

BROACH LAITHE, OFF PAA LANE,
PAYTHORNE, LANCASHIRE BB7 4JD

HISTORIC BUILDING RECORDING



Ed Dennison Archaeological Services Ltd
18 Springdale Way
Beverley
East Yorkshire
HU17 8NU

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Author: Shaun Richardson & Ed Dennison

Ed Dennison Archaeological Services Ltd
18 Springdale Way
Beverley
East Yorkshire
HU17 8NU

On behalf of

Mr A Denham
16 Louvain Street
Barnoldswick
Lancashire
BB18 5LA

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EXECUTIVE SUMMARY

In April 2019, Ed Dennison Archaeological Services (EDAS) Ltd were commissioned by Mr Ian Swaine of WBW Surveyors, on behalf of site owner Mr Alan Denham, to produce a historic building record of an agricultural barn known as Broach Laithe, off Paa Lane, Paythorne, Lancashire, prior to its conversion to a dwelling (NGR SD 83396 52276 centred). The work was required as a condition of planning consent. In summary, the project involved limited documentary research and a drawn and photographic survey of the building, augmented by a detailed descriptive record and report.

Although it cannot be proven, it is quite possible that the 'H H 1712' (suggested to denote the initials of Henry Hewitt) carved on the tie-beam of the east roof truss of the barn commemorates both the builder of the barn and the date of erection. The Hewitt family had been local landowners in Paythorne since at least the first half of the 17th century, and a Henry Hewitt was present in the community in the early 18th century. In 1792, the barn remained with a later Henry Hewitt who was then resident at Inglands Farm (now Englands Farm), further to the north-east along Paa Lane. By 1846-47 it had passed from the ownership of the Hewitt family, and was used by Lawrence Clarke, who tenanted over 101 acres in Paythorne township.

The current plan of the barn evidently evolved over a number of different stages. In its earliest form, the barn may have been a regular, rectangular, structure, with no projections or additions. The roof trusses almost certainly belong to the earliest phase of the building, although they themselves include parts which have been re-used from a fully timber-framed structure. The barn was well ventilated, and may originally have been given over largely to the storage of hay, other crops and implements, perhaps with threshing carried out in the central bay. Although the barn was located some 900 metres away from Inglands farm, it would have been easily accessible from it along Paa Lane, and could therefore have formed an 'outbarn', serving an outlying piece of land farmed from Inglands.

The cart entrance to the south elevation, formed by a projecting porch, was present by 1846-47 and is a feature commonly seen on barns in this region. At some point between 1846-47 and 1894, that part of the south elevation to the west of the projecting porch was brought forward to form a small outshut. The purpose of this addition appears to have been to either create (or enlarge) a shippon in the western bay of the barn's ground floor, with a loft over, although the arrangement lacks evidence for some of the associated features that would be expected, such as a mucking-out hole. Following these alterations, the plan of the barn assumed something resembling the large cart-entry barns noted in the south and south-west Yorkshire Dales, partly bordering upon Lancashire. Surviving doors to the barn preserve a small amount of graffiti dating to the period immediately before the First World War.

1 INTRODUCTION

Reasons and Circumstances of the Project

- 1.1 In April 2019, Ed Dennison Archaeological Services (EDAS) Ltd were commissioned by Mr Ian Swaine of WBW Surveyors, on behalf of site owner Mr Alan Denham, to produce a historic building record of an agricultural barn known as Broach Laithe, off Paa Lane, Paythorne, Lancashire, prior to its conversion to a dwelling (NGR SD 83396 52276 centred).
- 1.2 In summary, the project involved some limited documentary research, and a drawn and photographic survey of the building, augmented by a detailed descriptive record and report. The work was made a condition of planning approval, granted by Ribble Valley Borough Council on 20th June 2018 (application 3/2018/0359, condition 6). The parameters of the project were defined by an EDAS Written Scheme of Investigation (WSI) (see Appendix 2).

Site Location and Description

- 1.3 Broach Laithe is located to the immediate south side of Paa Lane, adjacent to the junction with Ing Lane, now a unsurfaced field access track (see figure 1). Paa Lane is an extension of Bow Hills Lane which branches off the north side of Kiln Lane in Paythorne, and provides a link to Manor House Farm, Paa Farm and Englands Head. Paythorne is a small settlement set on the north-west side of the valley of the River Ribble, some 3km to the north of Gisburn; historically, this area formed part of the West Riding of Yorkshire. The barn lies some 360m to the north-east of Manor House Farm, in an isolated position at one end of a pasture field, at an elevation of 140.2m AOD (see figure 2). There are no other surrounding buildings or structures.
- 1.4 The barn is aligned north-east/south-west and is built from roughly squared sandstone/limestone rubble, brought to uneven courses particularly to the east and west gables. It is of a tall single storey with an unevenly pitched roof covered with corrugated sheeting. The interior of the barn is mostly floored with earth, although there are traces of a sunken concrete passage against the internal west wall. The interior is crossed by two principal rafter roof trusses; the tie-beam of the east truss bears the carved initials and date 'H H 1712', which local information suggests refer to Henry Hewitt. There appears once to have been a small cobbled area to the immediate south of the barn, and perhaps a small yard beyond, but these can be seen in plan only.
- 1.5 The barn is not listed as being of Special Architectural or Historic Interest. The nearest Listed Building, the late 17th century Paa Farmhouse, lies some 420m to the north-east (National Heritage List for England 1362347). The barn is recorded on the Lancashire Historic Environment Record (HER), as site 40200, and there are no other recorded sites in the vicinity. At the time of the survey, the barn is generally in a reasonable structural condition.

Planning Background

- 1.6 A planning application for permission to convert the barn to a dwelling was approved by Ribble Valley Borough Council on the 20th June 2018 (application 3/2018/0359). Permission was granted, subject to a number of conditions, including one which related to archaeological recording. This condition was

imposed on the advice of the Lancashire Archaeology Advisory Service, in their capacity as heritage advisors to the council.

1.7 The condition (number 6) states:

No development including any demolition works shall take place until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological recording, analysis and reporting work. This programme of works should comprise the creation of a record of the building to level 2-3 as set out in "Understanding Historic Buildings" (Historic England 2016).

It should include a full description of the building, inside and out, a drawn plan, elevations and at least one section (which may be derived from a checked and corrected architect's drawing), and a full photographic coverage, inside and out. The record should also include a rapid desk-based assessment, putting the building and its features into context. The work must be undertaken by an appropriately qualified and experienced professional archaeological contractor to the standards and guidance of the Chartered Institute for Archaeologists. This archaeological recording shall be submitted to the Local Planning Authority and the Lancashire Historic Environment Record before the dwelling hereby approved is first occupied.

Reason: This needs to be prior to commencement to ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

1.8 In response to this condition, a WSI was produced, and this was approved by the Lancashire HER on 2nd May 2019. The WSI confirmed that, due to their relatively simple nature, the internal and external elevations of the building could be recorded using photography, and that no elevation drawings were required (see Appendix 2).

Fieldwork Methodology

Aims and Objectives

1.9 In accordance with the approved WSI, the aims and objectives of the historic building recording were to identify, record and interpret the existing structure on the site, prior to its conversion to a dwelling, and to place this record in the public domain by deposition with the Lancashire HER and Lancashire Archives. All recording work was undertaken in accordance with Chartered Institute for Archaeologists and Historic England guidelines (ClfA 2014; Historic England 2015 & 2016).

Documentary Research

1.10 A limited amount of documentary research was undertaken in local libraries and archives, as well as the Internet, to provide a history and context for the building. The majority of the historical documentation relevant to the barn and surrounding area is held at the Lancashire Archives in Preston. In addition, a large amount of primary documentary material relating to landholding families in Paythorne, some of which is relevant to the barn, has been transcribed by others and is available online (for example, <http://www.gisburn.org.uk/paythorn/Descendants%20of%20Robert%20Dodgson%20.pdf>).

- 1.11 The Lancashire HER and Historic England's 'Heritage Gateway' database, which provides links to the National Heritage List for England, the National Record of the Historic Environment (Pastscape) and the National Monument Record Excavation Index, were also consulted for all relevant entries to the site and surrounding area. These entries cover known archaeological sites as well as historic records and details of any previous archaeological investigations in the immediate neighbourhood. A full list of the sources consulted, together with their references, is given in the bibliography below.

Historic Building Recording

- 1.12 The condition attached to the planning consent required that a Level 2-3 historic building survey should be undertaken; a Level 3 survey is essentially an analytical record augmented by detailed photographs and appropriate plans.
- 1.13 An initial site visit was carried out on 17th April 2019. This identified a quantity of pallets, together with some boards and other material, leaning against the west internal wall of the barn. These were subsequently removed by the client prior to the site survey taking place, and were re-located a reasonable distance from the building so as to not interfere with recording.
- 1.14 A ground plan, elevations and a section of the barn had been produced by the applicant's agents, WBW Surveyors, at a scale of 1:100. However, for the building recording, a new ground floor plan of the barn and a north-south section through the barn, to include one of the roof trusses, both at a scale of 1:50, were produced on site using measurements taken in the field. The resulting plan and section show all visible architectural detail such as blocked or unblocked openings, constructional detail, tool or timber marks, fixtures and fittings etc, in accordance with Historic England guidelines. The plan and section were supplemented by a more detailed drawing at 1:10 scale of the early surviving door. As noted above, due to their relatively simple nature, it had been agreed that all elevations could be adequately recorded using photography, and that no new elevation drawings were required.
- 1.15 A detailed external and internal photographic record was undertaken. Historic England guidelines were followed, and each photograph was provided with a scale where appropriate. External photographs were taken, as far as was possible, at a right angle to the external elevations, whilst the interior coverage aimed to produce a record of all significant spaces and individual details (subject to access). Artificial lighting and tripods were used where necessary, again subject to practicalities and access.
- 1.16 The primary photographic record was produced using an SLR digital camera which has 12 mega-pixel resolution. Photographic prints were produced for the archive at approximately 7" x 5". A total of 84 photographs were taken, in both jpeg and RAW formats; the latter were converted to 8 bit TIFF files for archive purposes. All photographs have been clearly numbered and labelled with the subject, orientation, date taken and photographer's name, and are cross referenced to film and frame numbers. A photographic register detailing the location and direction of each film-based photograph was completed, and the location and direction of each photograph was noted on the ground floor plan of the building (see Appendix 1).
- 1.17 Sufficient notes were also taken on site for a detailed description of the building to be prepared, illustrated with the drawn and photographic records.

Report and Archive

- 1.18 This report forms the basic written account of the historic building project undertaken on the barn, prepared from the sources of information set out above, and analyses the results, placing them within their historical, archaeological and landscape contexts where possible. Electronic copies of the final report (in pdf format) were supplied, for distribution to the client, the Local Planning Authority Planning Department and Conservation Officer, and the Lancashire HER. The HER also received a full set of digital site photographs, in jpeg format.
- 1.19 The full archive, comprising paper, magnetic and plastic media, relating to the project has been ordered and indexed according to the standards set by Historic England (EDAS site code PYN19). The archive included a hard copy of the report and hard and digital copies of the site photographs, the latter in TIFF format. It was deposited with Lancashire Archives on the completion of the project.

2 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 2.1 Paythorne lies within, and forms part of, a rich and complex archaeological landscape which lay, until relatively recently, within the historic county of West Yorkshire. It was formerly a township within the larger Gisburn parish. There is evidence for Iron Age settlement in the area, whilst many of the villages close to this part of the River Ribble have place-names derived from Old English forms, with Paythorne suggested to derive from 'Pai's thornbush' (Mills, 1991, 255). During the medieval period, much land in the area was held by the Cistercian house at Sawley (Greenhalgh 2009, 55-59). However, the following section concentrates on the post-medieval period, as it is this which is most relevant to the development and context of Broach Laithe.
- 2.2 As has already been noted above in the introduction above, the carved initials 'H H' and the date '1712' to the tie-beam of one of the roof trusses of the barn are thought to refer to Henry Hewitt (sometimes spelt Hewett). The Hewitt family had been local landowners in Paythorne since at least the 17th century; in April 1630, the will of Elizabeth Aerton (sometimes Airtton or Ayerton) of Paythorne noted that she owed a Henry Hewitt £4 6s 8d (<http://users.skynet.be/lancaster/Transcriptions/Ayrtton%20docs.html>). It is not known whether the date '1712' commemorates the building date of the barn, but a Henry Hewitt was a local landowner during the early 18th century, and the Lancashire Archives contain documents either relating to his land ownership or where he acted as a witness for others (for example, see LA DDX 72/4); unfortunately, none of these appear to relate to the barn or the field in which it stands.
- 2.3 Without detailed genealogical research, which lies beyond the scope of this report, it is not possible to reconstruct the history of the Hewitt family in Paythorne during the 18th century; successive generations also appear to have taken the first name Henry, confusing matters somewhat. A Henry Hewitt appears in the will of Henry Dodgson, made in 1721 - the Dodgsons were a prominent local family who intermarried with the Hewitts, and the steep-sided ravine to the south-west of the field containing the barn still bears the name of 'Dodgson Gill'. In 1738, another Henry Hewitt (apparently referred to as 'the younger' and therefore possibly not the same individual named on earlier documents) acted as a witness to an indenture between members of the Dodgson family. In 1746/47 and 1761, a Henry Hewitt witnessed the last will and testaments of Robert Dodgson and Edmund Dogson respectively (<http://www.gisburn.org.uk/paythorn/Descendants%20of%20Robert>

[%20Dodgson%20.pdf](#)).

