Abbot Barn Black House Lane, Chipping, Lancashire: Historic Building Record

320140457P



March 2014

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Selected photographs

SUMMARY

Abbot Barn, near Chipping (NGR: SD 60895 42494), is a large example of a "combination barn", and to infer from a date-stone, it was built by Thomas Rogerson in 1775. The building was five bays long originally, but was extended by an additional bay, probably in the early nineteenth century. The essential arrangement within the building is largely typical for the district and the date, although the interior was much altered in the twentieth century. It was recorded in March 2014, by photography and the production of scale drawings, to fulfil a condition of planning consent for its conversion by Lynton Greenwood (Southport) Ltd.

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LIST OF PHOTOGRAPHS IN THIS REPORT

Many of the photographs taken during the recording are reproduced at the end of this report, but for a full set of photographs the project archive will need to be consulted (see Appendix 2).

| Photo | Subject |
|-------|---|
| 1 | General view of the barn, from the south-east |
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| 46 | Trap house and rear of farmhouse, from the south-west |
| 49 | Remains of cart shed at south end of site, from the north |
| | |

ABBOT BARN, BLACK HOUSE LANE, CHIPPING, LANCASHIRE:

HISTORIC BUILDING RECORD

1 Introduction

- 1.1 This report presents the results of historic building recording of Abbot Barn, near Chipping in Lancashire, and was commissioned by the prospective owner and developer Lynton Greenwood (Southport) Ltd, to fulfil a condition of planning consent from Ribble Valley Borough Council for the building's conversion to a dwelling. The work was carried out in March 2014.
- 1.2 Abbot Barn bears the date of 1775 and the initials TR which probably record its construction in that year by Thomas Rogerson, and at that time it would have been a five-bay structure, incorporating a large shippon and hay loft, threshing bay, and a stable with loft over, all stone-built but with timber-framed internal structures. The building was later extended by a bay to provide further animal housing, and the interior altered in the twentieth century, thereby removing most of the historic fixtures.
- 1.3 The recording work was carried out in accordance with a written scheme of investigation based on generic guidance from the Lancashire County Archaeology Service (LCAS) (Appendix 1), and included a photographic record, measured survey, and a study of historic maps. This report will be submitted to the clients, the local planning authority and LCAS, and will be published on the internet via the Oasis Project¹. The project archive will be deposited with Lancashire Archives.

2 Location and current use

- 2.1 Abbot Barn, or Abbot Barn Farm, is an outlying farm in Chipping civil parish, standing on the east side of Black House Lane about 1.5km south-west of the village at NGR: SD 60895 42494 (figure 1). The altitude of the site is 160m above sea level and the landscape is characterised as undulating lowland farmland, predominantly used for pasture.
- 2.2 The historic buildings at the site comprise the farmhouse at the north-east corner, reputedly bearing a date of 1732 or 1752, the barn at the south-west side, backing onto Black House Lane, a small former trap house at the north-west corner, and the collapsed remains of a cart shed at the south side of the

¹ Online Access to the Index of Archaeological Investigations

group (figure 2). There are also two more modern buildings to the east of the barn.

2.3 The buildings appear not to have been used for farming for some years. At the time of writing they are owned by the trustees of St Bartholomew's Church, Chipping, but the barn and adjacent buildings (though not the farmhouse or trap house) are being purchased by the developers.

3 Planning background

3.1 No building at the site is listed as having special architectural or historic interest, or lies within a conservation area, though the site does lies within the Forest of Bowland AONB. Planning consent for the barn's change of use to a dwelling was granted by Ribble Valley Borough Council on 23 December 2011 (application no: 3/2011/0887). The consent includes a condition (no 4), imposed on the advice of the Lancashire County Archaeological Service, which requires a programme of building recording and analysis, which this report and its associated archive are intended to satisfy.

4 Previous investigative work

4.1 No previous investigative work of this type is known to have been carried out at the site, though the heritage statement submitted with the planning application made some observations regarding the site's history.

5 Historical background

- 5.1 As part of the investigation by this author, historic maps and other sources at Clitheroe Library and Lancashire Archives were consulted, though it should be noted that this did not constitute exhaustive research into the site.
- Quite how the site came to have the name Abbot Barn remains unknown but there is a tradition that it was once the property of Whalley or Sawley Abbey: the fact that the site is known as Abbot Barn suggests that it became an occupied homestead after a farm building was established there, though as the present house is thought to be dated earlier than the barn, this suggests a previous barn may have been demolished to make room for the present one.
- 5.3 The earliest documentary reference identified during this research is from 1723, when there was an agreement within some estates in Chipping for the commutation of tithes, and Thomas Rogerson was listed in relation to land

holdings at Abbot Barn and elsewhere². Thomas Rogerson is also mentioned in a conveyance of 1782, in which he sold the messuage (ie dwelling house) called Abbot Barn, along with "specified closes" (ie enclosed fields) of 33 acres and other nearby property, to Richard Parkinson of Blindhurst near Chipping³.

