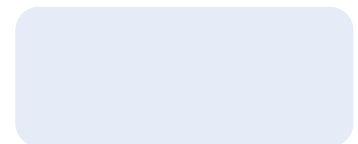


LOWER CLERK HILL, WHALLEY LANCS.

HISTORIC BUILDING RECORD



January 2018

CLIENT: PWA Planning Preston

Issue No: 1

NGR: SD 7518 3625

Document Title: Lower Clerk Hill, Whalley.

Document Type: Historic Building Record

Client Name: PWA Planning

Issue Number: 1

National Grid Reference: SD 7518 3625

Prepared by: P.R. McCrone

Date: 05/01/2018

Document File Location:

McCrone Archaeological Consulting and Contracting Services (MACCS)

Delamere Lancaster Road

Preesall

Poulton le Fylde

FY6 0DY

t:07702 811335

e: peter.mccrone@gmail.com

©MACCS (2018)

Disclaimer:

This document has been prepared for the title project or named part thereof and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written consent of MACCS being obtained. MACCS accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purposes for which it was commissioned. Any person/party using or relying on the document for such other purposes agrees, and will by such use or reliance be taken to confirm their agreement to indemnify MACCS for all loss or damage resulting therefrom. MACCS accepts no responsibility or liability for this document other than the person or party by whom it was commissioned.

CONTENTS

Table of Contents

Acknowledgements.....	1
Author	2
Summary	3
Site Location.....	4
1. Introduction	6
1.1. Circumstances of Project	6
1.2. Aims and Objectives.....	6
1.3. Methodology.....	6
2. Historical background	7
2.1. Background	7
3. Building Description.....	9
3.1. Exterior Description	9
3.2. Interior Description.....	25
3.2.1. Ground Floor	25
3.2.2. First Floor	62
4. Discussion.....	94
5. Conclusions	96
6. Bibliography	98
7. Appendix	99
7.1. Architect's plans.....	99

CONTENTS

Table of Figures

Figure 1 Site location within Lancashire (Contains OS data © Crown copyright, 2016 Source OS OpenData).....	4
Figure 2. Detailed location (Contains OS data © Crown copyright, 2016, source OS OpenData).....	5
Figure 3 Lower Clerk Hill, 1st ed. O.S. 1:10,560, 1847 (Reproduced with the permission of the National Library of Scotland).....	7
Figure 4 Clerk Hill, O.S. 25 inch: 1 mile, 1910 Reproduced with the permission of the National Library of Scotland.	8
Figure 5. South elevation from south west.....	9
Figure 6. South elevation, ground floor window in reduced opening with blocked door to left.	10
Figure 7. South elevation, door and altered door and windows.	11
Figure 8. South elevation, east window with blocking of earlier opening.....	11
Figure 9. East gable elevation.	12
Figure 10. North elevation.	13
Figure 11. North elevation fenestration, numbering for report.	13
Figure 12. North elevation, eastern window to first floor NE room.....	14
Figure 13. North elevation, ground floor eastern window.....	15
Figure 14. North elevation, FF2, second from right upper floor window.....	16
Figure 15. Window in part blocked opening under wooden lintel.....	17
Figure 16. First Floor 3, window in reduced opening.	18
Figure 17. West end of north elevation.....	19
Figure 18. Ground floor window.....	20
Figure 19. North elevation ground floor door.	20
Figure 20. FF4 West end first floor window.....	21
Figure 21. GF4 West end window in former door opening.	21
Figure 22. FF 5 West end window.....	22
Figure 23. West gable end with lean-to.....	23
Figure 24. Blocked door to NW room of house, part hidden by panel and basin.	23
Figure 25. Blocked door to SW room of house.	24
Figure 26. West gable, blocked window to SW room of house.....	24
Figure 27. Blocked window to south west first floor room.	25
Figure 28. Ground floor plan prior to strip out.	26
Figure 29. Ground floor plan at survey date.....	26
Figure 30. South east room, south elevation, window replacing two narrower openings.	27
Figure 31. South east room, west elevation, blocked door at northern end.	28
Figure 32. South east room door, south west corner with south window and inserted door in west wall.....	28
Figure 33. Door in W elevation SE room cut through inserted wall.	29
Figure 34. South east room, inserted brick wall below ceiling beam.	29
Figure 3.5 South east room, North elevation wall hatch and former door to kitchen.....	30
Figure 36. South east room, east elevation fireplace.	31
Figure 37. South east room, chimney breast straight joint with wall.....	31

