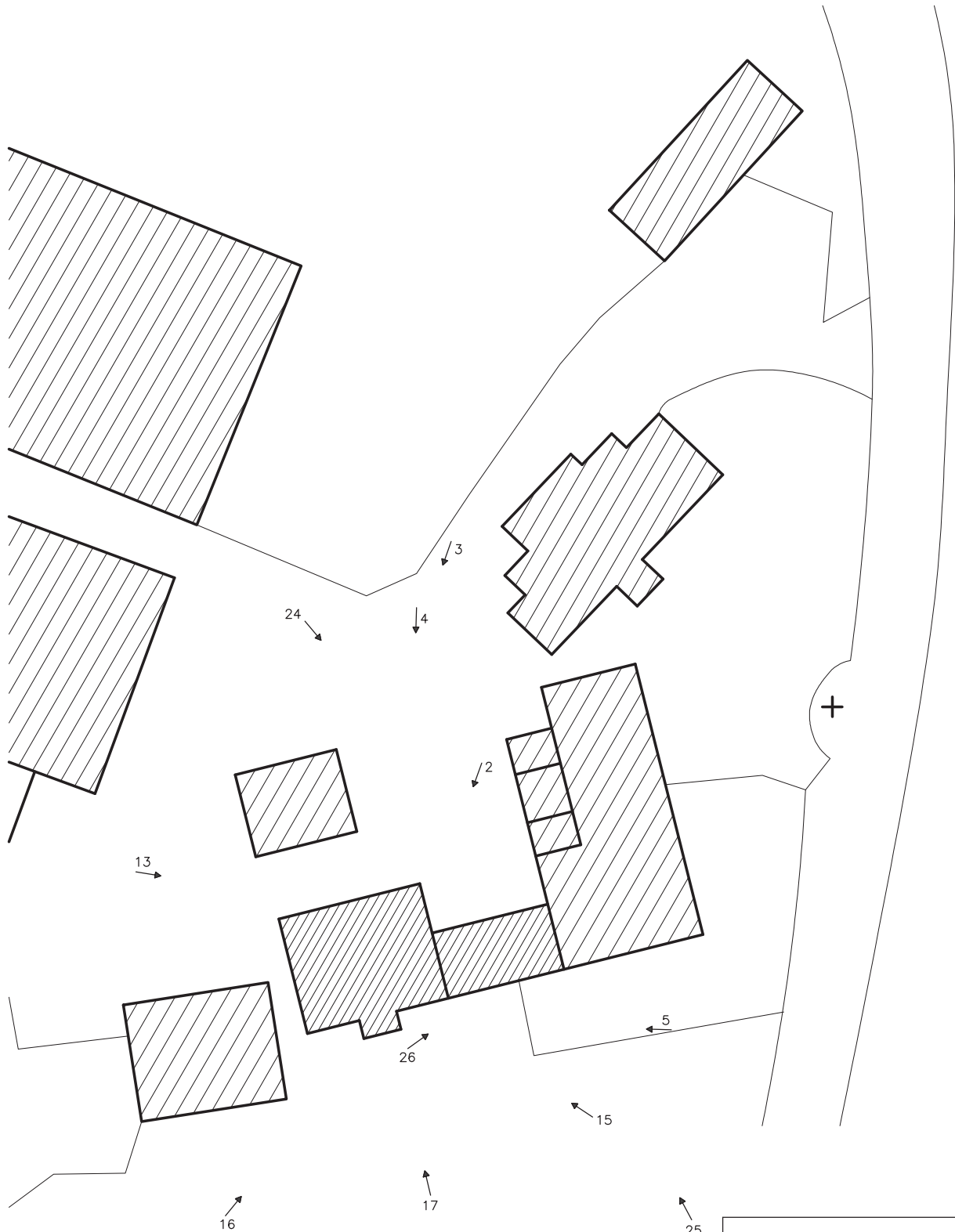
BANK BARN AT BOLTON PEEL
 BOLTON-BY-BOWLAND
 LANCASHIRE (NGR: SD 77634861):
 HISTORIC BUILDING RECORD

FIGURE 8:
 CROSS SECTION

SCALE: 1:50

DATE OF SURVEY: NOVEMBER 2010

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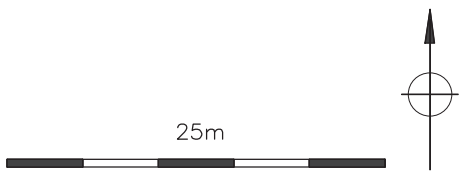
BANK BARN AT BOLTON PEEL
BOLTON-BY-BOWLAND
LANCASHIRE (NGR: SD 77634861):
HISTORIC BUILDING RECORD