- 2.4 The earliest map depiction of the barn uncovered during the research undertaken for this report is that shown on a 1792 plan of the township of Paythorne (LA DDHCL/26/13/3) (see figures 3A-3B). The barn appears as a rectangular structure situated at the north-western end of an irregularly shaped field named 'Broaks'; the field is split into two unequally-sized parts, the barn being in the larger, western, part. The field is edged in blue, and labelled 116 'H. Hewett'. Hewitt leased a number of other pieces of land in and around Paythorne, including a field to the immediate south-west of the barn field and also further to the north-east along Paa Lane. It is probable that Hewitt was then living at the farm off Paa Lane named as 'Inglands' on the plan; on later maps, this appears as 'Ingländ's Head' (now Englands Head), the name probably denoting the upper extent of medieval meadow land associated with the settlement. On the 1792 plan, there is another block of fields edged in pink to the immediate north-east of the farm marked 'H. Hewett', but it is not certain if this refers to the same individual. The Henry Hewitt referred to on the 1792 plan is probably the individual born in Paythorne in about 1774, the son of Joseph Hewitt and Mary Clark. In 1809 he married Millicent Lancaster and they had two sons, John and Joseph, with John emigrating to Wisconsin, America. Henry Hewitt died in 1849 at Coppice, Gisburn (<http://www.gisburn.org.uk/paythorn/Descendants%20of%20Robert%20Dodgson%20.pdf>). A plan of the same year (1849), detailing the late Henry Hewitt's property, unfortunately does not include the barn or its field (LA DDHCL/26/13/28); these must presumably have passed from his ownership after 1792.
- 2.5 The barn is next shown on the 1846-47 Paythorne tithe map (LA PR 3432/3/4). It is depicted as a compact T-shaped structure named as 'Barn' (see figures 3C-3D). By this date, the division between the two parts of the field shown in 1792 had been removed, and it formed a single unit, numbered 458 and named 'Broach Meadow and Barn'. It was then used as pasture, and covered an area of 7a 2r 6p. The field was owned by Holden and Holgate but was tenanted by Lawrence Clarke, who tenanted over 101 acres in Paythorne township, based around the farm at Ingländ's Head. A full list of the land tenanted by Clarke is given below.
- 2.6 There are a number of other maps of Paythorne dating from the same period, some of which are almost certainly based on the tithe map. For example, an 1846 map of the township (LA DDHCL/26/13/19) was made in two parts like the tithe map, but lacks the part relevant to the barn. An estate map of Paythorne dating to 1849 (LA DDHCL/26/13/30) actually comprises four small plans, none of which are relevant to the barn.
- 2.7 The barn is named 'Broach Lathe' on the 1853 Ordnance Survey 6" to 1 mile map, and is shown as a rectangular structure, standing on its own within the large field depicted in 1846-47, on the south side of the Paa Lane (see figure 4 top). At that date, it was one of three such structures set to the south side of Paa Lane between Manor House Farm and Paa Farm, with 'Slated Lathe' to the south-west and 'Paa Lathe' to the north-east. The Ordnance Survey 1894 25" to 1 mile map names the building as 'Broach Laithe' and shows the barn to have assumed its existing plan form (see figure 4 bottom); a footpath ran along the northern edge of the field towards the barn. It is similarly depicted in 1909.

3 ARCHITECTURAL DESCRIPTION

Introduction

- 3.1 The barn is described below, beginning with its location, followed by an account of its plan form, structure and materials, and finally the external elevations and the interior. The description refers to the ground plan, the section and the drawings of internal details (see figures 5 and 6). The colour digital photographs are referenced in the following text in italic type and square brackets, the numbers before the stroke representing the film number and the number after indicating the frame e.g. [1/032].
- 3.2 As previously noted, the barn is set on a slight north-east/south-west alignment but, for ease of description, it is considered to be aligned east-west. Unless otherwise noted, the terms used to describe the roof structures are taken from Alcock *et al* (1996) and Campbell (2000). Where possible, specific architectural terms used in the text are as defined by Curl (1977). Finally, in the following text, 'modern' is used to denote features or phasing dating to after c.1945.

Location

- 3.3 As has been noted above in Chapter 1, the barn lies some 360m to the north-east of Manor House Farm, in an isolated position at one end of a field used for pasture at the time of the survey [1/033, 1/035]. It is set to the immediate south side of Paa Lane, opposite the point where this has a junction with Ing Lane [1/038-1/040] (see plate 1); the former comprises a wide, partly-metalled, track close to the barn, whereas the latter is narrower with more the appearance of a holloway. The barn is set in a locally elevated position, with the ground sloping away relatively slowly to the south, giving extensive views towards Pendle Hill to the south-west [1/037].

Plan Form, Structure and Materials

- 3.4 At ground level, the barn has maximum external dimensions of 11.10m in length (east-west) by 8.65m in width (north-south) (see figure 5). It is sub-rectangular in plan, with the western two thirds of the south wall breaking forwards from the rest to form a small outshut and cart entrance [1/006] (see plate 2). The external walls have an average width of 0.55m, although the west wall is somewhat thicker at 0.65m. A stepped plinth is partly visible to the base of the east and west gables, the north elevation and the western part of the south elevation.
- 3.5 The north-west corner of the barn rises from a large block of stone [1/018], with a similar but smaller block beneath the south-west angle of the doorway to the south elevation. Such stones are sometimes tentatively suggested to form padstones for part of a cruck, although some caution should be exercised, as one example in Swaledale in North Yorkshire was recently discovered to have been placed there only in 1968-69 as part of repairs to a building's corner following its partial collapse (Richardson & Dennison 2009).
- 3.6 The barn is of a tall single storey with a pitched roof covered with corrugated metal sheeting; the south roof slope is longer where it extends over the projecting part of the south wall [1/034] (see plate 3). It is generally built from roughly squared sandstone rubble, brought to uneven courses, particularly to the east and west gables, and set with a lime mortar. There are quoins to the external corners of the

building, and the major openings have quoined jambs; some of the openings make use of sections of re-used timber as lintels.

- 3.7 There was once a small yard or enclosed area with a cobbled surface set to the immediate south (back) of the barn. This yard was sub-rectangular in plan, measuring a maximum of 7.70m east-west by 3.40m north-south, and is edged with larger stones to three sides [1/029, 1/030] (see plate 4). There may have been a further yard or enclosed area to the south again, again partly edged with larger stones, but this is not clearly defined. Neither of the yards/enclosed areas are shown on any of the historic maps consulted for this report. There is also some evidence of former cobbling to the west of the barn.

External Elevations

- 3.8 As noted above, the east gable of the barn [1/005] (see plate 5) rises from a shallowly projecting stepped plinth; ground reduction undertaken here shows that the plinth effectively forms a spread footing for the gable. There are four rows of slit ventilators, the lowest containing three, the next two containing four (three blocked) and four, and the top row containing two - the lowest row are taller and narrower, whereas the upper rows are generally sub-square. There is an intermittent course of widely-spaced through-stones between the lowest two rows of ventilators, with a second course near the apex of the gable.
- 3.9 The north elevation also rises from a shallowly projecting stepped plinth, although this is only clearly visible towards the east and west ends. This elevation is largely blank, there being a single row of sub-square ventilators set c.2m above ground level, with two intermittent courses of throughstones above this [1/019, 1/020, 1/022-1/025] (see plate 6). The main feature is a low doorway, 1.25m wide, placed approximately centrally, with two pieces of timber re-used from a timber-framed structure as the lintel [1/026]. The door frame is of softwood, and retains a board and batten door; there is an area of collapse above the lintel [1/021] (see plate 7). There are two pieces of impressed/carved graffiti to the door. The first is 'L 1913' over what appears to be a sketch of a horned cow or bull's head [1/027] (see plate 8). The second is the letter 'T' and a date, perhaps '1910', although it is not particularly clear [1/028].
- 3.10 The west gable of the barn [1/041] (see plate 10) rises from a shallowly projecting stepped plinth, but has been subject to modern re-pointing, making original features difficult to discern. Several rows of slit ventilators are visible internally (see below) but these have all been blocked externally. There are two intermittent courses of through-stones set at c.1.50m and 3.00m above ground level, with further through-stones towards the apex and a modern owl hole at the very apex. There appears to be either a staggered joint or infilled crack at the point where the projecting part of the south elevation meets the main body of the west gable; the gable also angles slightly in plan at the same point.
- 3.11 The western two-thirds of the south elevation break forward from the eastern part, and rise from a partially visible, shallowly projecting stone plinth [1/007] (see plates 2 and 11). A 0.80m wide doorway at the west end has quoined, chamfered jambs and a substantial stone lintel; the door has been removed, but was once hung on iron pintles to the east side of the rebated interior [1/015] (see plate 9). There may be a staggered joint in the elevation to the east of the doorway, close to the cart entrance here, but again modern re-pointing has served to obscure this [1/013]. The flat-headed cart entrance is 2.80m wide with quoined jambs [1/011, 1/012],

with a flagstone drip course over [1/016]; the lintel is again formed of two pieces of timber re-used from a timber-framed structure (see plate 11). The east return to the projecting part of the south elevation appears blank [1/010]. The east end of the elevation has a single row of slit ventilators set c.0.75m above ground level [1/009] (see plate 12). Slightly above the ventilators, at the point where this part of the elevation meets the return to the west end, there appears to be a narrow blocked opening, c.0.75m high, although it is not clearly visible internally [1/008].

Circulation

- 3.12 At the time of the survey, the main access to the interior of the barn was through the cart entrance in the south elevation (see figure 5). The interior of the cart entrance has a cobbled floor, and the roof above is supported on two purlins, one of which is re-used from a timber-framed structure [1/062] (see plate 14). The east interior wall is quoined to the north end, where it returns to the east. It contains two small sub-square recesses, one at a low level and one at a high level; between them, there is a rectangular area of modern repair which may have blocked another former recess, and a re-pointed crack or ragged joint which runs the full height of the wall [1/043, 1/044] (see plate 13). The west interior wall is similar, although without the lower recess [1/045, 1/046]. At the north end of the cart entrance, there was once a two-leaf door, although only the east leaf now survives [1/048] (see plate 15). It is of board and batten construction and is harr-hung [1/052]. The soffit of the lintel shows that the doors could be secured in place when closed [1/053]. There are three pieces of impressed/carved graffiti to the door leaf, all to the external face. The first is a 'T' set within a square [1/049] (see plate 16). The second is the initials 'W. T. L.' and the date '1909' [1/050] (see plate 17). The third is the initials 'D. M.', made by pricking the wood with a sharp point [1/051] (see plate 18).
- 3.13 The interior of the barn itself was floored with earth at the time of survey, with the exception of a slightly sunken concrete strip or passage running along the west wall, which lines up with the doorway in the south elevation [1/069]. The west wall has a row of three slit ventilators at ground floor level, with a small recess, perhaps for a lamp, to the south [1/070, 1/074, 1/075] (see plate 19). Above, there is a row of five sub-square ventilators, although several these have been damaged through subsequent enlargement to form recesses for the east-west aligned joists which once crossed the western end of the barn's interior. Structural evidence suggests that the westernmost of the three interior bays was once a shippon, with the east end of the east-west joists probably supported either on wooden posts or on a north-south timber itself set on the posts. There would have been a number of stalls on the east side of the concrete passage, with a hay loft or storage space to the first floor over. There are two further rows of sub-square ventilators (four and then three) to the upper part of the west wall, with a substantial vertical crack in line with one of the purlins to the south roof slope [1/089].
- 3.14 The main feature to the north wall is the low or 'winnowing' doorway, placed approximately centrally [1/082, 1/083]. The board and batten door is hung on long strap hinges; the upper hinge appears more recent, but the lower, round-ended strap hinge is probably original (see figure 6). There is a flat, sliding, wooden catch but the latch has been removed. To the west of the doorway, there are several small recesses and a sawn-off timber which relate to the former shippon here, whilst above the doorway, the wall is crossed by a row of six sub-square breathers [1/078-1/081, 1/084, 1/085] (see plate 20).

- 3.15 The east wall has four rows of slit ventilators (three, four, four and two, from bottom to top); the lowest row are taller and narrower, whereas the upper rows are generally sub-square [1/056, 1/057] (see plate 21). The east part of the south wall appears to have a crack or staggered joint close to the cart entrance, running almost the full height of the wall [1/058], and there are two taller and narrower slit ventilators at ground level and two smaller sub-square ones above, not visible externally [1/060]. The west end of the south wall again has several recesses, sawn-off timbers and other features which relate to the former shippon here, and evidence to suggest that the former shippon area was whitewashed [1/064, 1/065, 1/067, 1/087, 1/088] (see plate 22).
- 3.16 The interior of the barn is divided into three bays by two roof trusses [1/092, 1/108, 1/112, 1/115] (see plates 21 and 23). Each truss is of a similar form, comprising a slightly cranked tie-beam and diminished principal rafters, with curving struts between tie-beam and principals; there appear to be no wall plates. The principals of the west truss are re-used from a timber-framed structure; they do not appear to be cruck blades, and perhaps initially formed tie-beams [1/105-1/107, 1/109] (see plate 24). In both trusses, the principals are lapped at the apex, where there is a diamond set ridge-piece [1/098] and each principal carries a pair of staggered purlins with keyed through-tenons. Both trusses are of pegged, hardwood construction throughout. The common rafters to both roof slopes of the central bay are also largely of hardwood [1/102, 1/103] (see plate 25), but elsewhere they have largely been replaced with modern softwood examples [1/094, 1/095, 1/113, 1/114]. No assembly or carpenters marks could be seen on the trusses, but the west face of the tie-beam of the east truss bears a shallowly recessed panel with the raised initials and date 'H H 1712' [1/096, 1/099] (see plate 26). The letters and some of the numerals are carved in a style reminiscent of a mirror baluster of the later 17th or early 18th centuries [1/100, 1/101] (see plates 27 and 28).