Figure 38. South east room, chimney breast butted against wall plaster.	32
Figure 39. South east room, hearth tiles in front of fireplace.	33
Figure 40. South east room ceiling beam moulding and stop detail.	33
Figure 41. Centre room, south elevation.	34
Figure 42. Central room, south elevation masonry joints.	35
Figure 43. Masonry joint indicating blocking, S elevation window.	36
Figure 44. Centre room W elevation.	36
Figure 45. Centre room flue inserted into south door blocking.	37
Figure 46. Centre room, opened up flue.	38
Figure 47. Centre room W elevation Fireplace and chimney breast.	38
Figure 48. Fireplace detail.	39
Figure 49. Centre room W elevation north blocked doorway.	40
Figure 50. Centre room north elevation.	40
Figure 51. Centre room north elevation cupboard in blocked doorway.	41
Figure 52 Centre room north elevation door with narrowing on left.	41
Figure 53 Entrance lobby traces centre room west elevation.	42
Figure 54 Southwest room, south elevation.	42
Figure 55. Southwest room, west elevation.	43
Figure 56. Southwest room, former window splay in west elevation.	43
Figure 57. Southwest room, west elevation window frame.	44
Figure 58. Southwest room, west elevation fireplace.	44
Figure 59. Southwest room chimney breast over original wall plaster.	45
Figure 60. Southwest room west elevation fireplace with details of alteration.	45
Figure 61. Southwest room, north elevation.	46
Figure 62. Southwest room, east elevation.	47
Figure 63 Southwest room, blocked door and opening in east elevation.	47
Figure 64. Southwest room ceiling beam.	48
Figure 65. Southwest room ceiling beam entry point to eastern wall.	49
Figure 66. Northeast room, north elevation window detail.	50
Figure 67. Northeast room east elevation.	50
Figure 68. Northeast room south east area from NW.	51
Figure 69. Northeast room south wall recess features detail.	51
Figure 70. Northeast room S wall, door to S rooms and front door.	52
Figure 71. Northeast room, west elevation.	53
Figure 72. Northeast room, ceiling beam.	53
Figure 73. Northeast room, ceiling beam chamfer and stops.	54
Figure 74. Stairwell , blocked door in south wall.	54
Figure 75. Stair window from first floor.	55
Figure 76. North west room door and window surround.	55
Figure 77. North west room east wall.	56
Figure 78. North west room, south wall doorways.	57
Figure 79. Northwest room, former stairwell, part blocking of original doorway and new opening to the east.	57
Figure 80. Northwest room, cupboard created in part blocked former doorway.	58

Figure 81 Northwest room, blocked door between south range rooms in east wall of passage through the staircase space.....	58
Figure 82. North west room, fireplace against west wall.	59
Figure 83. North west room, details of firebox reduction in fireplace.	59
Figure 84. Blocked former sweeping hole in chimney breast.....	60
Figure 85. North west room, west wall cupboard in blocked doorway.....	60
Figure 86 North west room, ceiling beam with sapwood on right.	61
Figure 87 North west room, detail of stop on beam.	62
Figure 88 North west room, ceiling joists of re-used timbers.	62
Figure 89 First floor plan prior to strip out.	63
Figure 90 First floor plan at time of survey.....	64
Figure 91 Upper floor south east room, south wall.....	65
Figure 92 Upper floor, south east, room west wall.	65
Figure 93 Upper south east room, north wall.....	66
Figure 94 Upper south east room, east wall.....	66
Figure 95 Fireplace and chimney breast.	67
Figure 96 Upper chimney breast of east gable wall.	67
Figure 97 Upper south central room south wall.....	68
Figure 98 South central room, west wall.	69
Figure 99 Upper south central room fireplace.	69
Figure 100 Upper south central room, west wall doorway.	70
Figure 101 Brick corner on north of chimney breast.....	70
Figure 102 Base of brick corner.	71
Figure 103 Interior of brick corner from top.	71
Figure 104 Upper south central room, north wall.	72
Figure 105 Upper south central room, west doorway.....	72
Figure 106 Upper south central room, west doorway, jamb detail.	73
Figure 107 Upper south central room east door jamb detail.	73
Figure 108 Upper south west room, west wall.....	74
Figure 109 Upper south west room, blocked window in west wall.....	74
Figure 110 Upper south west room fireplace.	75
Figure 111 Upper south west room, chimney breast.	75
Figure 112 Upper south west room west wall window.	76
Figure 113 Upper south west room, north wall.....	76
Figure 114 Upper south west room gable former window.	77
Figure 115 Upper north east room, east window.....	78
Figure 116 Upper north east room central window.	78
Figure 117 Upper east room, western window.	79
Figure 118 Upper north east room stairwell.	79
Figure 119 Upper north east room west elevation.....	80
Figure 120 Doorway cut through spine wall to enable access between rooms portioned from original spaces.....	80
Figure 121 Original doorway between north east rooms in north and south ranges.	81
Figure 122 Upper north east room, east elevation.	82
Figure 123 Upper north east room ceiling beams.	82