- 5.4 The earliest map known to show the site is the 1840 tithe map (figure 3), which shows the barn, farmhouse and trap house, listed in the schedule summary as "Abbot Barn", and owned by Thomas Shuttleworth Grimshaw, but elsewhere in the document as being owned by Nicholas Grimshaw. The Grimshaws were a wealthy Lancashire family, though the property at Abbot Barn seems to have been the only one they held in Chipping township at that time. The occupier of the farm in the tithe schedule was Richard Mercer, who held 55 acres, of which only seven were arable, the remainder being down to meadow or pasture⁴. Census returns show that the Mercer family were still resident in 1871, though by 1881 George Kay was living there instead.
- The first edition Ordnance Survey 1:10560 map shows the same essential arrangement of farmhouse, barn and trap house in 1844 (figure 4), though as with the tithe map, it is not clear whether or not the barn had by that date been extended to the north. The larger scale 1:2500 map surveyed in 1891 shows that it certainly had the sixth, northernmost bay with external steps by that date, and an open-fronted building, probably a cart shed, had been added to the south-east of the barn (figure 5); the cart shed had been extended to the east by 1910 (figure 6). These larger scale maps also show a shallow projection along the east side of the barn which is no longer extant.

6 Recording methodology

- 6.1 The recording, carried out during a site visit on 17 March 2014, involved a detailed inspection of the existing building, together with photography, the production of floor plans and a cross-section, and a written account.
- 6.2 The photographic record was made using a digital SLR camera (12 megapixels), and both external and internal photographs were taken, generally using a scale in the form of a 1m/2m ranging pole marked with 0.5m graduations, or a 0.5m baton with 0.1m graduations. Images were captured as RAW (NEF) files, which were converted to 8 bit TIFF files and printed at approximately 5 x 7", to form part of the project archive. Their locations are shown on copies of the plans, and

² Smith, T 1894 History of the Parish of Chipping p61

Lancashire Archives DDH 1040
 Lancashire Archives DRB 1/42

a selection is copied at the end of this report; in the text they are referred to by numbers in **bold**.

The drawn record, based on an existing survey by the architects Sunderland Peacock & Associates, comprises ground and first floor plans of the building at 1:100 scale and a new cross-section drawing at 1:50 scale, showing all significant detail and employing conventions based on those specified by English Heritage⁵.

7 Description of the building

- 7.1 Abbot Barn is a long, plain building whose long axis is aligned close to north-south, with the principal elevations being those which face east and west, and the added northern bay being readily distinguished in both sides by straight joints with the quoins of the original north gable (1,2). It is a simple rectangle in plan and has a total length of 24.2m, though the original barn was only 19.4m long. Of the latter, the west and south sides are faced with coursed, watershot sandstone but the less exposed east side and the original north gable, are of poorer quality sandstone rubble only roughly brought to courses, though dressed, edge-laid quoins are used at all four corners. Wall thickness is typically 500mm, characteristic of the late eighteenth century. The roof has a recent profiled steel covering, which presumably replaced stone slates.
- The main entrance into the building is in the east side, and comprises a tall cart 7.2 entrance to the threshing bay under a single, massive stone lintel, inscribed with Thomas Rogerson's initials TR, and the date 1775 (3,4); a similar but uninscribed lintel is found in the lower and slightly narrower cart entrance to the road side, though this opening has now been reduced to a pedestrian entrance (5). Apart from the tall stable doorway in the east elevation, all the other openings in the long sides of the main part of barn are modern, at least in their present forms, though there is a single blocked breather in the south part of the east side, of which there may have been other examples, before the present windows were created (6-11). Access to the shippon in the south end of the barn was via three doorways in the south gable (12-14), a common arrangement for buildings of this age and type, and which indicates that there would have been two rows of stalls facing onto a central feeding passage, before the twentieth century changes to the building's interior. The central doorway here is of particular interest as its jambs are constructed from chamfered quoins (unlike most of the other openings), raising the possibility that it was built from re-used materials of an earlier barn, though conversely the steel lintel implies the opening

⁵ English Heritage 2006 Understanding Historic Buildings: A guide to good recording practice

has been altered (15). There is also a well-made owl hole at the ridge, cut with a circular opening through a single stone.

- 7.3 Inside the barn, an original, full-height cross-wall containing a large upper level doorway separates the stable in the north bay from the other four bays (16), while the opposed cart entrances define the threshing bay, running across the building's width; apart from a small cobbled area near the east side, this appears to have an earth floor. The pegged oak frames of the surviving doors in the east entrance are probably of 1775, though they have been re-boarded, and in typical fashion they are harr-hung (the tops of the stiles are of circular section and held in holes within the timber lintel, while at their feet they rotate on iron fittings) (17,18). To the south of the threshing bay is the shippon, at a slightly lower level, and now enclosed within a modern brick wall (19) which most probably replicates an earlier division, likely to have been at least in part of timber. The fixtures within this shippon are mid twentieth century and comprise concrete floor and boskins for 14 head of cattle, with steel columns supporting the hay loft, and are not of interest except in their usefulness to indicate the likely former capacity of the shippon (20,21). The bay to the north of the threshing bay is open to the roof and also has an earth floor (23,24).
- 7.4 Three trusses carry the roof over the main part of the barn, but all the original purlins and rafters have been removed in the recent re-roofing. It is not clear of what type of timber the trusses are made, but it is evidently local and if not oak (it appears rather pale and less resilient than oak), then perhaps another hardwood such as ash. The timber has been converted traditionally, with the tie beams each representing the sawn half of a main trunk, and the outer faces of many components displaying the gouge marks of percussive treatment from an adze or The trusses are of king post form, with two pairs of raking struts (supplemented by a number of modern ones), and are pegged together, and a number of red chalk lines from the carpenter's setting out can be seen. Numbering is from "I" at the south end to "III" at the north end, and although the trusses' upper faces are directed towards the threshing bay, some numbering does appear on the lower faces. There is also some graffiti on the central truss. including the initials WR and AW, and the date 1897 (25-31). Although all original purlins have been removed, trenches in the principal rafters indicate there were three to each roof pitch.
- 7.5 The northern end of the main part of the barn must have served as a stable, to judge from the height of the entrance in the east elevation, though this space now has concrete stall dividers for housing cows, and the first floor has been entirely replaced in the last few years. The door itself is probably twentieth century, but there is also a blocked doorway in the north-west corner, however