4 DISCUSSION AND CONCLUSIONS

- 4.1 Although it cannot be proven, it is quite possible that the 'H H 1712' carved on the tie-beam of the east roof truss of the barn commemorates both the builder of the barn and the date of erection. The Hewitt family had been local landowners in Paythorne since at least the first half of the 17th century, and a Henry Hewitt was present in the community in the early 18th century, acting as a witness on a number of different documents. In 1792, the barn remained with a later Henry Hewitt who was resident at Inglands Farm (now Englands Farm), further to the north-east along Paa Lane, but it is not known if the Hewitts were living at Inglands in the early 18th century. The name Inglands (or later England's Head) may denote the upper extent of medieval meadow land associated with the settlement at Paythorne, and it is interesting that the field in which the barn stands was named 'Broach Meadow' in 1846-47, when it was in pasture. The field name 'Broaks' given in 1792 may derive from the Old English *broc* meaning brook or stream (Gelling 1984, 14-16), possibly making reference to Dodgson Gill, or perhaps more likely from the Middle English *breche*, meaning newly broken in moorland (Gelling 1984, 233-234); 'Brocks' as a field name often signifies broken ground on the fells (Adams 1976, 96). The term 'Lathe' only appears to have been applied to the barn after the mid 19th century. Although 'laithe' was commonly used across the Yorkshire Dales in relation to field barns (Armstrong 2000, 32), Pacey (2009, 7) notes that the term was loosely applied by the Ordnance Survey (often missing out the 'i' to produce 'Lathe'), with laithes (a multi-purpose barn with a threshing floor) and field barns usually being quite distinct structures. There is no evidence within

the barn to suggest any domestic occupation, as implied from the Lancashire HER entry (Site 40200).

- 4.2 The current plan of the barn evidently developed in a number of different stages. In its earliest form, the barn may have been a regular, rectangular structure, with no projections or additions; it is shown as such in 1792, although it is acknowledged that this depiction may be schematic. The blocked opening above the ventilator line to the immediate east of the cart entrance is puzzling, and may be associated with a crack or staggered joint visible in broadly the same position internally. These could indicate that the cart entrance is a later addition to the barn, but if so, there is little visible structural evidence for this to the western side. The roof trusses almost certainly belong to the earliest phase of the building, although they themselves include parts which have been re-used from a fully timber-framed structure. The barn was well ventilated, and may originally have been given over largely to the storage of hay, other crops and implements, perhaps with threshing carried out in the central bay. The yards to the immediate south (back or field side) of the barn may also have been relatively early features, as they do not appear on mid 19th century to early 20th century maps. Although the barn was located some 900m away from Inglands Farm, it would have been easily accessible from it along Paa Lane; it may also be significant that the barn is situated where Paa Lane has a junction with trackways to the north and south. The building could therefore have formed an 'outbarn' (Haigh 2006, 8-9), serving an outlying piece of land farmed from Inglands.
- 4.3 The cart entrance was present by 1846-47, when it is clearly shown on the Paythorne tithe map of that date. It would have formed a projecting porch, a feature commonly seen on barns in the region of Lancashire to the north-east of Paythorne (Haigh 2016), where a cart or wagon could be garaged. The cart entrance is not shown on the 1853 Ordnance Survey 6" map, which was surveyed only a few years after the publication of the tithe map, but this is presumably an inaccuracy. At some point between 1846-47 and 1894, that part of the south elevation to the west of the projecting porch was brought forward to form a small outshut; the slight change of angle to the southern end of the barn's west wall in plan indicates the extent of the addition. This would explain why the doorway in the south elevation has chamfered jambs but no chamfer to the lintel; it was probably constructed from mismatched materials obtained from elsewhere.
- 4.4 The purpose of the addition appears to have been to either create (or enlarge) a shippon in the west end of the barn's ground floor, with a loft over; the bays to the east would have formed a mew, for the storage of hay to feed the cattle housed in the shippon through the winter. The shippon had a slightly sunken passage along the west side, with a single row of stalls to the east, running north-south. There is no clear evidence for a 'mucking-out' hole or opening as would be expected, and so the shippon was presumably mucked out through the doorway at the south end of the passage, with manure being tipped on the cobbled area away from the doorway, for subsequent collection and spreading on the fields. There was similarly no purpose-built feeding passage, although it is noticeable that the winnowing door in the north wall is approximately in line with where the head of the stalls would have been. Finally, there is no clear evidence for a forking hole that would be expected to serve the hay loft or storage over, or for the mew to the east. As a result of these alterations, the plan of the barn assumed something resembling the large cart-entry barns noted in the so-called 'big barn' area of the south and south-west Yorkshire Dales, partly bordering upon Lancashire; as at Broach Laithe, many of these barns grew to their current extent as the result of a series of alterations/extensions (Pacey 2009, 27-29).

- 4.5 The barn remained part of the Inglads Farm holding in the mid 19th century, but the research undertaken for this report has not uncovered its ownership history thereafter. The surviving doors of the barn preserve a small amount of graffiti dating to the period immediately before the First World War. Although of local significance only, it is important that such marks are recorded, as graffiti on such buildings can provide information on occupants, workers and agricultural practices which are otherwise poorly documented (e.g. Richardson 2013).

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- 1894 Ordnance Survey 25" to 1 mile map sheet 166/2 (surveyed 1893)
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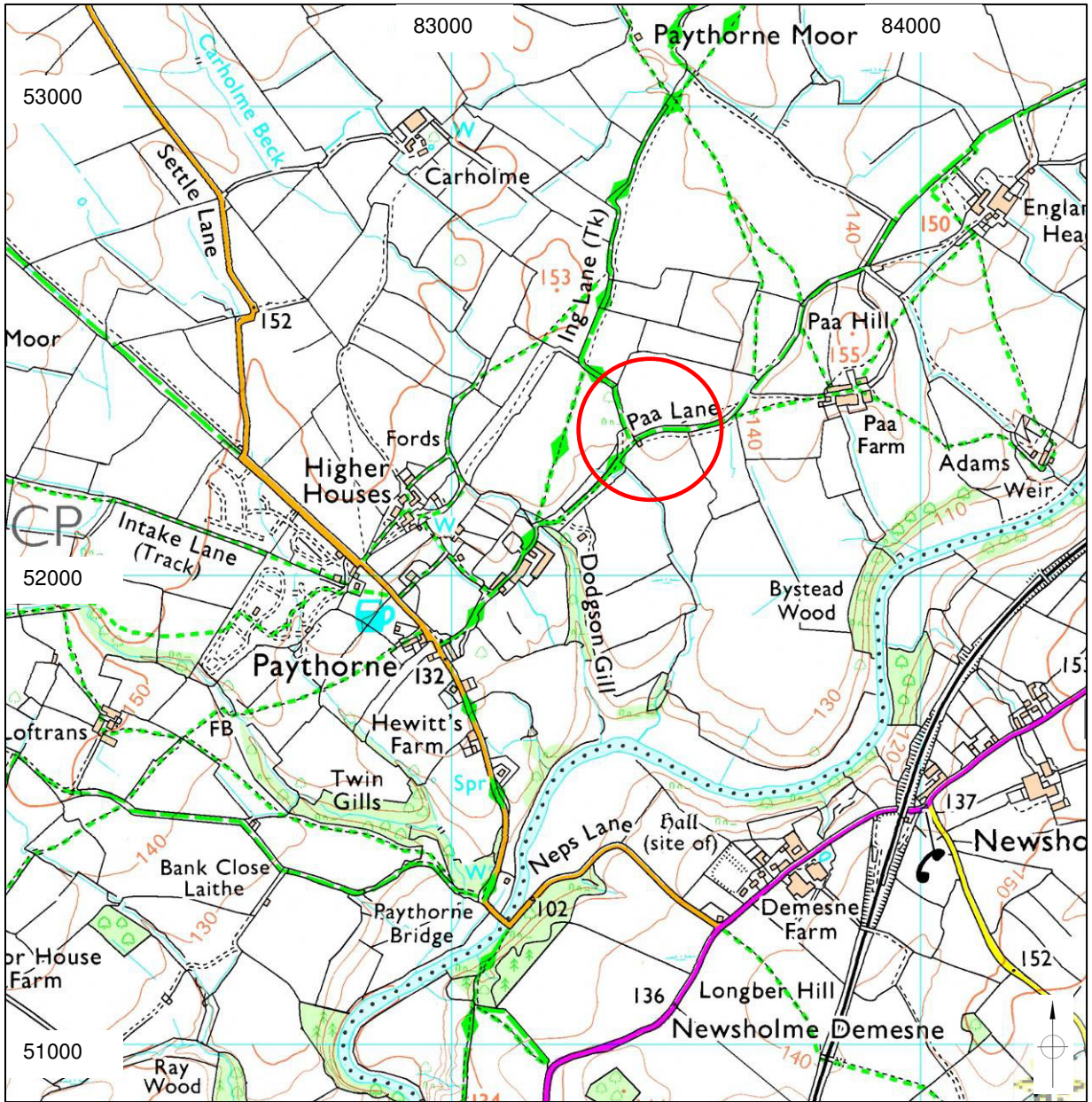
Electronic Sources

<http://users.skynet.be/lancaster/Transcriptions/Wills%20front%20page.html> = A Collection of Will Abstracts from the region of Craven (western Yorkshire) and Whalley (eastern Lancashire)

<http://www.gisburn.org.uk/index.htm> = Gisburn Village

6 ACKNOWLEDGEMENTS

6.1 The Broach Laithe historic building recording project was commissioned and funded by the owner, Mr Alan Denham. EDAS would like to thank him, and Mr Ian Swaine of WBW Surveyors for all their help and co-operation during the project. Shaun Richardson produced the detailed site survey and photographic records, and produced a draft survey report. The final report and drawings were produced by Ed Dennison, with whom the responsibility for any errors remains.



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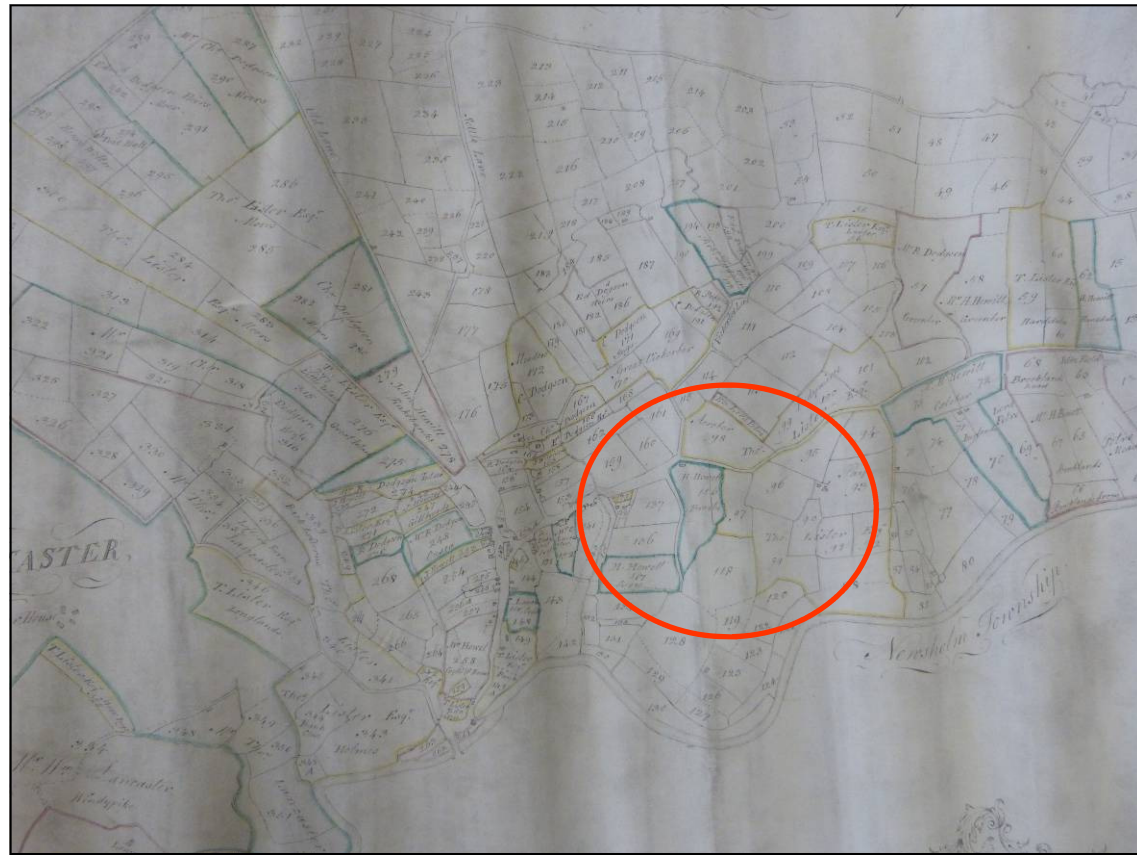
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TITLE		GENERAL LOCATION	
SCALE	NTS	DATE	JULY 2019
EDAS		FIGURE	1