FIGURE 9:
SITE PLAN
WITH KEY TO PHOTOGRAPHS

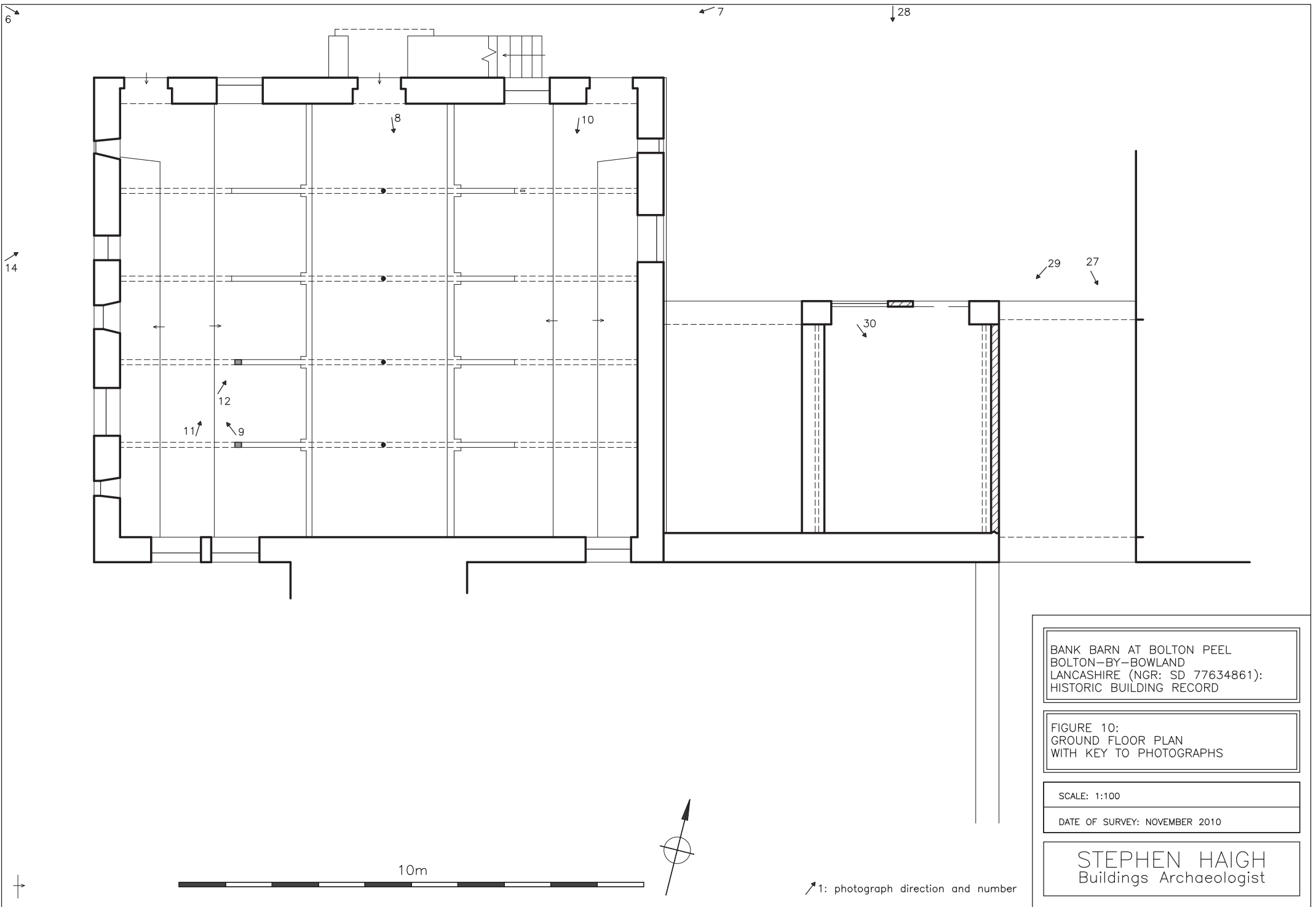
SCALE: 1:500

DATE OF SURVEY: NOVEMBER 2010

STEPHEN HAIGH
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↖ 1: photograph direction and number

