

THE BARN AT HIGHER CROW TREES FARM, TOCKHOLES, LANCASHIRE: AN ARCHAEOLOGICAL BUILDING RECORD



On behalf of Mr & Mrs G Woon

CS Archaeology

February 2012

On behalf of: Mr & Mrs G Woon
Higher Crow Trees Farm
Tockholes
Blackburn
Lancashire

The Site's National Grid Reference (NGR): SD 6540 2309

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- [1] quoined doorway to the northeast elevation (Blg.1)
- [2] inserted window (Blg.1)
- [3] blocked ventilation holes to the northeast elevation (Bay 1, Blg1)
- [4] the front barn doorway with cheeked porch, (Blg.1)
- [5] blocked ventilation holes to the northeast elevation (Bay 3, Blg.1)
- [6] blocked ventilation holes to the northwest gable wall, (Blg.1)
- [7] blocked ventilation holes to the southwest elevation (Bay 3, Blg.1)
- [8] the rear barn doorway with cheeked porch (Blg.1)
- [9] enlarged pitching hole upper gable wall (Room. 5, Blg.1)
- [10] blocked ventilation holes to the southeast wall (Bay 1, Blg.1)
- [11] blocked ventilation holes to the southwest wall (Bay 1, Blg.1)
- [12] southern roof truss, building 1
- [13] northern roof truss, building 1
- [14] keep hole (square headed alcove)
- [15] insitu flagstone and associated kerb from the threshing floor
- [16] inserted internal doorway (between rooms 1 & 4)
- [17] window with chamfered reveals
- [18] inserted doorway
- [19] slit ventilator (blocked)
- [20] part blocked doorway with pitching hole above
- [21] pitching hole (blocked)
- [22] candle alcove/keep-hole?
- [23] inserted doorway southeast gable elevation (Blg. 2)

Type 1 – mason's marks, 'I'

Type 2 – mason's marks 'P'

0 SUMMARY

- 0.1 This report has been written in response to a condition placed on planning consent by Blackburn and Darwen Borough Council (App. No, 10/11/0160, condition 5).
- 0.2 The barn is a designated heritage asset (Grade II Listed Building) and dates to the later 17th century.
- 0.3 The barn was originally a 3-bay design with a combined hand threshing barn (bays 2-3), with cheeked barn doorways and integral shippon (bay 1). A larger single aisled shippon was built onto the southeast gable, probably during the 18th/19th centuries.
- 0.4 The buildings have been modified over the years but still retain many original features including the barn's oak roof and mason's marks to the door jambs and quoin stones

1 INTRODUCTION

1.2 Tockholes is located 6kms southwest of Blackburn, within Lancashire's Pennine region (**Figure 1**). The village is an extensive settlement on the west facing slopes of the Pennines.

1.3 Today the barn at Lower Crow Trees stands amidst a small hamlet of barns and farmhouses which has been subject to a series of redevelopments, conversions and new build (**Figure 2**).

1.4 The barn at Higher Crow Trees was listed (Grade II) in 1984 and is now termed a designated heritage asset, and its setting is therefore of regional importance.

1.5 This report is in response to condition placed on planning consent (App. No. 10/11/0160, condition 5), which allows for a record of the building prior to any alterations. “

'No works on site shall take place until the applicant, or their agents 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 and agreed by the local planning authority.

REASON: To ensure and safeguard the recording and inspection of matters of historical importance associated with the building in accordance with Policy HD13 of the Blackburn with Darwen Borough Local Plan.'

2 AIMS AND OBJECTIVES

2.1 To identify and objectively record by means of photographs and annotated measured drawings any significant evidence for the original and subsequent historic form and functions of the barn, and to place this record in the public domain by depositing a copy of the report with the archive with Lancashire Archives at Preston and copy of the digital report to Lancashire Historic Environment Record also in Preston.

2.2 To analyse and interpret the buildings as an integrated system intended to perform a specialised function. CS Archaeology will give particular attention to reconstructing as far as possible the functional arrangements and division of the building. The roles of historical plan, form, layout and circulation/process flow will all be considered in the barn's interpretation.

3 METHODOLOGY

This has been carried out according to the agreed specification (Appendix 3).

4 GEOLOGY AND TOPOGRAPHY

4.1 **Geology**

4.1.1 Tockholes solid geology is characterised by rocks from the Upper Carboniferous series and are referred to as the Lower Coal Measures. They consist of interbedded shales and sandstones as well as coal seams. The beds are relatively flat-lying but are disrupted by frequent high-angle (near vertical) faults. Mineable coal seams have been used since the mid-late 16th century.

4.1.2 The Millstone Grit underlies the Upper Coal Measures and out crops elsewhere in the Blackburn region. It has not only been quarried in the past for millstones, but it has also been an important source for building stone and used throughout the buildings at Higher Crow Trees Farm.

4.2 **Topography and Drainage**

4.2.1 The farm is positioned perpendicular to a northwest slope of the Rodelsworth valley, and lies across the 175m contour line. Drainage flows via a small brook into a tributary of the River Rodelsworth which in turn joins the River Darwen 2.6km, northwest of the site.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 5.1 Historically Higher Crow Trees consisted of Lower and Higher Crow Trees which form a small hamlet on the western edge of Tockholes village. Lower Crow Trees is believed to be the earlier of the two farms. Both farms were built probably during the later 17th/early 18th centuries. Lancashire, at this time, started to see economic investment primarily by the gentry, but by the end of the 17th century yeoman farmers also enjoyed increased wealth, due to higher wool prices, and this found expression in new and rebuilt/extended farmhouses. It is during this period that the barn at Tockholes farm was probably constructed.
- 5.2 Today Higher Crow Trees barn lies to the northeast of the farmhouse and appears to have been amalgamated with a neighbouring barn conversion to the northwest. The barn faces northeast onto the adjacent farm track which provides access to Lower Crow Trees Farm.
- 5.3 The barn was built in 2 phases (Buildings 1 & 2). Building 1 originally served as a hand threshing barn with a shippin at its eastern end (bay 1). A later shippin (cow house) extension was built abutting the southeast gable shippin (cow house) with hayloft above (Building 2).
- 5.4 The process of hand threshing with a flail was a universal agricultural practice until the advent of mechanisation during the mid 19th century. The process involved sheaves of unthreshed corn being stacked on one side of the barn. Throughout the winter months the corn would be flailed on the stone threshing floor and the ears winnowed utilising the natural draught of the opposing doorways. The threshed straw was usually stored on the other side of the threshing floor. However the design of Higher Crow Trees barn suggests that the building was dual purpose serving as both a shippin (cow house) and a hand threshing barn.
- 5.5 The barn is in good condition and apart from the floors remains relatively untouched by historic remodeling. The roof has been re-covered using traditional flagstones and the rafters have all been replaced. The barn walls consist of rubble sandstone with course sandstone (millstone grit) quoins under a gabled roof covered with graduation flagstones (stone tiles) with sandstone ridge pieces. Heavy coping stones have been added onto the roof's western gable, probably to secure the roof from the prevailing wind.

6 RESULTS

- 6.1 The original barn was designed to be a combined hand threshing barn with integral shippon (cow house).
- 6.2 The front *Northeast Elevation* of the barn and shippon (Buildings 1 & 2: **Figure 4, Plate 1**) features an array of original features. The barn (Building 1) is 10.05m long x 3.9m high is marked by a projecting 'cheeked porch' to the barn doorway [4]. The doorway to the original shippon is evidenced by a quoined and chamfered doorway [1] (**Plate 2**) to the first bay. The doorway [1] would have opened onto a feeding/manuring passage, but the passage is no longer in situ. The shippon doorway [1] features a chamfered quoined surround, with an asymmetrical arrangement of stones and is relatively elaborate. No dates or even mason's marks were detected. The door is a modern replacement (stable door). Above and right of doorway [1] are two blocked slit ventilators [2] showing that the original design was for a ventilated barn. There is an inserted window between the doorway [1] and the porch, increasing internal light levels. NB Ventilators have been identified across all the barn (Building 1's walls) indicating that the barn was originally detached.
- 6.3 The barn (building 1) features two opposing barn doorways [4 & 8] which were positioned across the centre of the building. Architecturally this type of doorway is termed 'cheeked porches' (Brunskill 2000, 159) with almost monumental masonry to the quoin stones. Porches would have provided weather protection extending the internal threshing floor (**Plate 3**). The barn doorways [4] are square headed with exposed oak lintels. NB no evidence for any arches were noted, indicating that the oak lintels formed the original square headed arrangement. The barn door [4] still features internally opening, bi-folding, plank and battened doors, which are hinged via a pivot peg into the oak lintel and the stone thresh. The doors would appear to be later insertions, as evidenced by the removal of the adjacent jambs/quoins to facilitate the hinged doors. To the quoin stone's external faces of the cheeked porch, were at least three of type 1 mason's marks (**Figure 4**).
- 6.4 The *Northwest Elevation* (**Figure 8**) has been largely obscured by a later neighbouring building. Internally a series of blocked ventilators [6] were indentified, suggesting that the elevation was originally more exposed. Today there is a very narrow (0.15-0.2m) gap between the buildings.
- 6.5 The *Southwest Elevation* is also largely original. It features a central barn doorway with a cheeked porch [8]. The original inner and outer barn doorways [8] are square-headed with exposed oak lintels (**Plate 4**). Left of the barn door is a series of blocked ventilators [7]. To the right of the barn door [8] ventilators are no longer evident but at least one was confirmed internally, this section of the elevation has been obscured by a cement render, the remnants of an abutting lean-to storeroom. Towards the southwest corner is a further type 2 mason's mark, depicting a 'P' (**Plate 5**), which suggests that the quoin-work may have been the product of two masons or that the type mark was a later addition. During the renovation work, building 2 had to be taken down and the revealed further type 1 mason's marks to the quoins to the southwest elevation (southern corner). Type 1 mason marks are also evident in the quoins stones at the adjacent Higher Crow Trees farmhouse.
- 6.6 The southeast extension (Building 2: **Figures 4 & 5**) has also been historically re-roofed and features corrugated sheets. The rubble walls feature quoin-stones and original

openings (**Plate 6**). The front elevation (**Figure 4**) features a partially blocked original doorway [20] with evidence for a narrower loft door [21] above, as evidenced by their interrupted ashlar surrounds. The eastern doorway [18] does not feature stone surrounds and may have been either enlarged or inserted. A blocked ventilator [19] was also noted in the northeast elevation. The rear (SW Elevation) is a blank wall with quoins (**Plate 7**) and the gable wall (the SE Elevation) is largely obscured (the SE Elevation: **Plate 8**, 3) but consists of a window [17] with ashlar surround and an inserted doorway [16].

