

Lightfoot House Farm Barn, Lightfoot Lane, Broughton, Preston

An Archaeological Building Survey

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January 2011

Clients: Arley Homes

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NON-TECHNICAL SUMMARY

An archaeological building survey of a range of farm buildings at Lightfoot House Farm, Lightfoot Lane, Fulwood, Preston was required as a condition of planning permission for redevelopment of the site for residential use. The work was carried out on behalf of Arley Homes by J. M. Trippier Archaeological and Surveying Consultancy. The buildings were found to be a modified version of a Lancashire style combination barn with an adjoining shippson building at right angles to the main building thus forming an L-shaped block. They were both constructed of brick and slate, probably simultaneously, during the late 19th century and are a good example of how agricultural buildings were designed and altered in response to increases in mechanisation and animal welfare requirements following the industrial revolution.

ACKNOWLEDGEMENTS

Thanks are due to David Hough of Arley Homes. who commissioned the survey and the assistance provided by the staff of Lancashire County Record Office and Preston (Harris) Local Studies Library is also acknowledged.

1. INTRODUCTION

- 1.1 J. M. Trippier Archaeological and Surveying Consultancy in association with Bluestone Archaeology was instructed by Arley Homes. to carry out an House Farm prior to their demolition and redevelopment of the site for residential use. John Trippier BA (Hons), MRICS, PIFA is a Chartered Surveyor and Practitioner of the Institute of Field Archaeologists with over 40 years experience of surveying and recording buildings of many types. His company have carried out numerous standard Level 2/3 surveys as required in this case. He was assisted by Steven Price BA (Hons), M.Phil who also prepared the drawings and by Stephen Baldwin and Sally Evans of Bluestone Archaeology who respectively took the photographs and 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 Preston Borough Council (Application Number N2345/A/10/2133986). This condition stated that that “*no development shall take place on the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority*” and 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 but which has now been superseded by Planning Policy HE12 of Planning Policy Statement, *PPS5: Planning for the Historic Environment*. This came into effect on 1st April 2010 and requires that “*Where the loss of the whole or material part of a heritage asset’s significance is justified, local planning authorities should require the developer to record and advance understanding of the significance of the heritage asset before it is lost, using planning conditions or obligations as appropriate.*” Accordingly a Written Scheme of Investigation (WSI) was prepared by the contracted archaeologist and submitted to Preston Borough Council and the Lancashire County Council Archaeology Service on 13 December 2010. The survey was carried out at Level 2/3 of English Heritage’s suggested recording levels (English Heritage 2006, 13 et seq) in accordance with that WSI, a copy of which is attached at Appendix 1.

2. SITE LOCATION AND GEOMORPHOLOGY

- 2.1 The subject building is a range of two adjoining barns located on the former farmstead Lightfoot House Farm Lightfoot Lane, Fulwood, Preston. The Lane runs east-west a short distance from the junction 1 of the M55 motorway and parallel to the south side of the latter. The steading is located about 1 km from the junction of Lightfoot Lane with Garstang Road, the A6 trunk road which runs north- south and passes under the M55 at junction 1. The National Grid Reference is SD 51653345. The location of the site is pointed up by a red arrow on Fig 1 attached and the subject building is shown edged on the plan at Fig. 2. The steading has now been largely cleared of other buildings except for the farmhouse .
- 2.2 The locality is now a suburban one on the northern outskirts of Preston, the centre of which lies about 5km to the south. The subject buildings lie at an altitude of c.35m OD. The solid geology comprises Bunter Sandstone (IGS, 1969). The glacial drift deposits at these altitudes and the overlying soils are locally produced deposits of the Salop Association which comprise reddish-brown medium textured till mainly derived from Triassic rocks. The resultant landscape is undulating or flat and usually below 75m OD. Drainage can be poor due to the slow run-off (Hall and Folland 1970, 54-57). The land was used mainly as pasture (Farrer & Brownbill 1912: 117) with dairying and livestock rearing predominating (Hall and Folland 1970, 54-57).

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 WSI which accords with Level 2/3 of English Heritage's suggested recording levels (English Heritage 2006, 13 et seq) and the standard project specification prepared by the Planning Officer (Archaeology) at Lancashire County Council for similar surveys. A copy of the WSI 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 15 & 17 December 2010 when detailed notes were made of the structural details of the building. Measurements were taken electronically and with hand held tapes which enabled drawings to be made on site and later reproduced in AutoCAD electronic format for inclusion at Figs. 3 -6 of this report. All of these drawings were produced at a scale of 1:100. A photographic record was made with a 35mm Canon EOS 500 camera loaded with an Ilford FP4 monochrome film and a Fuji Finepix digital camera (6.7 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. 7 & 8. Historical research, included a full map regression, was carried at Lancashire County Record Office and Preston (Harris) Local Studies Library
- 4.3 The project was carried out in accordance with the recommendations of *The Management of Archaeological Projects* 2nd 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 known previous archaeological work in respect of Lightfoot House Farm and the subject building is not included in any statutory or local

listings.

- 5.2 Broughton was one of the townships within the ancient parish of Preston and the early medieval Hundred of Amounderness although it has its own 16th century church dedicated to St. John the Baptist which may have replaced an earlier 14th century one (Farrer & Brownbill 1912). It first appears in the historical record in the Domesday Book of 1086 as *Broctun* from the early English 'the *tun* on the brook' referring to Blundell Brook which flows through the township (Ekwall 1922, 47). This name underwent many slight changes throughout the thirteenth century, from Brocton in 1200, to Breton in 1256, then Brochton (1261), Broucton (1262), Broughton (1292) and by 1297 it was recorded as Brogton (Farrer & Brownbill 1912).
- 5.3 Prior to 1066 the manor of Broughton is recorded as having been in the ownership of Earl Tostig, as part of his lordship which included the Amounderness area, when it was valued as one plough- land or *carucate* (Farrer & Brownbill 1912). At the time of the survey Amounderness was in the hands of the King. 16 of its villas were recorded as having only a few inhabitants and the rest were waste (Morgan 1978, Y1-2). After the Conquest Amounderness appears to have been held in thegnage, perhaps by the old lords and their descendants. Between 1153 and 1160 William Count of Boulogne, son of King Stephen, confirmed to Uctred, son of Huck, (later known by the surname of de Singleton) and his heirs 8 oxgangs of land' in Broughton. Uctred's son, Richard, was ejected by Theobald Walter after whose forfeiture and death the manor was detained by King John and remained in the possession of the Crown until 1216 when King Henry III returned the ownership to William, the grandson of Richard de Singleton. In 1262 Broughton passed to Alan de Singleton and to his son Thomas in 1292. After the death of Thomas de Singleton around the end of the thirteenth century Broughton passed to his sister, Joan Banastre. Joan then passed the manor to her son William Banastre in 1303. It continued to be passed down this family line until at least 1382 but by 1445–6 it was held by Richard de Balderston and in 1489 was included in the forfeited Harrington lands given to Thomas Earl of Derby. After this point in time no further mention is made of Broughton manor in any records (Farrer & Brownbill, 1912). The Broughton Tower estate in the east of the township, which remained in the possession of the Singleton family, was subsequently referred to as the manor. There have been a number of other major landowners in Broughton including Thomas Gregory of Woodplumpton who, in 1622, held of the king by knight's service (Farrer & Brownbill 1912). Other major landowners in Broughton included the Ingolheads, who owned the lands of the same name, and passed them to the Blundells of Preston, and then to William Hogton in the late fifteenth century, the Singletons of Brockholes who owned Bank Hall, the Claytons and the Crooks who sold their moiety in 1834 to the Wilsons of Preston who were still in possession 1912 (Farrer & Brownbill 1912).

- 5.4 Yates' 1786 map of Lancashire shows a number of properties named as *Lightforth Houses* somewhat to the east of the subject site. This name appears to relate to the buildings which ran along Lightfoot Green Lane, to the north of Lightfoot Lane. Harland names *Lightfoot Houses* as one of five hamlets in Broughton (Harland 1870, 473). Other structures on Yates' map may represent Lightfoot House although they cannot be clearly identified. Similar structures are shown on Greenwood's 1818 map and Hennessey's of 1829. The Tithe Map of 1839 gives a clearer depiction of Lightfoot House and a large building to the south-west both of which are shown on the 1849 6 inch OS Map of Lancashire (see para.5.7 below). At that time Lightfoot House comprised a farmstead of some 37 acres, situated mainly to the west and south of the steading, which was owned by James Pearson and occupied by William Hothersall. The 1841 census (HO107/500/1-8) does not record the names of many of the houses in the Broughton area however there was a house occupied by farmer William Hothersall, aged 35 who lived with his wife Mary, and their sons John and James. A male called John Hodgeon and a female named Mary Battersby were the servants of the house. The 1851 Census (HO 107/2268. Fols 653, 654) mentions a number of *Lightfoot Houses* in Broughton, however no Lightfoot House Farm is recorded and no one by the name of Hothersall was recorded in the area.
- 5.5 The 1861 (RG 9/3144/43) census records the name Light-Foot House Lane for the first time. A number of structures are recorded along this lane some of which appear to refer to the Lightfoot Houses discussed above, as they have the same inhabitants. The 1871 census (RG 10/4218/ 57-58) records seven structures on Light Foot Lane (at this time recorded under Woodplumpton) but again none can be identified as the subject farmstead. However the 1881, 1885 and 1892 trade directories for the Preston area records that an Edward Gregory Hothersall lived and farmed at Lightfoot House (Barrett 1885:494; Mannex 1881:376; Barrett 1892:426). This is confirmed by the 1891 Census (RG 10/4217/75) which lists Edward Gregory Hothersall, his wife Elizabeth and their children Mary, Ann, John, Annie, Gertrude, James and Bartholomew at Lightfoot House along with four male and two female servants, the latter being employed to work on the farm. The 1895 trade directory indicated that Edward G. Hothersall still resided at Lightfoot House. It also indicates that he was an auctioneer and valuer (Barrett 1895:465) and his firm was still in business in the late 20th century (pers.com. J. Trippier). However by the time of the 1901 census (RG 13/3961/131) he appears to have moved out of Lightfoot House Farm which was now occupied and farmed by George Hargreaves, his wife Ellen, and their children, Sarah, Hanson, Heber (?) Alice Hannah, Jesse, Dora, Ellen Linda and John Cooke and John Fowler, farm servants. George Hargreaves is also recorded in the trade directory of 1898 as occupying the house (Barrett 1898: 519) but the 1907 trade directory indicates that by this time the house had passed to the son Hanson Hargreaves (Barrett 1907: 669).