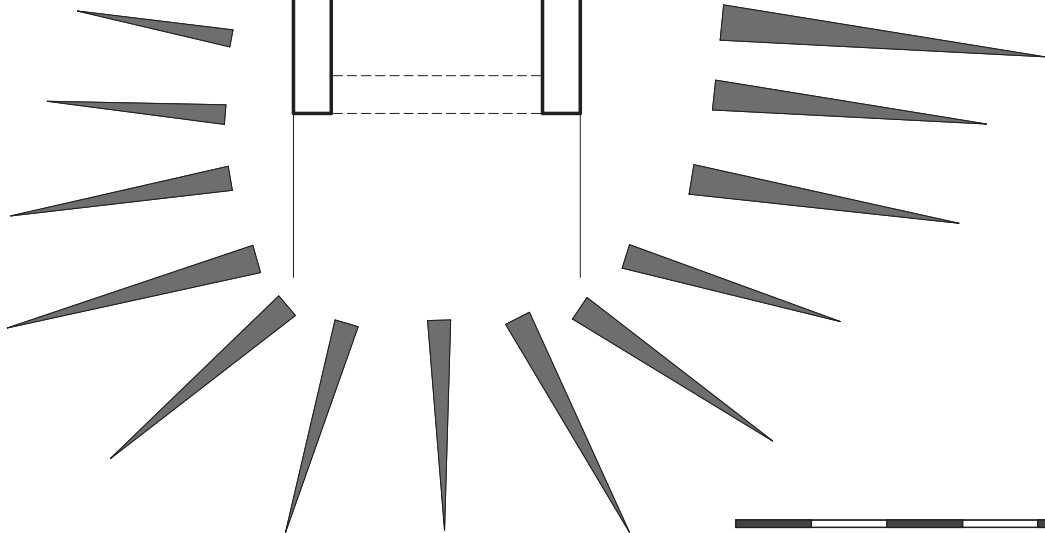
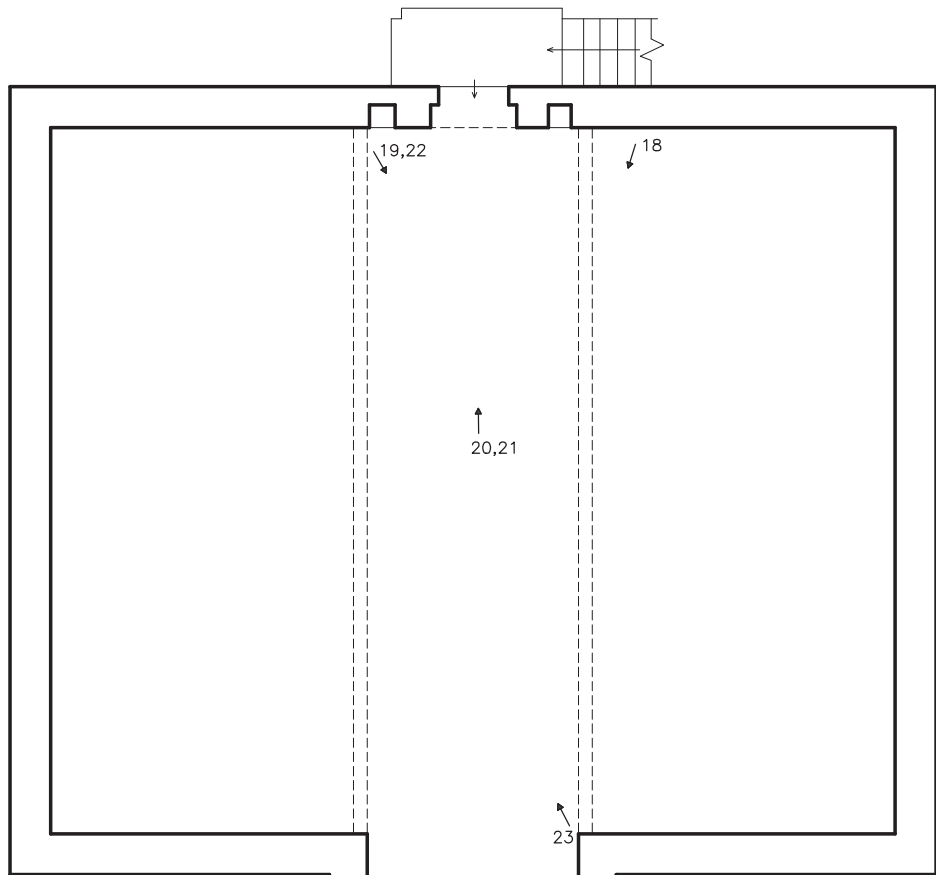


BANK BARN AT BOLTON PEEL
 BOLTON-BY-BOWLAND
 LANCASHIRE (NGR: SD 77634861):
 HISTORIC BUILDING RECORD

FIGURE 10:
 GROUND FLOOR PLAN
 WITH KEY TO PHOTOGRAPHS

SCALE: 1:100
 DATE OF SURVEY: NOVEMBER 2010

↗1: photograph direction and number



↗ 1: photograph direction and number

BANK BARN AT BOLTON PEEL
 BOLTON-BY-BOWLAND
 LANCASHIRE (NGR: SD 77634861):
 HISTORIC BUILDING RECORD

FIGURE 11:
 UPPER FLOOR PLAN
 WITH KEY TO PHOTOGRAPHS

SCALE: 1:100
 DATE OF SURVEY: NOVEMBER 2010

STEPHEN HAIGH
 Buildings Archaeologist

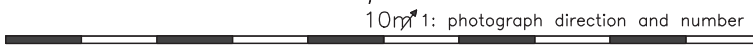




Photo 1: General view of the barn, cart shed, and earlier barn, from the south-east