- 6.7 Today the barn and shippon (buildings 1 & 2) are used for general storage and stabling as evidenced by the modern partition walls. The internal spaces have been numbered 1-5 (**Figures 5 & 6**).
- 6.8 Today the barn floor has been replaced by mass concrete. The original floor to the barn (Blg. 1) is generally no longer insitu, and the original layout cannot be discerned, although a small section of it [15] was recorded in bay 2 and this represents the remains of the former threshing floor. The floor to rooms 2-3 may survive insitu the existing bricks sets could have been laid above the original floor level. The internal layout remains largely unchanged from its original design as a hand threshing barn and shippon.
- 6.9 Room 1, (Blg.1, Bay 1) consists of the former shippon which has now been divided into an open storage area and a loose box. There is a replacement ceiling – this is exposed and supports the loft floor above. The original external doorway [1] (**Plate 9**, 16) would have accessed the original feeding/manuring passage. The course of this passage has now been truncated by the insertion of a doorway [16] towards the centre of the southeast wall. Livestock would have been kept and were probably tethered to the internal cross partition but this is no longer extant. NB no evidence of a cross wall was detected. The floor appears to be at an increased height to the original floor level and features late 19th/early 20th century brick sets with stone kerbs. Set within the southeast wall is a rectangular keep hole (**Plate 10**, 14). To the front northeast wall an inserted 'oblong' window [3], would have helped to illuminate the shippon.
- 6.10 Rooms 2 and 3 are open to the exposed roof, which features a pair of tie-beam trusses (T1-2) with collar beams (**Plates 11, 25 & 12, 50: Figure 7**) and through purlins. Oak timber was used throughout the roof, (apart from the replaced rafters). The principal roof joints are rebated and secured with oak pegs, and the principal timbers are chamfered to the undersides. No evidence for carpenter's marks was observed, despite the ready access to the southern side of truss 2. Room 2 is dominated by the two opposing barn doors. Doorway [4] features mason's marks (M1) to the ashlar jambs and external cheeks (**Plate 13**, 24: **Figure 4**). In addition doorway [4] still retains its original door sockets for a batten, roughly set at chest height. Originally the threshing floor would have extended between the two barn doorways and these were invariably constructed from flagstones, resilient enough to withstand continual hand threshing using a flail. Brunskill (200, 158) notes that hand threshing was universal until the mid 19th century, and required sheaves of unthreshed corn to be stacked on one side of the threshing floor (Rm. 3) and the straw stored extramurally. Unfortunately the threshing floor is no longer in situ however there is evidence for it; a linear stone kerb and flagstone [15] beneath the rear barn door [8]. The kerb indicates that the threshing floor was probably confined between the inner doorways, and the chequered porches did not act as an extension to the threshing floor but were designed for weather protection. Doorway [8] also

features mason's marks to the inner door jambs (M1) and was very similar in construction to doorway [4]. Further evidence for unloading was provided beneath the ridge purlin above the centre of the threshing floor, in the form of an iron cross-brace (**Plate 14**, 55). The brace would have secured a block and tackle to hoist sheaves off the cart as it passed through the barn. NB chains were also noted to the purlins and may have been fitted once the cross brace presumably failed.

- 6.11 Recesses, marking the external ventilators [5-7] have been recorded (**Figure 5**), but all are now blocked off. Room 3, at the northwest end of the barn (Blg. 2), features a series of blocked ventilators and a keep hole [22] next to the barn doorway. The western gable wall consisted of at least four rows (three per row) of ventilators [6].
- 6.12 Room 4 (Building 2), represents the later extension with an aisle that projects from the southwest elevation (**Plates 15, 9 & 7**, 41). Currently used as a store it most recently was used for two loose boxes with a connecting corridor, from the barn (Blg. 1) via the inserted doorway [16]. The overall condition of the room obscured original features. These included the doorway and pitching hole [21] to the northeast wall and the original window [17] with splayed reveals to the centre of the southeast wall. The floor features a number of substantial flagstones along a strip abutting the southeast wall (**Plates 16**, 4). The original roof is no longer in situ and has been replaced with longitudinal 'telegraph poles' with the corrugated roof sheets on top.

7 CONCLUSION

- 7.1 The barn (Blg.1) remains largely in its original condition, containing evidence for its combined original functions as a hand threshing barn and integral shippon with hayloft above. The barn retains its original oak roof and also original access points. Ventilators were noted to all four walls suggesting that originally the barn was free standing. The shippon extension (building 2) was probably constructed during the early 19th century and does not retain its original roof but retains enough evidence from blocked doorways to indicate that this was constructed as a larger shippon replacing the original integral shippon (Room 1, bay1). The building record has therefore been able to record a regionally significant 17th century barn with subsequent extension that evidences increased agricultural wealth at some period during the later 18th/19th centuries.

8 SIGNIFICANCE AND POTENTIAL

- 8.1 The barn (Building 1) is a designated heritage asset and therefore enjoys statutory legal protection. In addition, the setting of this building also enjoys statutory protection and will be slightly affected by the proposed re-development.
- 8.2 A summary of the information has been collated into Table 1 (below). Building significance has been based upon their designated status as well as date, surviving extent and architectural/archaeological detail.

Table 1: Higher Crow Trees Farm Barn and Shippon, building chronology and significance

Building	Building Type	Date of construction	Significance
1	Hand Threshing Barn with integral shippon	Later C17th	Regional (Grade II)1
2	Shippon with hayloft above	? Later C18 th /Early C19 th	Local

9 PROPOSED ARCHAEOLOGICAL MITIGATION

9.1 No further work is recommended.

10 REFERENCES

10.1 **Bibliographic References**

Brunskill R W, 2000, *Vernacular Architecture: An Illustrated Handbook*, Frome
Census Returns for 1901

RCHME, 1985, *Rural Houses of the Lancashire Pennines 1560-1760*, Baker Bros (Litho)
Ltd.

Geological Survey of England, 1927, Sheet 76, Solid (Bedrock), Scale 1"-1 mile

10.2 **Cartographic References**

1854 1st Edition Ordnance Survey Map

2008 Ordnance Survey Explorer Map 287

10.3 **Internet Sources**

1. <http://lbonline.english-heritage.org>.

2. <http://www.magic.gov.uk>

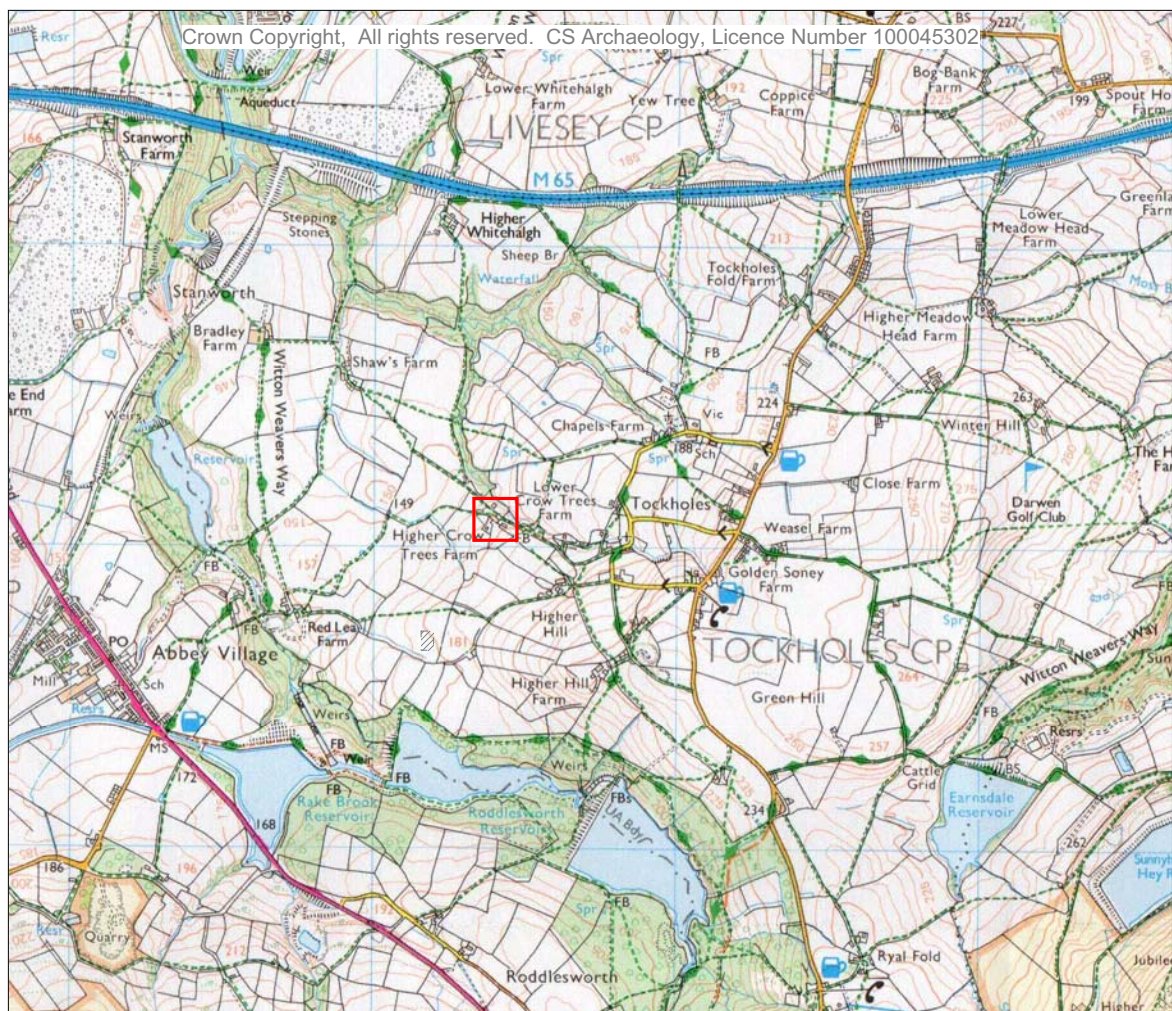
3. <http://www.nationalarchives.gov.uk/a2a>

4. <http://www.old-maps.co.uk>

11 ACKNOWLEDGEMENTS

Many thanks go to Mr and Mrs G Woon and Mr S Walsh (Walsh Architects) for commissioning this report and for providing a set of architect's drawings.