- 5.6 A document relating to the sale by auction of Lightfoot House Farm, in 1928, provides some information about the house and land at this time (LRO/DDX/74/16/42). The document indicates that at this time the farm held the 'Lightfoot House Produce Company, Limited' (the same name was also indicated for the farm in the 1926 trade directory [Barrett 1926: 779]), however this company had gone into voluntary liquidation by 1928. The quote below indicates what the Lightfoot House Farm entailed at this point;

'Freehold prize model dairy farm, known as Lightfoot House Farm, together with the excellent farmhouse, containing seven bedrooms, 2 sitting rooms, 2 kitchens and 2 pantries: also two five roomed cottages and farm buildings comprising 3 shippens for 54 head of cattle, 4 stall stable, Harness room, 3 loose boxes, bull house, calf house, range of piggeries, 2 cart sheds, magnificent barn with loft storage over main buildings; dairy, creamery, kithouse and washhouse. Water is laid on to the farmhouse, cottages, buildings and all fields. The land comprises in the whole: 76 acres, 3 roods and 24 perches statute measures or thereabouts of arable meadow and pasture land in good heart and condition'.

- 5.7 At the time of the 1849 6 inch OS Map of Lancashire Lightfoot House had been shown as two buildings (see Fig. 9 and para. 5.3 above). Both were 'L' shaped structures, located to the south of the road; one to the north east corner of the plot, and the other in the opposite, south west corner. Both were orientated east- west. There appears to have been a garden or orchard immediately to the south-east of the structure closest to the road. By the time the 1st edition 1893 1: 2500 scale Ordnance Survey Map was produced this site, which is now named 'Lightfoot House', had another east- west orientated 'L' shaped structure added to the south. This structure comprises the subject property. It had two extant rectangular protrusions. One was located at the east end of the south face, and another of the same size at the west end of the north face.
- 5.8 Little appears to have changed by the time of the 1911 1:2500 Ordnance Survey map although by the time of the 1932 1:2500 Ordnance Survey Map the protruding rectangular structure at the west end of the north face of the subject building had gone. By 1961 the protrusion on the south face had been extended outwards and two smaller ones added to the east face. The 1978 1: 2500 Ordnance Survey map indicates another small addition on the north face but currently all these protuberances have been removed except for one on the east elevation.

6. PHYSICAL DESCRIPTION

6.1 General description.

- 6.1.1 The subject building (Plates 1 & 2) lies to the south of Lightfoot Lane and to the south and west of Lightfoot House which still stands. The building comprises a modified Lancashire barn of machine-made brick laid in garden wall bond (5 rows of stretchers to one row of headers). The barn is aligned roughly east – west. A 2nd barn is attached to the east end of the north elevation and runs north to create an ‘L’ shaped footprint. The roof is Welsh slate throughout and is supported within the main barn by 6 queen-post roof trusses carrying 3 sets of purlins and in the 2nd barn by a single queen-post roof truss carrying 2 sets of purlins (see Fig.5).

6.2 Exterior

- 6.2.1 North elevation. This face comprises the front of the main barn (Plate 3) and the northern gable of the 2nd barn at the east end (Plate 4). The main barn is accessed at its east end via a large barn doorway with a timber lintel and two large side-hung metal gates, one of which contains a personnel door. To the west are three ground floor windows each blocked with corrugated sheeting. All have sandstone cills and lintels. The central one has been fitted into a previous doorway; the brick blocking beneath being apparent. All of these windows have sandstone cills and lintels. At first floor level, between the central and western-most windows, is a pitching door with a stone cill and fitted with a timber shutter. The gable of the 2nd barn has two timber framed windows at both ground and first floor level. The eastern-most windows are aligned one above the other, the lower being a 4-light sash and the upper a 9 light casement. The western ground floor level window, which is also a 9 light casement, has been moved west so that it is no longer aligned with the one above which is a modern 2 light casement. All of these windows have sandstone cills and lintels. To the east of the gable a modern brick outshut has been constructed in machine made brick. This has a single pitched roof of welsh slate and a large cart door entrance with RSJ lintel.
- 6.2.2 West elevation. This elevation comprises the west elevation of the 2nd barn (Plate 5) and the gable end of the main barn (Plate 6). The western face of the 2nd barn has a personnel doorway with a timber door hung and a sandstone lintel at its north end. South of this is a landscape window blocked with ply. This has been inserted into a previous doorway, the modern brickwork and sandstone lintel being apparent. To the south of this again is a portrait window likewise blocked with ply. Above this, at first floor level, is timber framed modern two light casement window and to the north, above the inserted window, is a pitching doorway with sandstone lintel and cill but blocked with brick. The gable end of the main barn has three original doorways –one at each end and one centrally placed but all now blocked with brick although a timber framed window has been inserted into the latter. These doorways each have sandstone lintels and sandstone quoins at the top and bottom of the jambs at the corner of the face. Two cattle doors have also been inserted between the blocked doorways each with RSJ lintels. The northern-most of these has been partially blocked with ply whereas the southern one has been fitted with a

large metal door. At first floor level there is small pitching door fitted with a timber shutter situated above the northern inserted cattle door is a window. This has a sandstone lintel and cill. Vent holes arranged in a lozenge shape are located near the apex of the gable.

6.2.3 South elevation. This elevation comprises the rear of the main barn (Plates 7 & 8). Three windows blocked with corrugated sheeting run from the west side with a large barn door to the east of them. The windows have sandstone cills and lintels and the central window replaces a previous doorway. The barn door has a timber lintel although on this face the doorway is blocked with ply and corrugated sheeting. A window at first floor level is located between the central and western windows and is fitted with a timber shutter. The modern outshut is located to the east of the face and is featureless.

6.2.4 East elevation. The face comprises the gable end of the main barn (Plate 9) and the east side of the 2nd barn (Plate 10). The gable is featureless save for vent holes at first floor level. A modern brick single-storey lean-to outshut lies against the east side of the barn. It is accessed via the large cart doorway in its north wall. At the southern end of the 2nd barn is a timber framed window of 6 lights with a sandstone cill and lintel. To the north of this are two doorways, each with sandstone lintels and hung with timber doors.

6.3 Interior

6.3.1. Main Barn. The eastern end of the barn is accessed via the large barn doorway in the north wall. The doorway has a modern metal door fitted with a timber lintel above. The walls of the barn are machine made brick with cement rendering c. 1.5m from the ground level up (Plate 11). Opposite the barn doorway, in the south wall, is a matching doorway, although this has been blocked with timber. To the east of the northern barn door is the dividing wall between the main barn and the 2nd barn. This contains three personnel doorways; the west and central ones are blocked with ply. The east one has no door fitted but leads into the storage area in the 2nd barn. All have timber lintels. At first floor level, above the central personnel door is a pitching doorway, hung with a timber door. In the internal western wall are two large cattle doorways, both with RSJ lintels (Plate 12). The southern of these has a timber gate fitted, whereas the northern is blocked with ply. The floor through the area is concrete and the ceiling is open to the rafters and two machine cut queen post trusses. At the southern end, these rest on brick pillars.

6.3.2 The western end of the barn (Plates 13 & 14) is accessed via the large cattle doorway in the southern end of the internal cross wall referred to at para. 6.3.1 above. The walls of this shippson area have been plastered and the floor is concrete. Two drainage channels run from east to west, from the cattle doors

in the cross wall, to the inserted cattle doorways in the west wall. The timber ceiling is supported on north – south aligned timber beams, supported by H-section steel uprights. The central area has been boarded out to form small cattle pens, with further boarding along the northern and southern walls, used as storage space. Three windows run along the north wall, each fitted with a modern timber frame, although they have been blocked with sheeting externally. This arrangement is mirrored on the south wall. The western wall has two inserted cattle doorways at the end of each of the drainage channels. Between these is a window with a modern timber frame inserted into a blocked doorway, although this is not apparent from the interior. At the extreme northern and southern ends of the western wall are two further blocked personnel doorways.