this may have been inserted when the building was extended northwards (32-33). The loft over the stable is open to the roof, and the purlins here have also been replaced in recent repairs (34,35).

- Peyond the stable is the added bay, probably early nineteenth century in date, and constructed from sandstone rubble similar to the barn's rear elevation, though its openings have monolithic surrounds, rather than quoins (36-39). The ground floor entrance is in the east side, but there is also a former doorway in the north gable, now reduced to a window. Stone steps supported by a brick wall give access to the first floor doorway in the gable, over which is a large flagstone to provide some shelter (40,41). The ground floor now has modern fixtures for housing animals in paired stalls, but it is likely that this was also its former function (42,43), while the upper floor would have been used for storing feed (44-45). A doorway has been made crudely to give access through into the loft over the stable and there has been repair of some of the outer walls, while all the floor joists have been replaced.
- 7.7 The other buildings at the farm are of some interest, although none of them were inspected in detail. They include the farmhouse and trap house at the north end (46,47), and next to the latter a coping stone within the yard wall bears the date 1844 (48); the distinctive triangular shape of the coping here is common to many of the surrounding field walls and probably represents a significant time in the farm's history, perhaps a change of ownership (as suggested by the tithe schedule of about this time). At the south end of the farm the derelict state of the ruined cart shed can be seen, and the building's former open front is now partly filled in with concrete blockwork (49).

8 Conclusion

8.1 It is reasonable to assume that the date of 1775 over the main entrance to the barn is the date of its construction, as the architectural details and overall form of the building are very much in keeping with the numerous so-called "combination barns" of Lancashire which were erected at that time, and to build on that, the date itself is useful in pin-pointing particular details of construction, such as the style of the roof trusses and the arrangement of shippon doorways in the south gable. The barn is a relatively large example of its type, with standings for 14 cattle in the south end and perhaps four horses in the stable, as well as containing a threshing bay, and was increased in size in the nineteenth century, so probably reflects the relative prosperity of the farm and the productive capacity of the landholding.

Appendix 1: Written scheme of investigation

ABBOT BARN, BLACK HOUSE LANE, CHIPPING, LANCASHIRE:

WRITTEN SCHEME OF INVESTIGATION FOR HISTORIC BUILDING RECORDING

1 Introduction

1.1 This written scheme of investigation sets out the work proposed for the recording of the building known as Abbot Barn, as commissioned by the purchasers Lynton Greenwood (Southport) Ltd. The work is required by a condition of planning consent from Ribble Valley Borough Council for the conversion of the building to a dwelling (application no: 3/2011/0887), attached on the recommendation of the Lancashire County Archaeology Service.

2 Location

2.2

2.1 Abbot Barn is a building which gives its name to the outlying farmstead of which it forms parts, in Chipping civil parish. It stands on the east side of Black House Lane, at NGR: SD 60895 42494.

The barn is a detached structure, with at least two principal phases.

| Control of the indicate the principal of the indicate the indicate

3 Project context

- 3.1 None of the buildings at the site are listed but the barn is considered to be an undesignated heritage asset. Planning consent for its conversion was granted on 23 December 2011.
- 3.2 On the advice of their consultee the Lancashire County Archaeology Service, the planning authority attached a condition to the consent (no 4) requiring that "No works shall take place until the applicant, or their agent or successors in title, has

"No works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority.

4 Archaeological and historical background

4.1 The site has not yet been inspected, but the heritage statement attached to the planning application and the responses from LCAS suggest that the barn was extant by the early 18th century (being mentioned in a number of documents from that time). It is a six bay rectangular, stone built structure, extended to its present length historically, and of traditional construction, apparently intended to serve as a combination barn.

5 Aims of the project

5.1 The conversion will lead to the loss or masking of some historic features and part of the historic character of the building, and the aim of the project is to identify, interpret and record significant evidence relating to its historic character and development, and place this in the public domain by deposition with the Lancashire Historic Environment Record and Lancashire Record Office.

6 Statement of recording standards

6.1 All work which forms part of this project will be undertaken in accordance with the relevant Standards and Guidance issued by the Institute for Archaeologists.