FIGURES



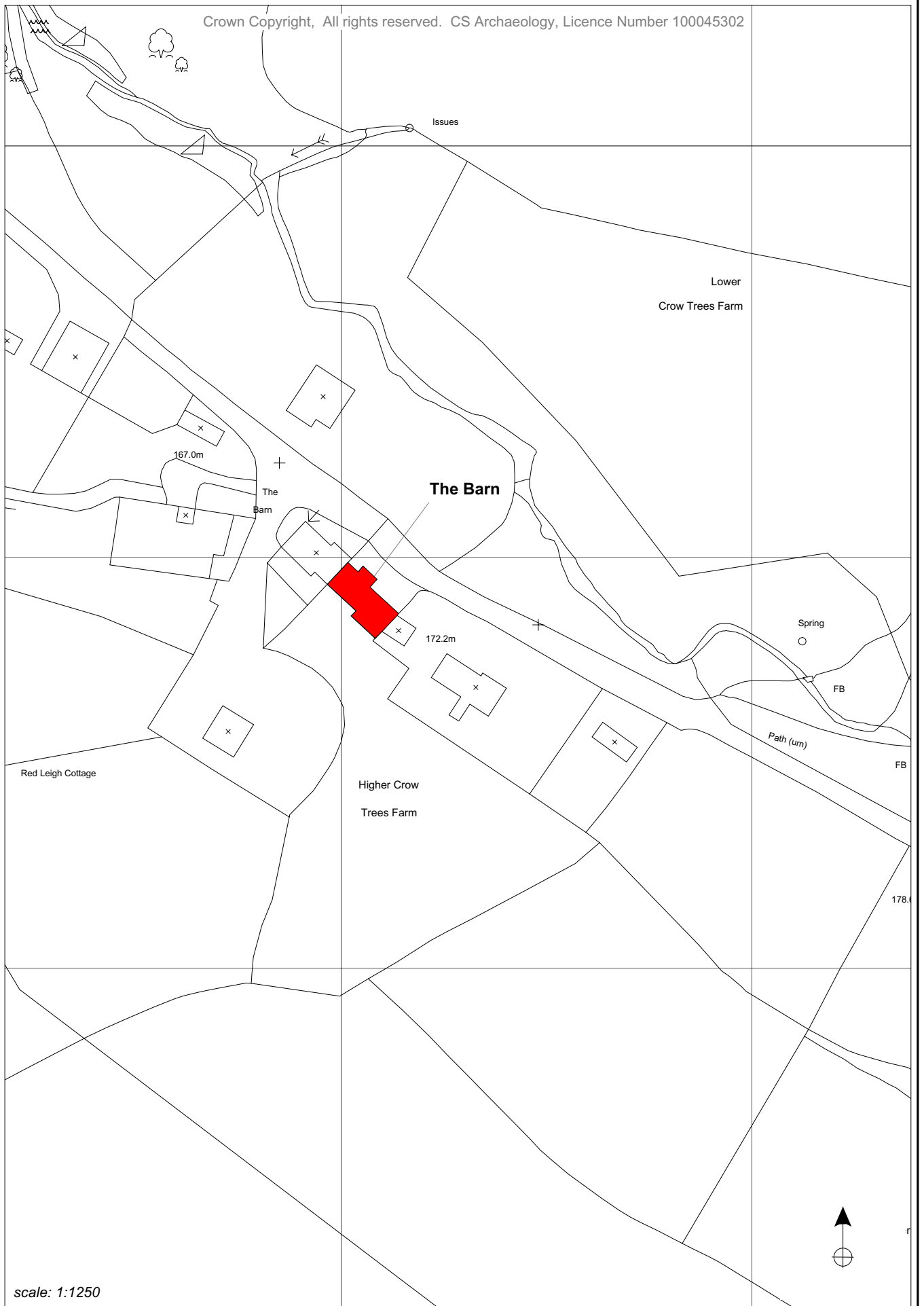
for inset see Figure 2

The Barn at Higher Crow Trees,
Farm, Tockholes, Lancashire:
An Archaeological Building Record

Figure 1: Location Map

scale: 1:25000

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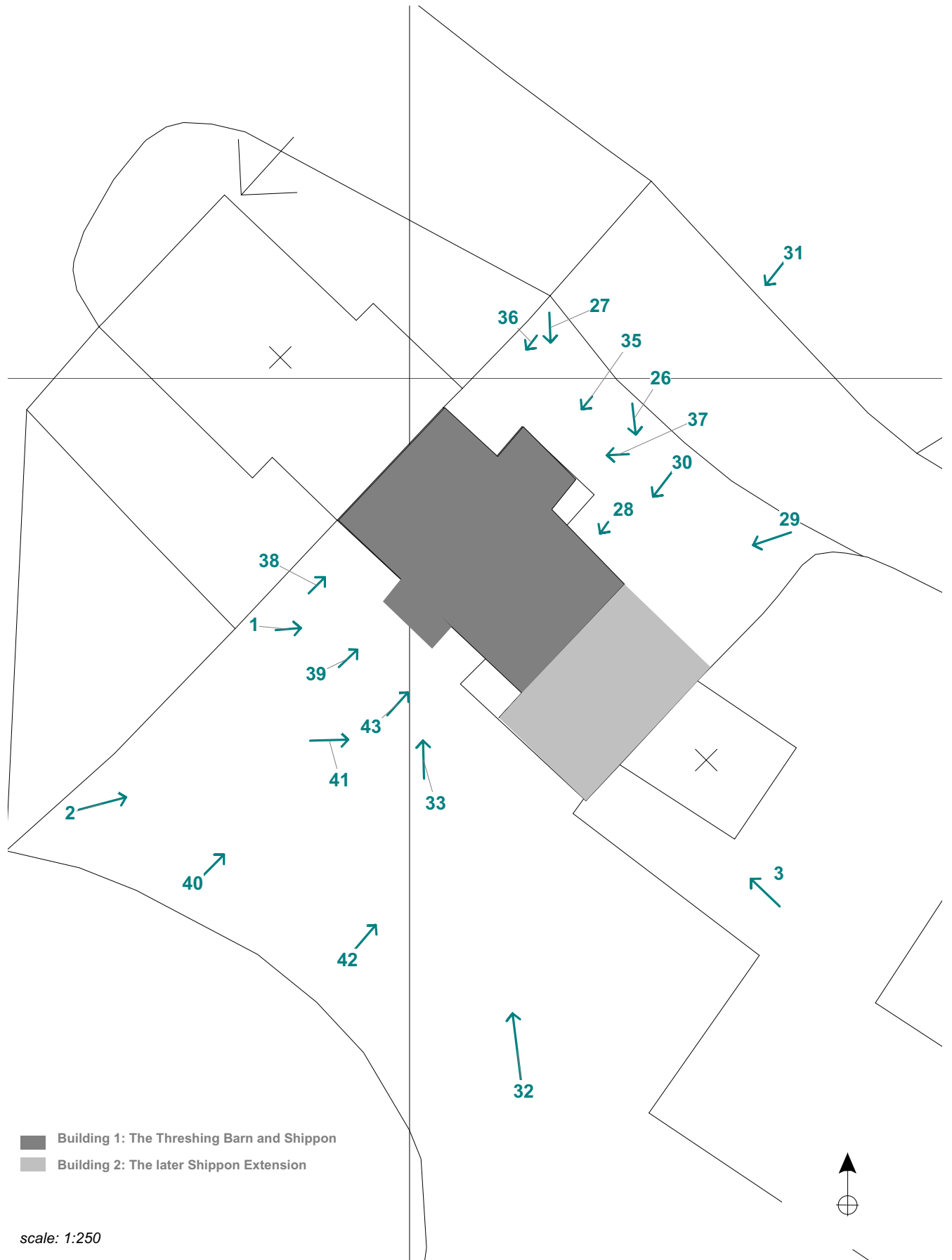


scale: 1:1250

The Barn at Higher Crow Trees,
Farm, Tockholes, Lancashire:
An Archaeological Building Record

Figure 2: Site Map

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■ Building 1: The Threshing Barn and Shippon
■ Building 2: The later Shippon Extension

scale: 1:250

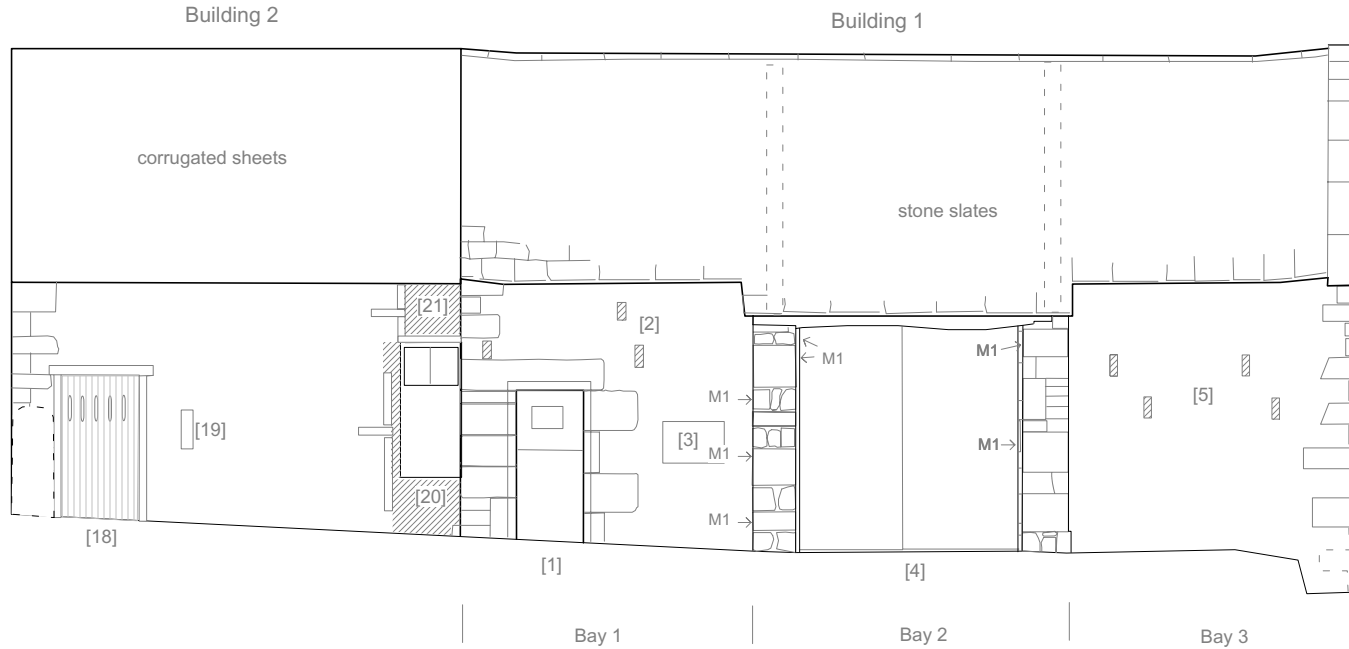
The Barn at Higher Crow Trees,
Farm, Tockholes, Lancashire:
An Archaeological Building Record