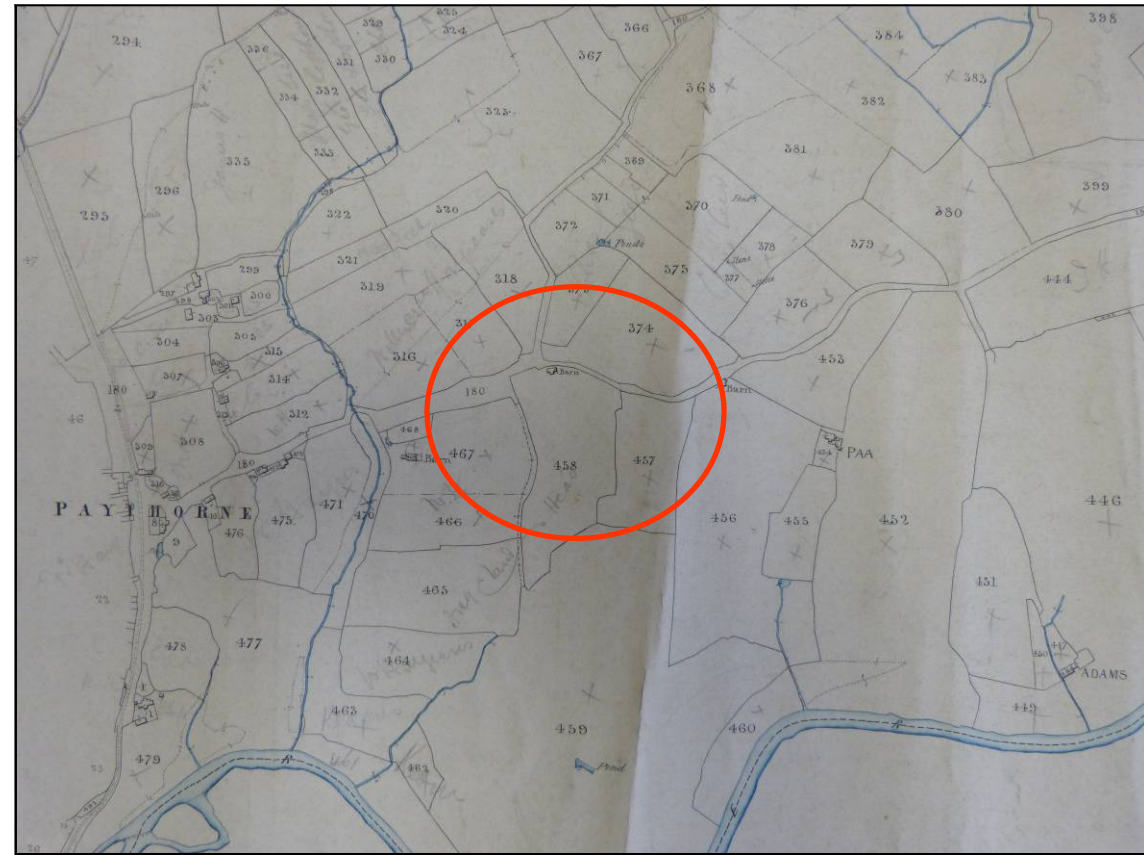
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PROJECT		BROACH LAITHE, PAYTHORNE	
TITLE		DETAILED SITE LOCATION	
SCALE	AS SHOWN	DATE	JULY 2019
	EDAS	FIGURE	2

A



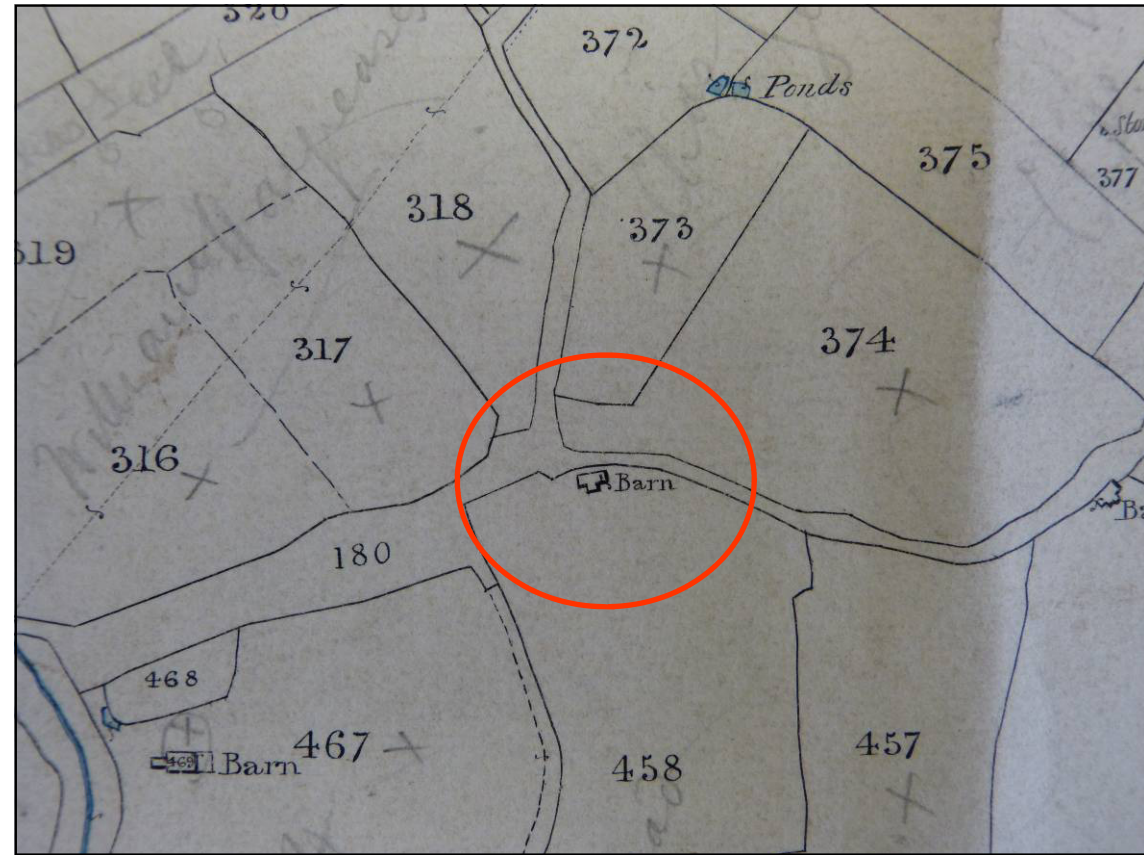
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B



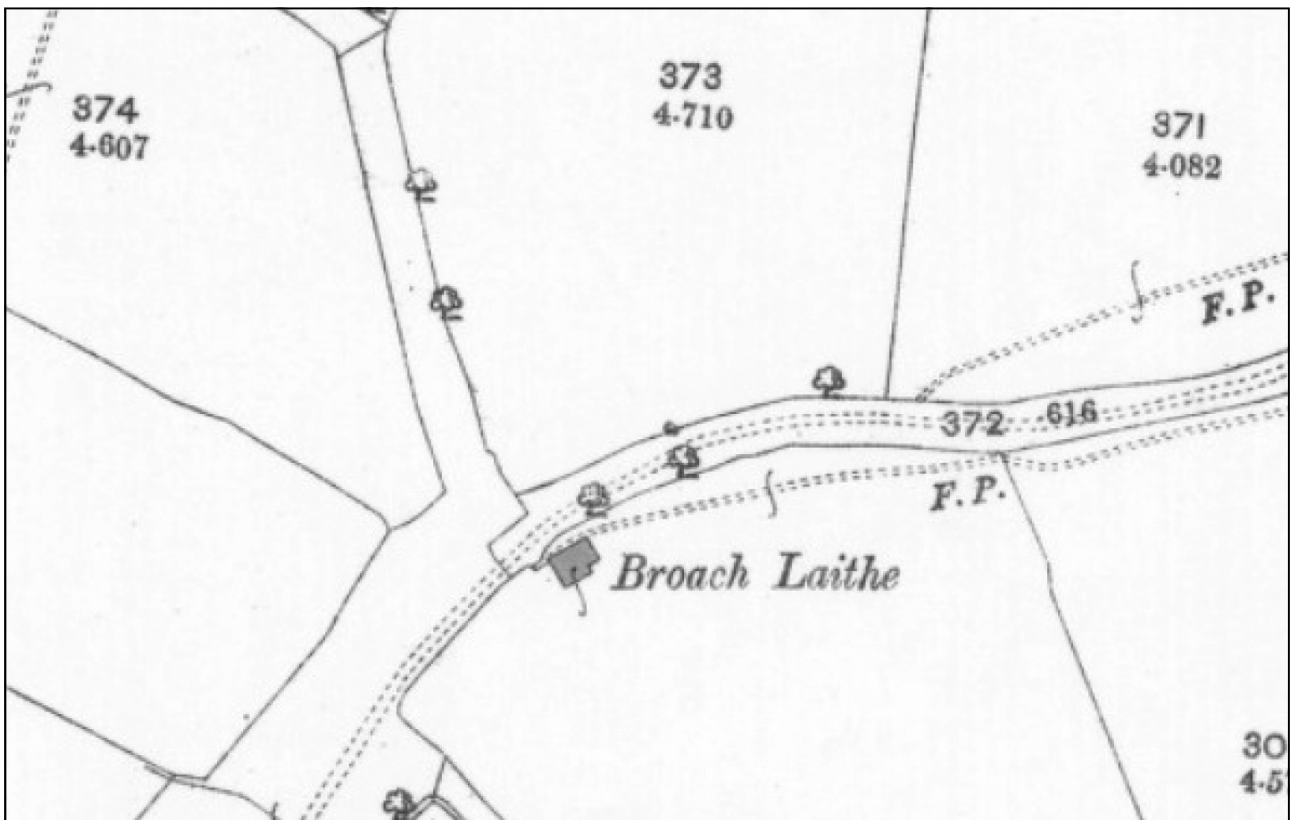
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Source: 1792 A Plan of the Township of Paythorne in the Parish of Gisburn in Craven in the County of York. The Manor, with the greatest part of the Estate is the property of the Rt Hon Robt Ed Lord Petre (LA DDHCL/26/13/3).

Source: 1846-47 Paythorne tithe map and apportionment, map made by Ino Greenwood, Land Surveyor, Gisburn (LA PR 3432/3/4).

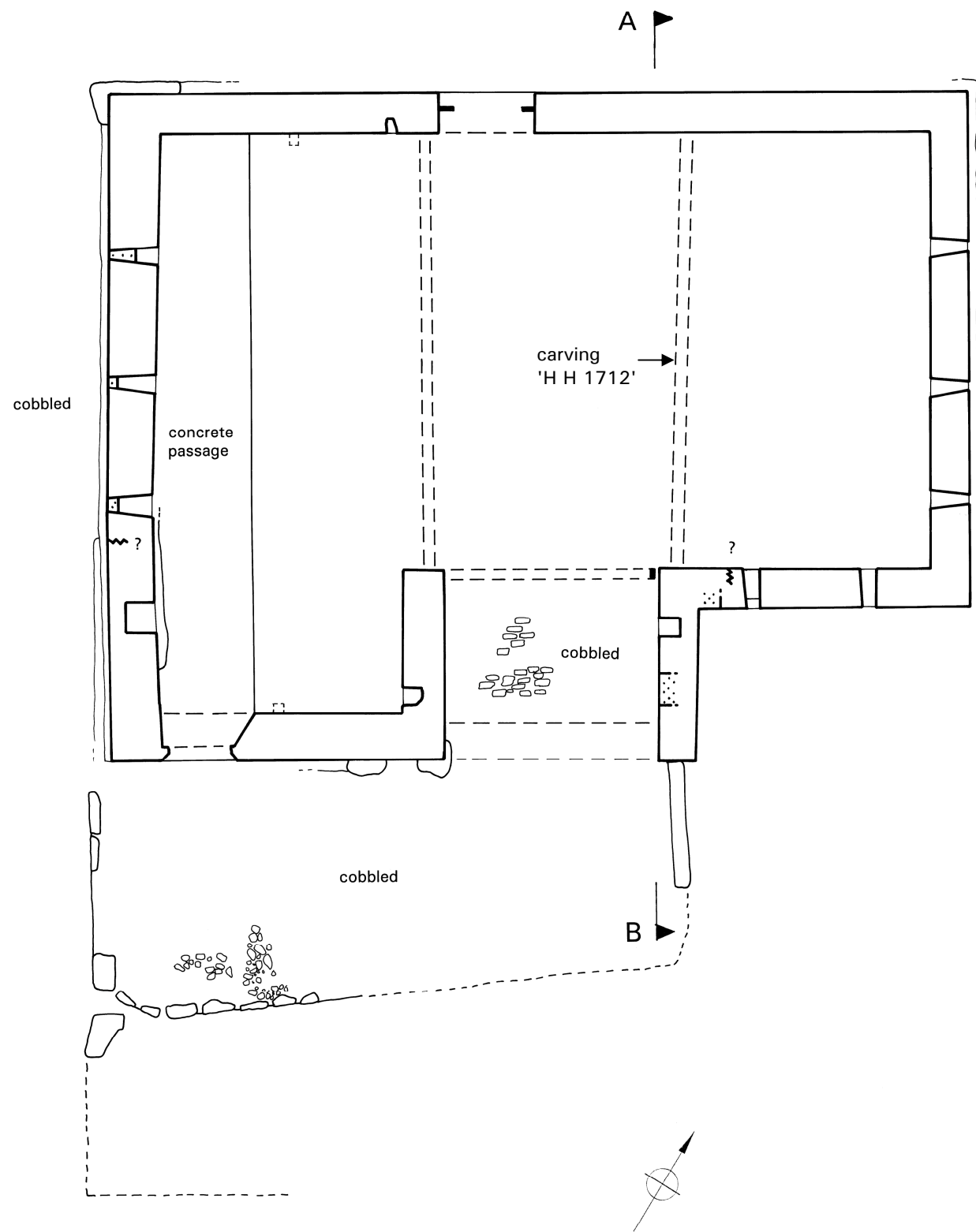
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TITLE		MAPS OF 1792 AND 1846-7	
SCALE	NTS	DATE	JULY 2019
EDAS		FIGURE	3



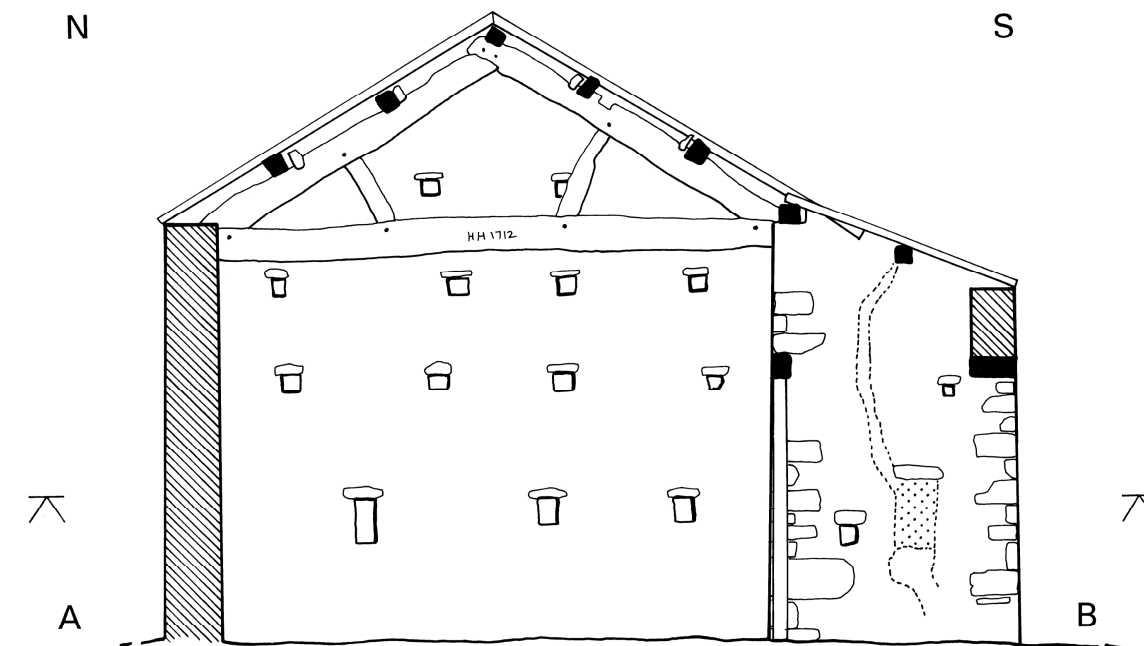
Top: 1853 Ordnance Survey 6" to 1 mile map
Yorkshire sheet 166 (surveyed 1849-50).