Photo 2: The bank barn, from the north-east



Photo 4: Cart shed (to left) and bank barn (to right), from the north

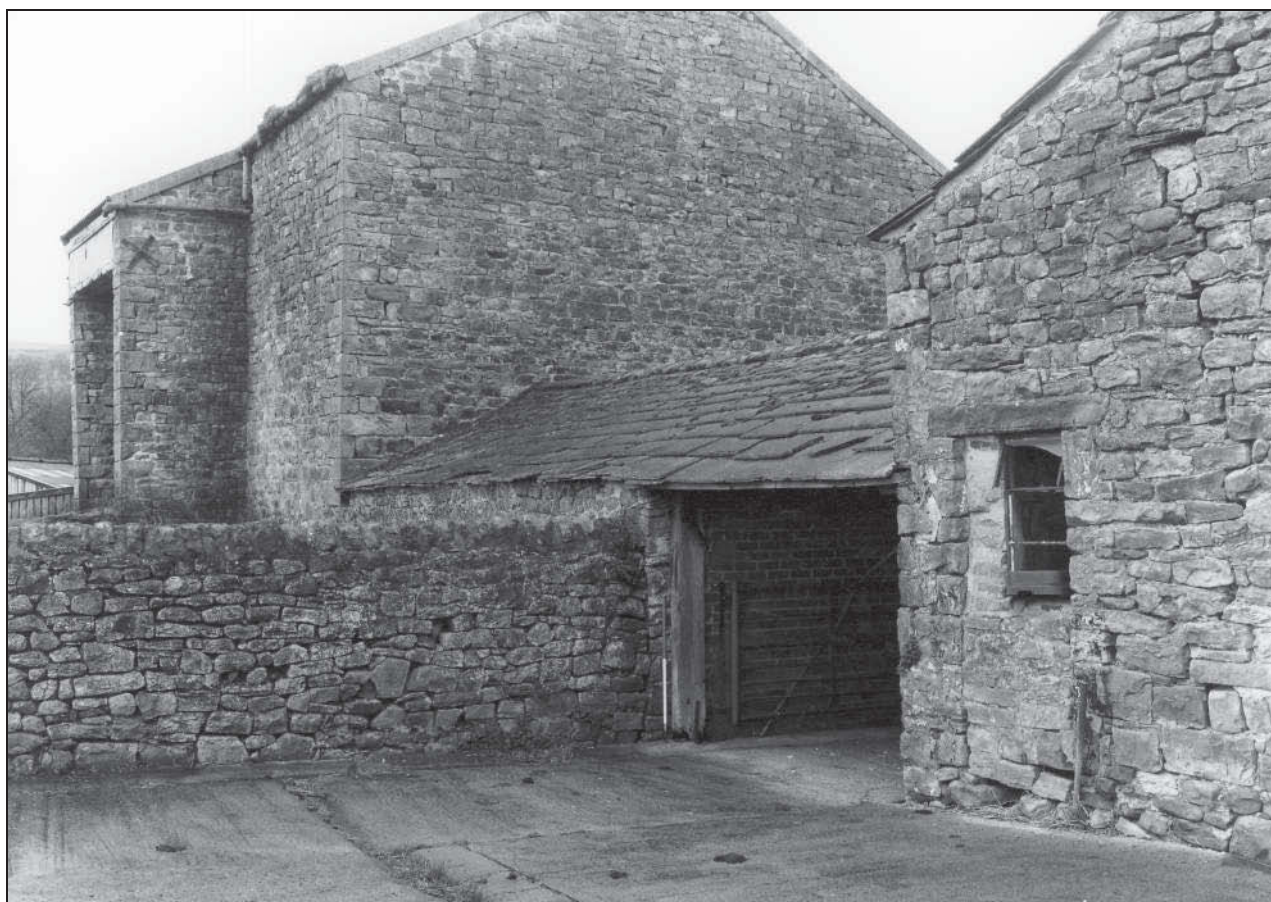


Photo 5: Cart shed and bank barn, from the south-east



Photo 6: The bank barn: details of rear elevation, from the north-west



Photo 7: The bank barn: details of rear elevation, from the north-east