- 6.3.3 Above the western bays of the barn is a hay loft. The floor is of modern timber boarding, although rotten in places and covered in hay (Plate 15). Pitching doors fitted with timber shutters are located in the north, south and west walls. The ceiling is open to the rafters and four machine cut queen post trusses (Plate 16).
- 6.3.4 The 2nd Barn. This is divided into three areas (see Fig. 3) Along the east wall is a ground floor storeroom (the south storeroom) accessed from the main barn via a personnel doorway at the east end of the dividing wall (see para.6.3.1 above). The area has a concrete floor and a timber ceiling of the first floor above supported on modern timber joists. A modern timber staircase rises from east to west against the south (dividing) wall. The walls of the room are rendered with cement, as with the main barn, above which the white plaster has decayed revealing the machine made bricks beneath. A modern timber framed window is in the south of the east wall and a personnel doorway is to the north of this with a modern timber batten door fitted. Both have timber lintels, the window having a concrete cill. A timber framed doorway in the north wall leads to a second (north) storeroom.
- 6.3.5 This second storeroom is accessed via the aforementioned timber framed doorway and likewise has cement rendered walls, a concrete floor and a timber ceiling. A modern timber framed window is located in the east end of the north wall. This has a moulded timber cill and moulded timber surround. A doorway, blocked with ply, is in the northern end of the east wall. The wall between this door and the window has been tiled with modern white tiles to a height of c.2m. A personnel doorway into a milking parlour to the west is located in the west wall, although no door is hung. To the south of this doorway a stone bench, supported on brick pillars, runs to the south, before turning east along the south wall and terminating at the doorway to the first (south) store (see Fig.3). A square area in the south east corner of the room has been partitioned off with timber T & G boards (Plate 17).
- 6.3.6 The west side of the 2nd barn is the milking parlour (Plates 18 & 19). The walls of the milking parlour have been completely rendered in cement, hiding the surrounds of all the windows and doors. It is accessed from the exterior via

a doorway at the north end of the west wall. To the south of this is a landscape window blocked externally with ply. To the south again is a modern timber framed portrait window likewise blocked externally with ply. In the south wall are the two blocked personnel doors giving access to the main barn as described at para. 6.3.1 above. A doorway in the eastern wall leads into the north storeroom described above. In the north wall, slightly west of centre is a modern timber framed window. The floor is concrete and the ceiling is timber supported by an RSJ running north – south along the length of the room. A brick lined milking pit runs north – south down the centre of the room with concrete steps at either end. Flanking the pit on the west side are 6 concrete cow stalls, divided by stone boskins angled to correctly align the cows. There are 4 similar stalls on the east side. Metal hooks attached to the timber joists and used for carrying milking equipment flank the RSJ above the milking pit (Plate 18).

- 6.3.7 The first floor of the 2nd barn is accessed via the modern timber staircase at the eastern end of the south wall in the south storeroom on the ground floor. The first floor has been divided into two areas: To the east is a single room into which the access stairs rise. It is open to the underside of the slated roof which is supported by a single machine cut queen post truss. It has a timber floor although this has decayed and is unsafe (Plate 20). A window is located in the north wall, fitted with a 9 light timber casement with a timber lintel and a concrete cill. The western side of the first floor has been converted into two modern offices separated by a stud wall. The southern room is accessed from the east room via a personnel doorway at the top of the stairs. The room has timber panelling on all the walls hiding the blocked pitching doors in the west and south walls (see Fig 4). There is a modern timber framed 2-light casement window in the west wall. A personnel doorway in the north stud wall leads to the northern office which has a modern timber framed 2-light casement window in the north wall. The surrounds of the windows in these rooms have been blocked by the modern panelling. The floor of the offices has been carpeted over the timber boards, and a plasterboard false ceiling has been inserted hiding the queen post truss from view.

7. ANALYSIS AND HISTORICAL CONTEXT

- 7.1 The subject building comprises an east –west orientated barn containing three tall easterly bays, with opposing double cart doors in the north and south walls, and four westerly bays containing animal pens with a loft over. Attached to the north –east corner of this barn is a 2nd barn orientated south-north and of matching brick and slate construction. The whole appears to have been built at the same time between 1849 and 1893 (see cartographic evidence).
- 7.2 The east end of the loft in the main barn is open to the full height easterly bays from which it can be accessed by ladder only (there being no stairs) and from the exterior via pitching doors in the north and east elevations. The double cart

doors in the easterly bays are indicative of a barn used for the storage and threshing of corn with the threshing floor being between the double doors and the loft being used for storage (Brunskill 1987, 39-43). The presence of a pitching door between the threshing floor and the first floor in the 2nd barn suggests that this was also originally used for storage of corn, straw and/or hay.

- 7.3 In the classic threshing barn the storage bays would also have been of full height. The 'combination barn' arrangement, in which cow-houses with lofts over were installed in barns as in this case, was a product of the Industrial Revolution when the growing practice of storing sheaves of corn outside prior to threshing provided the space inside to house the greater numbers of beasts required to satisfy the increased demand for milk and dairy products (Brunskill 1987, 68).
- 7.4 One version of the 'combination barn' was the 'Lancashire barn' in which access to the cow house was usually by three doors in the gable end of the building (Brunskill 1987, 111) as is the case with the west elevation of this barn. Within this arrangement the cattle were led in through the flanking passages, which were also manuring passages, and tethered face-on to a central feeding passage. The variations in floor levels and surfaces between the manuring passages and the stalls can still be seen on Plates 13&14. The classic 'Lancashire barn' normally dated to between 1750 and 1850 and this later example appears to be a modified version reflecting a transitional stage between the classic 'Lancashire barn' and the separation between single storey shippens and dedicated hay barns which followed around the end of the 19th century (Brunskill 1987, 141).
- 7.5 The 2nd, north-south orientated, barn also displays the three door arrangement present in the 'Lancashire barn' although in this case they are not in the external gable-end of the building but in the interior gable where this barn adjoins the main one. It is clear therefore that the beasts must have entered the shippon via the threshing bays (see para.7.2 above) and it seems unlikely therefore that the full-height easterly bays of the main barn were ever used as a threshing floor and the opposing double doors probably represent the continuation of a vernacular tradition in barn design. This seems more so as by 1912 the Broughton area was clearly regarded a pastoral one (see para. 2.2 above) which presumably imported grain and animal feed from elsewhere.
- 7.6 It appears that at a later date, no doubt within the 20th century, alterations were made, possibly in response to legislation 1885 and 1926, which included the conversion of the shippon in the 2nd barn into a milking parlour with the insertion of a brick lined milking pit, angled boskins and metal hooks used for carrying milking equipment, and the insertion in the main shippon of pens rather than stalls. These arrangements gave the beasts greater freedom to wander subject only to being led to the milking parlour by the cowman where the new machinery maximised the number of cattle one person could milk at any one time (Brunskill 1987, 142).

8. CONCLUSION

- 8.1 Lightfoot House farm appears to have developed from at least 1796 until its zenith in the late 1970s when it comprised a considerable range of buildings. (Fig.1). Apart from the house the subject building is the only one still standing and comprises two adjoining barns set at right angles to each other and built between 1849 and 1893. As such they provide an interesting demonstration as to how farm buildings changed with the varying demands of industrialisation and continued to do so as a result of greater concern for animal welfare and increased mechanisation of processes such as milking.
- 8.2 By 1828 it was occupied by the 'Lightfoot House Produce Company, Limited' a name which graphically illustrates the highly commercial nature of farming by that date. Even so the company went into voluntary liquidation in 1928 when the farm was put up for sale. The Particulars described the premises as that '*... prize model dairy farm, known as the Lightfoot House Farm...comprising, inter alia 'a magnificent barn with loft storage over main buildings'* which stands as an appropriate description of the subject building.

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

LRO Lancashire Record Office

IGS Institute of Geological Sciences

OS Ordnance Survey

Maps

Harley, J.B., 1968, *Yates Map of Lancashire 1786*, The Historic Society of Lancashire and Cheshire

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OS, 1961, *1: 2500 Scale sheet SD 5133*, Southampton

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Unpublished Manuscripts

Broughton Tithes, 1839, (LRO/ PR 2269a).

Sales Particulars for Lightfoot House Farm, 1928, (LRO/ DDX/74/16/42).

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APPENDIX 1

WRITTEN SCHEME OF INVESTIGATION FOR THE ARCHAEOLOGICAL RECORDING OF

LIGHTFOOT HOUSE BARN, LIGHTFOOT LANE, FULWOOD

**By J. M. Trippier Archaeological and Surveying Consultancy in
association with Bluestone Archaeology**

Planning application number: 06/2010/196;
Appeal number: APP/N2345/A/10/2133986

Grid Reference: SD 5160 3345

1. Background

- 1.1 Planning permission has been granted on appeal for the redevelopment of the site of Lightfoot House Barn and surrounding land with residential properties. A condition was attached requiring that no development shall take place on the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. This would ensure that matters relating to the archaeological/historical importance associated with the remaining 19th century building on the site are recorded prior to its demolition.
- 1.2 This condition follows the advice formerly 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 but now contained in Policy HE 12 of Planning Policy Statement No. 5 which came into force on 23 March 2010.
- 1.3 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. The Lancashire County Archaeological Adviser (Planning) has confirmed that the recording methodology required is the standard Level 2/3 which is usually applied to non-listed agricultural buildings.

- 1.4 Arley Homes, the developers, have commissioned J. M. Trippier Archaeological and Surveying Consultancy in association with Bluestone Archaeology to carry out the survey. John Trippier BA (Hons), MRICS, PIFA is a Chartered Surveyor and Practitioner of the Institute of Field Archaeologists with over 40 years experience of surveying and recording buildings of many types. His company have carried out numerous standard Level 2/3 surveys as required in this case. This written scheme of investigation is been submitted to the planning authority as required by the planning condition.

2. Site Location

- 2.1 The subject building is a barn located on a former farmstead on Lightfoot Lane, Fulwood, Preston. The Lane runs east-west a short distance from the junction 1 of the M55 motorway and parallel to the south side of the latter. The steading is located about 1 km from the junction of Lightfoot Lane with Garstang Road, the A6 trunk road which runs north- south and passes under the M55 at junction 1. The location of the site is shown on Fig 1 attached and the subject building is shown hatched on the plan at Fig. 2. The steading has now been largely cleared of other buildings.

3. Documentary Research

- 3.1 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, Trades and Business Directories, documents and photographs held in local libraries, archives and museums will be examined. If available, other historic cartographic sources will also be examined. This work is intended to inform the archaeological recording by providing background information with regard to the date of construction, use and re-use of the building/structure and a discussion of the significance of the building.