Bottom: 1894 Ordnance Survey 25" to 1 mile map
sheet 166/2 (surveyed 1893).

PROJECT		BROACH LAITHE, PAYTHORNE	
TITLE			
MAPS OF 1853 AND 1894			
SCALE	NTS	DATE	JULY 2019
EDAS		FIGURE	4



Ground plan



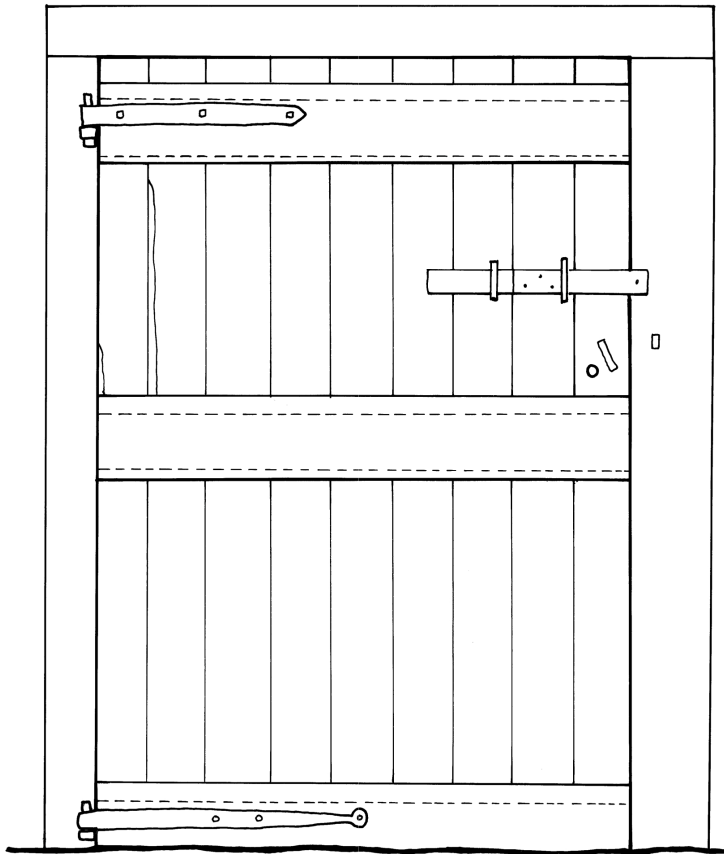
Section A-B

 BLOCKING



PROJECT		BROACH LAITHE, PAYTHORNE	
TITLE		GROUND PLAN AND SECTION	
SCALE	AS SHOWN	DATE	JULY 2019
EDAS		FIGURE	5

Internal face of door and frame to north wall



0 1m

PROJECT BROACH LAITHE, PAYTHORNE	
TITLE DETAILS OF NORTH DOOR	
SCALE AS SHOWN	DATE JULY 2019
EDAS	FIGURE 6



Plate 1: General view of Broach Laithe from Paa Lane, looking S (photo 1/038).



Plate 2: South elevation and east gable, looking W (photo 1/006).



Plate 3: General view to barn, looking N (photo 1/034).



Plate 4: Yard and cobbled surfaces to south of barn, looking NE (photo 1/030).



Plate 5: East gable, looking SW (photo 1/005).



Plate 6: North elevation, looking S (photo 1/025).



Plate 7: North elevation, low doorway, looking SE (photo 1/021).



Plate 8: North elevation, graffiti to exterior of doorway, looking SE (photo 1/027).



Plate 9: South elevation, doorway at west end, looking NW (photo 1/015).



Plate 10: West gable, looking NE (photo 1/041).



Plate 11: South elevation, projecting west part, looking W (photo 1/012).



Plate 12: South elevation, east of cart entrance, looking W (photo 1/009).

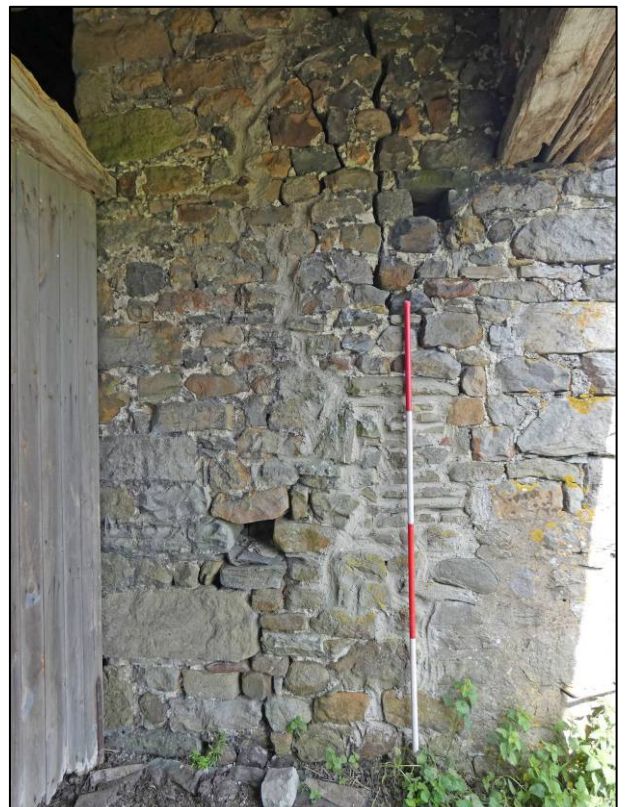


Plate 13: East internal wall of cart entrance, looking NE (photo 1/043).



Plate 14: Roof structure over cart entrance, looking NW (photo 1/062).



Plate 15: Cart entrance, doorway, looking NW (photo 1/048).



Plate 16: Cart entrance, graffiti to exterior of harrung door, looking NW (photo 1/049).



Plate 17: Cart entrance, graffiti to exterior of harr-hung door, looking NW (photo 1/050).



Plate 18: Cart entrance, graffiti to exterior of harr-hung door, looking NW (photo 1/051).



Plate 19: Internal west wall, looking SW (photo 1/074).



Plate 20: Internal north wall, looking NW (photo 1/079).

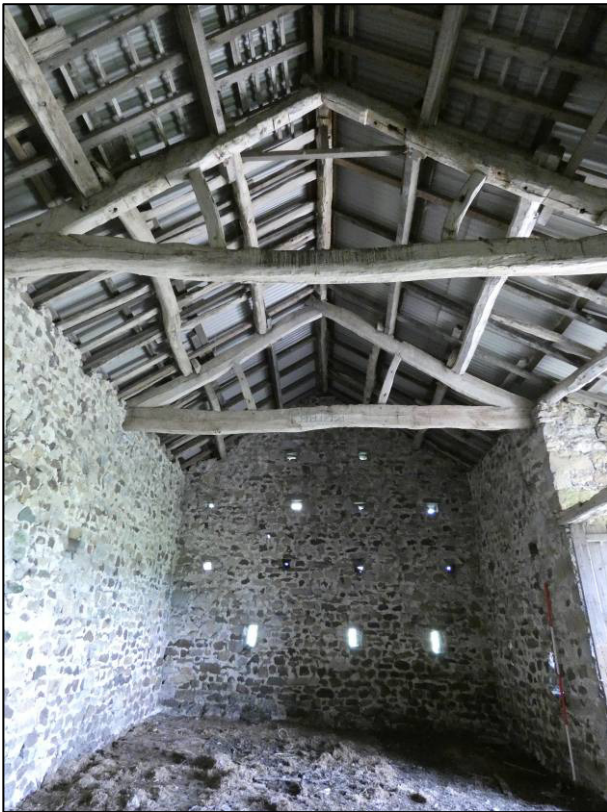


Plate 21: Interior, looking NE (photo 1/112).



Plate 22: Internal south wall, west part, looking SE (photo 1/064).



Plate 23: Roof trusses, east faces, looking SW (photo 1/092).



Plate 24: West roof truss, east face, south end, looking SW (photo 1/106).



Plate 25: Central bay, north roof slope, looking NW (photo 1/102).

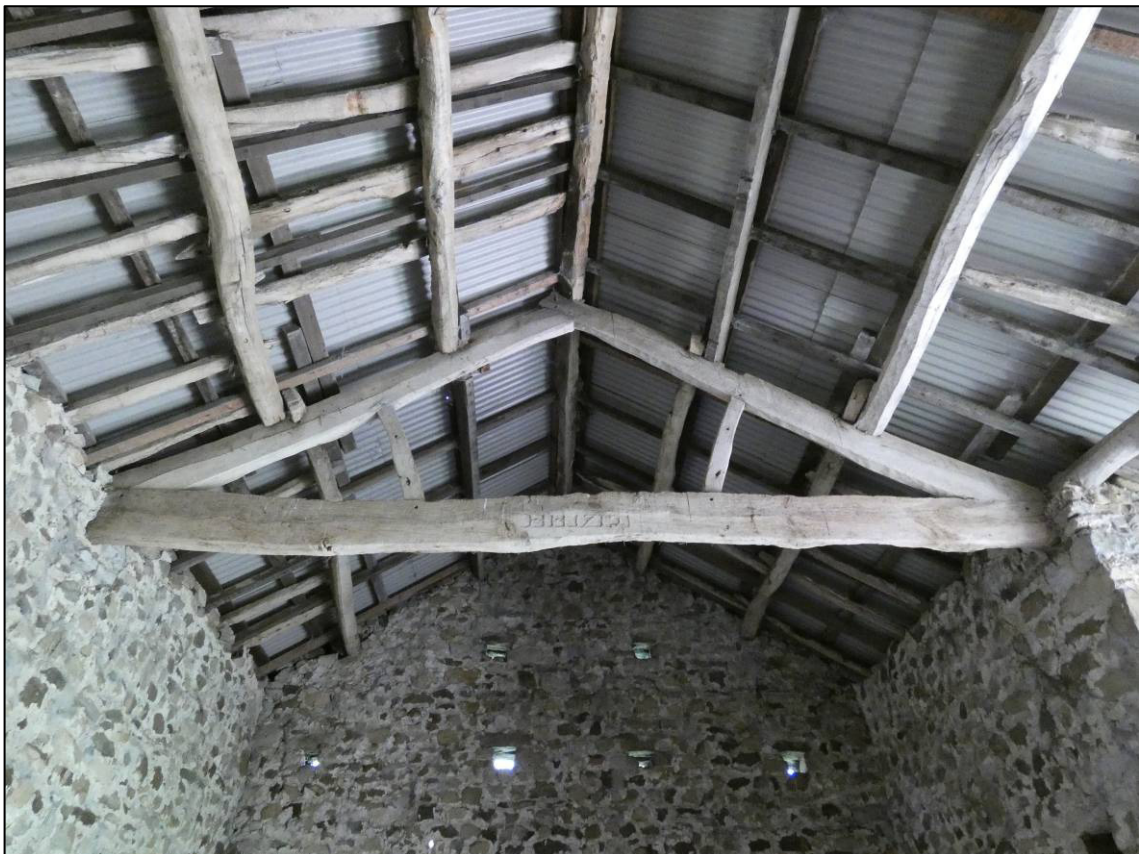


Plate 26: East roof truss, west face, showing position of carved initials and date, looking NE (photo 1/096).