Photo 8: Bank barn: central feeding passage, from the north



Photo 10: Bank barn: the shippon in the east end, from the north



Photo 11: Bank barn: the shippon in the west end, from the south-west



Photo 12: Bank barn: surviving oak heel post on ground floor

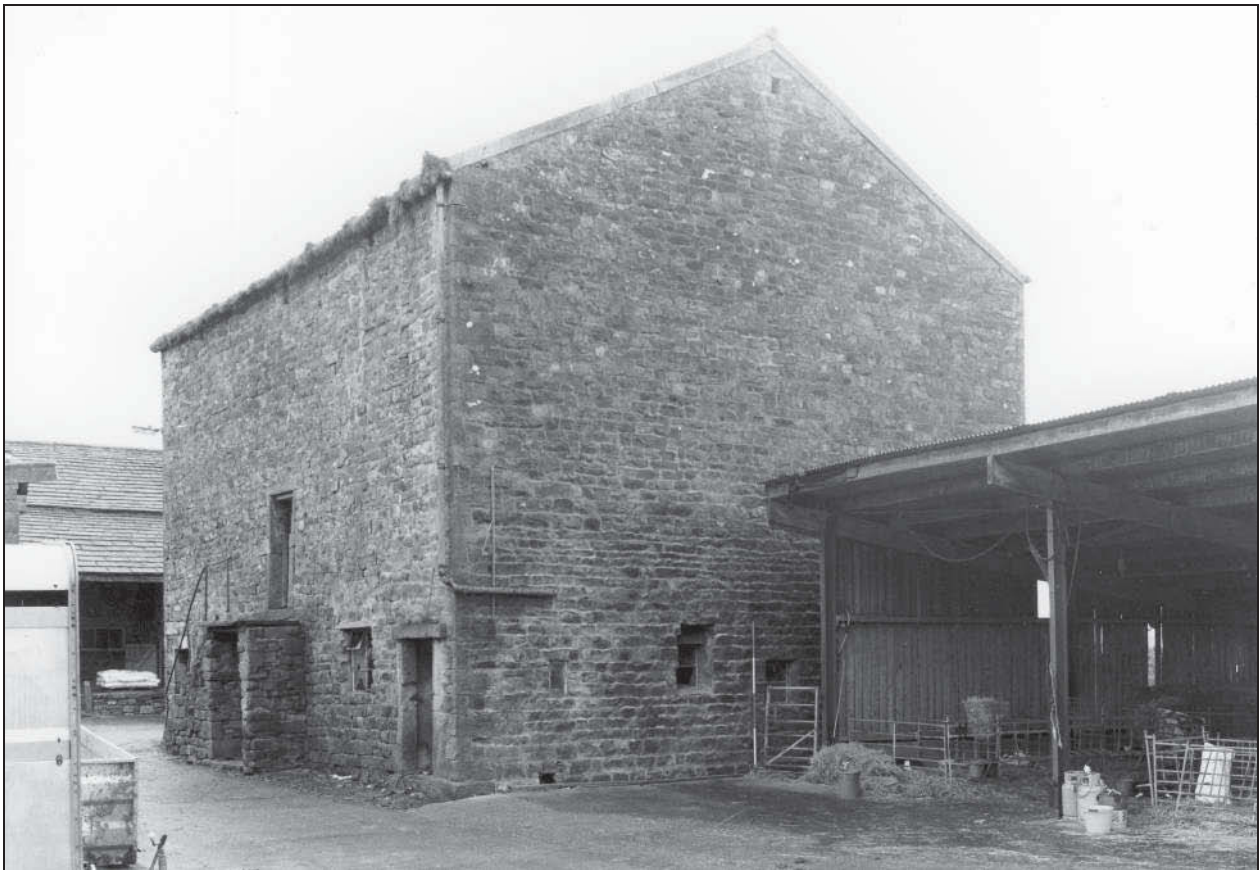


Photo 13: The bank barn, from the north-west

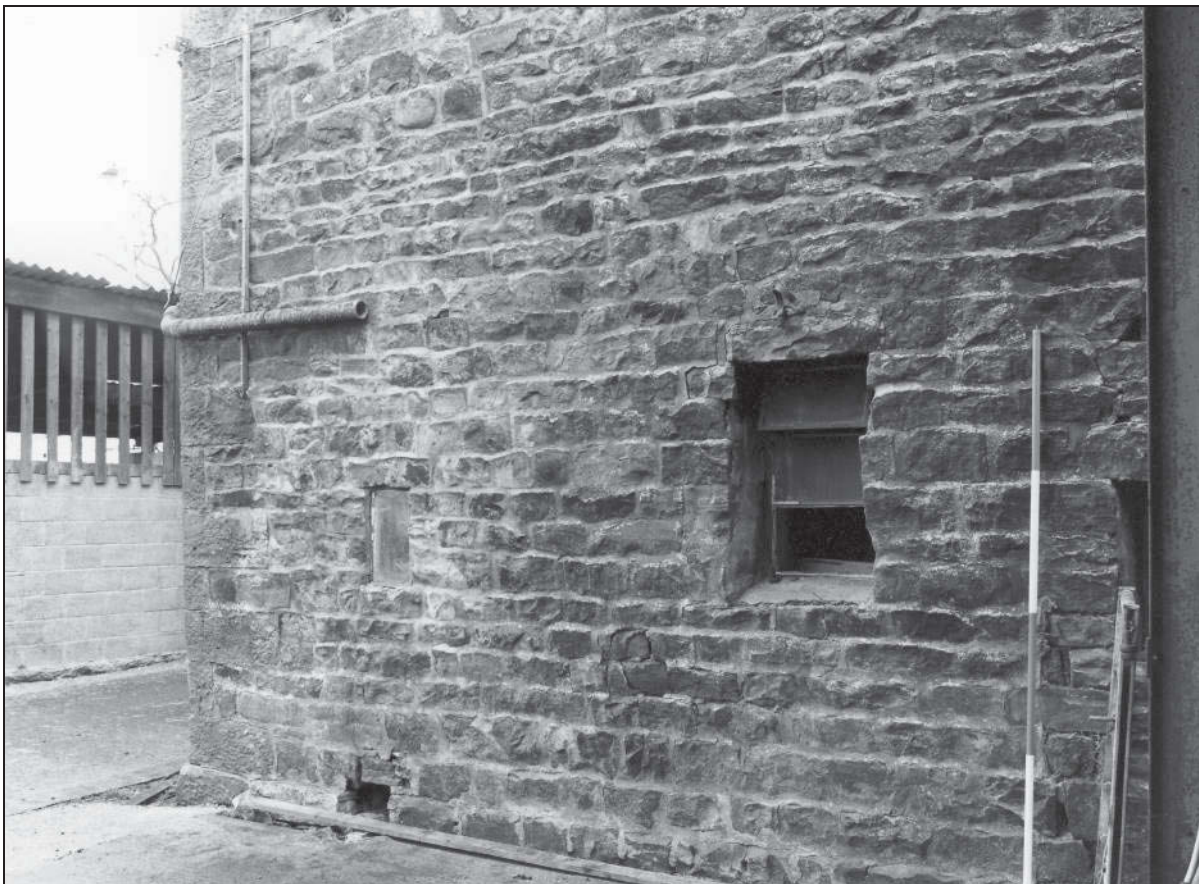