Figure 124 Upper north east room, butted ends of ceiling beams.	83
Figure 125 Upper north west room, north wall, east window.	84
Figure 126 Upper north west room, north wall, west window.	84
Figure 127 Upper north west room, inserted single skin brick east wall.	85
Figure 128 Upper north west room, flue built from ground floor fireplace.....	85
Figure 129 Upper north west room, west wall blocked window.....	86
Figure 130 Eastern roof truss from west.	86
Figure 131 Purlin overlap at truss with retaining peg below.....	87
Figure 132 Roof structure with surviving common rafters and re-used timbers as purlins.....	87
Figure 133 Upper floor, north west room, roof half truss.....	88
Figure 134 West half truss with reinforcing members.	88
Figure 135 Packing pieces and support struts for modern rafters visible behind truss timbers.....	89
Figure 136 West gable wall with possible sweeping hole.	89
Figure 137 Section of re-used panelling, original front face.....	90
Figure 138 Section of panelling, rear face.	90
Figure 139 Wall plaster behind chimney breast.	91
Figure 140 Straw binder in wall plaster.	91
Figure 141 Lean to central dividing wall from south.	92
Figure 142 View into lean-to from north doorway.....	92
Figure 143 Stalls against south gable of lean-to.	93
Figure 144 Ground floor record plan (MACCS)	96
Figure 145 First floor record plan (MACCS)	97
Figure 146 Ground floor plan (courtesy of PWA planning)	99
Figure 147 First floor plan (courtesy of PWA planning).....	99
Figure 148 North elevation (courtesy of PWA planning).....	100
Figure 149 South elevation (courtesy of PWA planning).....	100

Acknowledgements

MACCS would like to thank Daniel Hughes of PWA Planning, Preston, for commissioning this work the site owners, Mr. and Mrs. McHugh for enabling access and Mr. Garry Fawcett the building contractor for information on elements of the building noticed while he was stripping out the interior.

Author

This Building Recording Report was prepared by Peter McCrone of McCrone Archaeology, Consultancy and Contracting Services. The author is a Member of the Chartered Institute for Archaeology (MCIfA) and holds, amongst other qualifications, a B.Sc.(Hons) degree in Archaeology and a Postgraduate Diploma in Buildings and Heritage Conservation. The author has many years of experience of the historic environment of Britain and particularly of NW England and has had a long-standing interest in traditional or vernacular houses and farm buildings.

Summary

In response to a condition placed on Planning Application by Ribble Valley Borough Council, acting on advice from the Lancashire Archaeology Advisory, an archaeological record was made of the former farmhouse at Lower Clerk Hill, Whalley, Lancs. in advance of the demolition of the building which was considered to be irreparable. The house was part of a farm steading comprising the house, barns and out buildings, these last having been converted to other uses, in whole or part related to equestrian activities with development for this purpose ongoing at the time of the survey. The house appears to have been built as a medium sized, double pile house and a significant number of blocked doorways and doorways cut through earlier walls, alterations and additions to fireplaces and alterations to the stairs shows considerable internal alterations during the lifetime of the building to date.

Site Location

The farm is located at NGR SD 7518 3625, standing on the south side of Clerk Hill Road some 1 km east of the town of Whalley in the county of Lancashire (Figures 1 and 2).