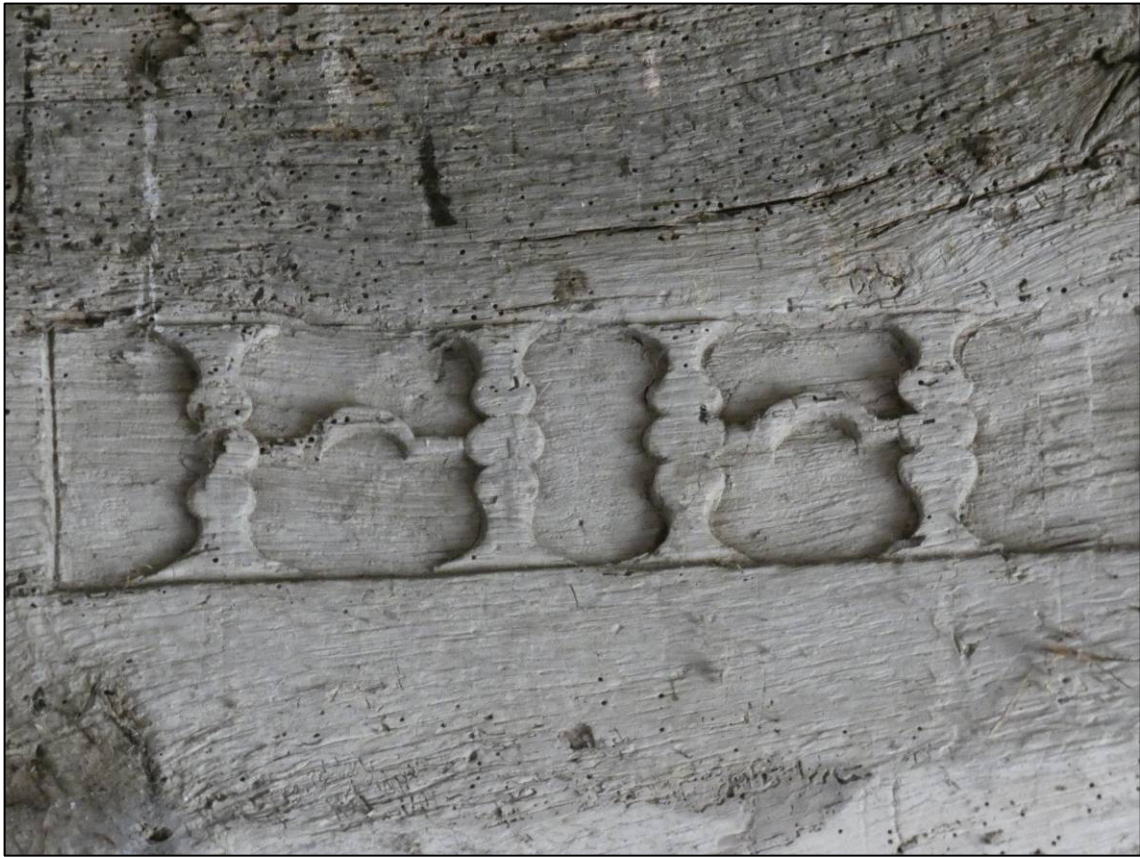


Plate 27: East roof truss, west face, inscription ('H H'), looking NE (photo 1/100).



Plate 28: East roof truss, west face, inscription ('1712'), looking NE (photo 1/101).

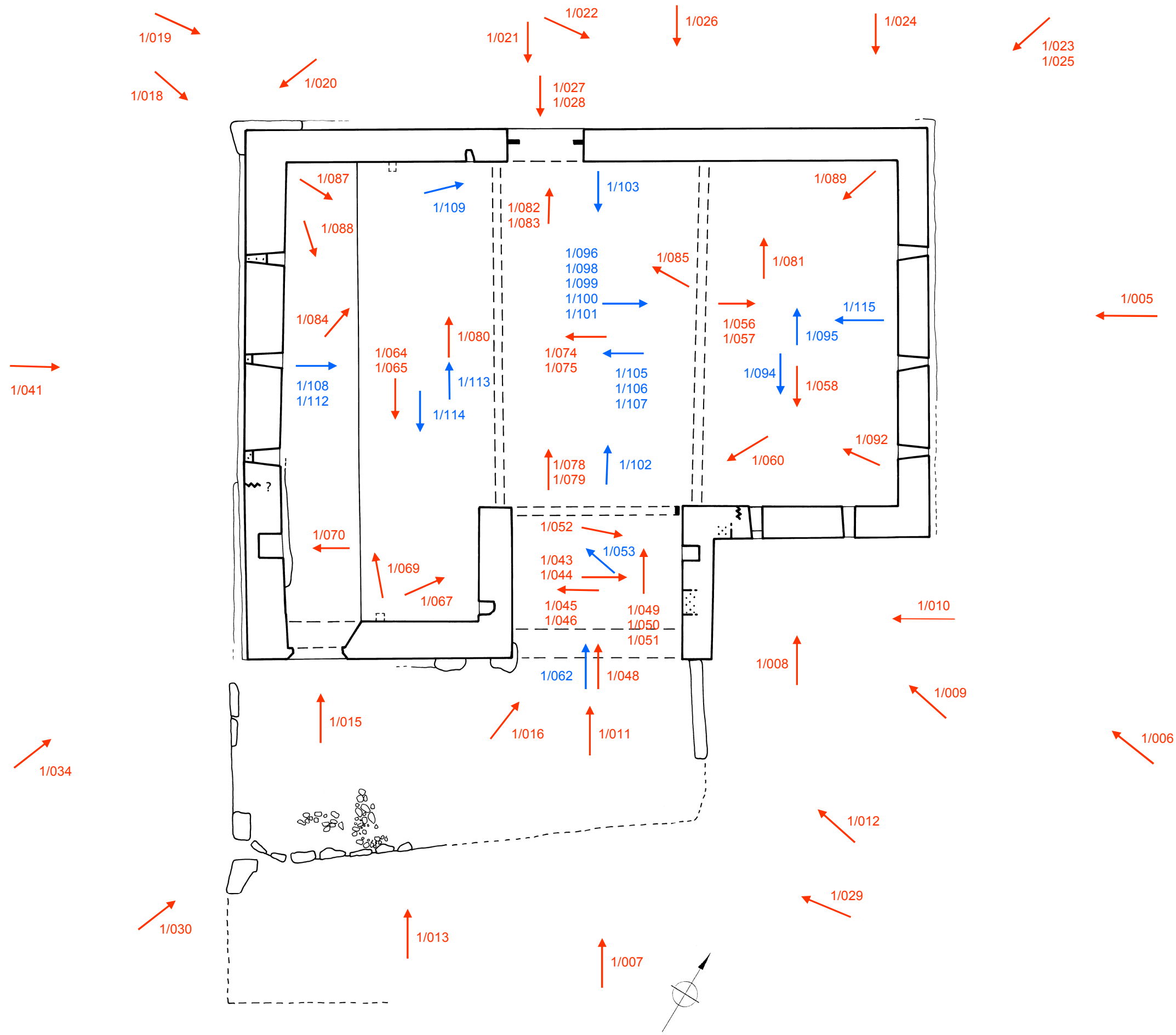
APPENDIX 1
EDAS PHOTOGRAPHIC CATALOGUE

EDAS PHOTOGRAPHIC CATALOGUE

Film 1: Colour digital photographs taken 22nd May 2019

<i>Film</i>	<i>Frame</i>	<i>Subject</i>	<i>Scale</i>
1	005	East gable, looking SW	1 x 2m
1	006	South elevation and east gable, looking W	1 x 2m
1	007	South elevation, looking NW	1 x 2m
1	008	S elevation, east of cart entrance, looking NW	1 x 2m
1	009	South elevation, east of cart entrance, looking W	1 x 2m
1	010	South elevation, east side of cart entrance, looking SW	1 x 2m
1	011	South elevation, cart entrance, looking NW	1 x 2m
1	012	South elevation, projecting west part, looking W	1 x 2m
1	013	South elevation, west of cart entrance, looking NW	1 x 2m
1	015	South elevation, doorway at west end, looking NW	1 x 2m
1	016	South elevation, drip course to cart entrance, looking N	-
1	018	North elevation, projecting stone at north-west corner, looking E	1 x 2m
1	019	North elevation, looking E	1 x 2m
1	020	North elevation, west end, looking S	1 x 2m
1	021	North elevation, low doorway, looking SE	1 x 2m
1	022	North elevation, east end, looking E	1 x 2m
1	023	North elevation, looking S	1 x 2m
1	024	North elevation, east end, looking SW	1 x 2m
1	025	North elevation, looking S	1 x 2m
1	026	North elevation, breathers and throughstones adjacent to doorway, looking SE	1 x 2m
1	027	North elevation, graffiti to exterior of doorway, looking SE	-
1	028	North elevation, graffiti to exterior of doorway, looking SE	-
1	029	Yard and cobbled surfaces to south of barn, looking W	1 x 2m
1	030	Yard and cobbled surfaces to south of barn, looking NE	1 x 2m
1	033	General view to barn, looking N	-
1	034	General view to barn, looking N	-
1	035	General view to barn, looking N	-
1	037	General view of barn, looking SW	-
1	038	General view of barn from Paa Lane, looking S	-
1	039	General view of barn across Paa Lane, looking SE	-
1	040	General view of barn from Paa Lane, looking S	-
1	041	West gable, looking NE	1 x 2m
1	043	East internal wall of cart entrance, looking NE	1 x 2m
1	044	East internal wall of cart entrance, upper part, looking NE	1 x 2m
1	045	West internal wall of cart entrance, looking SW	1 x 2m
1	046	West internal wall of cart entrance, upper part, looking SW	1 x 2m
1	048	Cart entrance, doorway, looking NW	1 x 2m
1	049	Cart entrance, graffiti to exterior of harr-hung door, looking NW	-
1	050	Cart entrance, graffiti to exterior of harr-hung door, looking NW	-
1	051	Cart entrance, graffiti to exterior of harr-hung door, looking NW	-
1	052	Cart entrance, inside of harr-hung door	1 x 2m
1	053	Cart entrance, door lintel, looking W	-
1	056	Internal east wall, looking NE	1 x 2m
1	057	Internal east wall, looking NE	1 x 2m
1	058	Internal south wall, east part, looking SE	1 x 2m
1	060	Internal south wall, central part, looking S	1 x 2m
1	062	Roof structure over cart entrance, looking NW	-
1	064	Internal south wall, west part, looking SE	1 x 2m
1	065	Internal south wall, west part, looking SE	1 x 2m
1	067	Internal south wall, return to cart entrance, looking NE	1 x 2m
1	069	Passage at west end of interior, looking NW	1 x 2m
1	070	Internal west wall, south end, lamp recess, looking SW	1 x 2m
1	074	Internal west wall, looking SW	1 x 2m
1	075	Internal west wall, looking SW	1 x 2m
1	078	Internal north wall, looking NW	1 x 2m
1	079	Internal north wall, looking NW	1 x 2m
1	080	Internal north wall, west end, looking NW	1 x 2m
1	081	Internal north wall, east end, looking NW	1 x 2m

1	082	Internal north wall, door, looking NW	1 x 2m
1	083	Internal north wall, doorway, looking NW	1 x 2m
1	084	Internal north wall, looking N	1 x 2m
1	085	Internal north wall, looking W	1 x 2m
1	087	Interior, looking E	1 x 2m
1	088	Internal south wall, looking SE	1 x 2m
1	089	Internal south wall, looking S	1 x 2m
1	092	Roof trusses, east faces, looking SW	-
1	094	East bay, south roof slope, looking SE	-
1	095	East bay, north roof slope, looking NW	-
1	096	East roof truss, west face, showing position of carved initials and date, looking NE	-
1	098	East roof truss, west face, apex, looking NE	-
1	099	East roof truss, west face, inscription, looking NE	-
1	100	East roof truss, west face, inscription (letters), looking NE	-
1	101	East roof truss, west face, inscription (date), looking NE	-
1	102	Central bay, north roof slope, looking NW	-
1	103	Central bay, south roof slope, looking SE	-
1	105	West roof truss, east face, looking SW	-
1	106	West roof truss, east face, south end, looking SW	-
1	107	West roof truss, east face, north end, looking SW	-
1	108	Roof trusses, west faces, looking NE	-
1	109	West roof truss, west face, north end, looking NE	-
1	112	Interior, looking NE	1 x 2m
1	113	West bay, north roof slope, looking NW	-
1	114	West bay, south roof slope, looking SE	-
1	115	Interior, looking SW	-



1/033, 1/035, 1/037, 1/038, 1/039 and 1/040 not shown - distant views.

↑ Roof structure shots
 ↑ Ground shots

PROJECT		BROACH LAITHE, PAYTHORNE	
TITLE		PHOTOGRAPHIC LOCATIONS	
SCALE	NTS	DATE	JULY 2019
EDAS		FIGURE	APP1

APPENDIX 2
EDAS WRITTEN SCHEME OF INVESTIGATION

**WRITTEN SCHEME OF INVESTIGATION FOR HISTORIC BUILDING RECORDING
PRIOR TO CHANGE OF USE OF AN AGRICULTURAL BUILDING TO A DWELLING,
BROACH LAITHE, OFF PAA LANE, PAYTHORNE, LANCASHIRE BB7 4JD (Planning
application 3/2018/0359)**

1 SUMMARY

- 1.1 This Written Scheme of Investigation (WSI) details a programme of historic building recording that will be undertaken prior to the conversion of a disused agricultural building known as Broach Laithe, off Paa Lane, Paythorne, Lancashire BB7 4JD (NGR SD 83396 52276 centred). This written scheme has been produced by Ed Dennison Archaeological Services Ltd (EDAS), at the request of the applicant's agents, WBW Surveyors Ltd of Skipton.
- 1.2 This document forms the 'programme of archaeological recording, analysis and reporting' stipulated in condition 6 of the outline planning permission (application 3/2018/0359), approved by Ribble Valley Borough Council on 20th June 2018.