Photo 14: The bank barn: detail of openings in west gable



Photo 15: The bank barn, from the south-east



Photo 16: The bank barn, from the south-west



Photo 17: The bank barn: south elevation



Photo 18: Bank barn: the upper floor, from the north-east

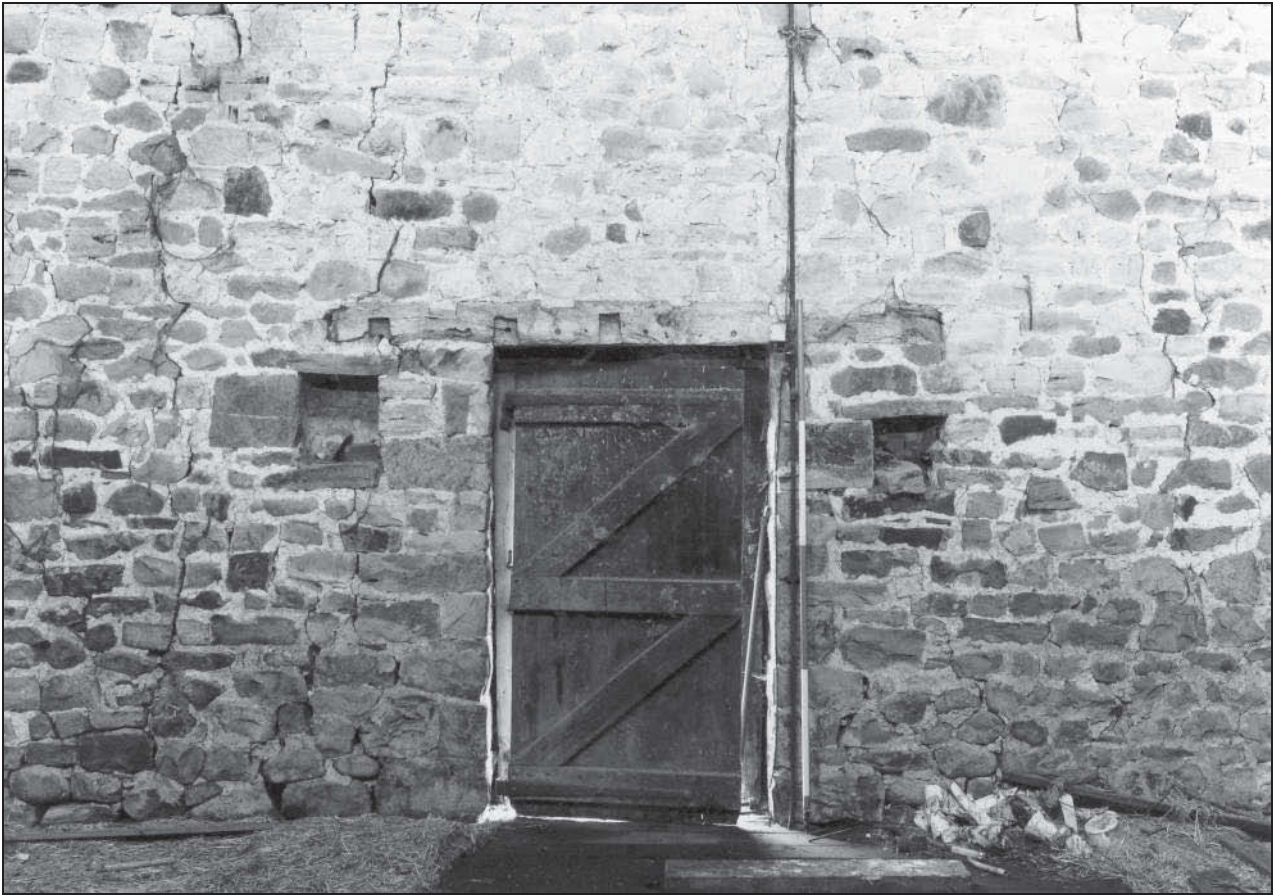


Photo 20: Bank barn: north doorway on upper floor