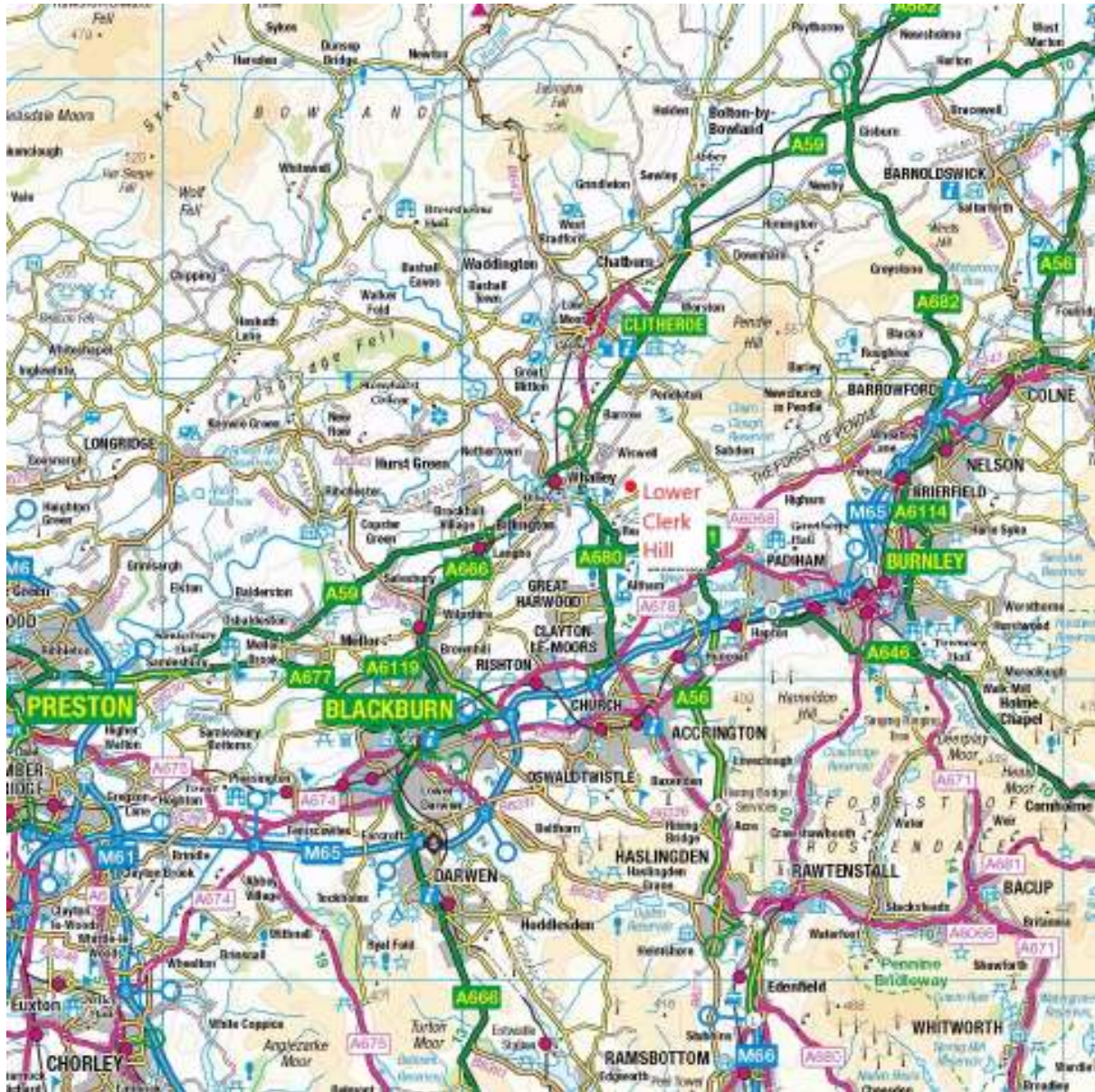


Figure 1 Site location within Lancashire (Contains OS data © Crown copyright, 2016 Source OS OpenData)



Figure 2. Detailed location (Contains OS data © Crown copyright, 2016, source OS OpenData)

1. Introduction

1.1. CIRCUMSTANCES OF PROJECT

1.1.1.

1.2. AIMS AND OBJECTIVES

1.2.1. The aim of the project was to prepare a measured, drawn and photographic record of the former farmhouse at Lower Clerk Hill. The objective of the project was to produce a record that showed the buildings as it appeared in its final iteration and to record features of the structure that showed changes in function and layout during the lifetime of the buildings. This allowed the physical remains of the structure to be related to historically recorded social changes in farming and domestic management practices over its lifetime and to have a formal recording of the building as an historic structure before its demolition and replacement with a new house on a similar footprint.

1.2.2. The CBAs 'An Archaeological Research Framework for North West England: Volume 2, Research Agenda and Strategy' has indicated that "there is an urgent need for all local authorities to ensure that farm buildings undergoing adaptation are at least considered for recording" (p. 140) so that "a regional database of farm buildings can be derived and variations across the region examined."

1.3. METHODOLOGY

1.3.1. Work was undertaken with consistency with the relevant standards and procedures of the Chartered Institute for Archaeology (CIfA) as set out in Standards and Guidance for Standing Building Recording (CIfA 2014) and generally accepted best practice.

1.3.2. Measurements were made with hand tapes and recorded in notebooks with measured sketches to elucidate some details. These were then transferred onto environmentally stable drawing film using Indian ink type pens and following standardised conventions as set out in Understanding Historic Buildings – A guide to good recording practice, (English Heritage 2006).

1.3.3. The overall setting, views and details of the structures were recorded photographically, using a Nikon FM2 SLR camera with Nikon 28 and 50mm lenses, onto Ilford FP4 black and white film. At the same time a digital photographic record was made using a Nikon D3300 with a resolution of 24.2 megapixels, with a Nikon 18-55 mm lens.

2. Historical background

2.1. BACKGROUND

2.1.1. The site is shown on the Ordnance Survey First edition 110560 maps surveyed between 1844 and 1846 (Figure 3) although the first recorded mapping of the site may be the 1786 map produced by Wm. Yates which shows structures in the area of Lower Clerk Hill, although these are unnamed. Subsequent map editions show the site with the house depicted as a rectangular building on the north side of the farmstead. The 1910 25 inch to 1 mile maps shows the rectangle divided into two by a N-S line across the centre of the rectangle suggesting that at this time it may have been functioning as two separate houses (Figure 4).