7 Methodology

- 7.1 Recording will be carried out with the building as found and will include drawn, photographic and written records. Limited historical research will also be carried out.
- 7.2 The drawn record will comprise a ground and first floor plans of the building (at 1:100 scale), and a section drawing at 1:50 scale, where relevant detail exists. Conventions used will be those specified by English Heritage.⁶
- 7.3 An external and internal photographic record will be made using a digital camera with a resolution of 12 mega pixels, using RAW format files for image capture and converted to 8 bit TIFF files for archive purposes. Prints will be produced at approximately 5 x 7". This photographic record will also include general shots of the site, to show the setting.
- 7.4 A desk-based study of the site will take place, which will examine historic maps and any other readily available documents, photographs and secondary sources (including recent archaeological work) held at local repositories, primarily Lancashire Archives and Clitheroe library.

8 Report preparation

8.1 A report on the recording will be produced within 8 weeks of completion of the fieldwork. Copies will be supplied to the client and the Lancashire County Archaeology Service, and the owner or developer will submit it to the local planning authority when applying for the condition to be discharged. It will also be published on the internet via the OASIS project. The report will be illustrated appropriately, with location maps, extracts from historic maps, copies of the survey drawings, and selected photographs.

9 Archive deposition

9.1 The project archive (including a copy of the report) will be submitted to Lancashire Archives. Photographic data will be uploaded to two separate servers (the HER and the Lancashire Archives servers).

⁶ English Heritage 2008 Understanding Historic Buildings

10 Timetable

10.1 The site work is expected to begin during the week beginning 10 March 2014.

11 Personnel

11.1 All work will be undertaken personally by Stephen Haigh MA, an experienced buildings archaeologist with several years experience of investigating and recording historic buildings in Lancashire and elsewhere. He reserves the right to seek amendments to this project design where dictated by professional judgement or health and safety considerations for example, but any changes will be agreed with the client and the LCAS as appropriate.

Appendix 2: Contents of the project archive

To be deposited with Lancashire Archives, Preston (reference DDX 2204)

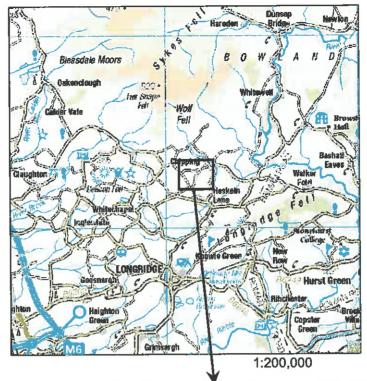
Archive contains:

- a copy of the report
- full set of printed photographs
- CD with all photographs as TIFF files
- site notes (annotated plans etc)

Complete list of photographs taken

| Photo | Subject |
|-------|---|
| 1 | General view of the barn, from the south-east |
| 2 | General view of the barn, from the north-west |
| 3 | Cart entrance in east side of barn |
| 4 | Detail of initials TR and date 1775 over east cart entrance |
| 5 | Cart entrance in west side of barn |
| 6 | East elevation of barn – south end |
| 7 | Detail of blocked breather, east side of barn |
| 8 | East elevation of barn – north end |
| 9 | Doorway to stable, east elevation |
| 10 | West elevation of main part of barn, from the north-west |
| 11 | West elevation of main part of barn, from the south-west |
| 12 | The south gable |
| 13 | The south gable |
| 14 | The barn, from the south-west |
| 15 | Detail of chamfered door jamb, centre of south gable |
| 16 | Interior of barn: cross-wall, from the south-east |
| 17 | Interior view of doors in east cart entrance |
| 18 | Detail of harr-hung door stile, east cart entrance |
| 19 | Interior of barn: brick wall enclosing shippon in south end |
| 20 | Interior of barn: modern shippon in south end, from the south-east |
| 21 | Interior of barn: modern shippon in south end, from the north-east |
| 22 | Interior of barn: modern timbers around west cart entrance |
| 23 | Interior of barn: east cart entrance, and bay to north |
| 24 | Interior of barn: modern shippon and east cart entrance |
| 25 | South truss in barn (number I), from the north |
| 26 | Central truss in barn (number II), from the north |
| 27 | North truss in barn (number III), from the north |
| 28 | Truss II: detail of numbering and chalk line at east end, from the north |
| 29 | Truss II: detail of graffiti and foot of king post, from the north |
| 30 | Truss III: detail of chalk line and tooling marks, east end, from the south |
| 31 | Truss III: detail of numbering at east end, from the north |
| 32 | Stable interior, from the north-east |
| 33 | Stable interior, from the south-west |
| 34 | Loft over stable, showing doorway to main barn, from the north-east |

| 35 | Loft over stable, from the south-west |
|-----|---|
| 36 | Barn from the north-west, showing added north end |
| 37 | Added north end of barn: east side |
| 38 | Added north end of barn: east side |
| 39 | Added north end of barn: west side |
| 40 | Added north end of barn: north gable |
| 41 | Added north end of barn: north gable |
| 42 | Added north end of barn: Interior, from the west |
| 43 | Added north end of barn: interior, from the east |
| 44 | Added north end of barn: loft, from the east |
| 45 | Added north end of barn: loft, from the north |
| 46 | Trap house and rear of farmhouse, from the south-west |
| 47 | Trap house, from the south-east |
| 48. | Date of 1844 cut into coping stone by trap house |
| 49 | Remains of cart shed at south end of site, from the north |