2 SITE LOCATION AND DESCRIPTION

- 2.1 The to-be-converted building is located to the immediate south side of Paa Lane, which itself branches off the north side of Kiln Lane, Paythorne, Lancashire. It lies some 360m to the north-east of Manor House Farm, in an isolated position at one end of a pasture field; there are no other surrounding buildings or structures (see figure 1).
- 2.2 Although the name 'Broach Laithe' might suggest a laithe-house (i.e. a building which included both domestic and agricultural space under a single roof), the form of the site suggests that it formed a barn. The barn is aligned north-east/south-west and is built from roughly squared sandstone/limestone rubble, brought to uneven courses particularly to the east and west gables. It is of a tall single storey with an unevenly pitched roof covered with corrugated sheeting. There is a single doorway opening placed to the west of centre in the north elevation, flanked by slit ventilators; the doorway retains a plank and batten door bearing graffiti dating to 1913. With the exception of slit ventilators, the east and west gables are largely blank. The western two thirds of the south elevation break forward, and contains a central cart entrance with a smaller, flat-headed doorway to the west; the doorway has chamfered jambs but a plain lintel.
- 2.3 The interior of the barn is mostly floored with earth, although there are traces of a sunken concrete passage against the internal west wall. The interior is crossed by two principal rafter roof trusses, with slightly curved raking struts between the tie-beams and principals. Each principal supports several staggered purlins and the tie-beam of the east truss bears the carved initials and date 'HH 1712'. Local information suggests that the initials refer to Henry Hewitt; the Hewitt family had been landholders in Paythorne since at least the mid 17th century, and Henry Hewitt of Paythorne was acting as a witness to local legal agreements in the 1730s. There appears once to have been a small cobbled area to the immediate south of the barn, and perhaps a small yard beyond, but these can now be seen in plan only.
- 2.4 The barn is named 'Broach Lathe' on the relevant 1853 Ordnance Survey 6" to 1 mile map and is shown as an isolated rectangular structure. At that date, it

was one of three such structures set to the south side of Paa Lane between Manor House Farm and Paa Farm, with 'Slated Lathe' to the south-west and 'Paa Lathe' to the north-east. The Ordnance Survey 1894 25" to 1 mile map also names the building as 'Broach Laithe' and clearly shows the projecting part of the south elevation.

- 2.5 The barn is not listed as being of Special Historic or Architectural Interest. The nearest Listed Building, the late 17th century Paa Farmhouse, lies some 420m to the north-east. The barn is generally in reasonable structural condition.
- 2.6 A Planning Statement for the proposed conversion works has been issued by the agents for the applicant, and a Structural Condition Report has been produced by Mr W L Robinson, Consulting Civil and Structural Engineer, of Worsthorne, Burnley.

3 PLANNING BACKGROUND

- 3.1 Outline planning approval to convert the barn into a dwelling was approved by Ribble Valley Borough Council on the 20th June 2018, subject to a number of conditions. One of these conditions relates to archaeological recording, which was imposed on the advice of the Lancashire Archaeological Advisory Service.
- 3.2 This condition (no. 6) states: *No development including any demolition works shall take place until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological recording, analysis and reporting work. This programme of works should comprise the creation of a record of the building to level 2-3 as set out in "Understanding Historic Buildings" (Historic England 2016).*

It should include a full description of the building, inside and out, a drawn plan, elevations and at least one section (which may be derived from [sic] a checked and corrected architect's drawing), and a full photographic coverage, inside and out. The record should also include a rapid desk-based assessment, putting the building and its features into context. The work must be undertaken by an appropriately qualified and experienced professional archaeological contractor to the standards and guidance of the Chartered Institute for Archaeologists. This archaeological recording shall be submitted to the Local Planning Authority and the Lancashire Historic Environment Record before the dwelling hereby approved is first occupied.

Reason: This needs to be prior to commencement to ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

4 SURVEY METHODOLOGIES

Aims and Objectives

- 4.1 The aims and objectives of the historic building recording work are to identify, record and interpret the existing structure on the site, prior to its conversion to a dwelling, and to place this record in the public domain by deposition with the Lancashire Historic Environment Record and Lancashire Archives.

General Comments

- 4.2 The scale and scope of the historic building recording work will be determined by this WSI. Additional standards and guidance published by the Chartered Institute for Archaeologists, in their 2014 publication *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*, as well as that published by Historic England, in their 2016 publication *Understanding Historic Buildings: a Guide to Good Recording Practice*, will also be followed.
- 4.3 The historic building recording work should not unduly delay the overall programme of site works, although there will need to be effective liaison and co-operation with the building contractor/developer. All parties will ensure that EDAS have sufficient time and resources to ensure compliance with all elements of this WSI. It is likely that the pre-intervention survey work will be accomplished through a limited number of separate site visits, and so access to the site will therefore be afforded to EDAS at all reasonable times.

Documentary Research

- 4.4 An appropriate level of readily-available documentary research will be undertaken in local libraries and archives, as well as the Internet, to provide a history and context for the site. This work will include a consideration of the following sources:
- (i) archival plans and maps of the site and its environs, including historical pictorial and surveyed maps and including pre- and post-war Ordnance Surveys up to the present day;
 - (ii) trade and business directories;
 - (iii) relevant archaeological archives and historical journals and books;
 - (iv) place and street name evidence;
 - (v) oral history evidence (where available);
 - (vi) historical documents, leases, bills of sale, plans and historic photographs etc.
- 4.5 It is currently envisaged that the documentary research will be undertaken at Clitheroe Library, Lancashire Archives, the Lancashire Historic Environment Record (LHER), Historic England's 'Heritage Gateway' database, and the Yorkshire Archaeological Society archives (held at the Brotherton Library at Leeds University).
- 4.6 The results of the documentary research will be used to discuss the development of the site over time and the sequence of construction and uses of the building. Where possible, the results will be used to put the standing building into its context to establish its archaeological, architectural and historical significance.

Historic Building Survey

- 4.7 The condition attached to the planning consent requires that a Level 2-3 historic building survey, as outlined by Historic England in their 2016 publication *Understanding Historic Buildings: A Guide to Good Recording Practice*, should be undertaken. A Level 2 survey is a descriptive record while a Level 3 survey is an analytical record augmented by detailed photographs and appropriate plans and other drawings.

Vegetation and Interior Clearance

- 4.8 There are a few small trees lining the track to the immediate north-west of the barn which will partly obscure the north elevation when they are in full leaf, but not to the extent that they will prevent adequate recording of the structure. There are also a number of wooden pallets to the interior, together with some boards and other material leaned against the west internal wall - these will be removed by the client before the recording work takes place, and re-located to a reasonable distance from the barn so as not to obscure subsequent recording.

Measured and Drawn Survey

- 4.9 A ground plan, elevations and a section of the barn have been produced by the applicant's agents, WBW Surveyors Ltd at a scale of 1:100 (see figure 2). These will be checked on site for accuracy, and used as the base for a new 1:50 scale ground floor plan of the barn and a north-south section through the barn (to include one of the roof trusses) also at a scale of 1:50. Due to their relatively simple nature, it is considered that all elevations (internal and external) can be adequately recorded using photography, and that no new elevation drawings are required. The resulting plan and section will show all visible architectural detail such as openings (blocked or unblocked), constructional detail, tool or timber marks, fixtures and fittings etc, and would conform to Historic England guidelines. The plans would be supplemented by more detailed drawings (e.g. at 1:20 and/or 1:10 scales to show original fixtures, fittings, joinery etc), sketch illustrations, phased plans etc where appropriate and relevant.

Photographic Survey

- 4.10 A detailed external and internal photographic record will be undertaken. The guidelines produced by Historic England will be followed and each photograph will be provided with a graduated photographic scale and/or ranging rod where appropriate.
- 4.11 External photographs will be taken, as far as is possible, at right angles to the external elevations, whilst the interior coverage will aim to produce a record of all significant spaces and individual details (subject to access). Artificial lighting and tripods will be used where necessary, subject to practicalities and access.
- 4.12 The primary photographic record will be produced using an SLR digital camera which has 12 mega-pixel resolution, using RAW format files for image capture and converted to 8 bit TIFF files for archive purposes. High resolution jpeg photographs will also be taken. Prints will be produced for the archive at approximately 5" x 7".
- 4.13 All photographs will be clearly numbered and labelled with the subject, orientation, date taken and photographer's name, and will be cross referenced to film and frame numbers. A photographic register detailing the location and direction of each film-based photograph will be completed, and the location and direction of each photograph will be noted on the relevant site and floor plan of the building.

Written Accounts

- 4.14 Sufficient notes will be taken on site in order for a detailed description of the building to be prepared, illustrated with the drawn and photographic records.

Scientific Analysis

- 4.15 Given the nature of the surviving building, it is envisaged that no specialist architectural analyses will be required, for example the analysis of paint, mortar, stucco, etc and/or dendrochronological dating of timbers, radiocarbon dating etc. However, if it is felt that such work would be worthwhile and justified, discussions will be held with the client in advance of carrying out such work.

Modifications

- 4.16 The programme of recording work outlined above may be modified in accordance with the professional judgement of the staff undertaking the work, insofar as the overall provisions and objectives of this WSI would not be changed. Any variations in the project would be discussed and agreed in advance with the client and the Lancashire Archaeology Advisory Service.

5 REPORTING AND ARCHIVING

- 5.1 Once the on-site fieldwork is completed, a fully indexed field archive would be prepared, following the guidance produced by Historic England. The archive will comprise primary written documents, plans, sections and photographs, and an index to the archive would also be produced. All material within the archive will be stored in archival-stable material, to include appropriate sleeves for the photographic prints. The converted 8 bit TIFF photographic files will also be included in the site archive, stored on a CD/DVD.
- 5.2 EDAS will obtain the site owner's consent for the donation of the building recording archive in the local record office (Lancashire Archives). EDAS will adhere to any specific transfer and donation requirements which the record office might impose; these might include charges for the storage and long-term curation of the site archive.
- 5.3 Within six weeks of the completion of all the site work (or longer if agreed with relevant parties), an EDAS survey archive report detailing the results of the building recording will be produced. The final report will include the following (as appropriate):
- A non-technical summary;
 - Site code/project number;
 - Planning reference number and HER casework number;
 - Dates of fieldwork visits;
 - National Grid reference;
 - A brief account of the project plan, research objectives, survey methodology, procedures and equipment used;
 - A summary of the historical and archaeological background to the site;
 - The results of the historic building recording work, and an account of the overall form and development of the structure and of the evidence supporting any interpretation, in the context of the known architectural/archaeological heritage of the area;

- Conclusions, including an assessment of the importance of the findings in relation to the other remains on the site and in the region as a whole;
- Recommendations for any further analysis/work relating to the recorded finds;
- A bibliography and list of sources consulted;
- Site location plans, with scales;
- Survey plans and section drawings, showing ground level, Ordnance Datum and vertical and horizontal scales;
- Copies of the colour photographic prints, printed at 600dpi;
- Selected illustrative material, including general site photographs and photographs of any significant architectural features that are encountered;
- Specialist artefact and environmental reports, as necessary;
- Appendices containing a copy of this WSI, together with the details of any departures from that design, survey data and photographic registers and catalogues.

Appropriate drawn records of the building would be produced as reduced A4 or A3 size paper copies within the body of the report; full scale drawings would be included within the site archive.

- 5.4 Copies of the final report will be supplied, for distribution to the client, the Ribble Valley Borough Council Planning Department and Conservation Officer, and the LHER. A copy of the final report will also be included with the site archive. The LHER, and other relevant interested parties, would also receive an electronic version of the report as a pdf file.
- 5.5 If the historic building recording work produces results of sufficient significance to merit publication in their own right, allowance will be made for the preparation and publication of a brief note detailing the findings of the project in an appropriate local journal.

6 TIMESCALE AND PERSONNEL

- 6.1 No timescale for the historic building recording has yet been identified.
- 6.2 The historic building recording work will be undertaken by EDAS, who are registered as an Archaeological Organisation with the Chartered Institute for Archaeologists. The project will be managed by Ed Dennison, Director of EDAS. The documentary research and collation, and building recording work, will be undertaken by Ed Dennison and Shaun Richardson of EDAS. The EDAS staff each have some 25 years experience in historic building recording survey work, of all types of buildings and structures, ranging from medieval castles to post-medieval industrial and agricultural buildings; CVs can be provided if necessary.
- 6.3 EDAS has a reputation for thorough and professional work, and they have worked throughout the North, East, West and South Ridings of Yorkshire, as well as further afield. Clients include all Yorkshire-based local authorities and national parks, national bodies such as Historic England, Highways Agency and Natural England, and numerous private commercial organisations. Further information regarding past projects, including a comprehensive list of past projects and reports, can be found on the EDAS website: www.edarchserv.co.uk.