Figure 3: Plan of the Barn
with External Photographic
Positions

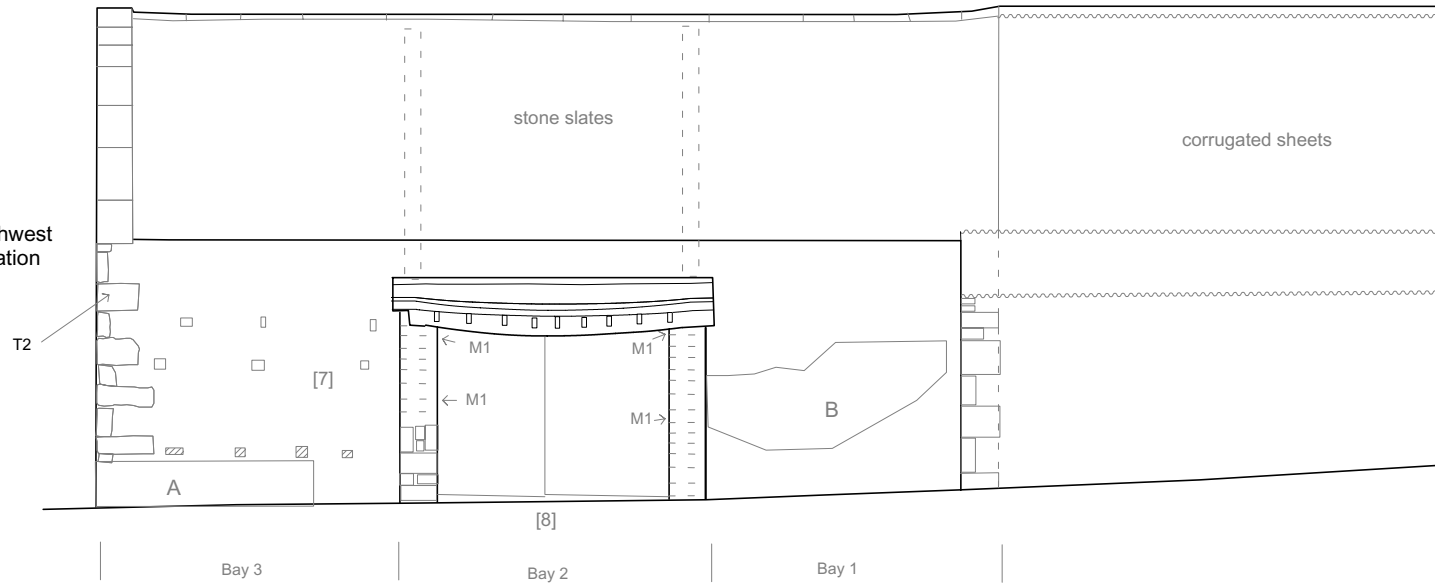
CS Archaeology
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The Barn at Higher Crow Trees Farm, Tockholes, Lancashire: An Archaeological Building Record

Northeast Elevation



Southwest Elevation



KEY

- Abutting Wall
- Blocked Openings
- A concrete render
- B cement render
- [1] quoin doorway to the
- [2] inserted window
- [3] blocked ventilation holes
- [4] the front barn doorway with cheeked porch
- [5] blocked ventilation holes
- [7] blocked ventilation holes
- [8] the rear barn doorway with cheeked porch
- T1-2 internal roof trusses
- type 1 mason's mark - M1
- type 2 mason's mark - M2



scale: 1:100

Figure 4: Principal Elevations

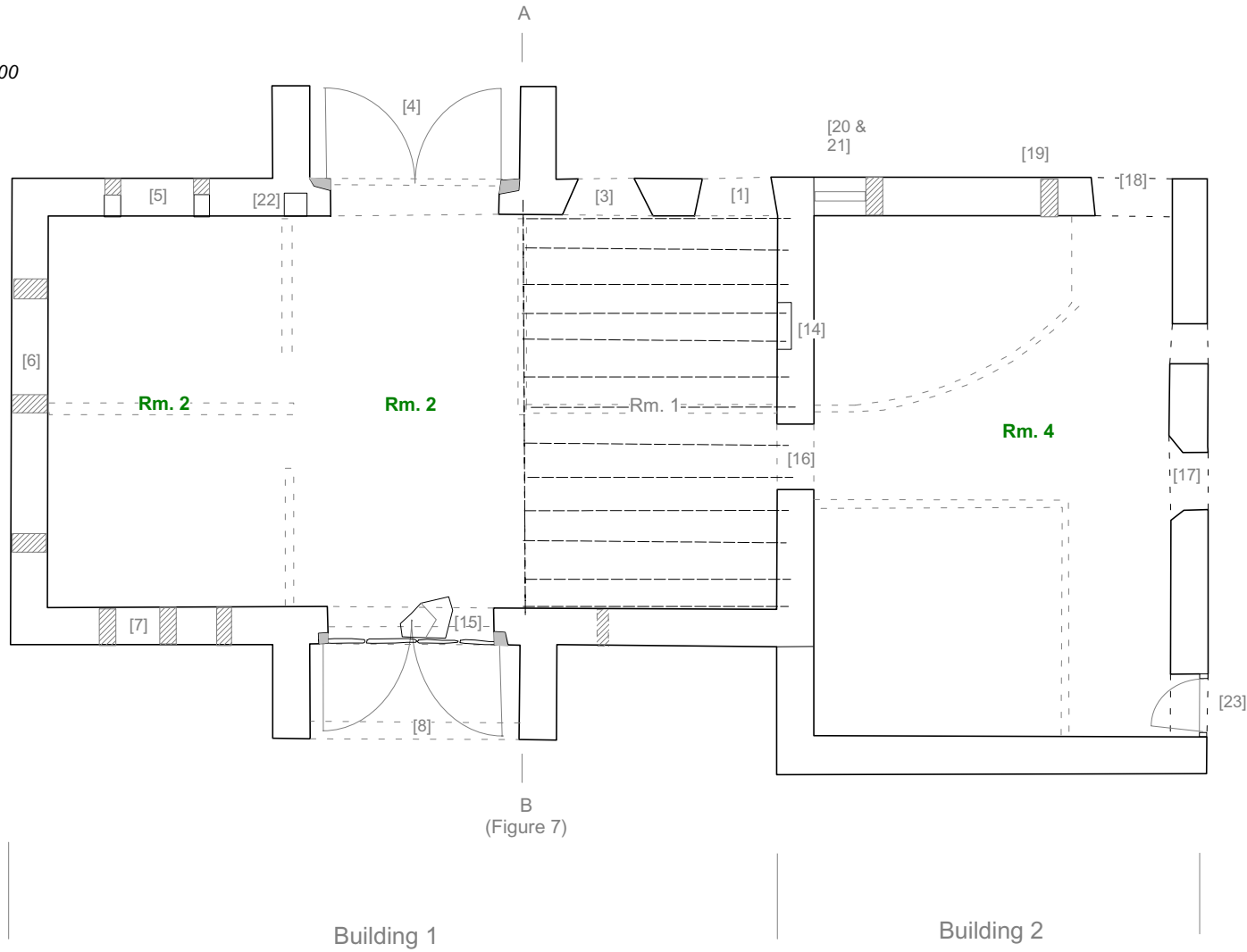
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based on drawings provided by
Walsh Architects 2011

The Barn at Higher Crow Trees,
Farm, Tockholes, Lancashire:
An Archaeological Building Record



scale: 1:100

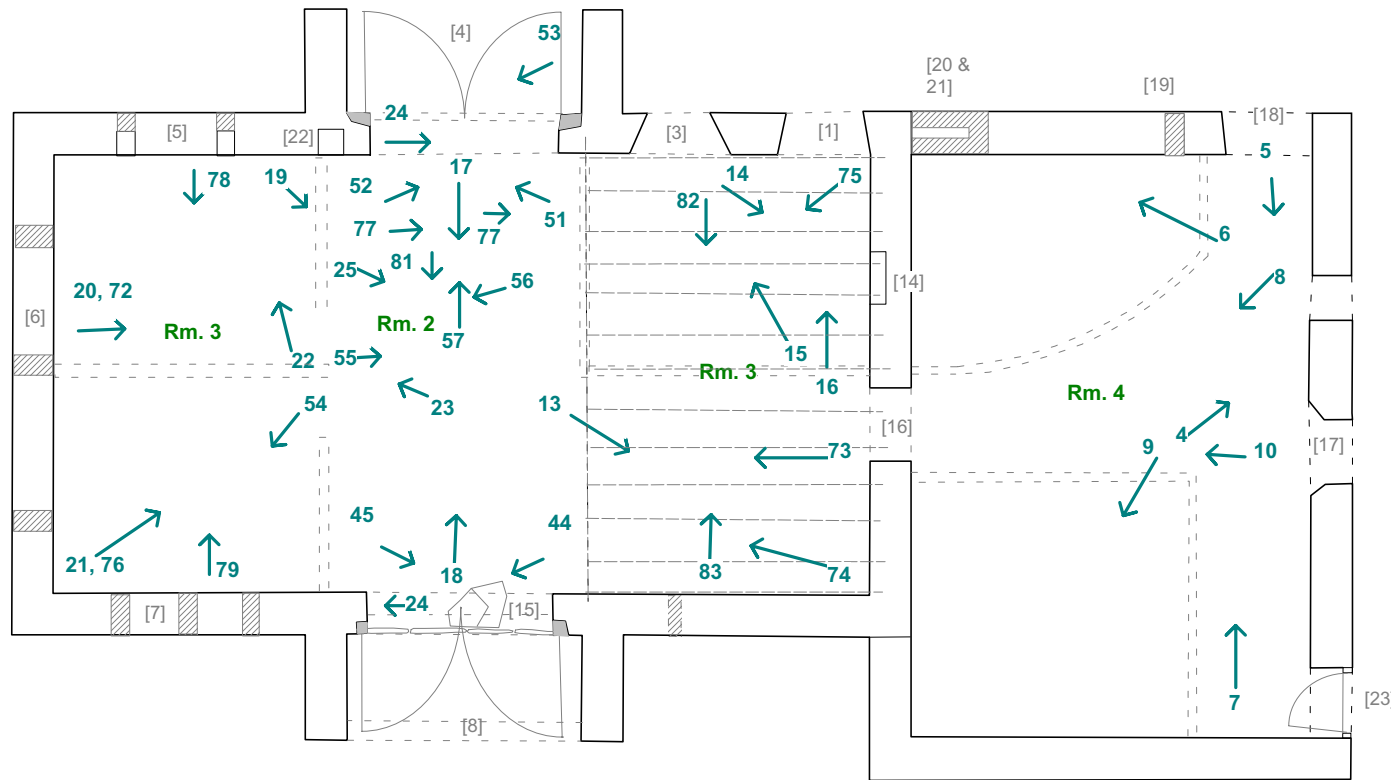


KEY






- removed door jambs
- blocked openings
- cement render
- block walls (modern)
- ceiling reflective