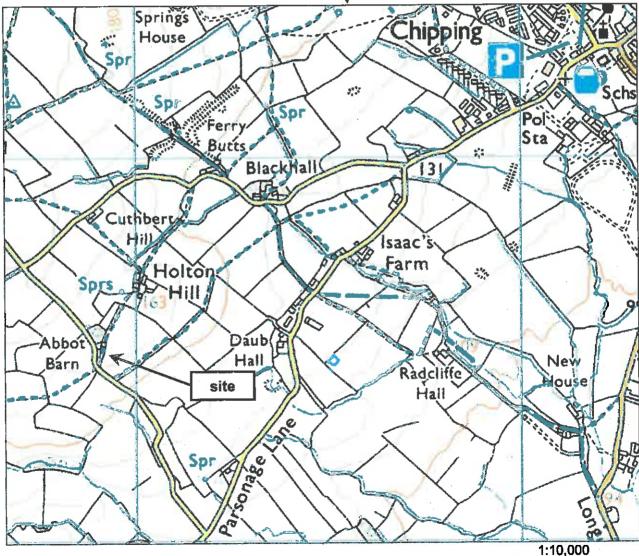
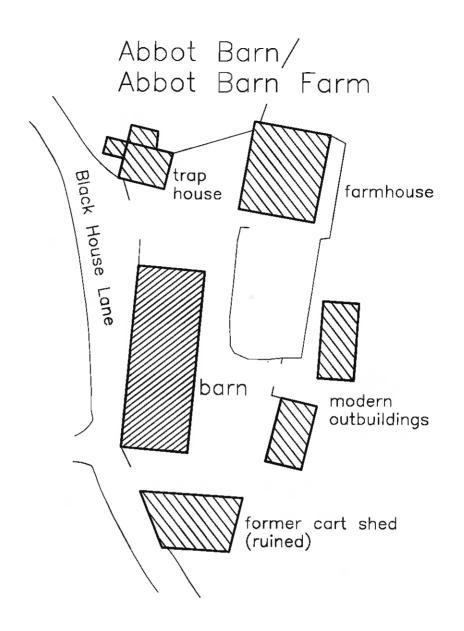


Figure 1: Location maps

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ABBOT BARN
BLACK HOUSE LANE
CHIPPING
LANCASHIRE (SD 60895 42494):
HISTORIC BUILDING RECORD

FIGURE 2: SITE PLAN

SCALE: 1:500 (at A4)

DATE OF SURVEY: MARCH 2014

STEPHEN HAIGH Buildings Archaeologist

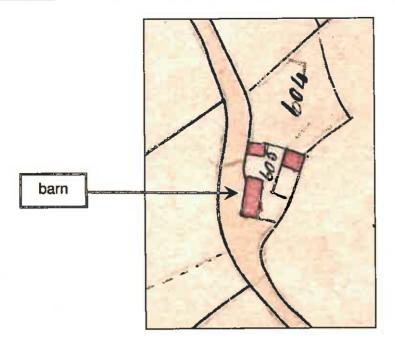


Figure 3: Extract from the 1840 tithe map
Plan of the Township of Chipping in the Parish of Chipping... by C Birket 1840
Lancashire Archives DRB 1/42

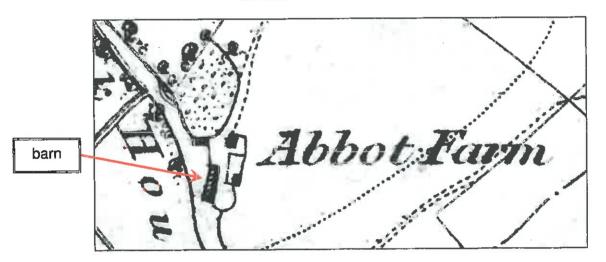


Figure 4: Extract from Ordnance Survey 1:10,560 map (enlarged to approx 1:2500) Surveyed 1844, published 1847; sheet no: Lancashire, 46

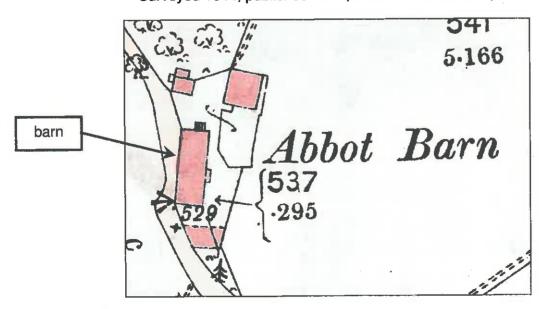


Figure 5: Extract from Ordnance Survey 1:2500 map (enlarged to approx 1:1250) Surveyed 1891, published 1893; sheet no: Lancashire, 46.9

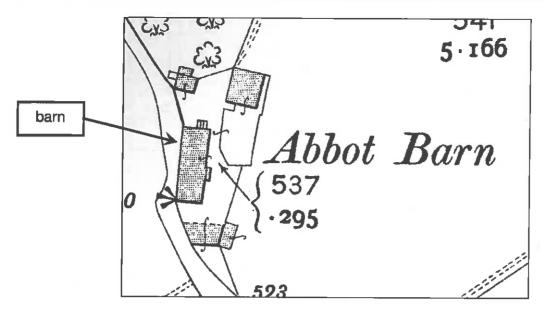


Figure 6: Extract from Ordnance Survey 1:2500 map (enlarged to approx 1:1250) Revised 1910, published 1912; sheet no: Lancashire, 46.9