Photo 21: Bank barn: high level breather, in north wall



Photo 23: Bank barn: west roof truss, from the south-east



Photo 24: Cart shed (to right) and earlier barn (to left), from the north-west



Photo 26: The cart shed: rear elevation, from the south-west

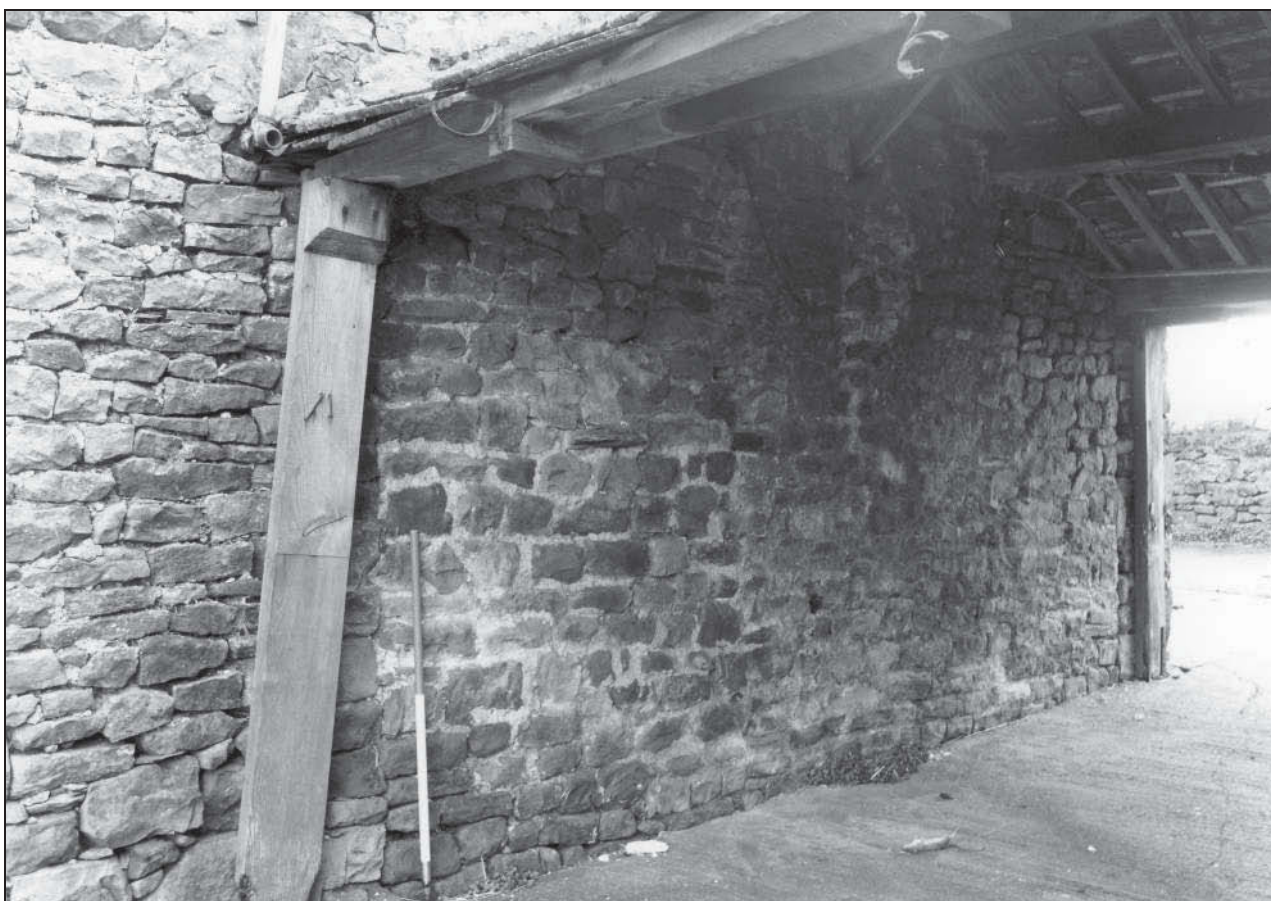


Photo 27: Cart shed: the east side, showing straight joints in west side of earlier barn