4. The Photographic Record. This will include:

- 4.1 A general and detailed photographic record .
- 4.2 General photographs of the interior, exterior and setting of the building are required.
- 4.3 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.
- 4.4 The building's relationship to its setting, to other buildings, or to a significant viewpoint.
- 4.5 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. Detail photographs will 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.

- 4.6 Archive photographs will be taken with an SLR 35mm camera. All record photographs will be black and white, using conventional silver-based film only, such as Ilford FP4 or HP5. 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 will contain a graduated photographic scale. A 2-metre ranging-rod, discretely positioned, will be included in a selection of general shots, sufficient to independently establish the scale of all elements of the building and its structure. For the purposes of the report, high quality digital images are acceptable.
- 4.7 Record photographs will 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.
- 4.8 A photographic register detailing (as a minimum) location and direction of each shot will be completed. The position and direction of each photograph will be noted on a copy of the building/site plan.

5. Drawn Record

- 5.1 A scale plan (1:50 or 1:100) of the ground floor of the building to be affected will be made the archaeological contractor. Storage areas such as lofts at first floor level will be noted on the plan. 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.
- 5.2. Drawings (to scale or fully dimensioned) recording the form and location of other significant structural details (e.g. timber or metal framing, roofs).
- 5.3. Sections to illustrate the vertical relationships within a building (e.g., ceiling heights; differing floor heights; roof trusses).
- 5.4 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.
- 5.5 The archaeologist on site will 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
- 5.6 Drawing conventions will conform to English Heritage guidelines as laid out in *Understanding Historic Buildings: A guide to good recording practice* (English Heritage 2006).

6. Post-Recording Work and Report Preparation

- 6.1 A written report will be produced. This will include:
- 6.1.1 The location of the building, including name or street name and number, town, civil parish, and National Grid Reference. Details of listing or scheduling.
 - 6.1.2 The date when the record was made and the names of the recorders and the organisation which employs them (e.g. Unit name) as well as the reason for the record.
 - 6.1.3 A detailed description of the building. This should describe the building's plan, form, function, age and development sequence. The names of architects, builders, patrons and owners should be included if known. The purpose of this is to describe the building when no fuller record is required or to serve as an introduction to a more detailed record that may follow.
 - 6.1.4 An account of the building's overall form and of its successive phases of development, and of the evidence supporting this analysis.
 - 6.1.5 An account of the building's past and present use, and of the uses of its parts, with the evidence for these interpretations. An account of any fixtures, fittings, plant or machinery associated with the building.
 - 6.1.6 Any evidence for the former existence of demolished structures or plant associated with the building should be given.
 - 6.1.7 Copies of other records of the building, or a note of their existence and location.
 - 6.1.8. Relevant information from other readily available sources and from other people such as owners, building contractors or architects) who may be familiar with the building. Sources of such information should be given.
 - 6.1.9 A note of the building's past and present relationship to its setting: for example its relationship to local settlement patterns, particularly settlement patterns contemporary with the building, to a field system, to a park, garden, moat, graveyard or other man made landscape; its part in a larger architectural or functional group of buildings, its visual importance as a landmark, etc.
 - 6.1.10 A note of the significance of the building locally, regionally or nationally, in terms of its origin, purpose, form, construction, design, materials or status.

6.1.11 The report illustrations will include: 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 6.) are also to be included within the report with the building/buildings of interest clearly visible. All copyright and Licence agreement numbers will be included where necessary. The photographic record plan and register will also be included.

6.1.12 A copy of this specification will be bound into the back of the report.

7. Archiving

7.1 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 recorded and photographer's name; name and address of feature/building; national grid reference. Printed adhesive labels may also be used. Photographic prints will be mounted in appropriate archival stable sleeves.

7.2 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).

7.3 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

7.4 Copies of the report will be supplied to the Lancashire Historic Environment Record as an Adobe Acrobat 'pdf' on CD-ROM 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 by the contractor's client.

7.5 The archaeological contractors will complete the online OASIS form at <http://ads.ahds.ac.uk/project/oasis/>. Once a report has become a public document by submission to or incorporation into the HER, Lancashire HER may place the information on a web-site.

8. Personnel

- 8.1 The work will be carried out by appropriately qualified and experienced staff. Stephen Baldwin and Steven Price will carry out the site work and the latter will draft the initial report and prepare the drawings. Documentary research will be carried out by Sally Evans. The project will be managed by John Trippier who will also edit the report.

9. Health and Safety

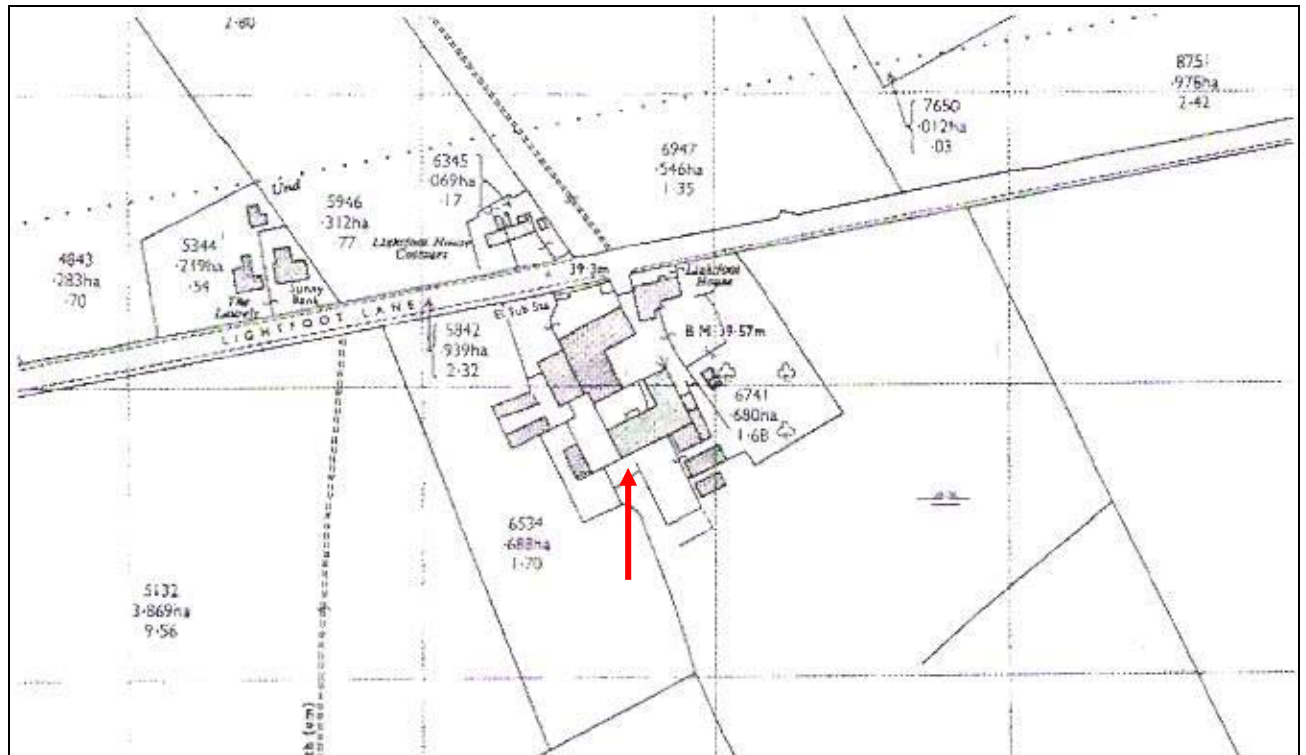
- 9.1 The archaeologist on site will operate with due regard to health and safety regulations.

10. Bibliography

Dept of Communities and Local Government, 2010, *Planning Policy Statement 5: Planning for the Historic Environment*, London
English Heritage, 1991, *The Management of Archaeological Projects*, 2nd edition, London
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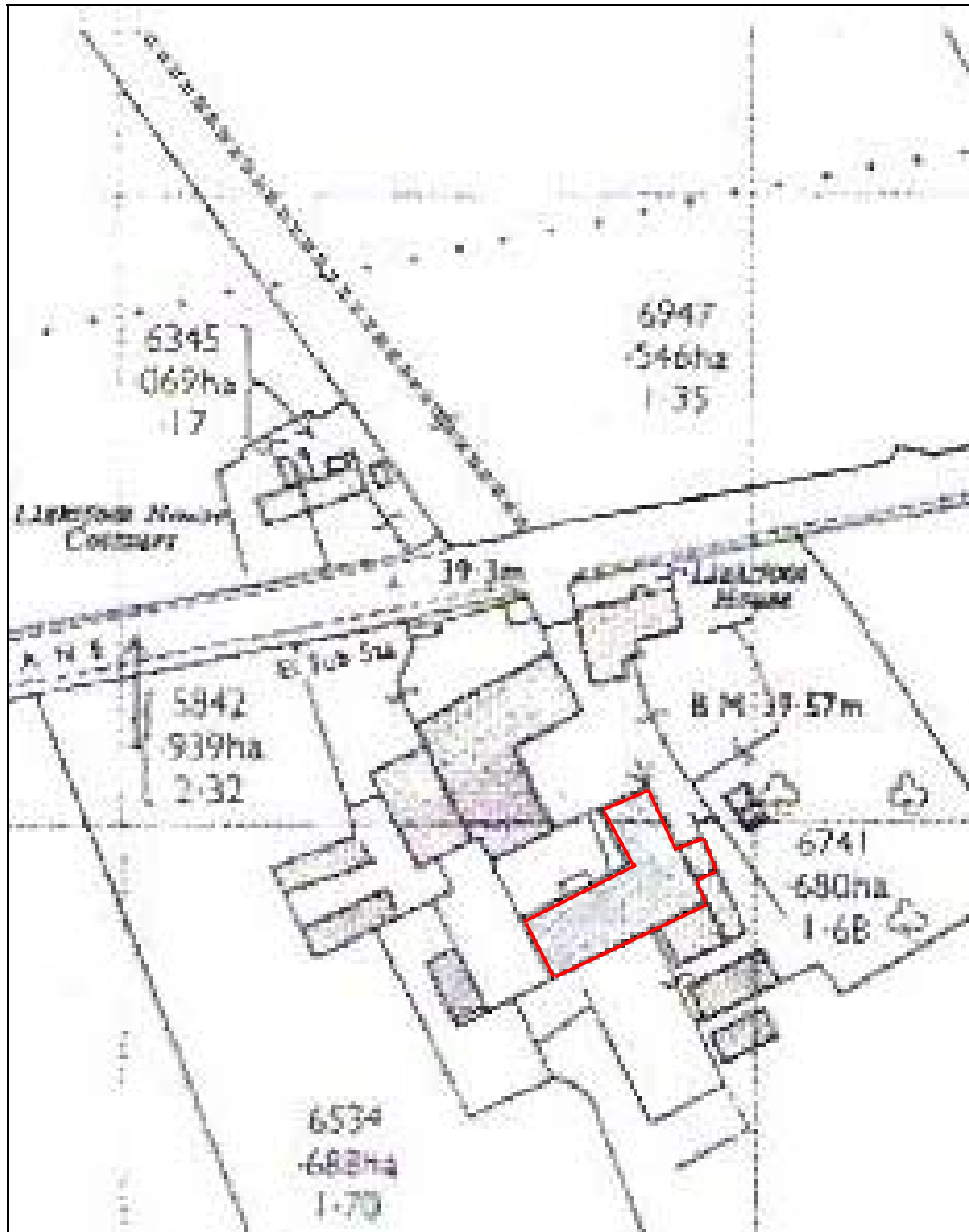
APPENDIX 2: FIGURES