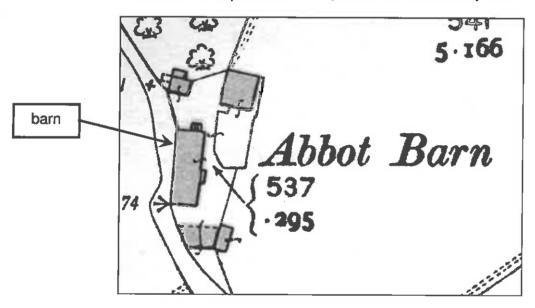
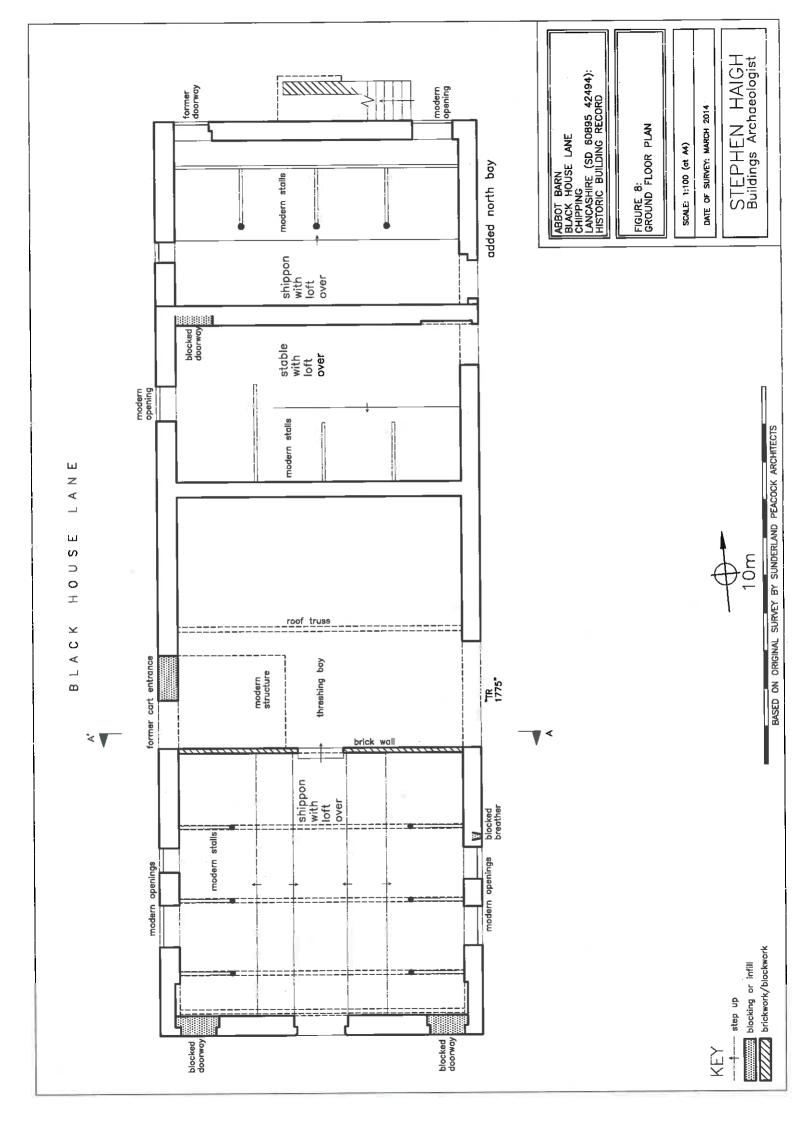


Figure 7: Extract from Ordnance Survey 1:2500 map (enlarged to approx 1:1250)
Revised 1930, published 1932; sheet no: Lancashire, 46.9



added north bay loft over shippon inserted loft over stable modern opening ш z _ \ ш S no upper floor ⊃ 0 エ roof truss III BLACK modern structure ∢ ▼ roof truss II loft over shippon roof truss I