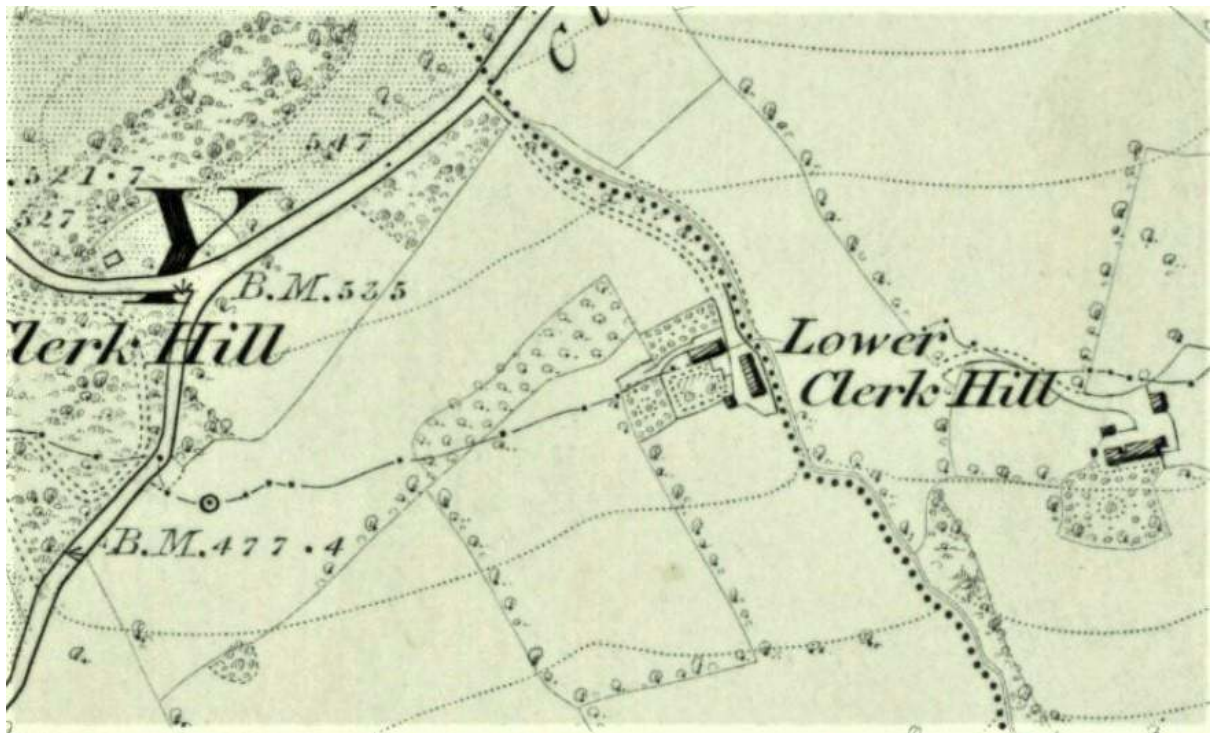


Figure 3 Lower Clerk Hill, 1st ed. O.S. 1:10,560, 1847 (Reproduced with the permission of the National Library of Scotland).

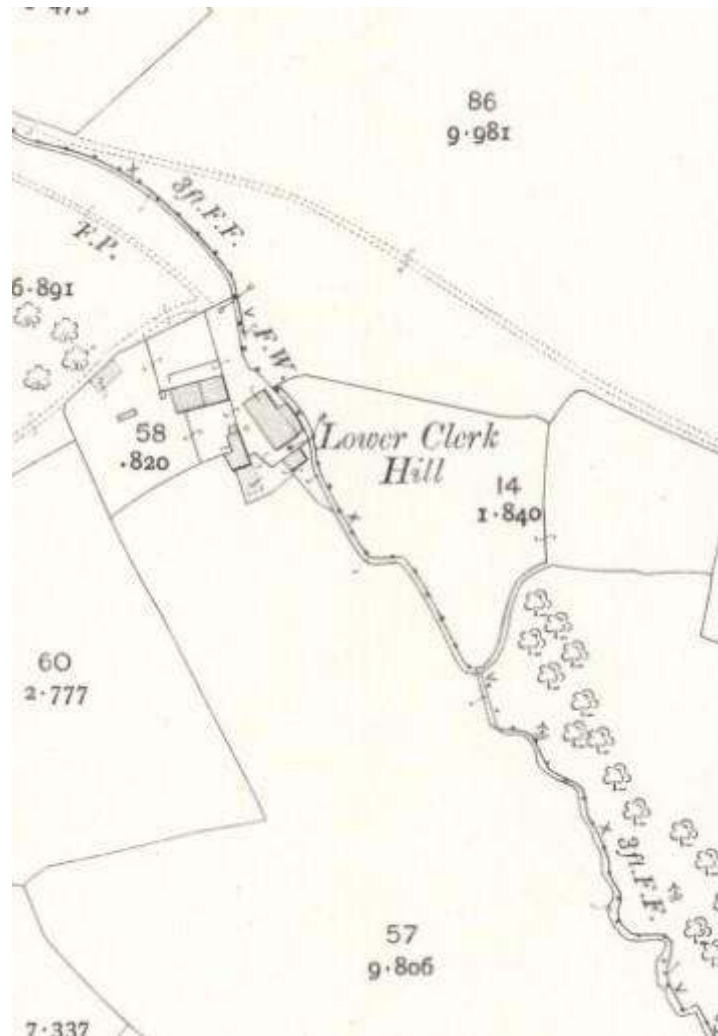


Figure 4 Clerk Hill, O.S. 25 inch: 1 mile, 1910 Reproduced with the permission of the National Library of Scotland.