- Fig. 1: Site Location Map**
- Fig. 2: Site Plan**
- Fig. 3: Ground Floor Plan**
- Fig. 4: First Floor Plan**
- Fig. 5: Gable Ends and Cross-sections A-A1 & B-B1**
- Fig. 6: Cross-sections C-C1 & D –D1**
- Fig. 7: Photographic Register**
- Fig. 8: Photograph Location Plan**
- Fig. 9: OS 6” Lancashire Sheet 61, 1849**
- Fig. 10: OS 25” Lancashire Sheet 61:1, 1893**



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Fig. 1: Site Location Map



Enlarged to 1: 500 scale from OS Sheet SD5133, 1:2500 scale, 1978, with permission of the Controller of her Majesty's Stationary office. © Crown Copyright. All rights reserved. Licence number 00043600

Fig. 2: Site Plan

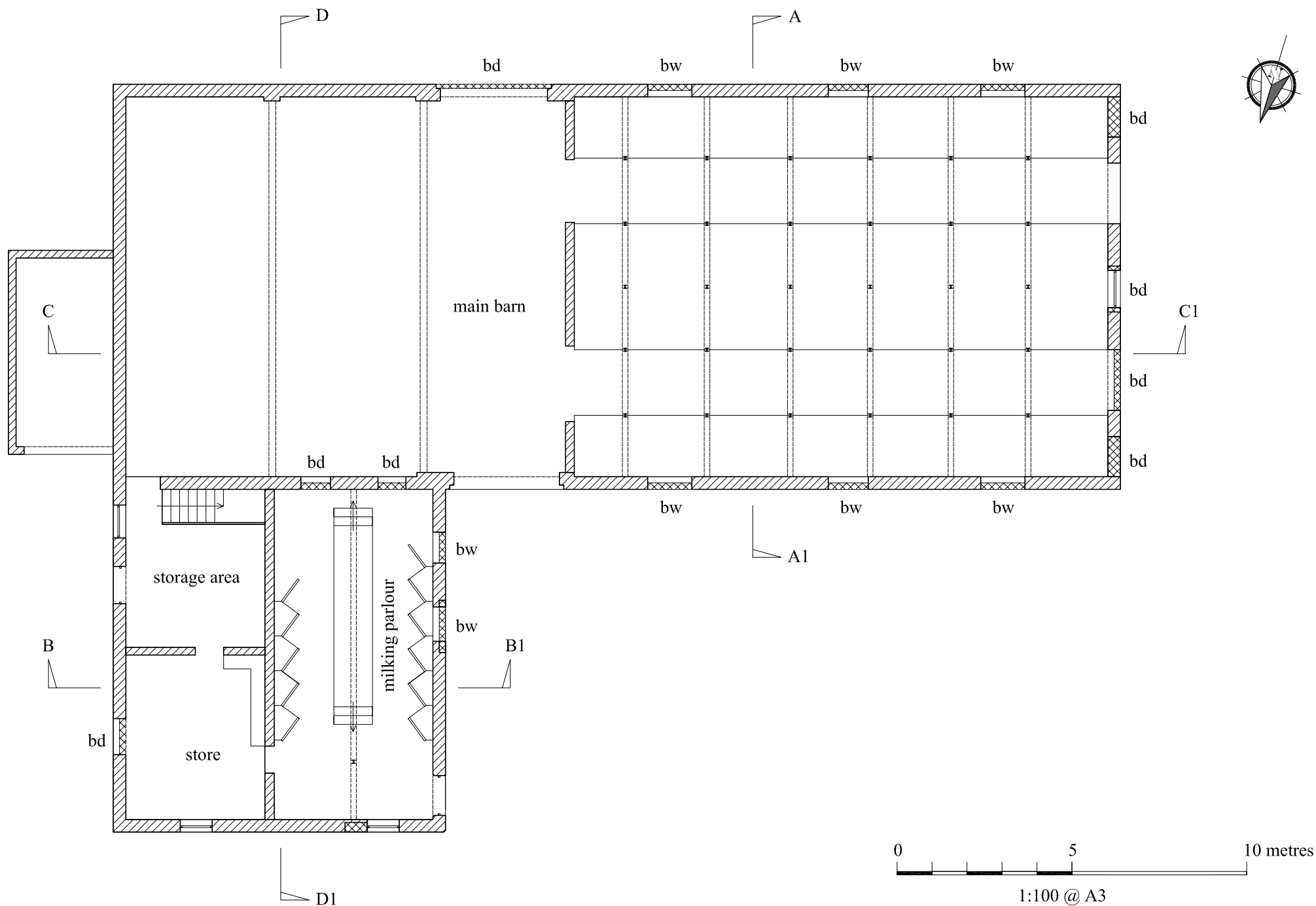


Figure Number 3. Ground floor plan

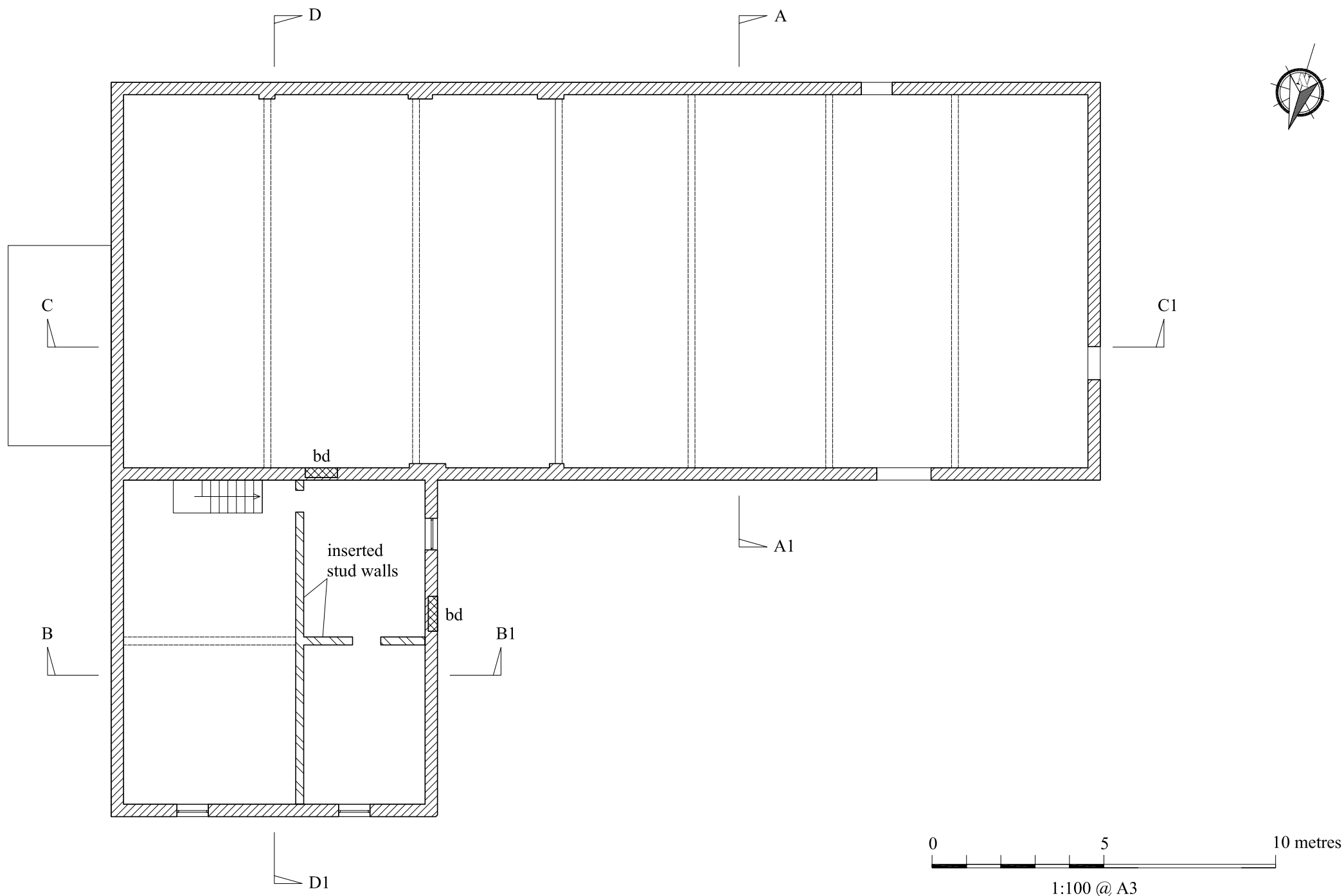
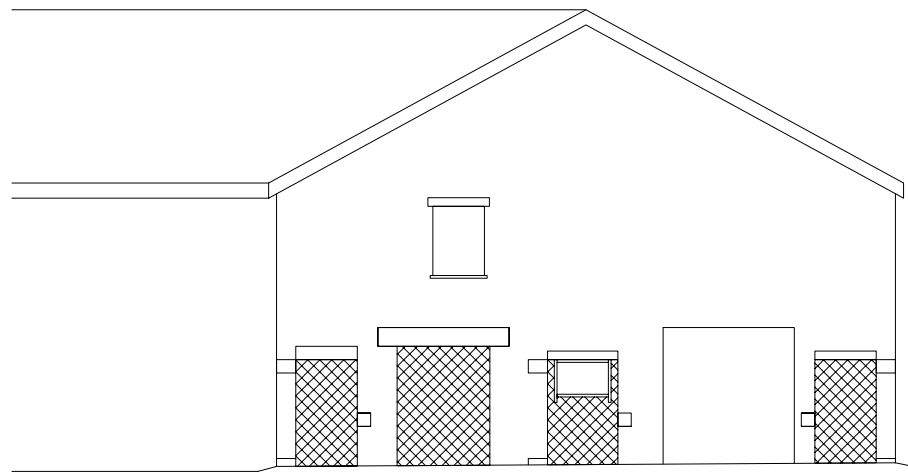
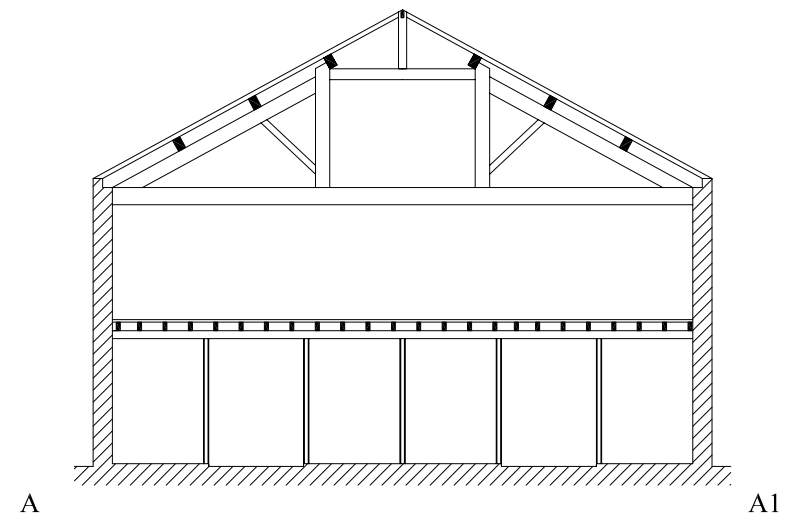


Figure Number 4. First floor plan

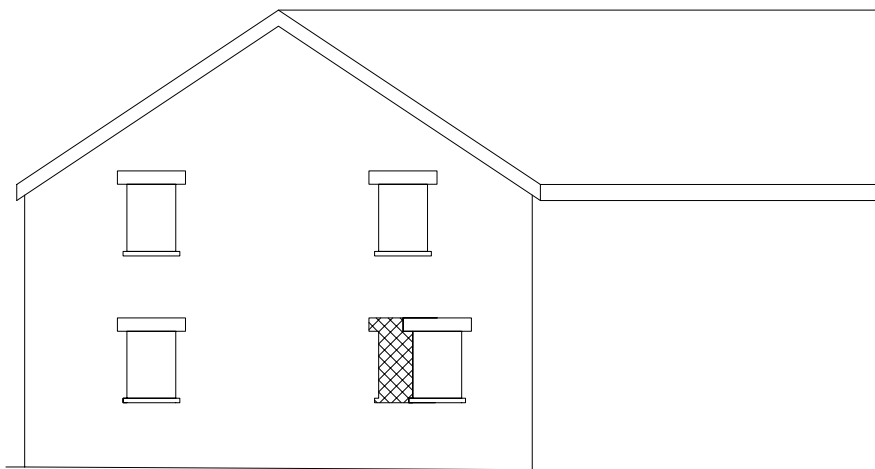


West facing gable

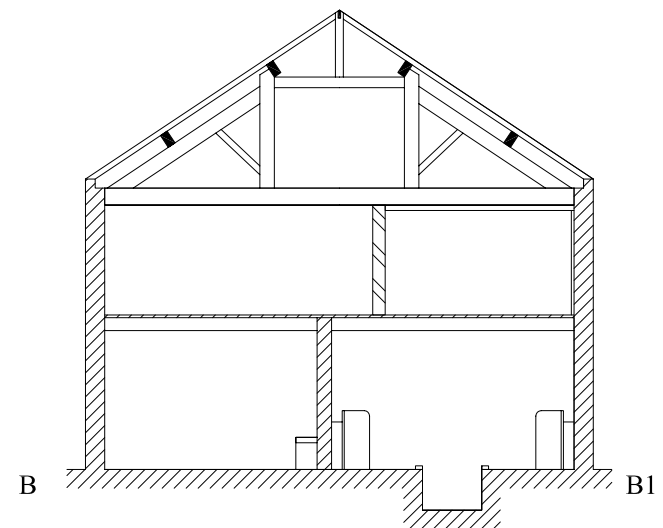


A

A1



North facing gable



B

B1



1:100 @ A3

Figure Number 5. Gables and sections A-A1 & B-B1

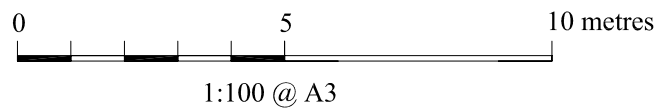
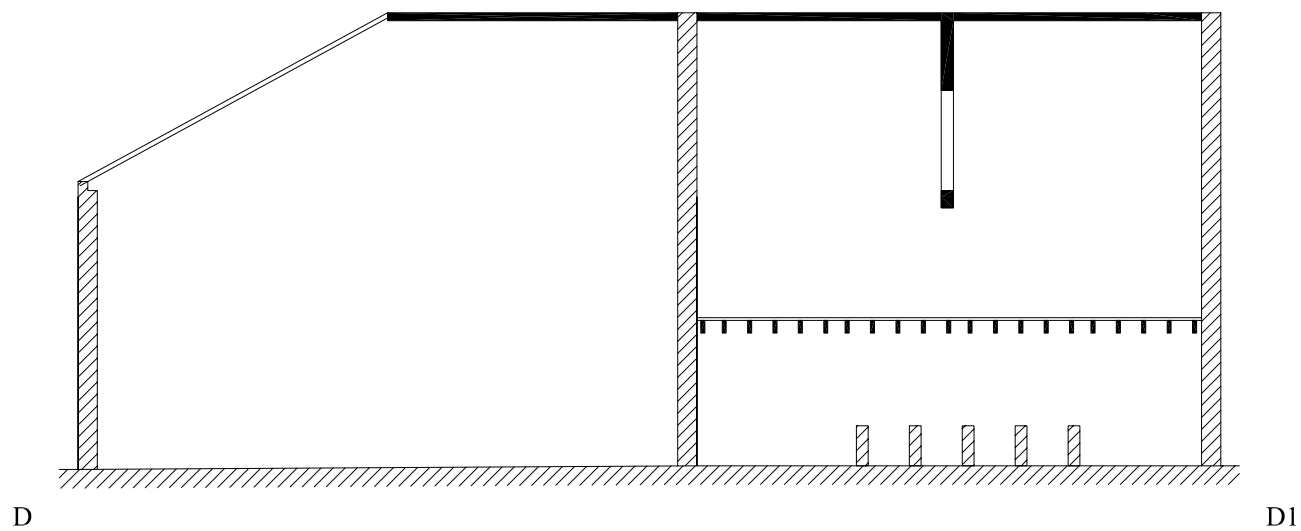
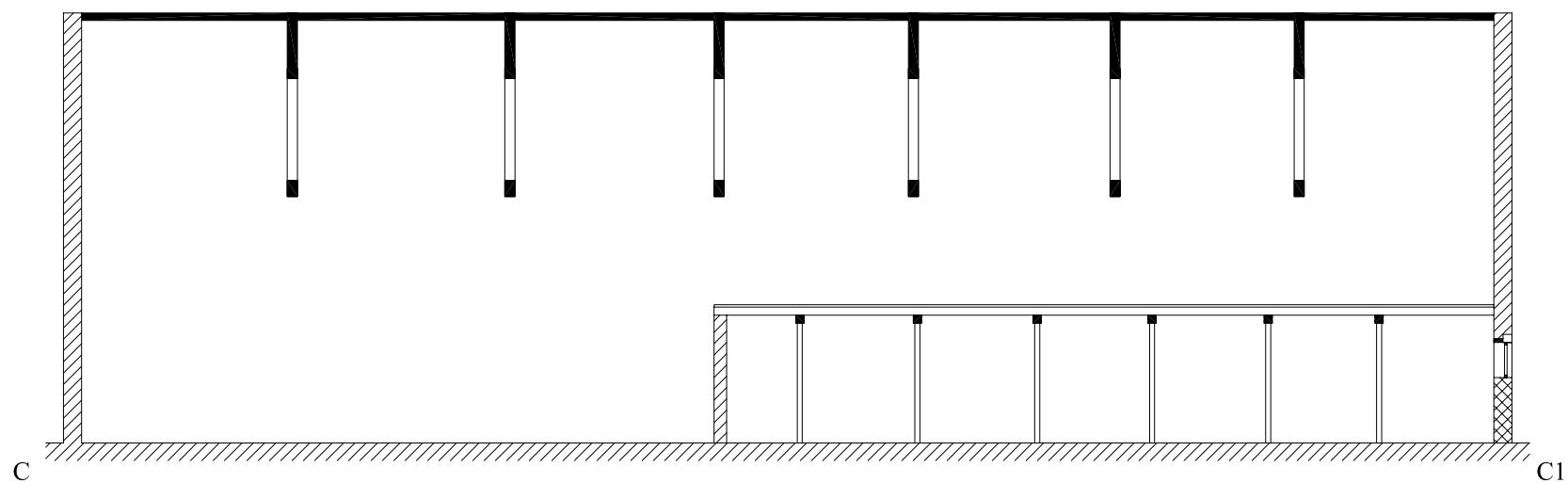