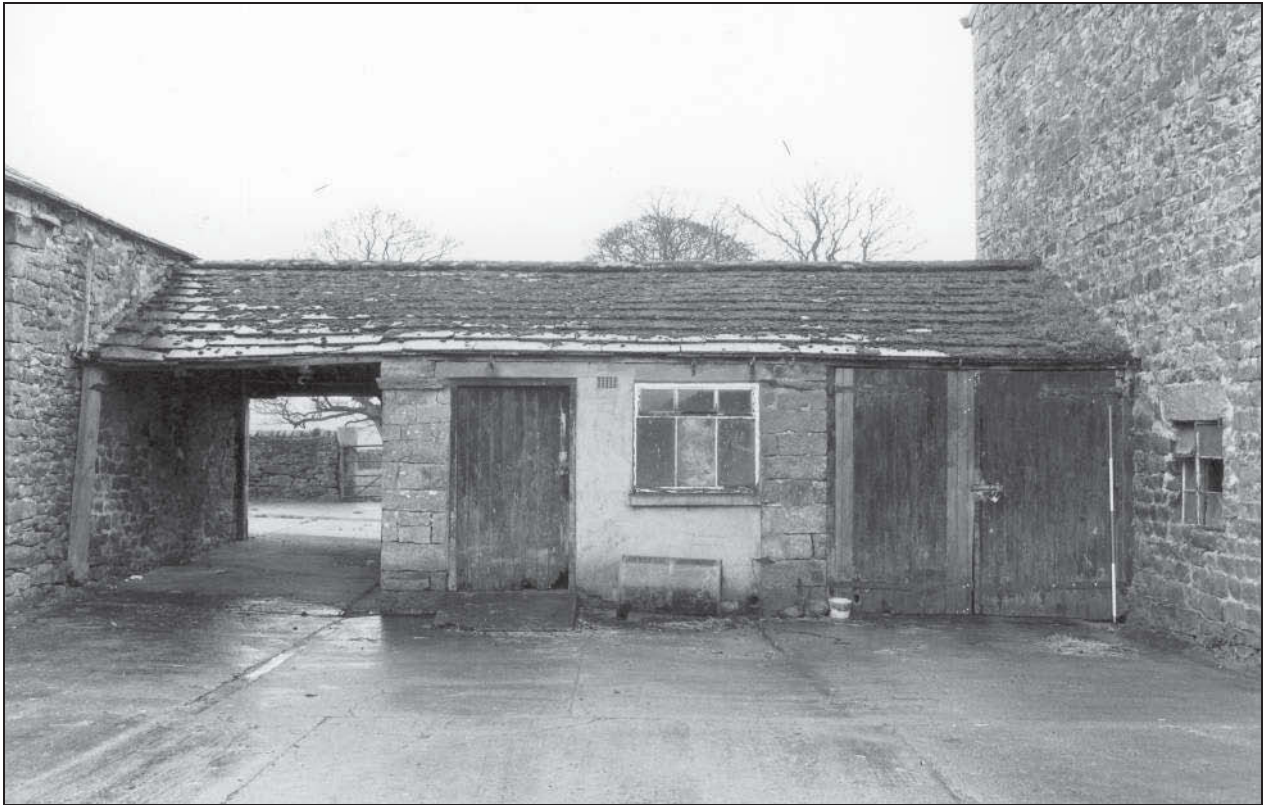


Photo 28: The cart shed: front (north) elevation

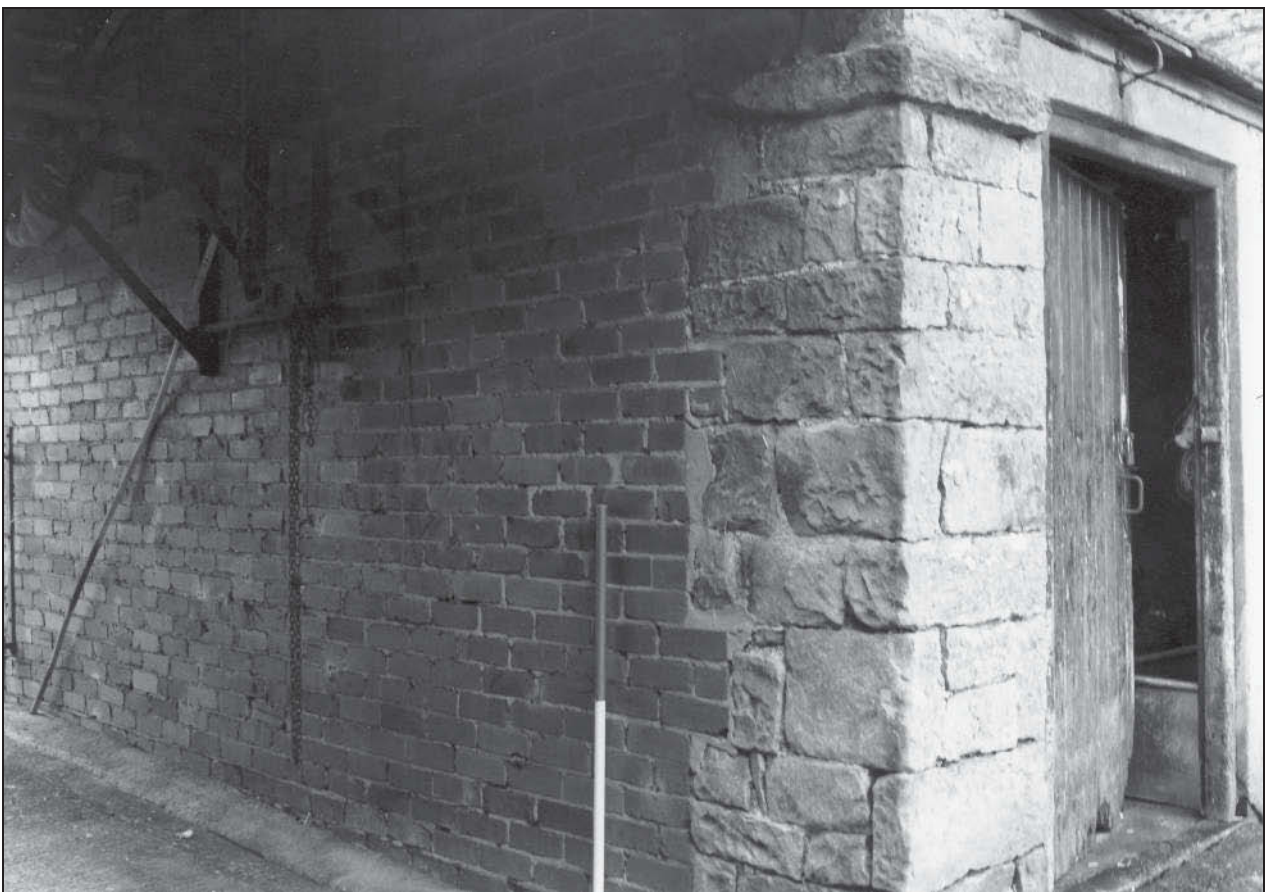


Photo 29: Cart shed: pier and brick wall between bays