3. Building Description

3.1. EXTERIOR DESCRIPTION

3.1.1. The house is a two story building of 5 bays, constructed of coursed random rubble and with a modern concrete tile roof. There are chimney stacks at both gables and a further stack on the ridge line about three quarters of the way along the ridge from the eastern end. The west gable and the ridge stack appear to be wide enough to hold up to three flues although they currently each have only a single chimney pot in place, while the eastern stack is much smaller and is likely to have a single flue. The approach to the house is via a short drive from Clerk Hill Road to the north but the principal frontage of the house, from the point of social and domestic use, appears to be the south facing elevation (Figure 5).



Figure 5. South elevation from south west.

3.1.1.1. South elevation

3.1.1.1.1. The south elevation, from left (west) to right has the south end wall of a single story lean-to built against the western gable. This has a blocked doorway. On the ground and first floors the first bay of windows has matching windows in vertical alignment, the windows being modern double glazed units of four panes. The ground floor then has a larger square window with dressed stone jambs, cill and lintel, the first floor window matching those of the west bay and being set to the west of the ground floor window opening. The masonry to left and right of the large ground floor window has straight joints indicating alteration in the original fenestration pattern with,

perhaps, a single wider and lower window being replaced with the current large opening or, alternatively, two smaller windows being part blocked and the wall between opened up to insert the current large frame (Figure 6).



Figure 6. South elevation, ground floor window in reduced opening with blocked door to left.

3.1.1.1.2. Approximately 0.3m to the right of the ground floor window frame is a straight joint in the masonry, running from ground level to the top of the probable former window's blocked opening. 450 mm to the right of this is a further straight joint to a similar height, then the current doorway which is framed by painted stone jambs and lintel matching its flanking windows. This shows the replacement of two smaller windows with the current window opening. The joint to the left of the door is likely to mark a former doorway, blocked and replaced by the current front door. The door itself is of vertical planks in a frame, or modern construction and with a rectangular light above. The doorway and windows' surrounds are stylistically contemporaneous and indicate a redesign of this part of the house frontage (Figure 7).



Figure 7. South elevation, door and altered door and windows.

3.1.1.1.3. A first floor window sits over the location of the probable original front door, offset to the left of the current door.

3.1.1.1.4. The eastern ground floor window matches that on the west of the door, being a large square opening with painted stone lintel, jambs and cill. There are indications that this too has been inserted into altered openings, some of the blocking material being quite well dressed ashlar rather than the rubble used elsewhere (Figure 8).



Figure 8. South elevation, east window with blocking of earlier opening.

3.1.1.2. East elevation.

- 3.1.1.2.1. The east gable of the house has a small, modern porch on the northern end, sheltering the door to the north east room. The east elevation of a small, flat roofed outbuilding on the north elevation is on the right (north) end. The gable rises to a single chimney stack at the apex (Figure 9).



Figure 9. East gable elevation.

3.1.1.3. North elevation

- 3.1.1.3.1. The north elevation has far more irregular fenestration than the south with evidence of significant alterations to window openings. These will be described from left (east) to right numbered 1 – 5 from the left, GF for ground floor and FF for first floor openings (Figures 10 and 11).



Figure 10. North elevation.