Figure Number 6. Sections C-C1 & D-D1

Plate No.	Digital Photo No.	Mono Film/Frame	Description	View to
1	5620	1/16	View of barn from roadside	SE
2	5621	1/15	Main Frontage	SE
7	5622	1/14	South elevation, west end	NE
9	5623	1/13	West gable end	E
10	5624	1/12	Extension west elevation	E
3	5625	1/11	Main barn north elevation	S
4	5626	1/10	Gable end of extension	S
6	5627	1/9	East elevation, north end	SW
8	5628	1/8	South elevation, east end	NW
5	5629	1/7	East elevation, south end	NW
11	5630	1/6	Main barn interior, east end	SW
13	5631	1/5	Main barn interior, west end cattle stalls	W
14	5632	1/4	Main barn interior, west end cattle stalls	E
12	5633	1/3	Main barn interior, east end	NE
	5634	1/2	Extension storage room	SW
	5635	1/1	Extension storage room	SW
15	5636		First floor hey loft	SW
16	5637		Queen post truss	W
17	5638		Southern storeroom in extension	SE
18	5639		Herringbone milking parlour	SW
19	5640		Herringbone milking parlour	S
20	5641		First floor of extension	N

FIG. 7: PHOTOGRAPHIC REGISTER

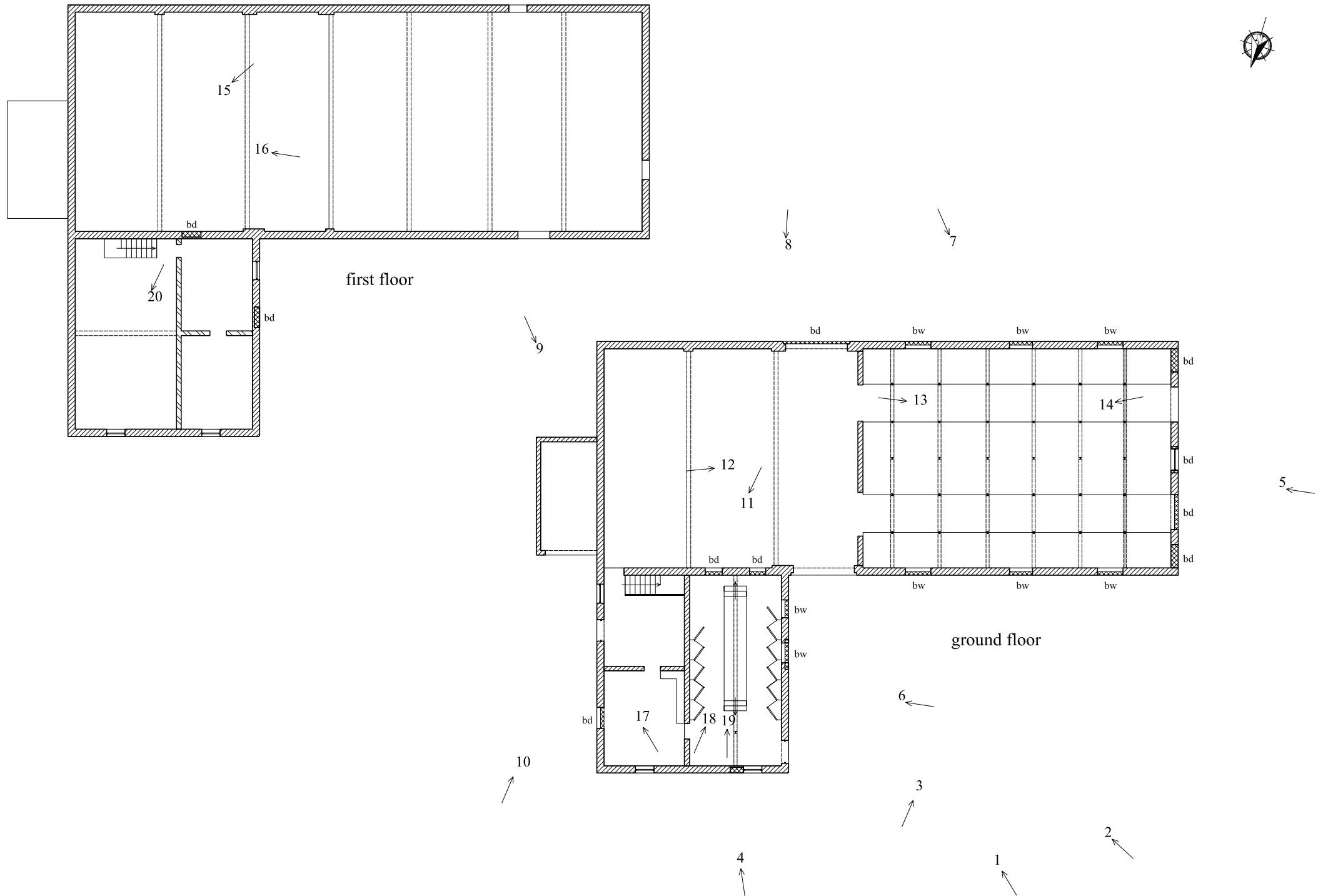


Figure Number 8. Photo location plans

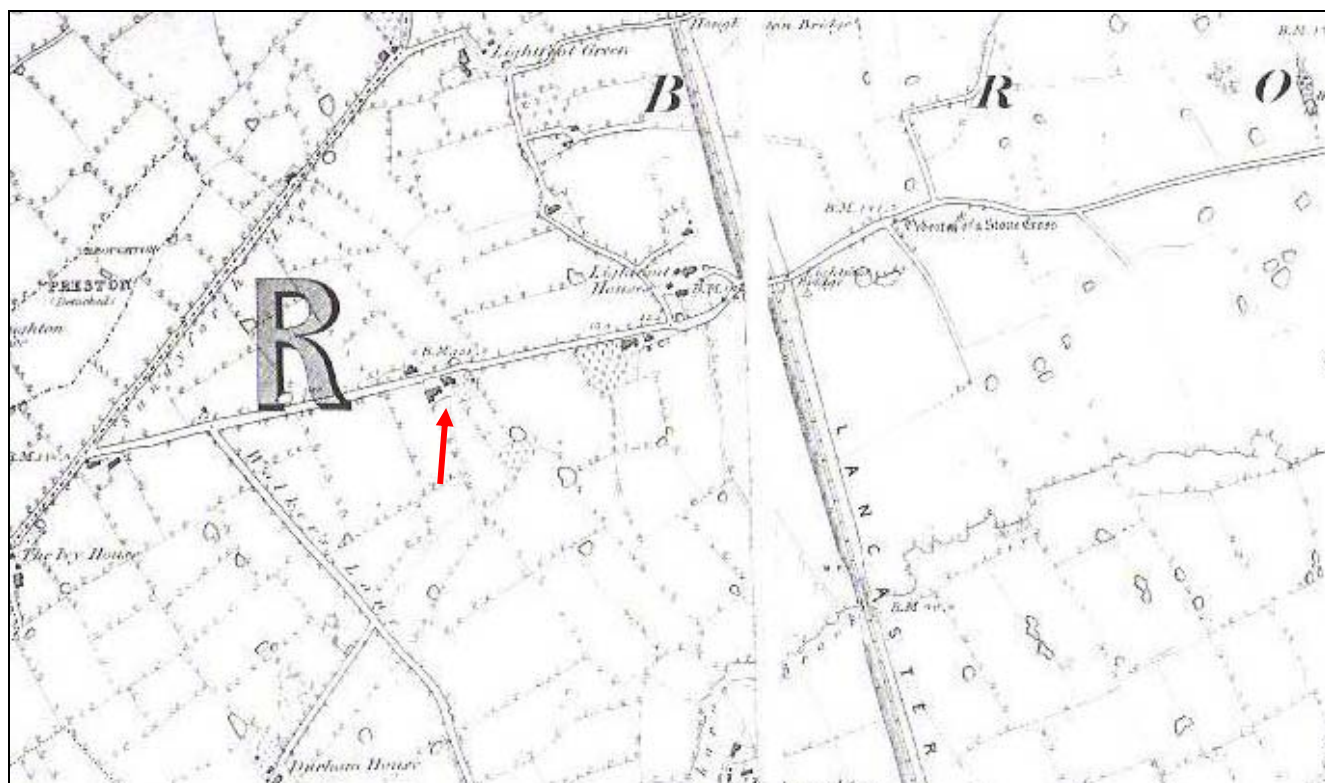


Fig. 9: OS 6" Lancashire Sheet 61, 1849 –Actual Size

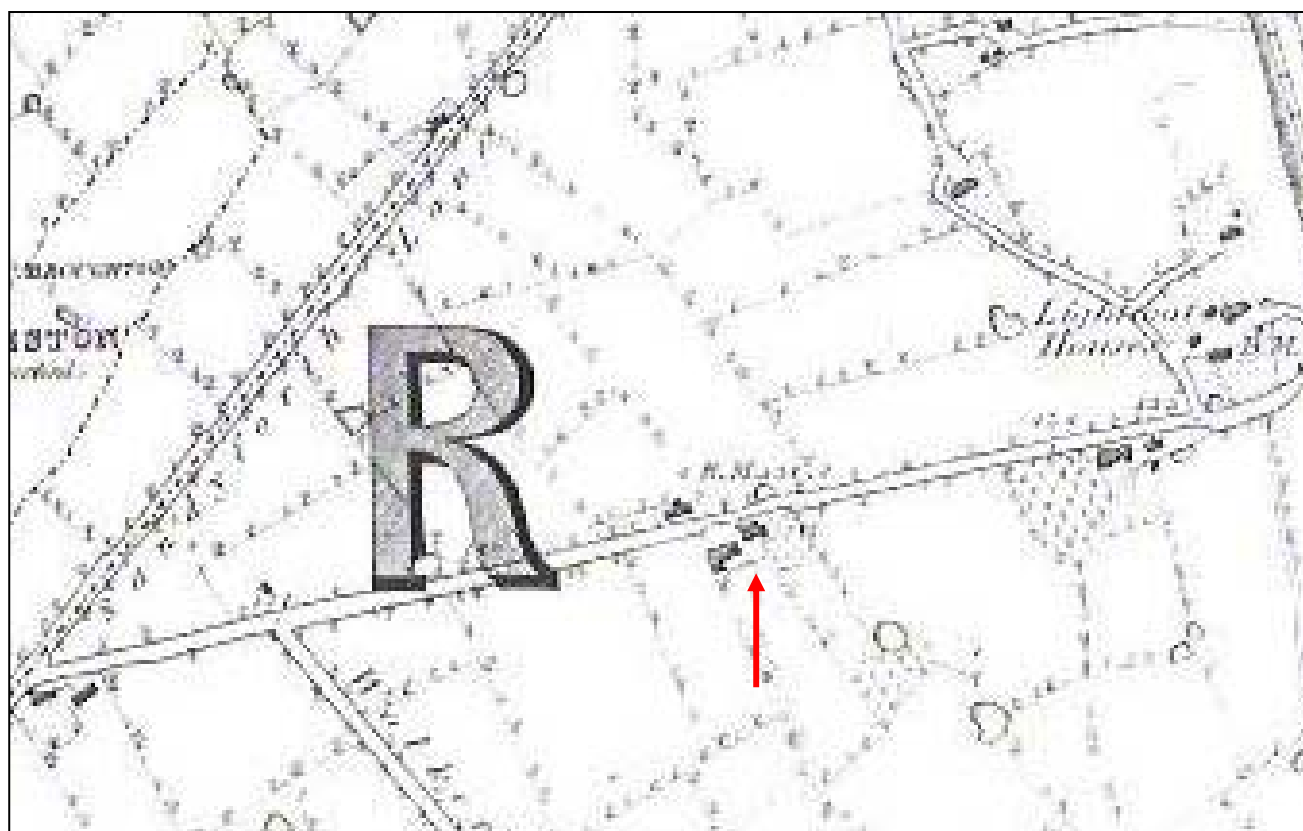


Fig. 9: OS 6" Lancashire Sheet 61, 1849 –Enlarged x2

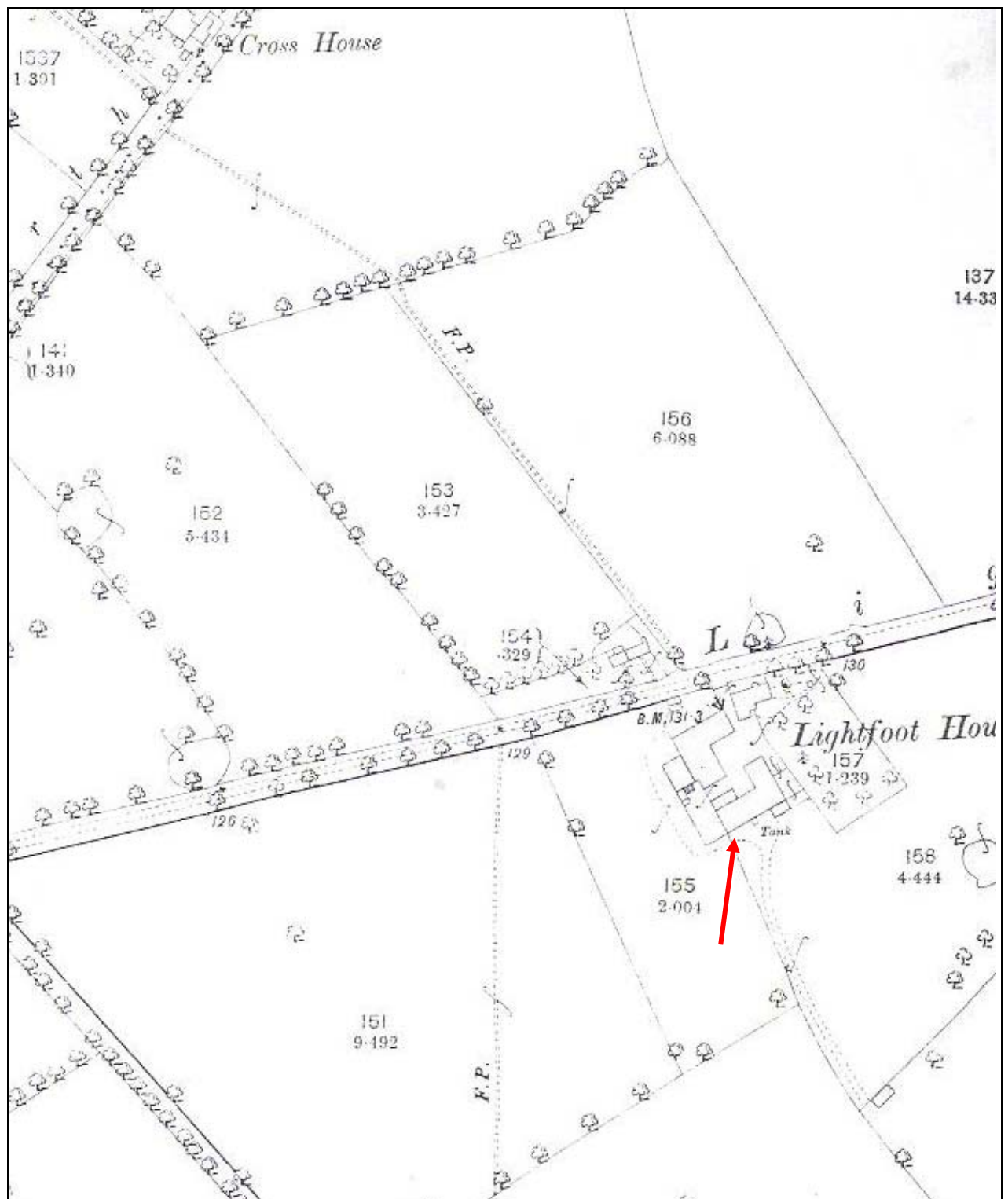


Fig. 10: OS 25" Lancashire Sheet 61:1, 1893

APPENDIX 3: PLATES

- Plate 1: General shot of building from north
- Plate 2: Main frontage of building
- Plate 3: North elevation of main barn
- Plate 4: Northern gable of 2nd barn
- Plate 5: East elevation of 2nd barn
- Plate 6: West gable of main barn
- Plate 7: South elevation, west end
- Plate 8: South elevation, east end
- Plate 9: East elevation, south end