Figure 5: Ground Floor Plan
with Photographic Positions

The Barn at Higher Crow Trees,
Farm, Tockholes, Lancashire:
An Archaeological Building Record



KEY

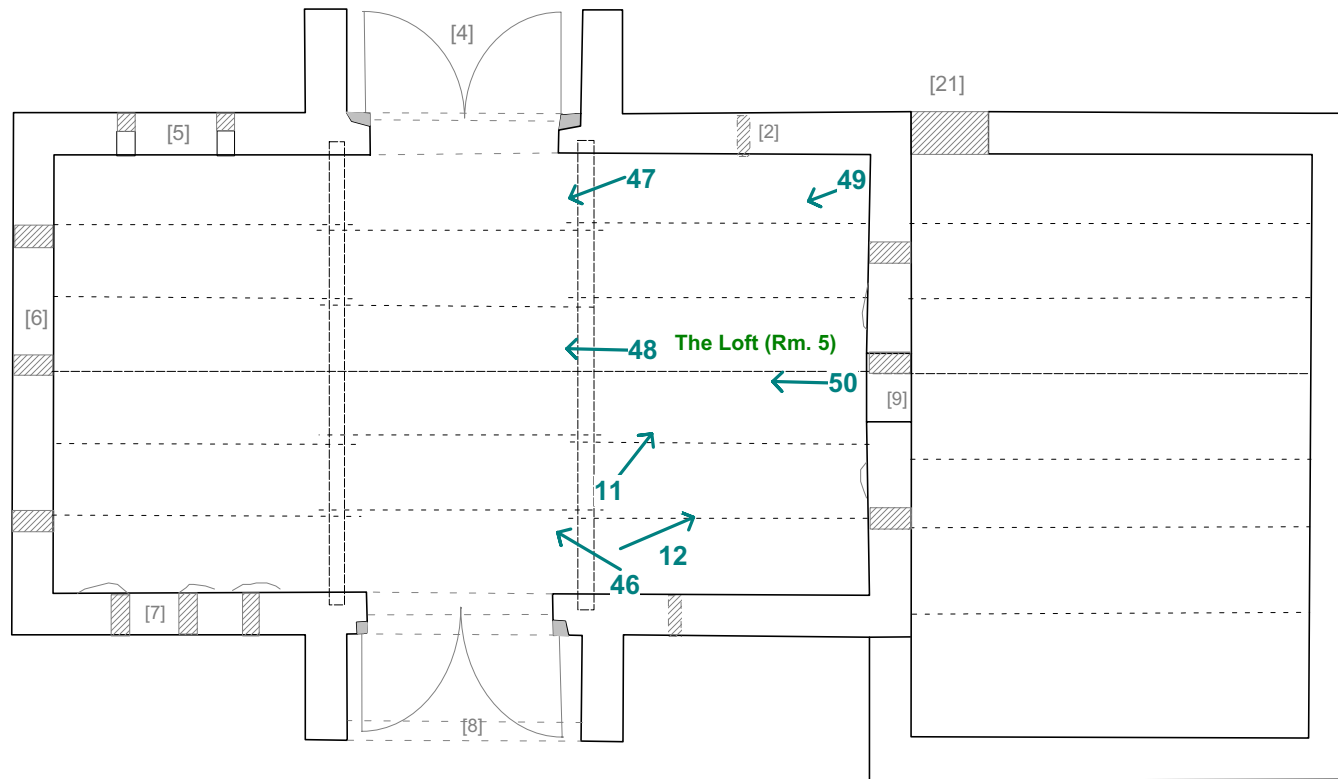
-  removed door jambs
-  blocked openings
-  block walls (modern)
-  ceiling joists (reflective)
-  8 → Photographic direction and Position No.

scale: 1:100

Figure 5a: Ground Floor Plan
with Photographic Positions

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The Barn at Higher Crow Trees Farm, Tockholes, Lancashire: An Archaeological Building Record



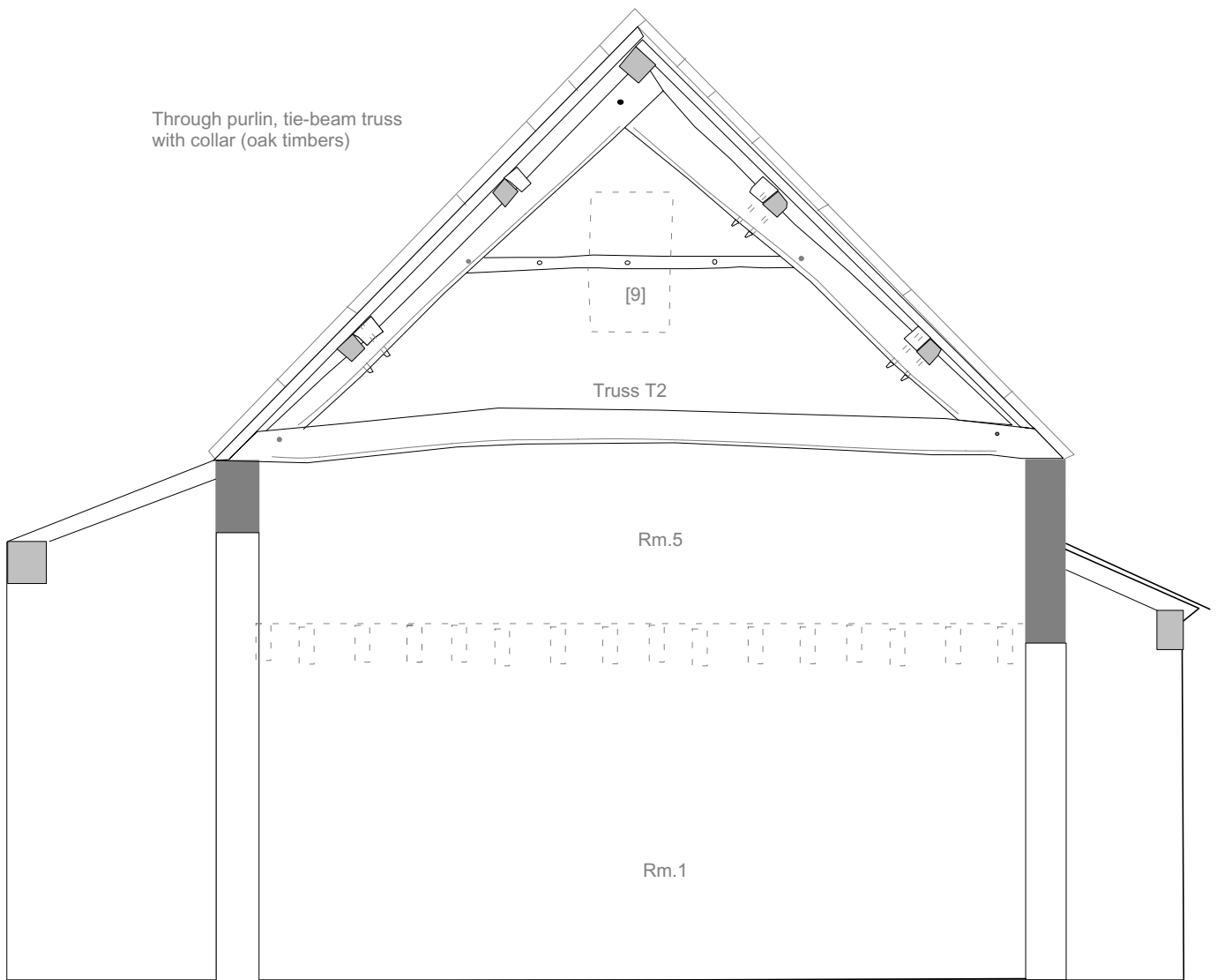
KEY

- removed door jambs
- blocked openings
- cement render
- block walls (modern)
- roof purlins (reflective)
- ridge purlin (reflective)
- trusses (reflective)