7 MONITORING

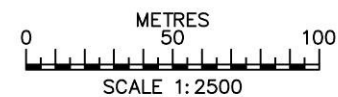
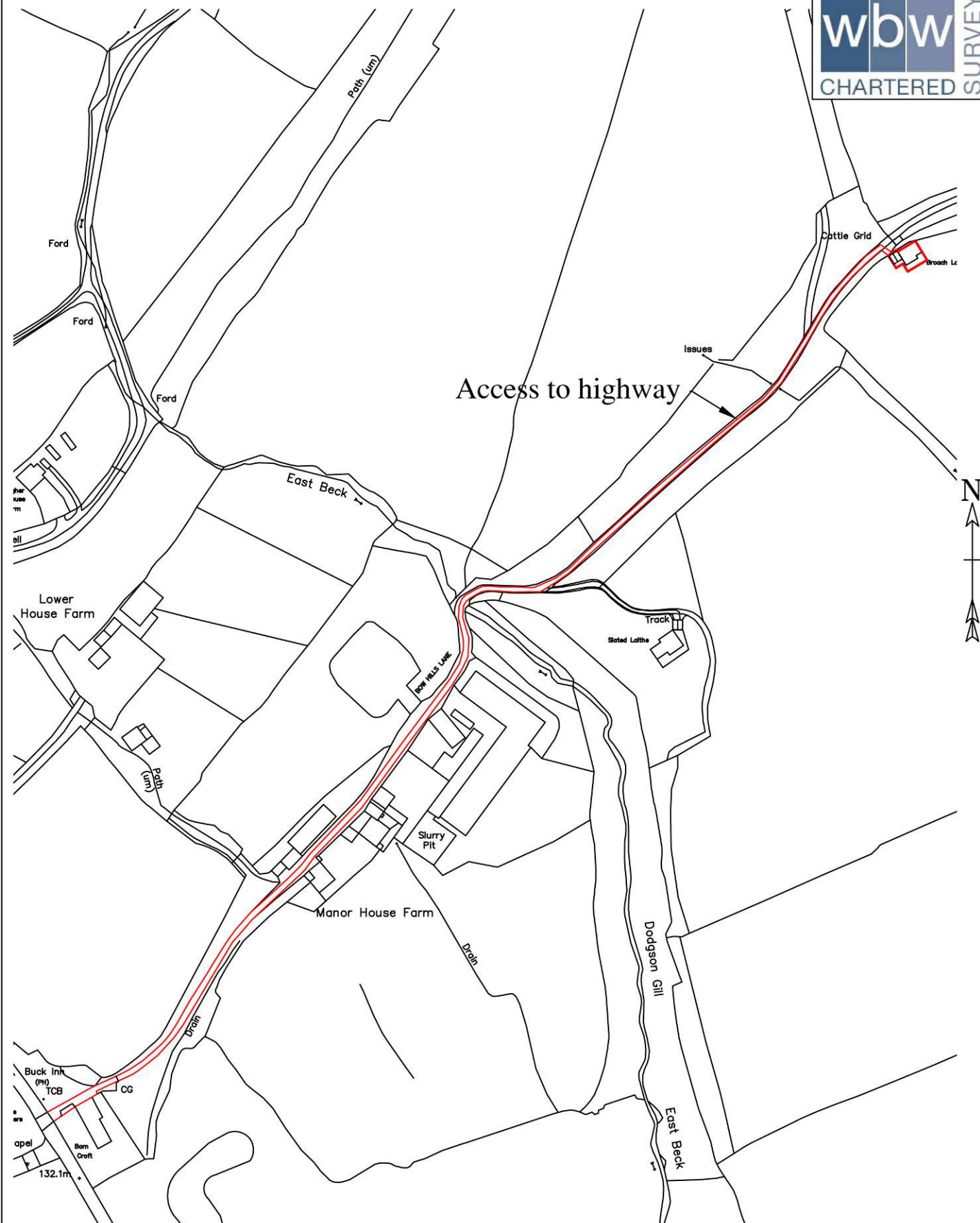
- 7.1 It is assumed that the building recording work will be monitored, either by the LHER or the Local Authority Building Conservation Officer. EDAS would give a minimum of one week's notice of the commencement of site work so that arrangements for monitoring can be made as appropriate.

8 HEALTH AND SAFETY

- 8.1 All site recording work will be carried out with due regard for all health and safety considerations, and health and safety will take priority over archaeological matters. EDAS would comply with the Health and Safety at Work Act of 1974 while undertaking the work. A full copy of their Health and Safety Policy is available on request, and a Risk Assessment would be produced in advance of any site work. The site is privately owned and EDAS would indemnify the landowner in respect of their legal liability for physical injury to persons or damage to property arising on site in connection with the recording brief, to the extent of EDAS's Public Liability Insurance Cover (£5,000,000).

Ed Dennison, EDAS
17th April 2019

Access Plan: Broach Laithe, Paa Lane, Paythorne, Clitheroe



Site Plan: Broach Laithe, Paa Lane, Paythorne, Clitheroe

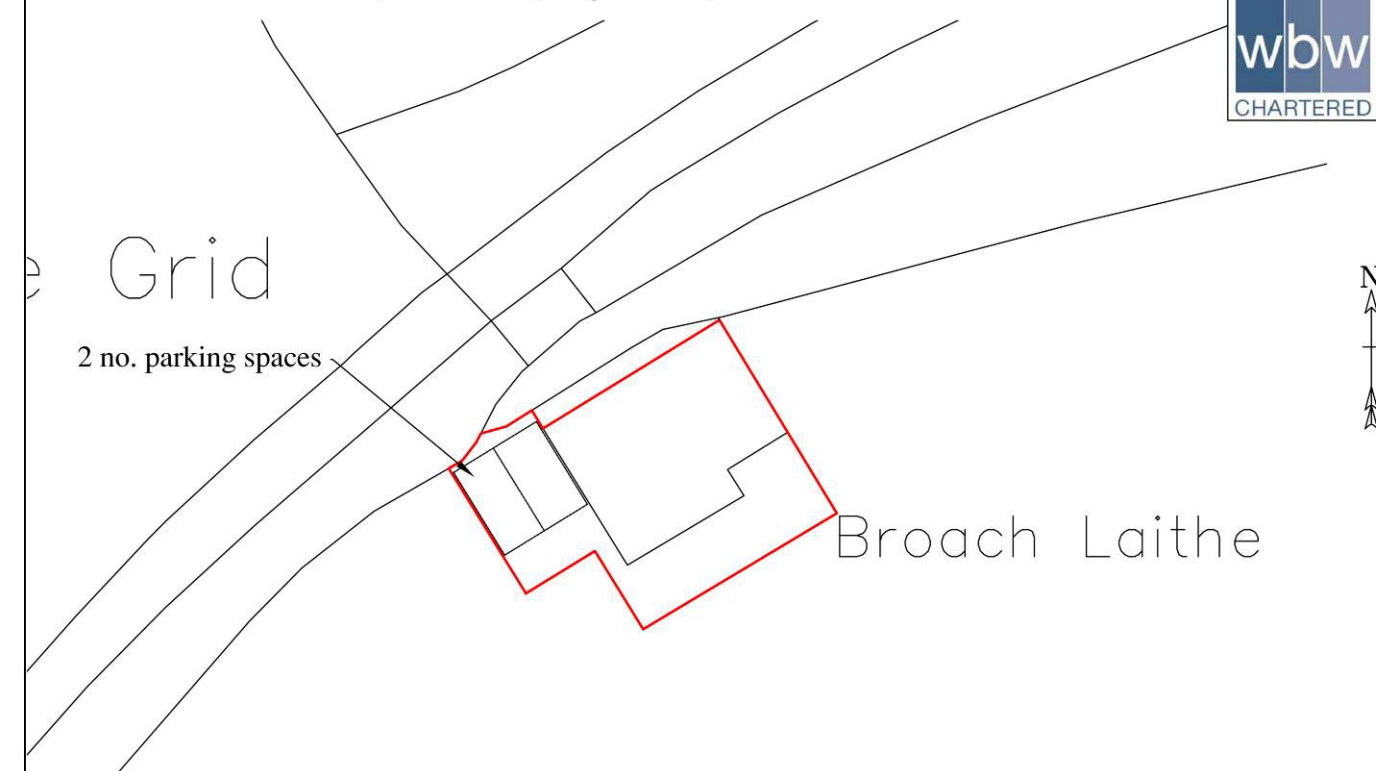
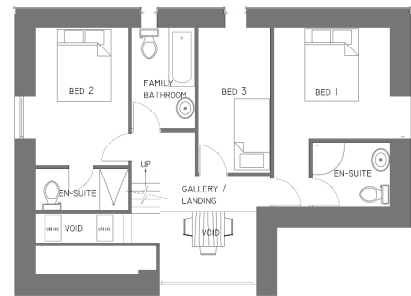
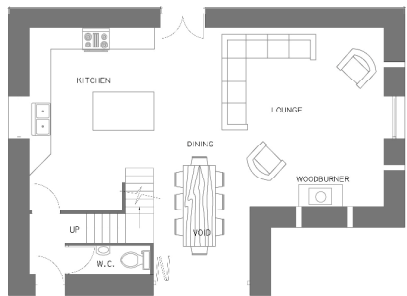


FIGURE 1: SITE LOCATION PLANS
(drawings provided by WBW Surveyors Ltd)

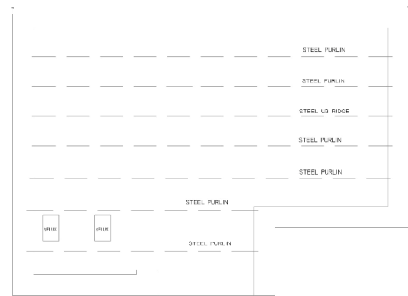
FIGURE 2: AS EXISTING AND AS PROPOSED DRAWINGS
(drawings provided by WBW Surveyors Ltd)



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED NEW ROOF STRUCTURE

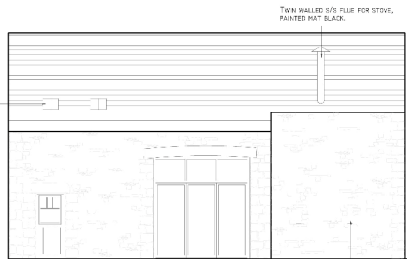


PROPOSED SECTION THRU'

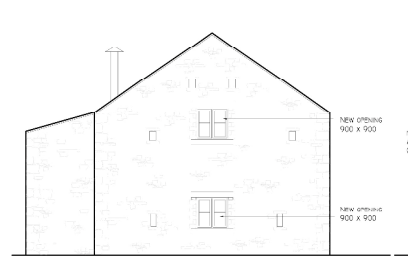
PLANNING NOTES:
 CONVERT AND RENOVATE EXISTING STONE BARN INTO THREE BED DWELLING.
 EXISTING RANDOM STONE WALLS BUILT FROM A MIXTURE OF SANDSTONE AND LIMESTONE WITH SANDSTONE QUOINS.
 WINDOWS AND DOORS:
 TO BE PAINTED TIMBER WINDOWS AND DOORS, TO HAVE TRADITIONAL APPEARANCE BROKEN UP WITH HORIZONTAL GLAZING BARS PAINTED IN FLAT OIL DARK COLOURED GREY REF FARRROW AND BALL : BLACK BLUE OR GREEN F&B CARRIAGE GREEN
 ROOF:
 RE-ROOF IN RE-CLAIMED NATURAL YORKSHIRE STONE WITH FLUSH POINTED VERGE AND WET STONE RIDGES.
 RAINWATER GOODS:
 BLACK HALF ROUND GUTTERS ON GALVANISED RISE AND FALL BRACKETS.
 WALLS:
 HACK OUT AND RE POINT WALLS IN TRADITIONAL GREY LIME/MORTAR MIX, RATIO: 1 CEMENT, 1 LIME, 4 GREY GRIT, 2 SOFT YELLOW, 2 SILVER SAND.



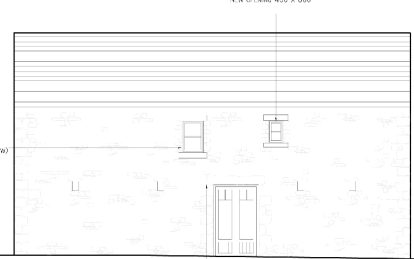
PROPOSED WEST ELEVATION



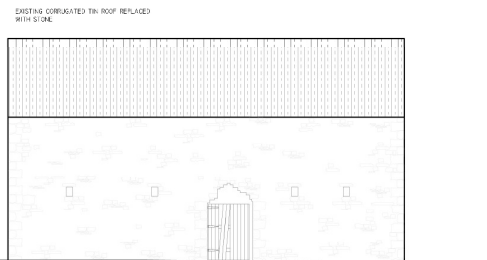
PROPOSED SOUTH ELEVATION



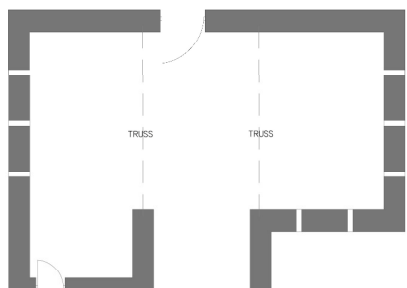
PROPOSED EAST ELEVATION



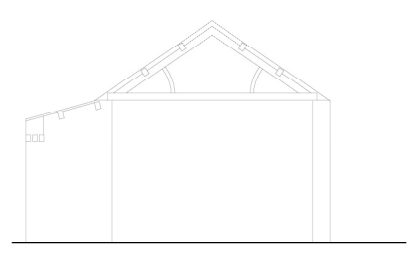
PROPOSED NORTH ELEVATION



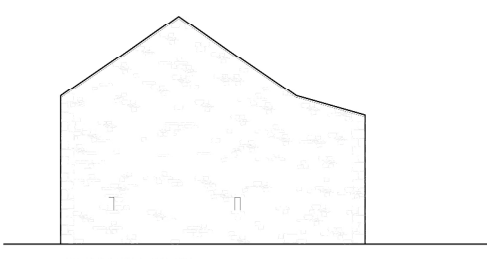
EXISTING NORTH ELEVATION



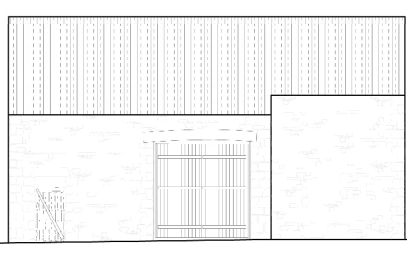
EXISTING GROUND FLOOR PLAN ONLY



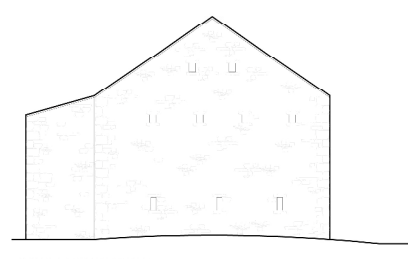
EXISTING SECTION THRU'



EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



Ling Fields
 Gargrave Road
 Skipton
 North Yorkshire
 BD23 1UD
 • : 01756 692900

Dwg No.: 275/ 1

Title:
 BROACH LAITHE BARN, PAYTHORNE.
 EXISTING AND PROPOSED PLANS AND
 ELEVATIONS.

Scale: 1 : 100

Date: 15th NOVEMBER 2017

Produced by: JMA

Issue Number: