

# **Lane Ends Farm Barn, Park Road, Waterfoot**

## **An Archaeological Building Survey**

*By J.M. Trippier Archaeological and Surveying Consultancy*



**October 2009**

*Client: Mrs. K. Rhodes*

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## **NON-TECHNICAL SUMMARY**

An archaeological building survey was required as a condition of planning permission for conversion to residential use of a barn at Lane Ends Farm, Park Road, Waterfoot (NGR SD 8419 2238). The work was carried out on behalf of Mrs Karen Rhodes by J. M. Trippier Archaeological and Surveying Consultancy. The building was found to be a stone-built 'laithe barn' adjoining a dwellinghouse, both of which were built before 1848. The barn is small, comprising a hay store with a single cart door and an adjoining shippon with stallage for 8 beasts with a hay loft over. The adjoining house appears to have a loomshop window at first floor level and the steading is typical of the laithe-house type which provided a profitable combination of part time farming and hand powered textile work in the Lancashire hill country around the beginning of the 19<sup>th</sup> century.

## **ACKNOWLEDGEMENTS**

Thanks are due to Mrs Karen Rhodes, who commissioned the survey, and to Equilibrium Architects, who provided drawings of the buildings. The latter have been utilised in Figure 9 of this report. The assistance provided by the staff of Rawtenstall Local Studies Library (RLSL) and Lancashire County Record Office (LCRO) is also acknowledged as is the guidance of the Lancashire County Council Archaeological Service (LCCAS).

## **1. INTRODUCTION**

- 1.1 J. M. Trippier Archaeological and Surveying Consultancy was instructed by Mrs Karen Rhodes to carry out an archaeological building recording programme of a barn at Lane Ends Farm at, Park Road, Waterfoot prior to the conversion of the building to residential use. Mr. John Trippier BA (Hons), MRICS, PIFA is a Chartered Surveyor and Practitioner of the Institute of Field Archaeologists with over 30 years experience of surveying and recording buildings of many types. He was assisted by Steven Price BA (Hons), M.Phil who also prepared amended versions of the architect's drawings. Jane Lloyd BA (Hons), MA carried out the documentary research.
- 1.2 The recording programme was required as a result of a condition attached to the planning application for the proposed development by Rossendale Borough Council. This condition follows the advice given by central government as set out in *Planning Policy Guidance: Planning and the Historic Environment* (PPG15) and *Planning Policy Guidance on Archaeology and Planning* (PPG16) issued by the (then) DOE. It was carried out in accordance with a standard specification setting out the work necessary to fulfil the condition prepared by the Lancashire County Council Archaeology Service for similar schemes (see Appendix 1). The resultant survey was at Level 2/3 of English Heritage's suggested recording levels (English Heritage 2006, 13 et seq.).

## **2. SITE LOCATION AND GEOMORPHOLOGY**

- 2.1 Lane Ends Farm is situated on the south side of the junction of Park Road and Edgeside Road approximately 1000m north-east of the centre of the village of Waterfoot which lies midway between the small towns of Rawtenstall and Bacup on the A681 trunk road. The national grid reference of the site is SD 8419 2238. It's general location is marked by a red arrow on the map enclosed as Fig 1 and the barn is shown more precisely edged red on the map enclosed at Fig 2.
- 2.2 Waterfoot is an industrial village situated on the banks of the River Irwell which has, hereabouts, cut a steep east-west valley through the hill country of the Rossendale plateau. Whilst it is situated between the industrialised towns of Burnley and Rochdale, with the city of Manchester only 29 kilometres to the south, the landscape character of Rossendale is one of enclosed uplands, cut by steep valleys lined with linear development (*Supplementary Planning Guidance Landscape and Heritage Adopted SPG 2001 – 2016*). The subject building is located at an altitude of 260m OD.
- 2.3 The solid geology comprises millstone grit and other sandstones of the carboniferous period (IGS, 1969). The overlying soils are locally produced deposits of the Rivington Association which are found chiefly in Rossendale and Bowland and on valley sides with steep slopes at altitudes between 90 and 275m. These comprise brown earths and gleyed brown earths and podzols. Much of the Rivington Association is on slopes which are too steep for safe cultivation and the majority of the soils are under grassland with dairying and livestock rearing predominating. Rough grazing is widespread over 210m and the acid soils require frequent liming to prevent mat formation. Basic slag and farmyard manure have traditionally been the most commonly used fertilizers (Hall and Folland 1970, 47-54).

### **3. AIMS AND OBJECTIVES**

- 3.1 Farm buildings are of great historical importance. The siting of the buildings assists in determining the pattern of rural settlement and the making of the historic landscape. They provide evidence of the historic farming systems and methods used in the locality and of the design and materials used in the vernacular buildings of the area. Conversion and dereliction are steadily eroding the numbers of functional historical farm buildings in the county. The proposed development will have a significant impact on the character and appearance of the building and will result in the loss of some historic fabric.
- 3.2 The planning condition requiring a programme of archaeological survey and recording recognises the rate at which vernacular buildings of this type are being altered and the likelihood that conversion can affect the historic character and appearance of the building.
- 3.3 The aims and objectives of the survey were to record and analyse the plan, form, function, age and development of the buildings and to provide a written, drawn and photographic archive for future reference.

## **4. METHODOLOGY**

- 4.1 The project was carried out in accordance with a written scheme of investigation previously submitted to the planning authority as required by the planning condition. This scheme followed standard project specifications prepared by the Planning Officer (Archaeology) at Lancashire County Council upon which we have based similar surveys carried out within the last six months. A copy of such a specification is contained at Appendix 1 to this report. Briefly, this required the compilation of a written record providing a description and analysis of the building; appropriate scale drawings and a photographic record. To that end, site visits were made on 5, 12 and 17 March and 27 May 2009 when detailed notes were made of the structural details of the building. Measurements were taken with hand held tapes which enabled the architect's drawings to be checked and amended on site to show any additional features relevant to the survey. A revised version of the architect's floor plan and section at a scale of 1:100 was made for inclusion at Fig. 9 to this report. An additional scaled section drawing of the roof truss is also included at Fig. 10. A photographic record was made with a medium format Bronica ETRS camera loaded with a Ilford HP5 120 monochrome film and a Fuji Finepix A510 digital camera (5.2 mega pixels resolution) for the provision of colour prints. These will be deposited in the site archive (see para.9.1 below). Digital photographs have also been included in this report at Appendix 3. A photographic index and reference plans have been included at Figs. 11 & 12.
- 4.2 Historical research, including a full map regression, was carried at Rawtenstall Local Studies Library (RLSL) and Lancashire County Record Office (LCRO). Information from the Lancashire Extended Urban Archaeological Survey for other Rossendale towns was also utilised.
- 4.3 The project was carried out in accordance with the recommendations of *The Management of Archaeological Projects* 2<sup>nd</sup> ed. 1991 and the Institute of Field Archaeologists' *Code of Conduct and Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures*.

## **5. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

- 5.1 There has been no previous archaeological work in respect of Lane Ends Farm although it is a Grade II Listed Building. The Listed Building description is as follows:

*SD 82 SW RAWTENSTALL EDGESIDE ROAD Edgeside 6/187 Lane Ends Farmhouse and barn - GV II Farmhouse and barn under one roof, C18. Watershot coursed sandstone (whitewashed), stone slate roof (part felted) with gable chimney to right and ridge chimney at junction with barn to left. Single pile 2-bay plan. Two storeys; doorway with plain surround offset to right, rectangular casements with large sills at ground floor and at 1st floor right,*

*stepped triple-light window at 1st floor to left and a small sashed window to the right of this. Two-bay barn continued to left has a round-arched wagon entrance to 2nd bay and plain doorway at left end. Rear wall in coursed rubble and large blocks appears to have been altered, wagon entrance to barn removed; otherwise, 2 square windows. Interior: house has chamfered beams at ground floor, stone staircase to upper floor which was originally open from end to end and now has light board partitions; barn has stalls for 4 cattle, and kingpost roof truss and purlins. ([www.imagesofengland.org.uk](http://www.imagesofengland.org.uk) no.185766).*

- 5.2 Waterfoot has never had any administrative independence and was historically part of the township of Newchurch. The latter was not included in the Lancashire County Council commissioned Extended Urban Archaeological Survey of other Rossendale towns. However the latter contain much useful information about Rossendale in general.
- 5.3 Rossendale was one of a number of forest districts belonging to the Honor of Clitheroe which was granted to the de Lacys soon after the Norman Conquest (Shaw 1956, 218). It was mainly situated in the parish of Whalley and the hundred of Blackburn, the south eastern boundary of which was formed by the River Irwell where it turns north at Bacup to its source on the moors above the town.
- 5.4 Although originally a deer hunting forest Rossendale was already being used for cattle rearing by the early 13<sup>th</sup> century. The de Lacy accounts for 1295-6 and 1304-5 refer to eleven unnamed vaccaries (cattle ranches) in the forest but in rentals of 1323-4 for the lands of Thomas Earl of Lancaster, who had acquired the de Lacy estates by marriage, the vaccary of Wolfenden is mentioned (Tupling 1927, 20). It is apparent from the 1<sup>st</sup> edition 6" scale OS map of 1844 that the subject property lay within the Wolfenden vaccary (or *Booth*) which by that time had become a sub-division of Tunstead and Wolfenden Booth which was one of the divisions of the township of Newchurch. Although the latter lay geographically within the ancient Parish of Whalley because of its forest status it fell within the ecclesiastical jurisdiction of the chapel of St Michael within Clitheroe Castle.
- 5.5 It is apparent that by 1427 the lords of the Forest (by now the Monarch as Duke of Lancaster) had entirely withdrawn from cattle raising themselves in favour of drawing rents (Tupling 1927, 20). These evolving economic changes took a leap forward in 1507 when a decree of King Henry VII requiring the improvement of his lands in the County Palatine of Lancaster resulted in the effective disforestation of Rossendale and the leasing out of land on copyhold tenancies (Newbigging 1893, 80). For the first time, the vaccaries were not let out in their entirety but were divided into lots occupied by separate tenants; four holdings in the case of Wolfenden (Tupling 1927, 44). By 1662 this subdivision had increased to 25 lots (Tupling 1927, 44).
- 5.6 Linked with the disforestation was the establishment of a Chapel of Ease at *Newchurch* in 1511 by the inhabitants of the Forest although this did not achieve parochial status until 1550. Newchurch thus became the name of the township within which the sub-divisions of Tunstead and Wolfenden Booth were situated (Newbigging 1893, 150). Wolfenden Booth was also the site of



one of the Soke Mills of Rossendale at which the tenants to the farms were required by the landlord to take their corn for grinding (Newbigging 1893, 73; 280).

- 5.7 Like many other towns and villages in East Lancashire Newchurch and Waterfoot owe their development primarily to their situation on the confluence of a number of watercourses and their consequent attractiveness to the textile industry. By 1705 there were 37 weavers and 2 carders and spinners listed in the Parish register for Newchurch (Tupling 1927, 178-9). Although none of these can be related to Lane Ends Farm by the early 19<sup>th</sup> century the production of woollen goods was still mainly a domestic process, *that went on in the loomhouses or chambers of almost every cottage and farmstead* (Newbigging 1893, 284).and there is evidence of a loomshop in the elongated first floor windows at the west end of the southern elevation of Lane Ends farmhouse (**Front Cover**).
- 5.7 The growth in population in the 19<sup>th</sup> century can often be measured from the figures given in the census returns. In the case of Newchurch township the population rose from 5038 in 1801 to 28261 in 1881 (Farrer 1908, 335). Waterfoot is not named on Yates' map of 1786 and there appears to have been no development along the banks of the Irwell where the centre of the village now stands (**Fig 3**). However the same map does appears to show Lane Ends Farm at the point where Park Road turns north to meet Edgeside Lane.
- 5.8 The first definite cartographic record of Lane Ends Barn can be found on the 1844 6'' map of the area (**Fig 4**). Although, the actual physical form of the building is difficult to determine it is visible and clearly labelled. According to the 1841 census return (HO 107/509/17) two families lived at Lane Ends, with both male heads of the household being described as labourers. The first family listed is the Riley family which consisted of John and Sarah, both aged 40 and their five children, whose ages ranged from 18 to 1. Another male is recorded as living with the Riley family by the name of John Cusley, aged 12, although his relationship to the family is not clear. Unfortunately the surname of the other family recorded as living at Lanes End was not legible, although the first names were; the family comprised of a Robert and Margaret, aged 35 and 36, and their seven children, whose ages ranged from 15 to 1. The census records for the next 50 years do not list Lane Ends Farm. This could be for a variety of reasons, including the property being empty/ derelict for this period or possibly used as farm buildings but not as a residence. However by the time of the 1901 census Lane Ends Farm was occupied by one family, the Sloughfields. The family comprised of George, aged 32 and who is described as a quarryman, his wife Elizabeth aged 31, and their four children aged between 6 and 1.
- 5.9 By the time of the 1893 25'' map (**Fig 5**) the farmhouse and adjoining barn are clearly visible along with a couple of tiny outbuildings. The building itself is set within a medium sized field with more fields of various sizes to the south, although it is not possible to determine if these belong to the property in question or not. To the immediate west of the property lies Siss Clough and a

felt carpet works. According to the 1911 25'' map (**Fig 6**) an 'L' shaped structure had been added to the south-west corner of the barn with a further building attached to the west of this. By the time of the 1930 map (**Fig 7**) the latter had been removed as had the 'foot' of the L-shaped building which was now rectangular in shape. By the early 1960s (**Fig 8**) much had altered the most significant being the carving up of the original field in which the property lay into housing plots. The property itself is once again altered as the outbuilding mentioned above has had another structure built onto the end of it running on an east-west alignment. This is probably the existing garage. The property is in an unchanged condition on the 2002 1:2500 scale map (Sheet SD8422) although subsequently the west end of the rectangular outbuilding has been removed leaving the garage standing isolated (**Fig 2**).

## **6. PHYSICAL DESCRIPTION**

### **6.1 General Description**

- 6.1.1 Lane Ends Farm comprises elongated rectangular two-storey sandstone- built structure under a double pitched roof covered with sandstone slabs. The north-eastern two-thirds of the building comprises the farmhouse and the remaining third to the south-west comprises the barn which is the subject of this survey. A sandstone chimney with two modern ceramic pots is visible rising from the dividing wall between the barn and the house (**front cover**). This main building has an outbuilding jutting off at right angles at the south-west corner to create an 'L' shaped footprint for the farmstead. This additional building extends northwards to obscure the lower part of the western elevation of the barn. It is not included in the survey nor are a number of separate single storey outbuildings situated to the south of the main block.

### **6.2 External Description**

- 6.2.1 Southern Elevation (**Plate 1**). This elevation comprises the front of the building and is constructed in regularly coursed watershot sandstone blocks bonded with lime mortar re-pointed with cement in places. It is covered with a white lime render. It is characterised by two doors; a personnel door located at the west end of the face and a cart door, the eastern jamb of which is close to the dividing wall between the house and the barn. The personnel door has a sandstone surround, although no frame or door is fitted. The cart door has large sandstone jambs with a semi-circular arch of sandstone voussoirs above. The doors, which are of batten and braced red painted timber, have been removed although were still on site. The eastern door has a single light within it (**Plate 2**).
- 6.2.2 Western Elevation (**Plate 3**). This forms one of the gable ends of the building and is partially covered by the outbuilding built onto this elevation (see para.6.1.1 above). The wall is built in two different styles of construction. Within the area enclosed by the outbuilding the wall is constructed of coursed watershot sandstone blocks, the remainder being of shaped sandstone rubble, regularly coursed. The whole face is covered with a white lime render. To the



north of the outbuilding is a single blocked doorway which has subsequently been turned into a window. This has been achieved by blocking the doorway with bricks and placing a landscape window above with a timber frame and 2 lights. The 'door' is not located flush with the outside ground level, being some 70cm above this. The outside ground level is in turn a metre or so above the adjoining street level.

6.2.3 Northern Elevation (Plate 4). This elevation comprises the rear of the building, facing onto Park road. The whole face has been rendered with lime wash and has no windows or doors. The wall is constructed in a variety of ways. At the bottom, the wall is built of rough sandstone rubble, randomly coursed, up to approximately 1m. It also bulges outwards, some 20cm. Above this for 1.6m is rough sandstone rubble, but this time brought to courses. Above this again are regularly coursed watershot sandstone blocks, finally topped with regularly coursed shaped sandstone rubble. (Plate 5).

6.2.4 Eastern Elevation. This elevation comprises the party wall between the barn and the house. See internal description

### 6.3 Internal Description

6.3.1 The barn consists of a single space (6.40 x 5.64m) open to the underside of the roof (Plate 6). All internal walls and fittings have been removed and the floor has recently been concreted over. The owner advised that the west side of the space had been used as a shippon and that the three timber boskins, which formed four stalls in the centre of the barn, have been removed. These were available for inspection and were found to be modern but constructed in traditional style. One was photographed (Plate 7). The walls are constructed of rough rubble, occasionally brought to courses. Limewash render is still visible on most of the walls, most notably the south wall at ground floor level, and all the walls at first floor level (Plate 8).

6.3.2 The eastern wall, which forms the dividing wall between the house and the barn, has large sandstone blocks (700x400mm) as a part of its construction relating to the chimney flue (Plate 9-jpg002). Approximately 600mm from the southern end of east wall is an opening blocked with sandstone rubble. It is almost 1m from the ground and 0.88m wide. Given its position it is unlikely to be a window and is possibly the back of a bread oven within the house although it is not visible therein.

6.3.3 The southern wall has a cart doorway at its eastern end and a personnel doorway at its western end (Plate 10). The cart doorway has a sandstone surround and a semi-circular arch of sandstone voussoirs. Two iron hooks are present on each of the jambs where the doors were hung. The personnel doorway at the western end of this wall has bricks forming its eastern jamb and concrete blocks forming the western, with a concrete lintel above.

6.3.4 In the western wall are two blocked windows; one located at the southern end and the second located just to the south of centre (Plate 11). Both of these are

square with sandstone lintels and are blocked with sandstone rubble. These are not visible on the exterior. At the northern end of this wall is a blocked door, converted into a window (see para.6.2.2 above). The doorway has a sandstone lintel, with a hand cut timber lintel above that. The southern jamb is of sandstone quoins, with the northern jamb being the corner of the wall. The doorway has been blocked with brick and a timber 2 light frame inserted.

- 6.3.5 A partial first floor has been removed at the western end of the building, the line which is evident on the west wall and the western end of the southern wall. This is shown as a series of timber joist holes partway up the western wall and another joist hole located in the north wall, 4m from the west wall, presumably for a cross support beam. There is also a line of through-stones along the west wall, just below the level of a line of joist holes. Other through-stones, although not forming a line, are located at first floor level on all of the walls. The north wall has brick patching near the centre of the wall, which is not apparent from the exterior (**Plate 12**).
- 6.3.6 The roof is supported by a single hand-cut timber king post truss (**Plate 13**) the tie beams of which rest on small corbels let into the tops of the walls (**Plate 14**). There are two sets of purlins under each pitch (**Plate 15**). Two were machine-cut but the others were hand-cut. Both principle rafters showed signs of reuse, with holes in the underside demonstrating earlier support (**Plate 16**) as did the purlins (**Plate 17**). The tie beam also contained an extra mortice and the tenon for the king-post itself was ill-fitting (**Plate 18**). The top of the king-post contained four peg holes for the principal rafters but these are now empty (**Plate 19**). All of the rafters have been replaced with modern machine cut timbers (**Plate 20**).

## **7. ANALYSIS AND HISTORICAL CONTEXT**

- 7.1 The barn comprises a simple regular rectangular building attached on the east to the adjoining farmhouse. Although the barn has been gutted internally it is apparent from the distribution of joist sockets in the west wall that there must have been a first floor running the depth of the building along the west wall. This was confirmed by the owners. Below the first floor had been three timber boskins which had been removed but were still on site. They were found to be modern replicas of a traditional style. One was photographed.
- 7.2 The presence of the three boskins indicates that the area below the first floor was divided into four stalls used for housing beasts. It is likely that these would have been 'doubles' allowing this shippon area to house eight beasts. The shippon would have been accessed from the door at the west end of the south wall. The floor above would have been a haystore allowing hay to be fed down to the beasts. The open area inside the large barn door would have allowed the hay wains to gain access so that the hay could be pitched onto the platform over the shippon. It seems likely that the two blocked windows in the west wall were original. The blocked doorway at the north end of the west

wall is difficult to explain, given its height above the roadway, unless it was used for removing effluent and or manure onto the roadway or a standing cart.

- 7.3 Based on the cartographic evidence the house and barn may have been in place by 1786 (Yates) although it was definitely so by 1844 (OS). Although various outbuildings have been added and removed the basic elongated rectangular footprint of the house and barn appear to have remained unchanged over time. It may be pertinent to note that the house has a row of three windows located at first floor level at the front of the property, perhaps suggestive of a loomshop connected with the cotton weaving cottage industry,
- 7.4 Where the house and barn adjoined in an elongated rectangle under one roof, as in this case, they are referred to as a 'laithe-house', literally barn –house'. *"The true laithe-house comprised a conventional domestic building of 18<sup>th</sup> or 19<sup>th</sup> century style to which is attached a combination barn, stable and cow-house of the same two storey height.... The laithe-house is found almost entirely on the Pennine slopes between the Aire Gap and the Peak District though the type does stray...westwards into Bowland and Rossendale....the great period of construction was between about 1780 and 1820. The building type seems to have grown out of a society which enjoyed the profitable combination of hand-powered textile work and part-time farming"* (Brunskill 1987, 109-110). The subject property appears fit exactly this description.
- 7.5 However it is noted that the census of 1841 only refers to labourers occupying the property and makes reference to neither weavers nor farmers. Similarly in 1901 the occupier was a quarry worker. It seems likely therefore that by the 1840s the small sometime farmers and weavers associated with laithe-houses had already given up their trade in the face of the large number of mill and quarrying occupations that were available in Rossendale area in the mid to late 19<sup>th</sup> century.

## 8. CONCLUSION

- 8.1 This small but interesting building, together with the adjoining farmhouse, is a good example of the type of farmstead known as a laithe-house where the agricultural buildings and farmhouse existed side by side under the same roof. Although largely gutted it is still possible to identify a small shippon with loft over and an adjoining barn. And there is evidence that the farmhouse was used for hand-loom weaving in the loom shop windows at first floor level in its south elevation. A combination of farming and textile production was a feature of the Pennine uplands in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries and both the barn and the adjoining farmhouse would have been an integral part of this joint enterprise.

## 9. POST-RECORDING WORK AND ARCHIVING

- 9.1 A fully indexed archive is to be compiled consisting of all primary written documents, plans, photographic negatives and a complete set of labelled photographic prints. Labelling will be in indelible ink on the back of the print

and will include film and frame number; date photographed and photographer's name; name and address of feature/building; and NGR. Photographic prints will be mounted in appropriate archival stable sleeves.

- 9.2 The archive resulting from the building recording will be deposited with the Lancashire County Record Office in a format to be agreed with the Archives Officer and within a timescale to be agreed with the Planning Officer.
- 9.3 The site archive will be prepared and stored according to the UKIC Guidelines for the preparation of excavation archives for long term- storage (1990) and the Museum and Galleries Commission Standards in the Museum Care of Archaeological Collections(1992) 'Standards for the preparation and transfer of archaeological archives'.
- 9.4 A copy of this report will be supplied to the Lancashire Historic Environment Record in Adobe Acrobat 'PDF.' format on CD-ROM on the understanding that it will become a public document after an appropriate period (six months after completion of the field work unless another date is agreed). A copy of the report will also be supplied to the Local Planning Authority responsible for the planning decision.
- 9.5 The archaeological contractor will complete the *Online Access to Index of Archaeological Investigations* (OASIS) form. Once a report has become a public document by submission into the *Lancashire Historic Environment Record* (HER) LCCAS may place the information on a web-site. It is understood that our clients are agreeable to this. Provision and agreement will be made for the appropriate academic publication of any results that are not to form part of further work.

## **10. COPYRIGHT**

- 10.1 Full copyright of this commissioned report and other project documents shall be retained by the author of the report under the Copyright, Designs and Patents Act 1988

## **11. BIBLIOGRAPHY**

### **Abbreviations**

IGS     Institute of Geological Sciences  
LCRO   Lancashire County Record Office  
OS     Ordnance Survey  
RLSL   Rawtenstall Local Studies Library

### **Maps**

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## **APPENDIX 1: PROJECT DESIGN**

M. Sadiq Esq.  
Development Control  
Rossendale Borough Council  
Town Centre Offices  
Lord Street  
Rawtenstall  
Rossendale  
Lancs.  
BB1 7DY

02 March 2009

Dear Mr. Sadiq

**HISTORIC BUILDING RECORDING  
LANE ENDS FARM, PARK ROAD, WATERFOOT  
PLANNING PERMISSION No. 2008/0383**

We have been instructed by Mr & Mrs Rhodes to carry out the above work which is required as a result of a condition attached to the planning permission conversion of the building to residential use. We further understand that we are required to submit a written scheme of investigation for your approval.

We have seen the communications of 13 Feb. from yourself and 27 Feb. from Mr Moir at Lancashire County Council Archaeology Service (LCCAS) to our clients about this work and having regard to those our scheme of investigation will be along the following lines.

A level 2-3 recording programme as defined by English Heritage in their 2006 publication 'Understanding Historic Buildings *A guide to good recording practice*'. Broadly this will comprise:

- A detailed written description (including the listed building description);
- a plan based on the architect's CAD drawings;
- a section including the roof truss (to be drawn at a scale of 1:50);
- black and white archive photographs to be taken using a medium format camera which will include photos of the barn doors and boskins stored on site
- Report photos taken using a digital camera with a resolution of at least 5 mega pixels;
- Background research will be carried out at Rawtenstall Local Studies Library and Lancashire County Record Office. The sources to be consulted will

include those relating to owners and occupants (e.g. census returns) as well as any other documentation such as estate maps, tithe & enclosure awards, wills etc, if they survive.

The programme will otherwise follow the more detailed standard specification setting out the work necessary to fulfil the condition prepared by the LCCAS for similar schemes (see page 3 et seq.). In addition, and with our client's approval, we will complete the *Online Access to Index of Archaeological Investigations* (OASIS) form the overall aim of which is to provide an online index to the archaeological 'grey' literature that has been produced as a result of the advent of large amounts of development funded fieldwork

One difficulty concerns getting adequate access to the roof truss which, because of its height, would require the erection of suitable scaffolding. We do intend to make a preliminary drawing from ground level but would wish to wait until the new first floor is installed to complete the detail. Our clients are in agreement with this approach which has been used successfully in other cases (e.g. Dover Farm, Hoghton) and we shall be grateful if you would provide your approval, or details of any amendments that you require to our project design, as soon as possible.

Yours Sincerely

John Trippier

cc. D. Moir Esq. BA, MA, AIFA, (LCCAS)  
Mr & Mrs Rhodes



## **SPECIFICATION FOR THE ARCHAEOLOGICAL RECORDING OF NEW HOUSE FARM BARNS, NEW HOUSE LANE, WINMARLEIGH**

**Site Name:** New House Farm Barns, New House Lane, Winmarleigh

**Planning application number:** 2/07/01291

**Grid Reference:** SD 4753 4755

### Summary

Planning permission (2/07/01291) has been granted by Wyre Borough Council for the conversion of farm buildings into residential properties at New House Farm Barns, New House Lane, Winmarleigh.

Because of the historic interest of the building, Lancashire County Archaeology Service (LCAS) has recommended that the barns (units 1-4) be recorded before its conversion. The recording is a condition (no. 4) of the planning permission. This recommendation follows the advice given by central government as set out in *Planning Policy Guidance: Planning and the Historic Environment* (PPG 15) and *Planning Policy Guidance: Archaeology and Planning* (PPG 16) issued by the DoE.

### **1. Purpose of recording**

- 1.1 Archaeological building recording and analysis is required to comply with a condition attached to the planning permission. The proposals will require significant alterations to the building, and a permanent record of the building is therefore required.

### **2. Description of proposal**

- 2.1 The current proposals will require the insertion of new openings (rooflights, windows and doors), modification of existing openings as well as changes to the existing internal layout of the buildings.

### **3. Archaeological/Historical interest**

- 3.1 The 1<sup>st</sup> Edition Ordnance Survey, 1:10560 map, surveyed in 1844-5, (Lancashire Sheet 39) shows a building occupying the same location as the proposed units 1-4, and the garage block for units 2 & 3, when the site is called *New House*. Both Unit 5 and the garage block for units 1, 4 & 5 are absent from the 1<sup>st</sup> Edition 1:2500 OS (Lancashire Sheet XXXIX. 15), when the site is known as *Morton's*, and therefore post-date 1890 and are not of interest.
- 3.2 The building (proposed units 1-4) is therefore considered as being of historical interest, probably originating in the first half of the 19<sup>th</sup> century or earlier, with evidence for alterations during its working life in response to changing agricultural practices and

economics, and therefore merits recording prior to demolition. The building is a combination of original stone elements, with later brick additions. The southern gable and first bay have been completely rebuilt.

- 3.3 Farm buildings are of great historical importance. They record, by the siting of the farmstead, the pattern of rural settlement and the making of the historic landscape. They record the historic farming systems and methods of the area and they show the vernacular or traditional building materials and methods of their locality. Conversion, dereliction and demolition are steadily eroding the numbers of functional historical farm buildings in the county.

#### **4. Map analysis**

- 4.1 Prior to the commencement of work on site, the archaeological contractor should undertake a rapid map-regression exercise. As a minimum, all historic Ordnance Survey maps should be examined. If available, other historic cartographic sources should also be examined. This work is intended to inform the archaeological recording by providing background information with regard to the function of the buildings and the phases of construction.

#### **5. Personnel**

- 5.1 The work shall be carried out by appropriately qualified and experienced staff. Details of staff and their relevant experience should be discussed and agreed with the monitor prior to the work being carried out.

#### **6. Photographic Recording**

- 6.1 A general and detailed photographic record is to be made of the building.
- 6.2 General photographs of the interior, exterior and setting of the building are required.
- 6.3 Any external detail, structural or decorative, which is relevant to the building's design, development and use and which does not show adequately on general photographs.
- 6.4 The building's relationship to its setting, to other buildings, or to a significant viewpoint.
- 6.5 Internal detail, structural and decorative which is relevant to the building's design, development and use and which does not show adequately on general photographs. 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. **N.B.** Detail photographs must be taken at medium-to-close range and be framed in such a way as to ensure that the element being photographed clearly constitutes the principal feature of the photograph.
- 6.6 For the purposes of the report, high quality digital images are acceptable.
- 6.7 Archive photographs can be taken with a 35mm camera (a Medium or Large Format camera can also be used). All record photographs to be black and white, using conventional silver-based film only, such as Ilford FP4 or HP5, or Delta 400 Pro (a recent replacement for HP5 in certain film sizes such as 220). Dye-based (chromogenic) films such as Ilford XP2 and Kodak T40CN are unacceptable due to poor archiving qualities. Digital photography is unacceptable due to unproven archiving qualities. This basic photographic record is to be supplemented by colour

slide photography where colour is an aspect that needs to be recorded. All detailed photographs must contain a graduated photographic scale (measuring tapes and surveying staffs are not considered to be acceptable scales in this context). A 2-metre ranging-rod, discretely positioned, should be included in a selection of general shots, sufficient to independently establish the scale of all elements of the building and its structure.

- 6.8 A photographic register detailing (as a minimum) location and direction of each shot must be completed. The position and direction of each photograph is also to be noted on a copy of the building/site plan.

## **7. Drawn Record**

- 7.1 A scale plan (1:50 or 1:100) of the ground floor of the building to be affected is to be made. Storage areas such as lofts at first floor level should be noted on the plan. Existing plans (e.g. plans submitted with a planning application) may be used as the basis for the drawn record; it is the responsibility of the archaeological contractor to ensure that any existing drawings used are accurate, if not, to make any necessary adjustments or corrections. The drawn record is to show all features of interest that have been recorded photographically, as well as to show any other features of historical significance that may not be directly affected by the proposal but which are necessary to put those features in context.
- 7.2 Drawings (to scale or fully dimensioned) recording the form and location of other significant structural details (e.g. timber or metal framing, roofs). In this instance the internal elevation containing the remains of the cruck blade must be cleaned back to reveal the timber in order that it may be properly drawn.
- 7.3 Sections to illustrate the vertical relationships within a building (e.g., ceiling heights; differing floor heights; roof trusses).
- 7.4 Construction techniques and sequences should be appropriately illustrated and described, if visible. Typical features of interest may include tool marks left over from the preparation of structural timbers, joints, peg-holes, carpenters' marks, etc.
- 7.5 The archaeologist on site should also identify and note:
- any significant changes in construction material – this is intended to include significant changes in stone/brick type and size
  - any blocked, altered or introduced openings
  - evidence for phasing, and for historical additions or alterations to the building
  - any other evidence for the use of cruck construction in the south-western end of the range of buildings.
- 7.6 Drawing conventions should conform to English Heritage guidelines as laid out in *Understanding Historic Buildings: A guide to good recording practice* (English Heritage 2006).

## **8. Health and Safety**

- 8.1 The archaeologist on site will operate with due regard to health and safety regulations

## **9. Monitoring**

- 9.1 The Lancashire County Archaeology Service may undertake monitoring for its own quality control purposes. A minimum of one week's notice of the commencement of fieldwork must be given by the archaeological contractor to the monitor, in order that arrangements can be made.

## **10. Post-Recording Work and Report Preparation**

- 10.1 Record photographs should be printed at a minimum of 5" x 7". Bracketed shots of identical viewpoints need not be reproduced, but all viewpoints must be represented within the report.
- 10.2 A fully indexed archive is to be compiled consisting of all primary written documents, plans, photographic negatives and a complete set of labelled photographic prints. Labelling should be in indelible ink on the back of the print and should include: film and frame number; date recorded and photographer's name; name and address of feature/building; national grid reference. Printed adhesive labels are also acceptable. Photographic prints should be mounted in appropriate archival stable sleeves.
- 10.3 A short written report should be produced detailing who undertook the recording, when the work was done, where the structure/building is located, what recording was undertaken and why the work was required. The report should also include details of the alterations/demolition to be undertaken and an assessment of the importance of the feature/building to be affected. A discussion of the construction sequence of the building should also be included.
- 10.4 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 with the building(s) being recorded clearly marked; photographs used to illustrate key points and a complete set of site drawings, at an appropriate scale, executed to publication standard. Extracts from all historic maps studied during the map analysis stage (section 4.) are also to be included within the report with the building/buildings of interest clearly visible, where they aid interpretation of the development of the building(s). All copyright and Licence agreement numbers should be included where necessary. The photographic record plan and register must also be included.
- 10.5 A copy of this specification should be bound into the back of the report.

## **11. Deposition of archive**

- 11.1 The archive resulting from building recording will be deposited with the Lancashire Records Office, in a format to be agreed with the County Records Officer, and within a timetable to be agreed with the Specialist Advisor (Archaeology) or Planning Officer (Archaeology). A summary record of the building with appropriate illustrations will be deposited with the Lancashire Sites and Monuments Record and with the National Monuments Record in Swindon. This should be provided as an Adobe Acrobat 'PDF' on CD-ROM.
- 11.2 The site archive shall be conserved and stored according to the *UKIC Guidelines for the preparation of excavation archives for long-term storage (1990)* and the Museum and Galleries Commission *Standards in the Museum Care of Archaeological collections (1992)* 'Standards for the preparation and transfer of archaeological archives'.

- 11.3 Copies of the report will be supplied to the Lancashire Sites and Monuments Record, within 12 weeks of the completion of the on-site recording, on the understanding that it will become a public document after an appropriate period (a maximum of 6 months after the completion of the fieldwork unless another date is agreed in writing with the Specialist Advisor (Archaeology) or Planning Officer (Archaeology). A copy of the report will be supplied to the Local Planning Authority responsible for the planning decision.

## **12. Technical queries**

- 12.1 Prior to the commencement of *any work*, the archaeological contractor should confirm in writing adherence to this specification, or state (with reasons) any proposals to vary the specification. Should the contractor wish to vary the specification, then written confirmation of the agreement of LCAS to any variations is required prior to work commencing. The archaeologist carrying out the recording should be appropriately qualified and experienced.
- 12.2 Any technical queries arising from the specification detailed above, should be addressed to LCAS without delay at Lancashire County Council, Environment Directorate, Guild House, Cross Street, Preston, PR1 8RD, Tel. 01772 531734. Fax 01772 533423. E-mail: [Douglas.moir@env.lancscc.gov.uk](mailto:Douglas.moir@env.lancscc.gov.uk)

## **13. Valid period of specification**

- 13.1 This specification is valid for a period of one year from date of issue. After that time it may need to be revised to take into account new discoveries, changes in policy or the introduction of new working practices or techniques.

Doug Moir  
Planning Officer (Archaeology)  
Lancashire County Archaeology Service

February 2008

## **APPENDIX 2: FIGURES**

- Fig. 1:        Site Location Map**
- Fig. 2:        Site Plan**
- Fig. 3:        Yates Map of Lancashire in 1786**
- Fig. 4:        OS 6” Lancashire Sheet 72, 1844**
- Fig. 5:        OS 25” Lancashire Sheet 72:14, 1893**
- Fig. 6:        OS 25” Lancashire Sheet 72:14, 1911**
- Fig. 7:        OS 25” Lancashire Sheet 72:14, 1930**
- Fig. 8:        OS. 1: 2500 Sheet SD 8422, 1962**
- Fig. 9:        Ground Floor Plan & Section A-A1**
- Fig. 10:      Measured Drawing of West Side of Roof Truss**
- Fig. 11:      Photograph Register**
- Fig. 12:      Photograph Location Plan**



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**Fig. 1: Site Location Map**



*Archaeological Building Survey at  
Lane Ends Farm Barn, Park Road, Waterfoot*

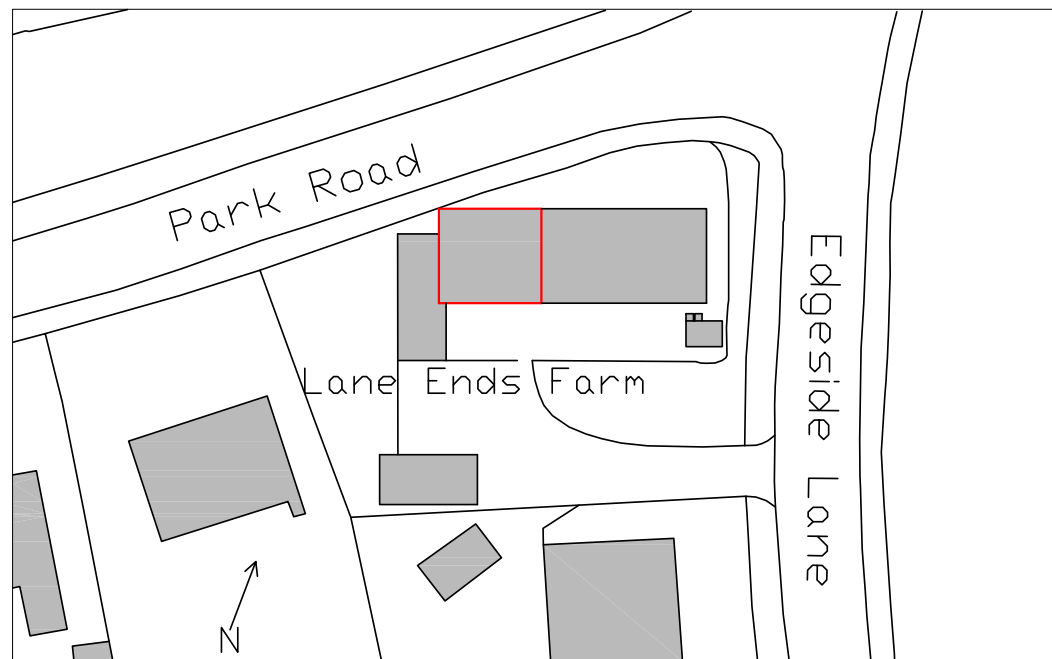
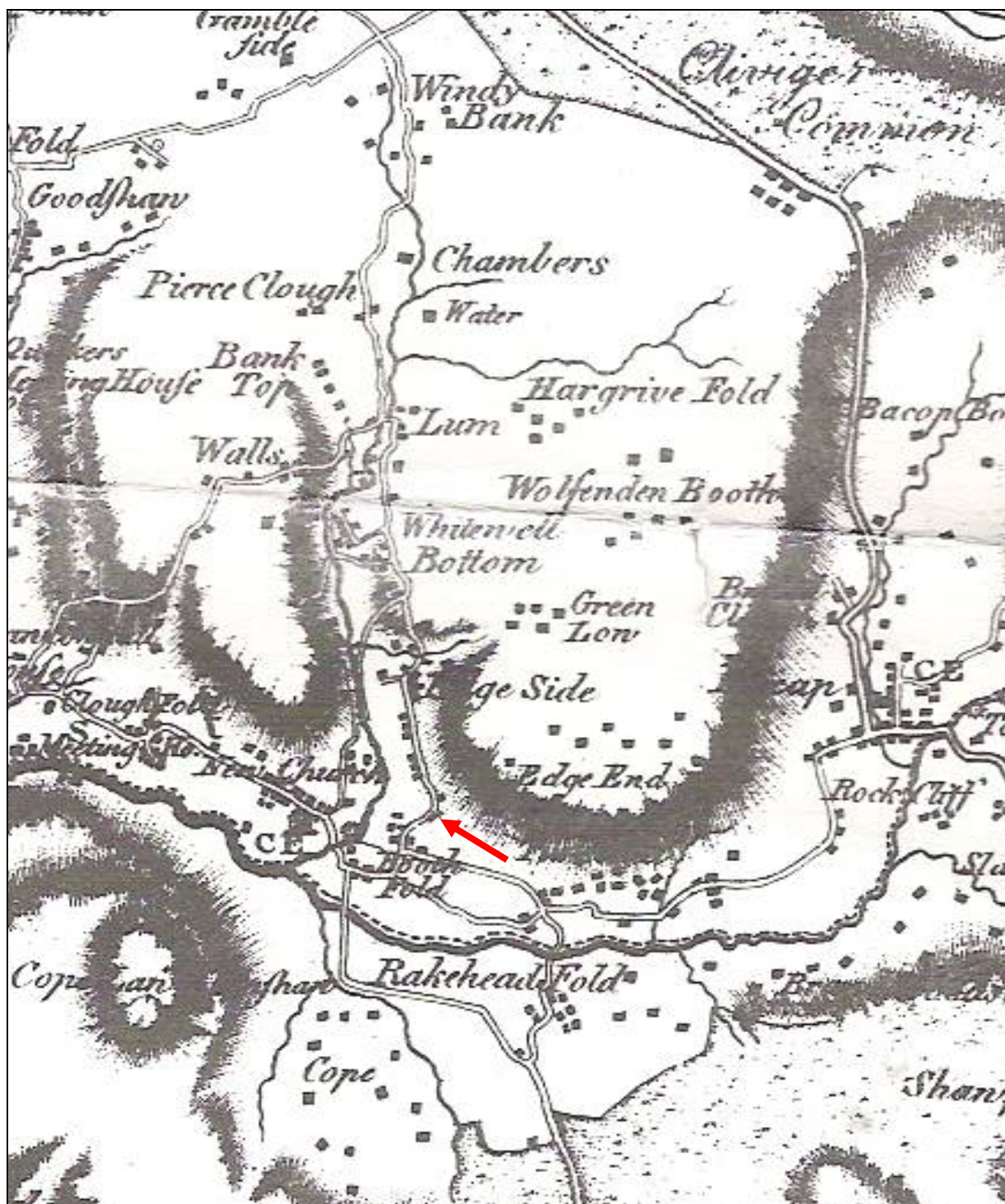


Figure 2: Site Plan at 1:500 Scale

Reproduced Using Architects Plans and 2002 1:2500  
Map Ref. SD8422



**Fig. 3: Yates 1" Map of Lancashire in 1786 enlarged x 2**





Fig. 4: OS. 6" Lancashire Sheet 72, 1844 (actual size)



Fig. 4: OS. 6" Lancashire Sheet 72, 1844 (enlarged x 3)

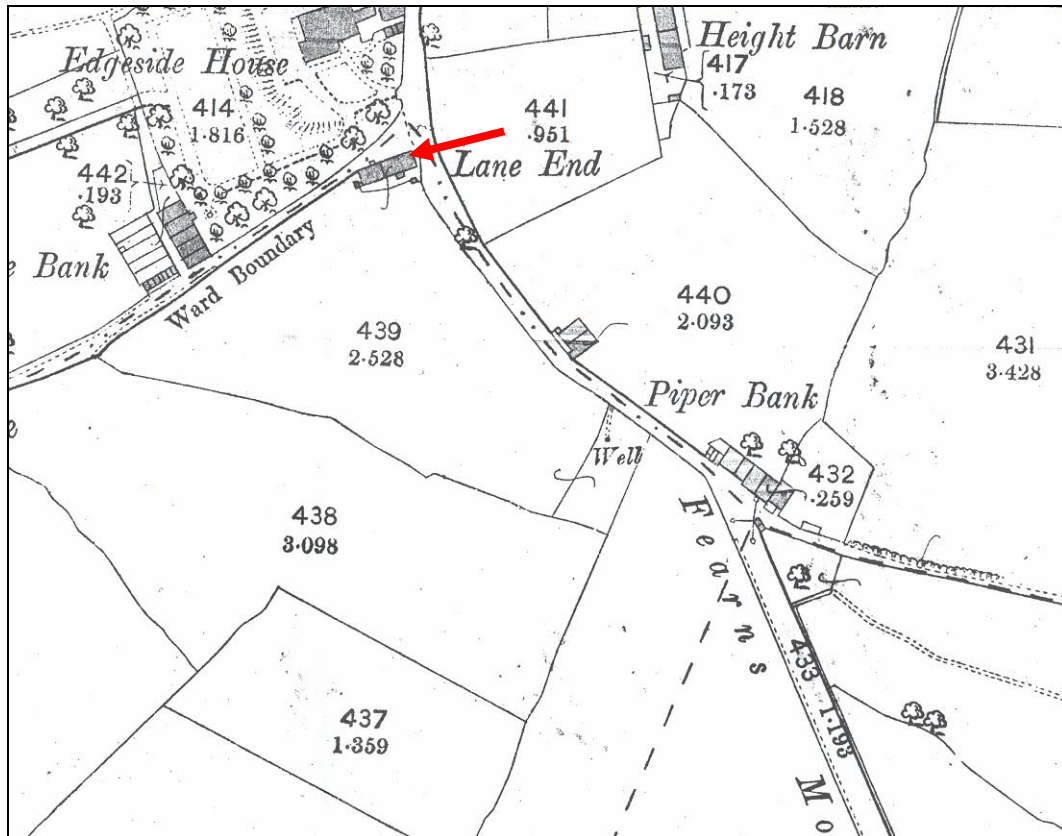


Fig. 5: OS. 25" Lancashire Sheet 72.14, 1893 (actual size)

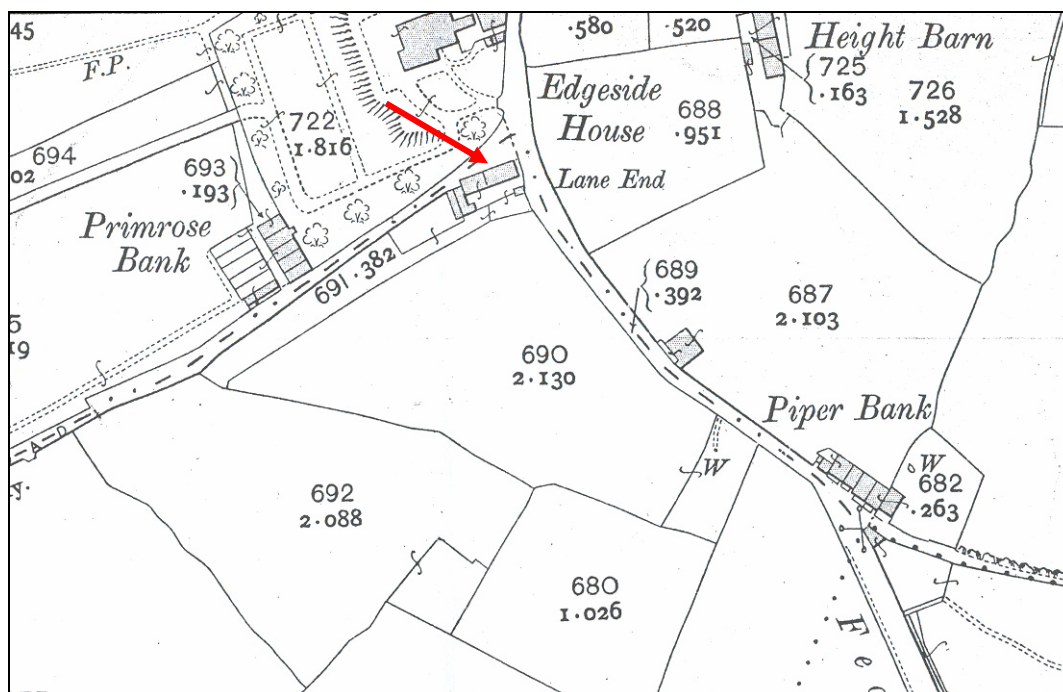
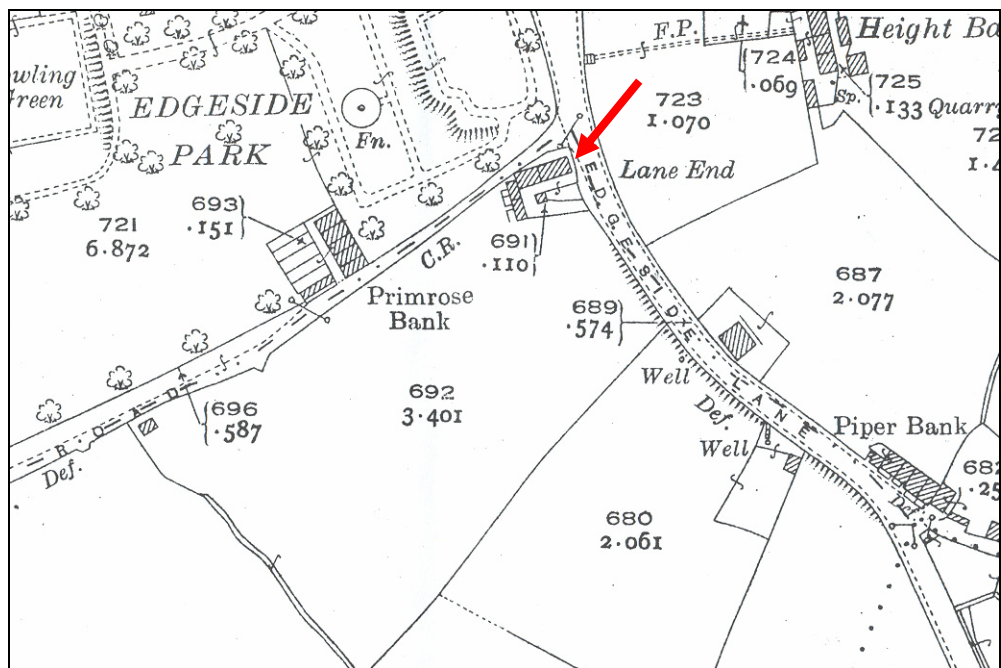
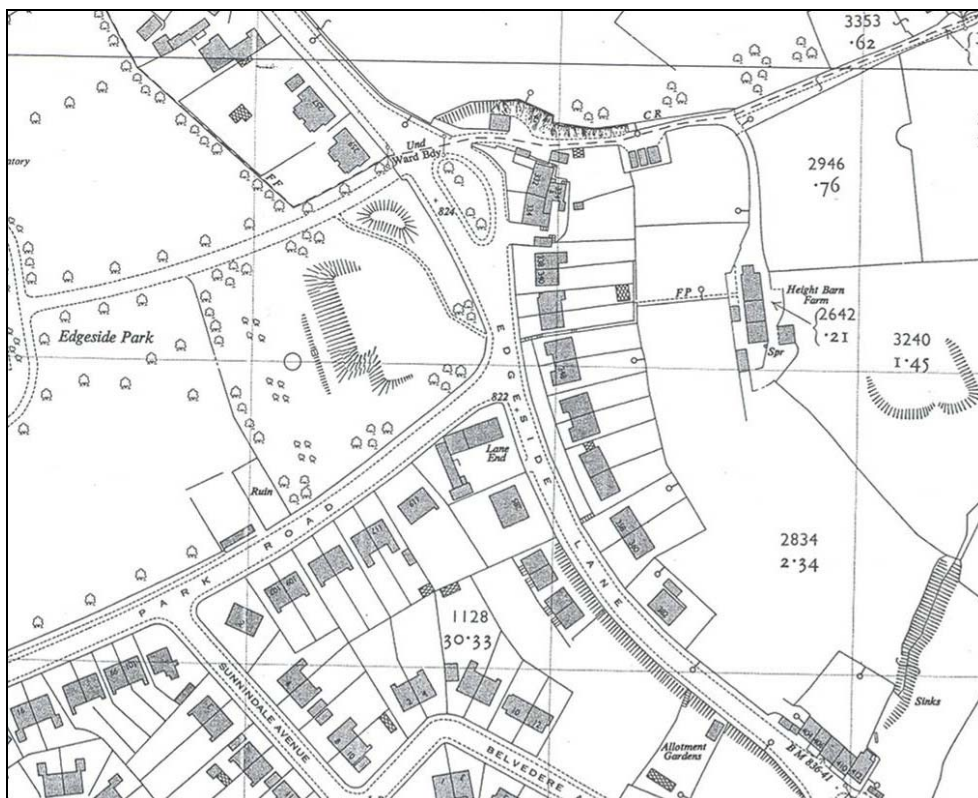


Fig. 6: OS. 25" Lancashire Sheet 72.14, 1911 (actual size)



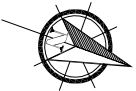
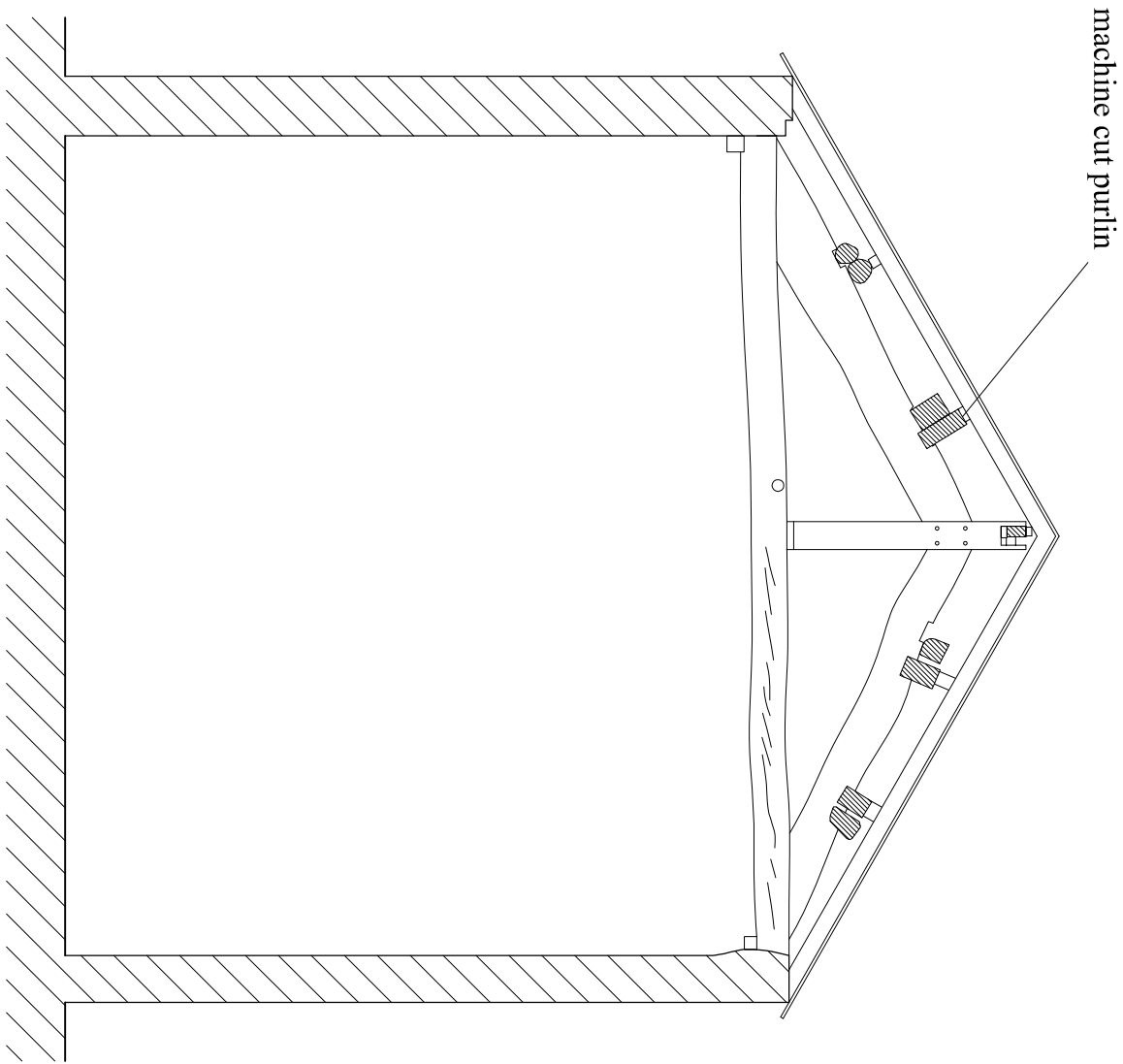
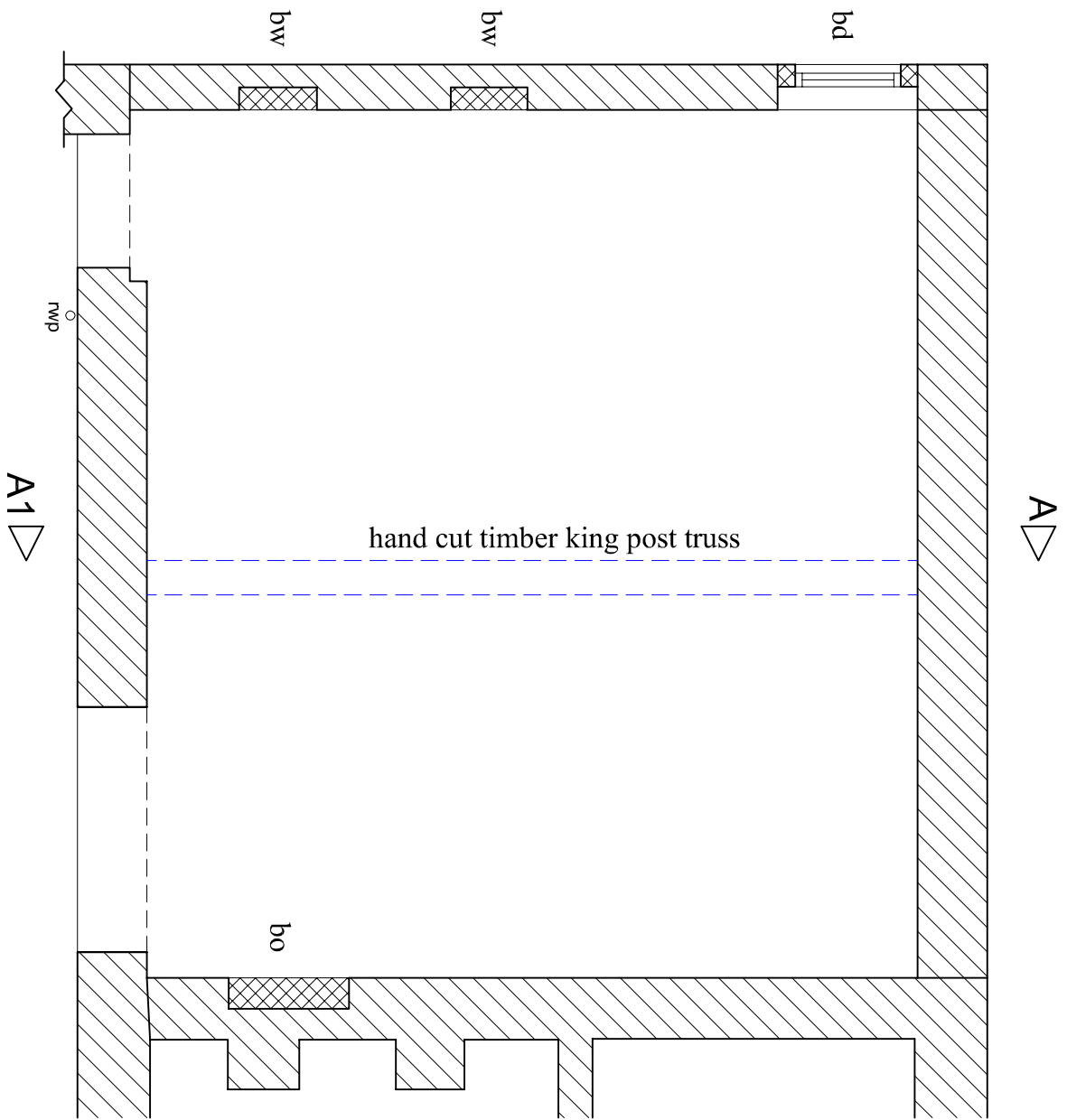


**Fig. 7: OS. 25" Lancashire Sheet 72.14, 1930 (actual size)**

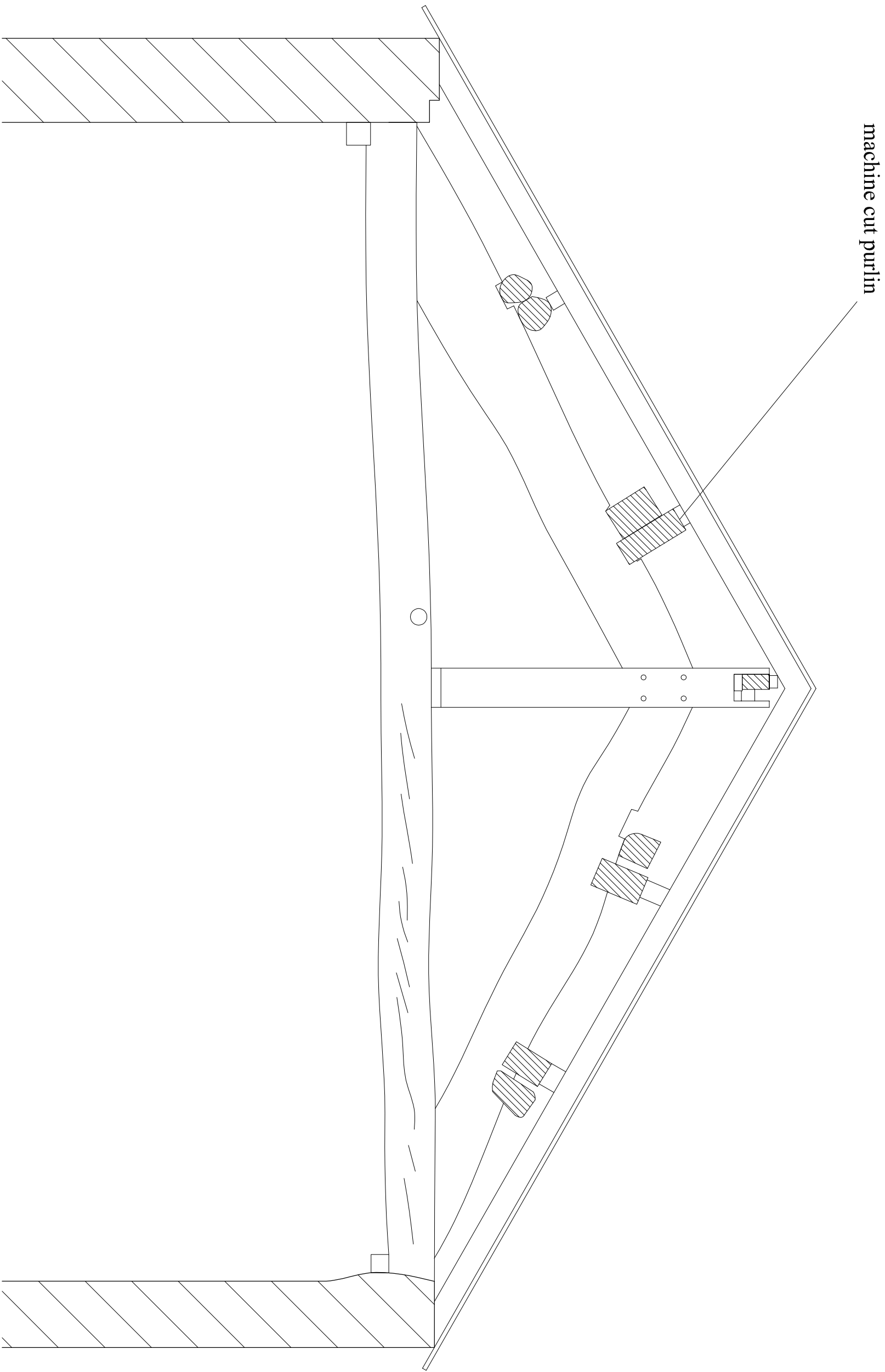


**Fig. 8: OS. 1:2500 Sheet SD 8422, 1962 (actual size)**

bw - blocked window  
bd - blocked door  
bo - blocked opening



scale 1:50 @ A3



0

1

2

3

4

5 Metres

scale 1:20 @ A3

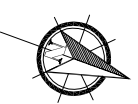


**FIG.11: PHOTOGRAPHIC REGISTER (1 OF 2)**

<b>Plates in Report</b>	<b>Digital Pictures</b>	<b>Monochrome Film/exposure</b>	<b>Description</b>	<b>Direction Of Shot</b>
6	001	1/11	North-east corner of barn	NE
9	002		East wall of barn	E
	003		South-east corner of barn	SE
	004	1/ 14 & 2/ 7	South-east corner of barn	SE
8	005		East end of south wall of barn	SE
10	006	1/12 & 2/ 3	West end of south wall of barn	SW
11	007	1/13 & 2/ 5	Lower part of west wall of barn	W
	008		West wall of barn	W
	009		Upper part of west wall of barn	W
	010	1/1	Blocked windows in west wall of barn	W
	011		Southerly blocked window in west wall of barn	W
12	012	1 /4,2/ 6 & 2/13	North wall of barn	NW
	013		Bricked –up area in north wall of barn	N
	014		Line of flue in east wall of barn	SE
13	015	1/15,2/ 8 & 2/16	Hand-cut king post roof truss with line of flue in east wall of barn behind	SE
15	016		Hand-cut king post roof truss	E
	017	2/1, 2/9, 2/10 & 2/11	South end of hand-cut king post roof truss resting on corbel in north wall	SE
14	018		North end of hand-cut king post roof truss resting on corbel in north wall	NE
	019	2/15	North end of hand-cut king post roof truss resting on corbel in north wall	NE
	020	2 /2 & 2/ 12	Purlins and rafters in north pitch of roof	NE
20	021		Purlins and rafters in centre of roof	E
	022		Purlins and rafters in south pitch of roof	SE
	023	2/14	Purlin joints on roof truss	E
	024		Detail of purlin joints on roof truss	E
	025		Detail of king post showing redundant joist slots on principal rafters	E
16	026	2	King post roof truss showing redundant joist slots on principal rafters	NW
FC	027	1 /5	South elevation of farmhouse and barn	N
1	028	1 /6	South elevation of barn	N
3	029	1 /7	West elevation of barn	E
4	030	1 /10	East and north elevations of barn	SW
	031	1 /9	West end of north elevation of farmhouse and barn	W
	032		West end of north elevation of farmhouse and barn	W
5	033	1 /8	North elevation of barn	SW
	034		Detail of north elevation of barn	SW
2	035	1/3	Barn doors (not in situ)	

7	036	1 /2	Boskin removed from barn	
17	037	3/	King post and purlins showing redundant slots	SE
18	038	3/	King post showing redundant slot on tie beam and ill-fitting tenon	SE
19	039	3/	King post and tie beam showing peg holes at top of king post and larger hole in tie beam	S
	040	3/	King post and purlins showing redundant slot on northern principal rafter	NE
	041	3/	Detail of purlins on southern principal rafter	SE

**FIG.11: PHOTOGRAPHIC REGISTER (2 OF 2)**



## **APPENDIX 3: PLATES**

**Plate 1: South elevation of barn**

**Plate 2: Barn doors (not in situ)**

**Plate 3: West elevation of barn**

**Plate 4: East and north elevations of barn**

**Plate 5: North-west corner of barn**

**Plate 6: North-east corner of barn**

**Plate 7: Boskin removed from barn**

**Plate 8: East end of south wall of barn**

**Plate 9: East wall of barn**

**Plate 10: West end of south wall of barn**

**Plate 11: Lower part of west wall of barn**

**Plate 12: North wall of barn**

**Plate 13: Hand-cut king post roof truss with line of flue in east wall of barn  
behind Hand-cut king post roof truss**

**Plate 14: North end of hand-cut king post roof truss resting on corbel in north  
wall**

**Plate 15: South end of hand-cut king post roof truss resting on corbel in north  
wall**

**Plate 16: King post roof truss showing redundant joist slots on principal rafters**

**Plate 17: King post and purlins showing redundant slots**

**Plate 18: King post showing redundant slot on tie beam and ill-fitting tenon**

**Plate 19: King post and tie beam showing peg holes at top of king post and  
larger hole in tie beam**

**Plate 20: Purlins and rafters in centre of roof**



**Plate 1: South elevation of barn**



**Plate 2: Barn doors (not in situ)**





**Plate 3: West elevation of barn**



**Plate 4: East and north elevations of barn**

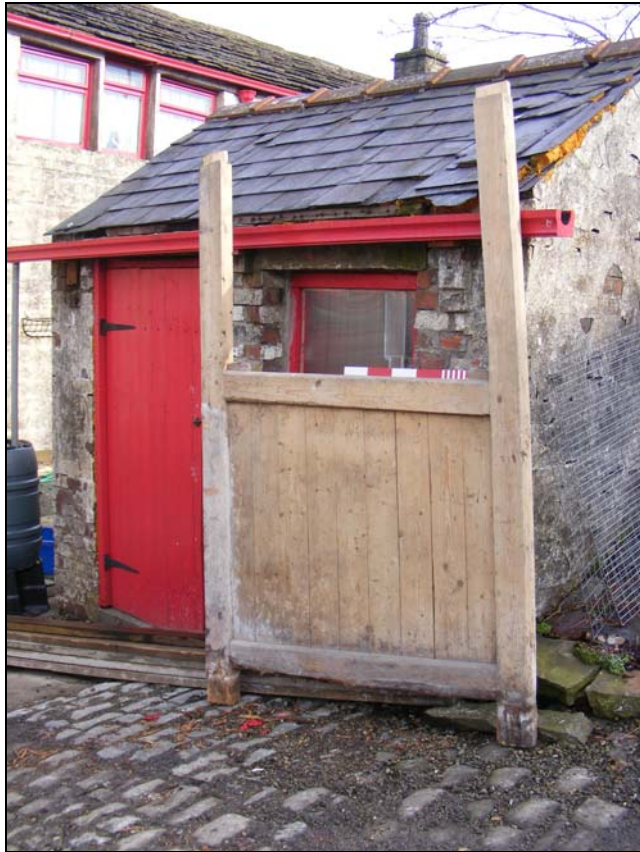


**Plate 5: North-west corner of barn**



**Plate 6: North-east corner of barn**





**Plate 7: Boskin removed from barn**



**Plate 8: East end of south wall of barn**



**Plate 9: East wall of barn**



**Plate 10: West end of south wall of barn**





**Plate 11: Lower part of west wall of barn**



**Plate 12: North wall of barn**





**Plate 13: Hand-cut king post roof truss with line of flue in east wall of barn  
behind Hand-cut king post roof truss**



**Plate 14: North end of hand-cut king post roof truss resting on corbel in north  
wall**





**Plate 15: South end of hand-cut king post roof truss resting on corbel in north wall**



**Plate 16: King post roof truss showing redundant joist slots on principal rafters**



**Plate 17: King post and purlins showing redundant slots**



**Plate 18: King post showing redundant slot on tie beam and ill-fitting tenon**





**Plate 19: King post and tie beam showing peg holes at top of king post and larger hole in tie beam**



**Plate 20: Purlins and rafters in centre of roof**