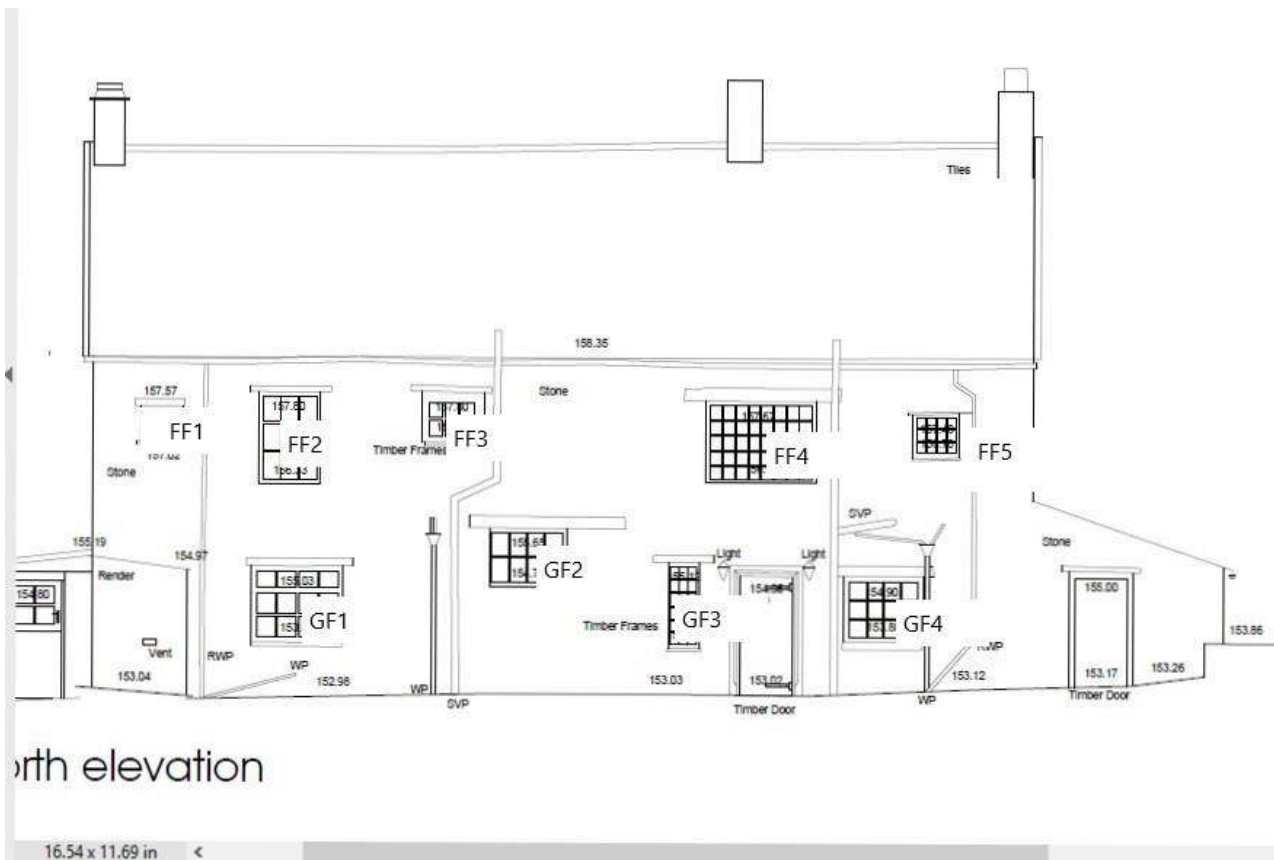


Figure 11. North elevation fenestration, numbering for report.

- 3.1.1.3.2. FF1: On the left (east) end is a small single story outbuilding with a monopitch roof sloping e-w. Above this on the first floor is a small, single pane window under a timber lintel which may be in an opening reduced from a larger window (Figure 12)



Figure 12. North elevation, eastern window to first floor NE room.

- 3.1.1.3.3. GF1: The eastern ground floor window is under a timber lintel with a stone slab cill. To the left of the current opening joints in the masonry indicate that the original opening may have been lower and wider, possibly holding a stone or wood mullioned window frame. The current window has 12 small panes set in a 4X3 arrangement with the upper four panes set in two separate canopy hung opening frames (Figure 13).



Figure 13. North elevation, ground floor eastern window.

3.1.1.3.4. FF2: This is directly above GF1. It is a rectangular window under a wooden lintel with 9 panes in a 3 X 3 arrangement, the long axis of the rectangle being the vertical. The top row of panes is canopy hung in an opening light (Figure 14).



Figure 14. North elevation, FF2, second from right upper floor window.

- 3.1.1.3.5. GF2: an 8 pane (4 X 2) window under a wide wooden lintel with masonry joints indicating the original window opening has been reduced in size. This lights the current staircase of the house, the reduction in size being to accommodate the stair landing (Figure 15).



Figure 15. Window in part blocked opening under wooden lintel.

3.1.1.3.6. FF 3: above and offset left to GF2. FF3 is a small window in a reduced opening. The reduction in this case appears to be to provide privacy for a bathroom inserted into the upper floor (see below 3.2.2.2.27). The window is a modern canopy hung frame with 3 X 2 panes (Figure 16).



Figure 16. First Floor 3, window in reduced opening.

3.1.1.3.7. The west end of the northern elevation shows a considerable irregularity in the fenestration pattern, and differing window styles although some of these are modern windows so reflect a recent modification to the windows rather than the historic types. This may also be the result of alterations to door and window openings (Figure 17).



Figure 17. West end of north elevation.

- 3.1.1.4. GF 3: just to the left of the door in this elevation. It is tall and relatively narrow with a 2 X 6 arrangement of small panes. It may have been inserted as there are slight differences in the masonry around it in comparison to the adjacent wall (Figure 18). This can also be seen in the doorway surrounds where small stones break the lines of the rubble coursing and there is a slight difference in masonry above the stone door surround (see also Fig 76 below for the interior face). The door is vertical planks in a frame with assorted modern decorative door furniture (Figure 19).



Figure 18. Ground floor window.



Figure 19. North elevation ground floor door.

- 3.1.1.5. FF4: directly above the doorway FF4 is a large window under a wooden lintel. The window has small panes in an 8 X 5 arrangement. The centre pairs of panes in the upper two rows are canopy hung in a single light (Figure 20).



Figure 20. FF4 West end first floor window.

- 3.1.1.6. GF 4: under a timber lintel with small panes in a 3 X 4 arrangement. Below the window jambs straight joints indicate this may be an altered door, part blocked with the window inserted. The coursing of the masonry above the lintel may indicate that this has been lowered slightly (Figure 21).



Figure 21. GF4 West end window in former door opening.

- 3.1.1.7. FF5: a small window near the gable end under an asymmetric wooden lintel. It has square panes in a 4 X 3 arrangement. The right hand pair of panes of the upper two rows are canopy hung in an opening light. The lintel extends well to the west of the west window jamb and may indicate the original window opening was wider (Figure 22).