ABBOT BARN
BLACK HOUSE LANE
CHIPPING
LANCASHIRE (SD 60895 42494):
HISTORIC BUILDING RECORD

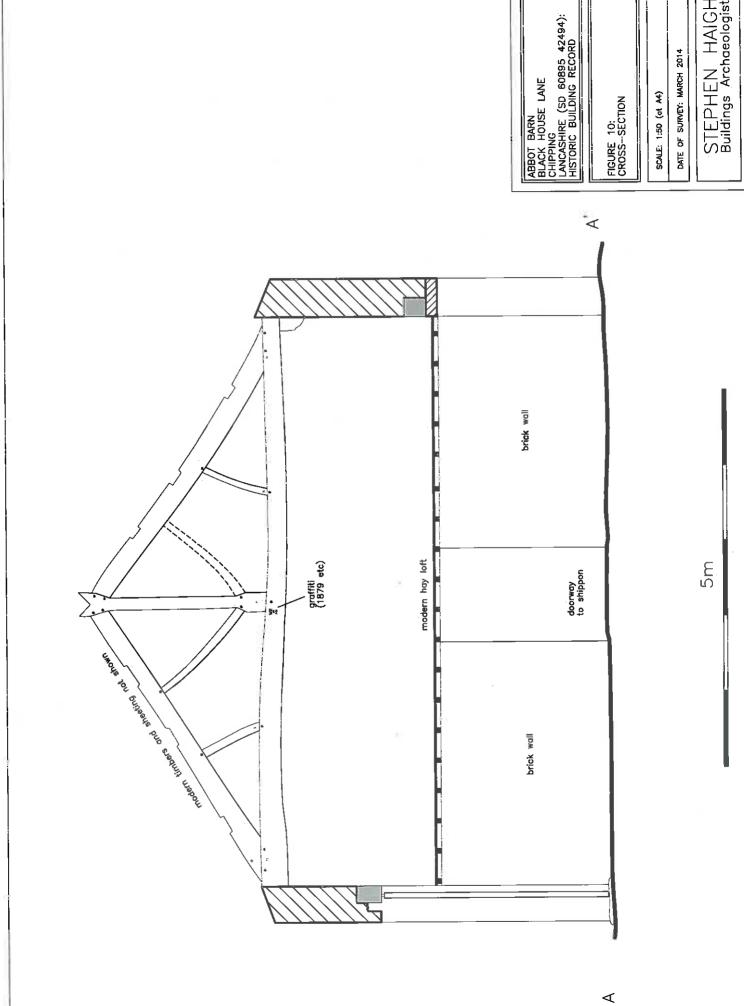
FIGURE 9: UPPER FLOOR PLAN

DATE OF SURVEY: MARCH 2014 SCALE: 1:100 (at A4)

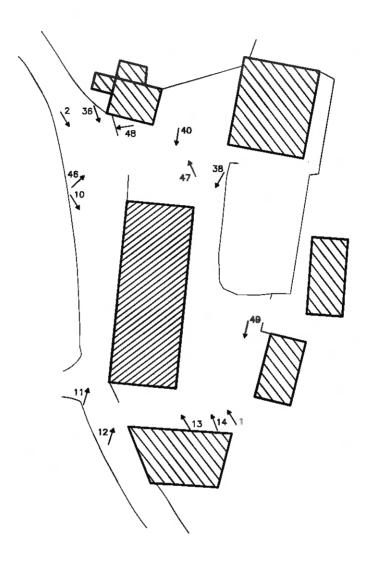
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BASED ON ORIGINAL SURVEY BY SUNDERLAND PEACOCK ARCHITECTS

11111 brickwork/blockwork blocking or infill - step up



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ABBOT BARN
BLACK HOUSE LANE
CHIPPING
LANCASHIRE (SD 60895 42494):
HISTORIC BUILDING RECORD

FIGURE 11: SITE PLAN WITH KEY TO PHOTOGRAPHS

SCALE: 1:500 (at A4)