Building 1

Building 2

Figure 6: First Floor Plan with Photographic Positions



A

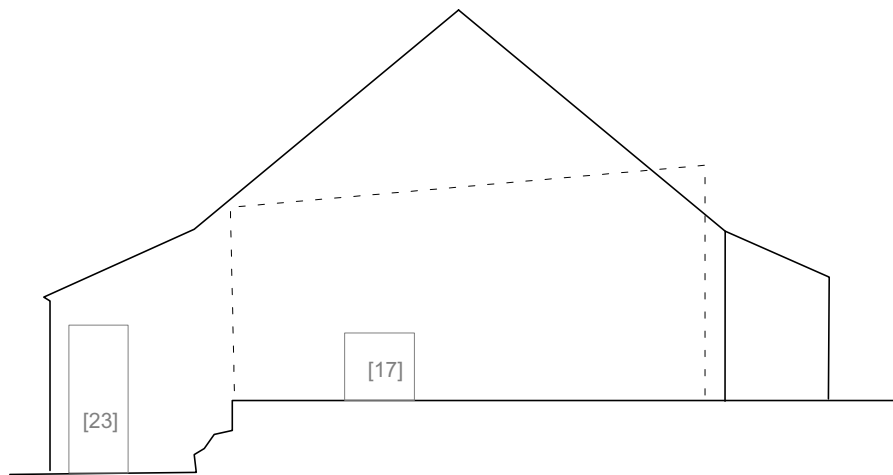
Cross Section (Bay 2-3)
scale 1:50

B

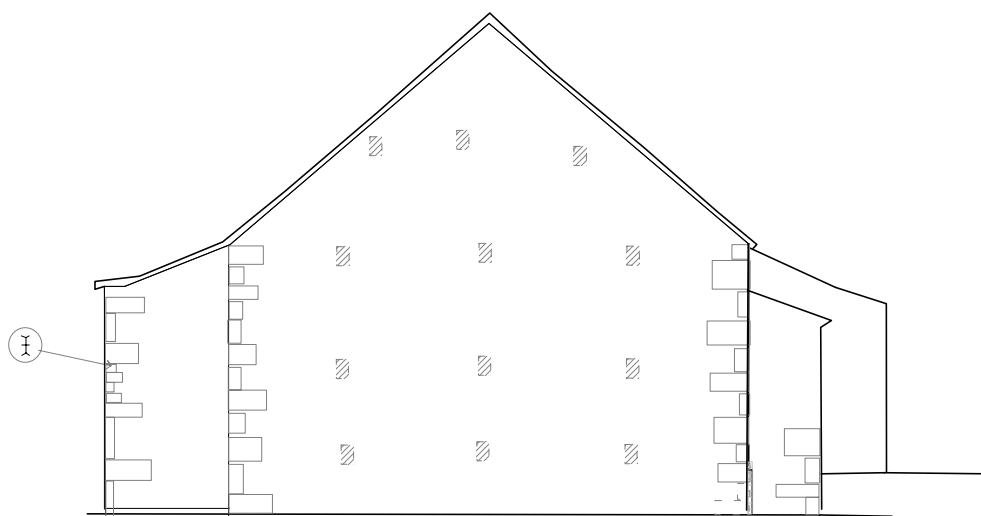
KEY

- sandstone walls
- oak beams

based on drawings provided by
Walsh Architects 2011



Southeast Gable
Building 2



Northwest Gable of Building 1
(with extrapolated detail)
scale: 1:100

KEY

- sandstone walls
- wood

based on drawings provided by
Walsh Architects 2011

PLATES



Plate 1, 31: view of the front northeast elevation, looking southwest



Plate 2, 28: view of the front northeast elevation, looking southwest



Plate 3, 37: Oblique view of the front porch [4], looking southwest



Plate 4, 40: view of the rear southwest elevation with the lower cheeked porch [8] and graduated stone flag roof, looking northeast



Plate 5, 38: detail of the rear southwest elevation (bay 3), looking northeast



Plate 6, 29: Oblique view of the shippon (Blg 1) with bay 1 of the barn (Blg. 2), looking southwest



Plate 7, 41: Oblique view of the southwest elevation looking northeast



Plate 8, 3: The southeast gable obscured by later lean-to (Building 2), looking southwest



Plate 9, 16: Internal view of doorway [1] (Blg. 1, Rm. 1), looking north northeast

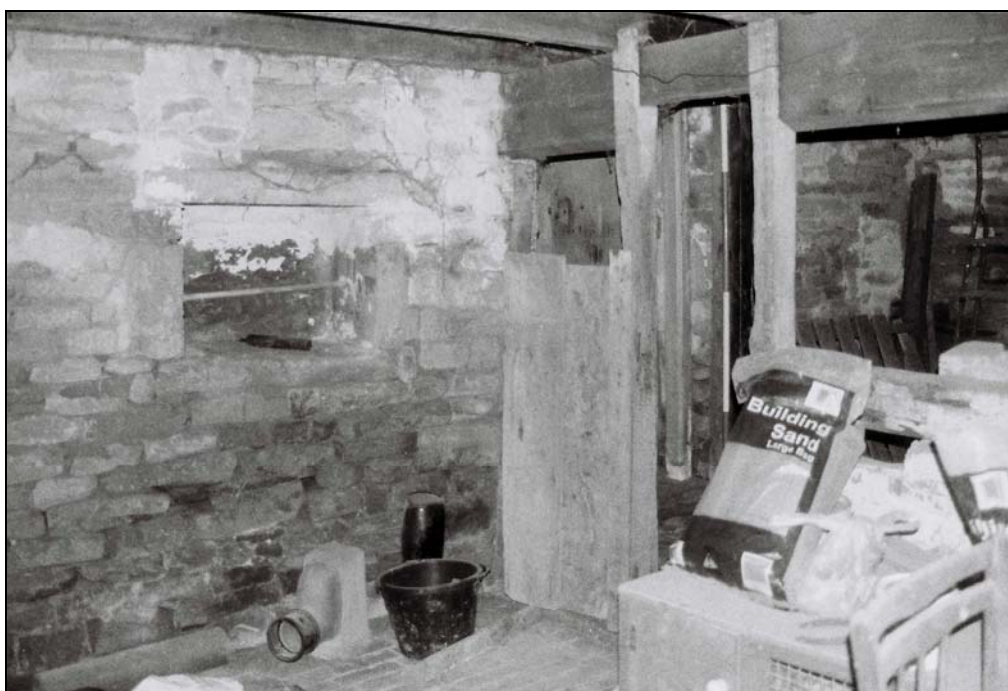


Plate 10, 14: general view with the recessed keep hole [14] in the southeast wall, looking south



Plate 11, 25: view of the original oak roof truss (2), looking southeast



Plate 12, 50: view of the roof from the hayloft, looking northwest



Plate 13, 24: View of the type 1 mason's marks and the inserted pegged timber for the hinge of the barn door [4], looking southeast



Plate 14, 55: View of the roof collar and purlins (Truss 2) and cross brace to the ridge purlin, looking southeast



Plate 15, 9: general view towards the western corner, looking west



Plate 16, 4: general view with its flagstone floor, looking east

Appendix 1: ARCHIVE

1. PHOTOGRAPHIC REGISTER, Monochrome (Delta 400 professional) and Digital

Film 1 & 4 – 35mm, Films 2-3 - 120mm,

Photographic positions 58-68 are additional digital photographs. 72-83 are also additional views during construction (mono-chrome and digital)

Photo. Position	Film & Frame No.	Plate	Location	Description	Looking
1	1/2, 2/11		External – Ext.	Oblique view of the barn's rear (SW) elevation	E
2	1/3		Ext.	View of the barn's rear (SW) elevation	NE
3	1/4	8	Ext.	The SE gable obscured by later lean-to (Building 2)	NW
4	1/5	16	Blg. 2, Rm. 4	General view with it's flagstone floor	E
5	1/6		Blg. 2, Rm. 4	General view with the flagstone floor	SSW
6	1/7		Blg. 2, Rm. 4	General view of the NE wall	NW
7	1/8		Blg. 2, Rm. 4	General view of the NE wall	NE
8	1/9		Blg. 2, Rm. 4	General view towards the western corner of room 2 (Blg. 1)	SW
9	1/10	15	Blg. 2, Rm. 4	General view towards the western corner	SW
10	1/11		Blg. 2, Rm. 4	View of the enlarged pitching hole to the NW wall	WNW
11	1/12-13		Blg. 1, Rm. 5	General view of the NE wall	NE
12	1/14-15		Blg. 1, Rm. 5	General view towards the southern corner	S
13	1/16		Blg. 1, Rm. 1	General view	S
14	1/17	10	Blg. 1, Rm. 1	General view with the recessed keep hole [14] in the southeast wall	S
15	1/18		Blg. 1, Rm. 1	General view of the NE wall	NNE
16	1/19	9	Blg. 1, Rm. 1	Internal view of doorway [1]	NE
17	1/20, 3/1		Blg. 1, Rm. 2	General view of the rear barn door [8]	SW
18	1/21		Blg. 1, Rm. 2	General view of the rear barn door [4]	NE
19	1/22		Blg. 1, Rm. 3	General view with the exposed roof trusses	S
20	1/23		Blg. 1, Rm. 3	View with the exposed roof trusses	SE
21	1/24		Blg. 1, Rm. 3	View with the exposed roof	E
22	1/25		Blg. 1, Rm. 3	View of the partially blocked ventilators [5] and keep hole [22]	NNE
23	1/26		Blg. 1, Rm. 2	General view of the northern corner, room 1	N
24	1/27	13	Blg. 1, Rm. 2	View of the type 1 mason's marks and the inserted pegged timber for the hinge of the barn door [4]	SE
25	1/28-29	11	Blg. 1, Rm. 2	View of the roof truss 2 (between bays 1 and 2)	S
26	1/30		Ext.	View of the front northeast elevation of Building 2	S

The Barn at Higher Crow Trees Farm, Tockholes, Lancashire: An Archaeological Building Record

Photo. Position	Film & Frame No.	Plate	Location	Description	Looking
27	1/31, 2/6		Ext.	View of the front northeast elevation of Building 1	S
28	1/32, 2/3	2	Ext.	Detail of the shippon's doorway [1], with chamfered quoins	SW
29	1/33	4	Ext.	Oblique view of the shippon (Blg 1) with bay 1 of the barn (Blg. 2)	SW
30	1/34, 2/2		Ext.	View of the northeast elevation, bay 1, Building 1	SW
31	1/35	1	Ext.	View of the front northeast elevation of Building 1	SW
32	1/36, 1/1		Ext.	Oblique view of the rear southwest elevation	N
33			Ext.	Oblique view of the rear porch	N
34			Ext.	Detail of the front northeast elevation (bay 1)	SW
35	2/4		Ext.	Detail of the front northeast elevation (bay 2)	SW
36	2/5		Ext.	Detail of the front northeast elevation (bay 3)	SW
36b	2/8		Ext.	Detail of the front northeast elevation (bay 3)	WSW
37	2/9	3	Ext.	Oblique view of the front porch [4]	W
38	2/10	5	Ext.	Detail of the rear southwest elevation (bay 3)	NE
39	2/12		Ext.	Detail of the rear southwest elevation (bay 2)	NE
40	2/14	6	Ext.	View of the rear southwest elevation with the lower cheeked porch [8] and graduated stone flag roof	NE
41	2/15	7	Ext.	Oblique view of the southwest elevation	E
42	2/16		Ext.	General view of the southwest elevation	NE
43	2/17		Ext.	Detail of the rear southwest elevation	NE
44	3/2		Ext.	View of the rear doorway [8] with mason's marks	NW
45	3/3		Ext.	View of the rear doorway [8] with mason's marks	SSE
46	3/4		Blg. 1, Rm. 5	View of the roof from the hayloft	NNW
47	3/5		Blg. 1, Rm. 5	View of the roof from the hayloft	W
48	3/7		Blg. 1, Rm. 5	View of the roof from the hayloft	NW
49	3/8		Blg. 1, Rm. 5	View of the roof from the hayloft	W
50	3/9	12	Blg. 1, Rm. 5	View of the roof from the hayloft	NW
51	3/10		Blg. 1, Rm. 2	Detail of the NW door jamb [4] with mason's marks	N
52	3/11		Blg. 1, Rm. 2	Detail of the NW door jamb [4] with mason's marks	E
53	3/13		Blg. 1, Rm. 2	View of the wooden lintel doorway [4]	W
54	3/14		Blg. 1, Rm. 3	View of the western corner of room 1 (bay 3)	W
55	3/15	14	Blg. 1, Rm. 2	View of the roof collar and purlins (Truss 2)	SE
56	3/16		Blg. 1, Rm. 2	View of the roof collar and purlins (Truss 1)	NW
57	3/17		Blg. 1, Rm. 2	Internal view of doorway [4]	NE
58	-		Ext.	Side view of the cheeked doorway [8]	NW
59	-		Ext.	Side view of the cheeked doorway [8]	SE
60	-		Blg. 1, Rm. 1	View of the roof (bay 2)	SW
61	-		Blg. 1, Rm. 2	View of the kerb and flagstone [15]	SW
62	-		Blg. 1, Rm.1	Detail of alcove [14]	S
63	-		Blg. 1, Rm. 5	View of the modified pitching hole [9]	SE
64	-		Blg. 1, Rm. 5	View of the southeast wall	SW