- Plate 10: East elevation, north end
- Plate 11: Main barn interior, looking north-east towards blocked doorways to milking parlour in 2nd barn
- Plate 12: Main barn interior, looking west towards internal wall dividing off cattle stalls beyond
- Plate 13: Main barn interior; cattle stalls looking west
- Plate 14: Main barn interior; cattle stalls looking east
- Plate 15: First floor hay loft of main barn
- Plate 16: Queen post truss
- Plate 17: Northern storeroom looking south-east
- Plate 18: Milking parlour in 2nd barn looking south
- Plate 19: Milking parlour with milking pit in the centre looking south-east
- Plate 20: East room of first floor of 2nd barn looking north from stairs



Plate1: General shot of building from north



Plate 2: Main frontage of building



Plate 3: North elevation of main barn



Plate 4: North gable of 2nd barn



Plate 5: East elevation of 2nd barn



Plate 6: West gable of main barn



Plate 7: South elevation, west end



Plate 8: South elevation, east end



Plate 9: East elevation, south end



Plate 10: East elevation, north end



Plate 11: Main barn interior, looking north-east towards blocked doorways to milking parlour in 2nd barn



Plate 12: Main barn interior, looking west towards internal wall dividing off cattle stalls beyond



Plate 13: Main barn interior; cattle stalls looking west



Plate 14: Main barn interior; cattle stalls looking east



Plate 15: First floor hay loft of main barn



Plate 16: Queen post truss



Plate 17: Northern storeroom looking south-east



Plate 18: Milking parlour in 2nd barn looking south



Plate 19: Milking parlour with milking pit in the centre looking south-east



Plate 20: East room of first floor of 2nd barn looking north from stairs