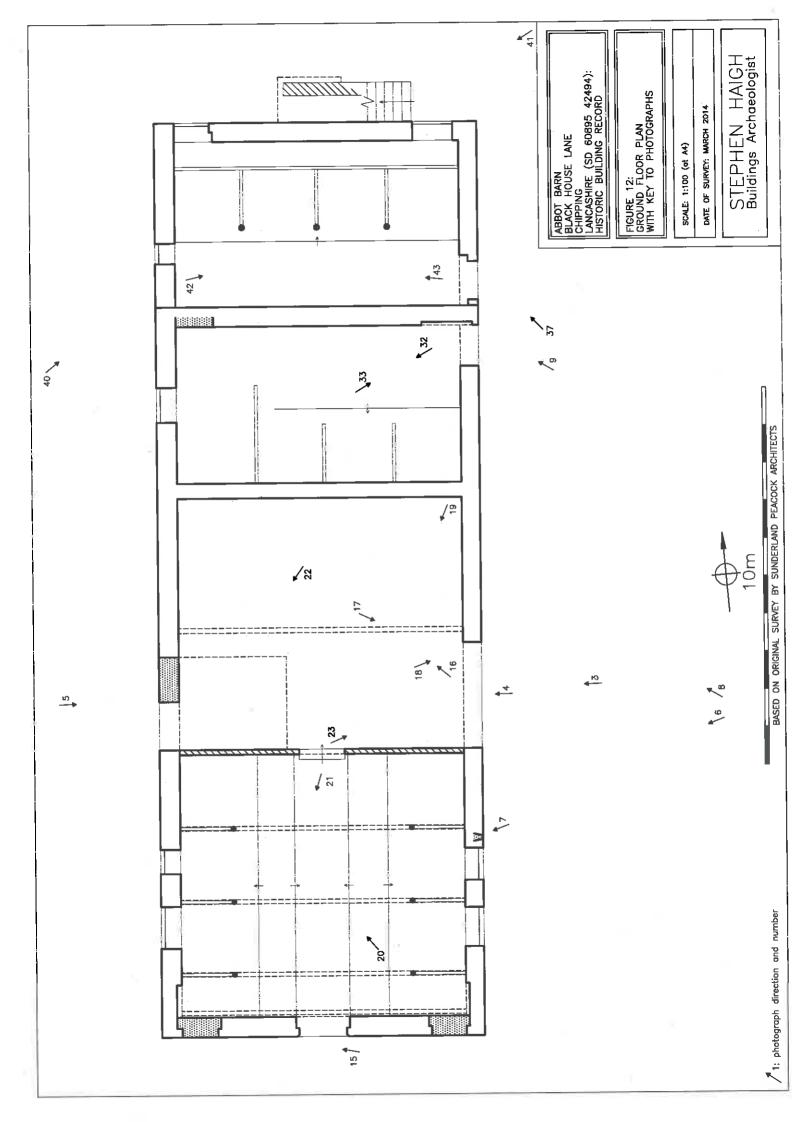
DATE OF SURVEY: MARCH 2014

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1: photograph direction and number

50m



ABBOT BARN
BLACK HOUSE LANE
CHIPPING
LANCASHIRE (SD 60895 42494):
HISTORIC BUILDING RECORD

FIGURE 13: UPPER FLOOR PLAN WITH KEY TO PHOTOGRAPHS

SCALE: 1:100 (at A4)

DATE OF SURVEY: MARCH 2014

STEPHEN HAIGH Buildings Archaeologist

BASED ON ORIGINAL SURVEY BY SUNDERLAND PEACOCK ARCHITECTS

1: photograph direction and number



Photo 1: General view of the barn, from the south-east

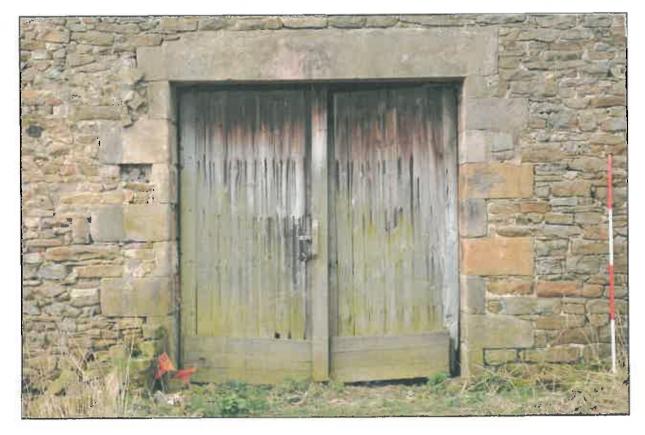


Photo 3: Cart entrance in east side of barn



Photo 4: Detail of initials TR and date 1775 over east cart entrance



Photo 5: Cart entrance in west side of barn

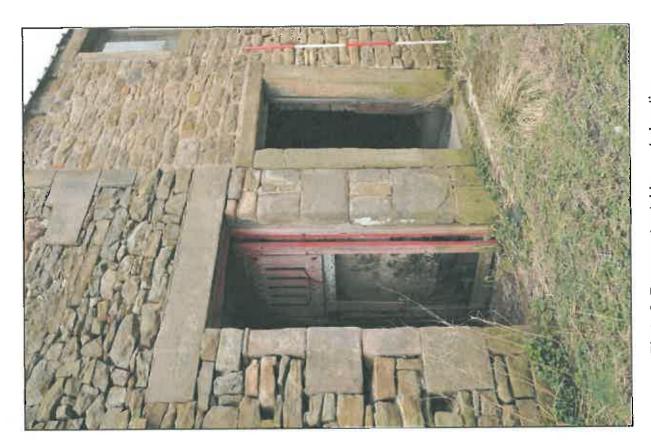






Photo 10: West elevation of main part of barn, from the north-west



Photo 11: West elevation of main part of barn, from the south-west









Photo 19: Interior of barn: brick wall enclosing shippon in south end



Photo 21: Interior of barn: modern shippon in south end, from the north-east



Photo 25: South truss in barn (number I), from the north



Photo 30: Truss III: detail of chalk line and tooling marks, east end, from the south



Photo 33: Stable interior, from the south-west



Photo 36: Barn from the north-west, showing added north end





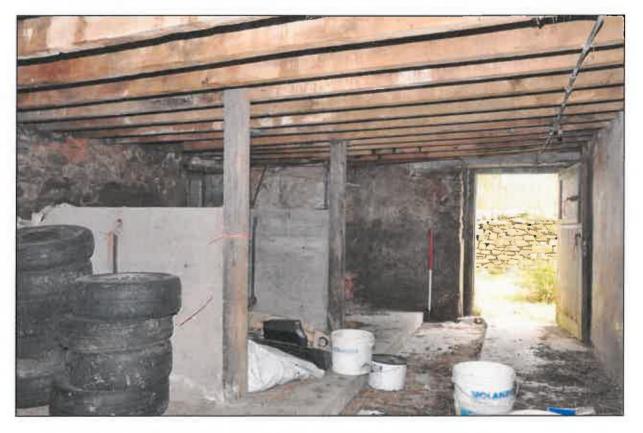


Photo 42: Added north end of barn: interior, from the west



Photo 46: Trap house and rear of farmhouse, from the south-west



Photo 49: Remains of cart-shed at south end of site, from the north