65	-		Blg. 1, Rm. 5	Detail of the roof truss (T2)	N
66	-		Blg. 1, Rm. 5	Detail of the roof truss (T2)	N
67	-		Blg. 1, Rm. 1-3	Longitudinal view of the roof	NW
68	-		Blg. 1, Rm. 5	View of the southeast wall	S
69	-		Ext.	Detail of the external mason's marks	W
70	-		Blg. 1, Rm. 3	General view of the northwest wall	N
71	-		Blg. 1, Rm. 3	General view of the northwest wall	W
72	4/29		Blg. 1, Rms 1-3	Post survey view of the barn (Building 1) (poor quality)	SE
73	4/28		Blg. 1, Rms 1-3	Post survey view of the barn (Building 1)	NW
73	4/27		Blg. 1, Rms 1-3	Post survey view of the barn (Building 1)	NW
74	4/26		Blg. 1, Rms 1-3	View of the roof (post survey)	N
75	4/25-24		Blg. 1, Rms 1-3	View of the roof (post survey)	W
76	4/23-22		Blg. 1, Rms 1-3	View of the roof (post survey)	W
77	4/21		Blg. 1, Rms 1-3	Detail of the roof truss (T2)	SE
78	4/18		Blg. 1, Rms 2	General view of the northeast wall	SW
79	4/17		Blg. 1, Rm 3	General view of the northeast wall	NE
80	4/19		Blg. 1, Rm 1	View of the eastern corner with doorway [1]	E
81	4/20		Blg. 1, Rm 1	Detail of the roof	SW
82	4/14		Blg. 1, Rm 1	General view of the southwest wall	SW
83	4/16-15		Blg. 1, Rm 1	General view	NE

2. PHOTOGRAPHIC REGISTER, Colour Slide

Photo. Position	Location	Description	Looking
1	External – Ext.	Oblique view of the barn's rear (SW) elevation	E
35	External – Ext.	Detail of the front northeast elevation (bay 2)	SW
40	External – Ext.	View of the rear southwest elevation with the lower cheeked porch [8] and graduated stone flag roof	NE
52	Blg. 1, Rm. 2	Detail of the NW door jamb [4] with mason's marks	E
51	Blg. 1, Rm. 2	Detail of the NW door jamb [4] with mason's marks	N
60	Blg. 1, Rm. 1	View of the roof (bay 2)	SW
74	Blg. 1, Rms 1-3	View of the roof (post survey)	N
76	Blg. 1, Rms 1-3	View of the roof (post survey)	W
27	External	View of the front northeast elevation of Building 1	S

Appendix 2: Statutory Designations

Name: BARN CIRCA 30 METRES NORTH WEST OF HIGHER CROW TREES

List entry Number: 1260457

Location: BARN CIRCA 30 METRES NORTH WEST OF HIGHER CROW TREES, CHAPELS LANE

Grade: II

Date first listed: 27-Sep-1984

UID: 440641

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

Summary of Building

SD 62 SE TOCKHOLES (off) CHAPELS LANE

4/64 Barn C.30 metres north west of - Higher Crow Trees

Barn, probably later C17. Sandstone rubble with quoins, stone slate roof. Three bays; wagon entrance to centre bay has canopy with cheeks, wooden lintel, similar lintel to inner double doors; at left end 1st bay has doorway with chamfered surround and a low oblong window; 3rd bay has 2 breathers. Right gable has breather. (Continued to right at lower level is barn c.50 metres south of Lower Crow Trees, q.v., and at left end is a stable which is not included in the item).

National Grid Reference: SD 65406 23090

APPENDIX 3

A WRITTEN SCHEME OF INVESTIGATION FOR AN ARCHAEOLOGICAL BUILDING RECORD AT THE BARN, HIGHER CROW TREES FARM, TOCKHOLES, LANCASHIRE



0 **SUMMARY**

0.1 This Written Scheme of Investigation (WSI) is in response to a condition placed on planning consent by Blackburn with Darwen Borough Council (App. No. 10/11/0217, condition 5) associated with the proposed renovation of the historic barn (a grade II Listed building and designated heritage asset) at Higher Crow Trees Farm, Tockholes, Lancashire.

0.2 This design involves to general background, drawn and detailed photographic record, the results will provide a permanent archaeological record of the historic building within its local context.

1 INTRODUCTION

1.1 Details

- 1.1.1 *Site name:* The Barn, Higher Crow Trees Farm
- 1.1.2 *Location:* Higher Crow Trees Farm, Tockholes, Lancashire (Figure 1)
- 1.1.3 *Grid reference:* SD 6540 2309
- 1.1.4 *Total area:* c. 142.7 m² (0.01427 ha)

1.2 Archaeological Background

- 1.2.1 Higher Crow Trees barn and house face northeast and share a similar northwest to southeast alignment. Together with Lower Crow Trees, these buildings form a small hamlet on the western edge of Tockholes village. Higher Crow Trees barn is a 3 bayed construction and originally functioned as a combined hand threshing barn store and shippon (cow house) with hayloft above at its eastern end.
- 1.2.2 Higher Crow Trees was probably during the later 17th century. Lancashire, at this time, started to see economic investment primarily by the gentry, but by the end of the 17th century yeoman farmers also enjoyed increased wealth, due to higher wool prices, and this found expression in new and rebuilt/extended farmhouses.
- 1.2.3 The barn remains in its original condition and represents an interesting and significant 17th century survival.
- 1.2.4 The barn became a Listed Building in 1984 and is therefore a building of regional importance and enjoys statutory protection.
- 1.2.5 Previous work in the form of a heritage statement following a site visit was undertaken in 2010 (CS Archaeology 2010).

1.3 Planning Background

- 1.3.1 This WSI represents a summary of the broad archaeological requirements to mitigate the impact of the renovation work on the historic barn. This is in accordance with local plan policies and the National Planning Policy 5 (PPS5).
- 1.3.2 Blackburn with Darwen Borough Council is the Local Planning Authority, and may be advised by the Lancashire Archaeology Service at Preston.

2 OBJECTIVES

- 2.1 To identify and objectively record by means of photographs and annotated measured drawings any significant evidence for the original and subsequent historic form and functions of the barn, and to place this record in the public domain by depositing a copy the report with the archive with Lancashire Archives at Preston and copy of the digital report to Lancashire Historic Environment Record also in Preston.
- 2.1 To analyse and interpret the buildings as an integrated system intended to perform a specialised function. CS Archaeology will give particular attention to reconstructing as far as possible the functional arrangements and division of the building. The roles of historical plan form, layout and circulation/process flow will all be considered in the barn's interpretation.

3 METHODOLOGY

3.1 **Documentary research**

- 3.1.1 A review of readily available primary and secondary sources will provide background information for the building record.
- 3.1.2 This assessment will be based on the following information:
- site visit with a detailed examination of the building;
 - visit to Blackburn Local Studies Library
 - published and unpublished documentary sources.

3.2 **Written Record**

- 3.2.1 CS Archaeology will carefully examine all parts of each building prior to the commencement of the drawn and photographic recording, in order to identify all features relevant to its original use and to obtain an overview of the development of the building and of the site as a whole. As part of this exercise, CS Archaeology will produce written observations (e.g. on phasing; on building function) sufficient to permit the preparation of a report on the structure. This process will include the completion of a Room Data Sheet or similar structured recording pro-forma for each room or discrete internal space within the volume of the structure. The crucial requirement is that each room will be examined individually, that the results of that examination will be noted in a systematic fashion, and that these objective observations will be used to inform an analytical interpretation of the overall development and operation of the farm.

3.3 **Drawn Record**

- 3.3.1 The drawn record will be based upon existing survey plans and elevations which will be adapted and annotated and will comprise of:
- floor plan;
 - elevation drawings;
 - cross section with particular reference to the roof truss or roof trusses.
- 3.3.2 Drawings will be made at either an appropriate or floating scale, which maximises the drawing size for clarity. The structures will be recorded as existing, but a clear distinction

will be made on the final drawings between surviving as-built features and any material introduced during the late 20th-century.

- 3.3.3 *Scope of the Record.* All features of archaeological and architectural interest identified during the process of appraisal will be incorporated into, and clearly identified in, the final drawn record. Typically, items of interest would include:
- roof trusses;
 - roof line scars;
 - joist holes;
 - mason's and/or carpenter's marks and any other pertinent features.

This list will not be treated as exhaustive. CS Archaeology will also identify and note:

- any significant changes in construction material – this is intended to include significant changes in stone type and size;
- any blocked, altered or introduced openings;
- evidence for phasing, and for historical additions or alterations to the building.

- 3.3.3 *Dimensional accuracy* will accord with the normal requirements of the English Heritage Architecture and Survey Branch (at 1:20, measurements will be accurate to at least 10mm; at 1:50, to at least 20mm; at 1:100, to at least 50mm). Major features such as changes in structural material may be indicated in outline. The recording of individual stones or stone courses is not required unless greater detail is needed in order to adequately represent a particular feature of interest.

- 3.3.4 *Drawing method.* The survey will be use recently prepared plans, cross sections and elevations. Additional architectural and detail will be appended, in accordance with national guidelines¹, drawings executed on site will be made either on polyester-based film (minimum thickness 150 microns) with polymer-bonded leads of an appropriate thickness and density, or on acid-free or rag paper. If finished drawings are generated by means of CAD or a similar proven graphics package, CS Archaeology will ensure that the software employed is sufficiently advanced to provide different line-weight (point-size); this feature will then be used to articulate the depth of the drawings. This will enable a well-modelled and clear drawing to be produced; ambiguous flat-line drawings will be avoided. Drawing conventions will conform to English Heritage guidelines as laid out in English Heritage 2006, *Understanding Historic Buildings – a guide to good recording practice*.

3.4 Photographic Record

- 3.4.1 *External photographs* will be made of all elevations of each historic building, from vantage points as nearly parallel to the elevation being photographed as is possible within the constraints of the site. CS Archaeology will ensure that all visible elements of each elevation are recorded photographically; this may require photographs from a number of vantage points without the constraints of scaffolding. A general external photographic record will also be made which includes a number of oblique general views of the buildings from all sides, showing them and the barn within its setting.

- 3.4.2 Medium format photography will be employed in both principal and detailed view points using a lens with perspective control. In addition, a 35mm general colour-slide

survey of the buildings will also be provided (using a variety of wide-angle, medium and long-distance lenses). While it is not necessary to duplicate every black-and-white shot, the colour record will be sufficiently comprehensive to provide a good picture of the form and general appearance of the barn's structure and setting.

- 3.4.2 *Internal photographs* will be made, general views will be taken of each room or discrete internal space from a sufficient number of vantage points to adequately record the form, general appearance and manner of construction of each area photographed. In areas which are wholly modern in appearance, character and materials, a single shot to record current appearance will suffice.
- 3.4.3 *Detailed photographs*, In addition, detailed record shots will be made of all individual elements. Elements for which multiple examples exist (e.g. each type of roof truss, column or window frame) may be recorded by means of a single representative illustration.
- 3.4.4 *Equipment*. General and detailed photographs will be taken with a combination of 35mm and 120mm medium format cameras using a tripod and a range of appropriate lenses including one with perspective control. Any detail photographs of structural elements will, if possible, be taken with a camera with perspective control. All photographs will contain a graduated photographic scale of appropriate dimensions.
- 3.4.5 *Film stock*. All record photographs will be black and white, using conventional silver-based film only, Ilford Delta 400 Pro.
- 3.4.6 *Printing*, Record photographs will be printed at 6" x 4" (6" x 8" for medium format prints) on to proven archivally stable paper. Bracketed shots of identical viewpoints will be reproduced, but all viewpoints will be represented within the report.
- 3.4.7 *Documentation*, a photographic register detailing (as a minimum) location, direction and subject of shot will accompany the photographic record; a separate photographic register will be supplied for colour slides. The positions and direction of each photograph will be noted on a copy of the building plan, which will also be marked with a north pointer.

3.5 Site Monitoring

- 3.5.1 Blackburn with Darwen Borough Council/ Lancashire Archaeology Service (LCAS) will be responsible for monitoring the building record. A minimum of 10 day's notice of the start of the field work will be given by CS Archaeology to LCAS so that arrangements for monitoring can be made.

3.6 Health and Safety

- 3.6.1 CS Archaeology will operate with due regard to health and safety and a copy of the risk assessment will be prepared in advance.

3.7 Post –Recording Work and Report Preparation

3.7.1 The preparation of the report will follow the guidelines published by the institute of Field Archaeology.

3.7.2 The report will include as a minimum:

- non-technical summary;
- introductory statement;
- aims and purpose of the project;
- methodology;
- an objective summary statement of results;
- conclusion;
- supporting illustrations at appropriate scales tied into the Ordnance Datum;
- illustrative plates of key/representative features;
- supporting data – tabulated or in appendices, including photographic registers;
- index to the archive with confirmation of the archive transfer arrangements;
- references;
- a copy of the Oasis form;
- a copy of this report (WSI) as an appendix to the final report.

3.7.3 *Drawings*, the report illustrations should include as a minimum: a location map at not less than 1:2500; a site plan at not less than 1:500; photographs used to illustrate all key points and a complete set of site drawings, at an appropriate scale, executed to publication standard. All historic maps copied during the map analysis stage (section 5.0) should also be included within the report with the building(s) of interest clearly visible. The photographic record plan must also be included. In addition to those photographs used as illustrations, a complete set of all photographs, excluding duplications, are to be included in the digital copy of the report and referenced as necessary.

3.7.4 *Archive Deposition*, arrangements are being made with Lancashire Archives. The archive will be deposited in accordance with their deposition and archiving standards. A Museum accession number will be applied for and if available be used in the final report.

3.7.5 At the start of the project an Oasis online record will be initiated and key fields completed on details, location and creators forms. All parts of the Oasis online form will be completed for submission to the HER. This will include an uploaded.pdf version of the entire report (a paper copy will also be included with the archive).

3.8 Report Submission

3.8.1 Upon completion of the field work a full report will be produced and copies with CD Rom containing the text of the report and illustrations (including all photos and slides taken), scanned at 300 dpi, is to be provided with each copy of the printed report submitted to the client, Mr G Woon, and Mr D Moir (LCAS). As a minimum, a full report within 3 months.

3.8.2 A summary report of an appropriate length, accompanied by illustrations, will be prepared and submitted in digital format (word/jpg >300dpi) if requested by LCAS.

3.9 Publicity

- 3.9.1 Provision will be made for publicising the results of the work locally, and an OASIS form will be completed for the project.
- 3.9.2 CS Archaeology will either arrange for copyright on the deposited material to be assigned to the Lancashire Archives in perpetuity; this licence will allow the archive to reproduce material, including for use by third parties, with the copyright owner suitably acknowledged.
- 3.9.3 CS Archaeology is aware that this work may lead to further archaeological dissemination.

3.10 References

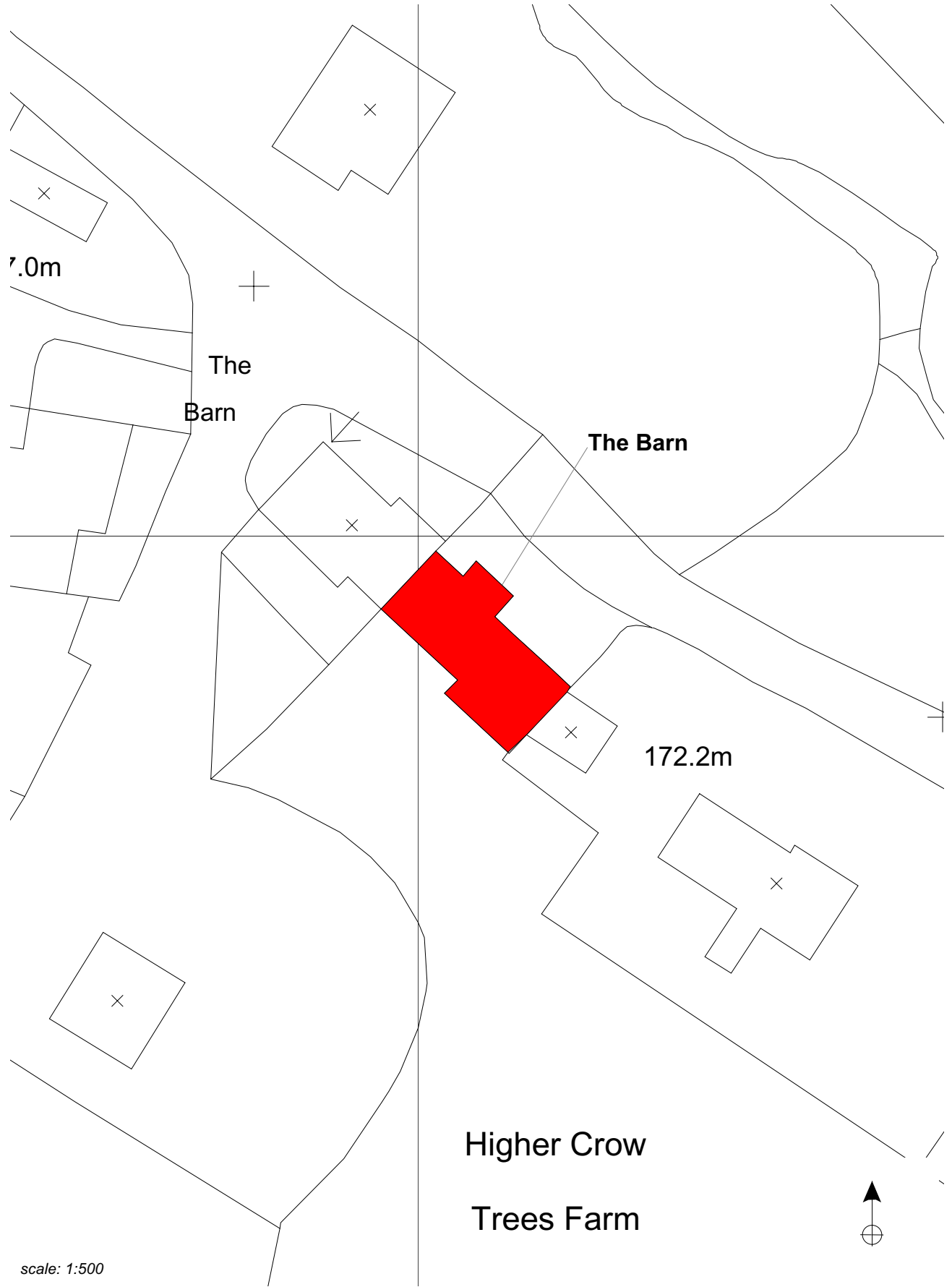
CS archaeology 2010, *The Barn at Higher Crow Trees, Tockholes, Lancashire: A Heritage Statement*, unpublished client report

English Heritage 2006, *Understanding Historic Buildings – a guide to good recording practice*, 7.1.1ff

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scale: 1:500

The Barn at Higher Crow Trees,
Tockholes, Lancashire: A WSI

Figure 1: Location Map
of the Barn

CS Archaeology
October 2011