Figure 22. FF 5 West end window.

- 3.1.1.8. At the west end of the house elevation is the north wall of the single story lean to that sits against the west gable end of the house. This is random rubble with a door. The door is of a similar style to the north door of the house.

3.1.2. West elevation.

- 3.1.2.1. This is the west gable end, the lower part covered by a single story lean-to under a stone slab roof (Figure 23).



Figure 23. West gable end with lean-to.

- 3.1.2.2. The lean-to conceals a blocked window toward the north end of the wall, a door which would have entered the south west room of the house and a second blocked window towards the south end of the gable wall (Figures 24, 25 and 26).



Figure 24. Blocked door to NW room of house, part hidden by panel and basin.



Figure 25. Blocked door to SW room of house.



Figure 26. West gable, blocked window to SW room of house.
For the use of PWA Planning and Mrs and Mrs McHugh.

- 3.1.2.3. Towards the southern end of the gable on the first floor is a tall rectangular blocked opening. This would have been a window to the south west room on the upper floor (Figure 27).



Figure 27. Blocked window to south west first floor room.

- 3.1.2.4. The west elevation of the lean to has three square window openings under timber lintels, the windows being modern with an arrangement of 3 X 3 square panes. Towards the south end is a pedestrian door.

3.2. INTERIOR DESCRIPTION

3.2.1. GROUND FLOOR

- 3.2.1.1. The interior of the building had been gutted and the plaster stripped from the walls prior to the recording visit. While this meant that features of the latest use of the building may have been removed the bare masonry of the walls was extremely revealing of alterations throughout the house, many of which would have been hidden by wall plaster. Judicious removal of some areas of surviving plaster enabled details of some of these alterations to be further elaborated and recorded.

- 3.2.1.1.1. The building had been planned before the stripping out and so a record exists of the positions of a number of internal dividing walls that had been removed by the date of the recording (Figures 28 and 29). From the

plans it can be seen that the building has a “front” range or larger rooms on the southern side and a “rear” range along the north with a spine wall perforated by doorways separating the two. A set of doorways through partition walls on the north side of the spine wall enabled access along the length of the house and to the staircases and corridor to the front door.

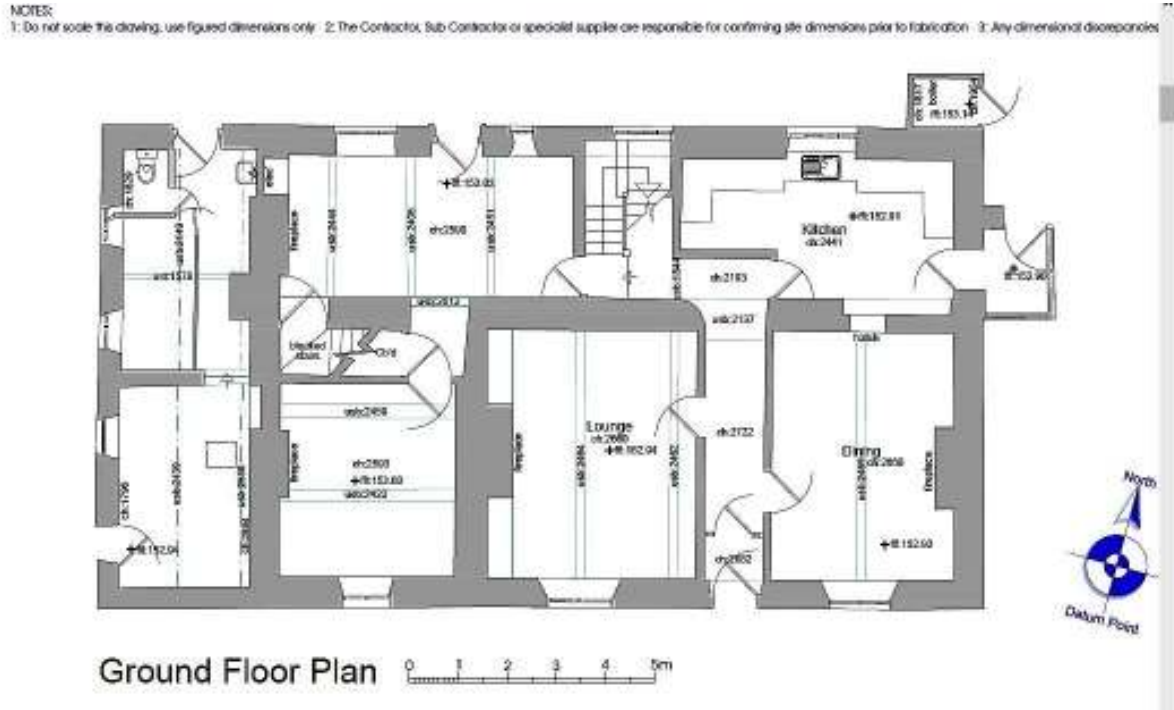


Figure 28. Ground floor plan prior to strip out.

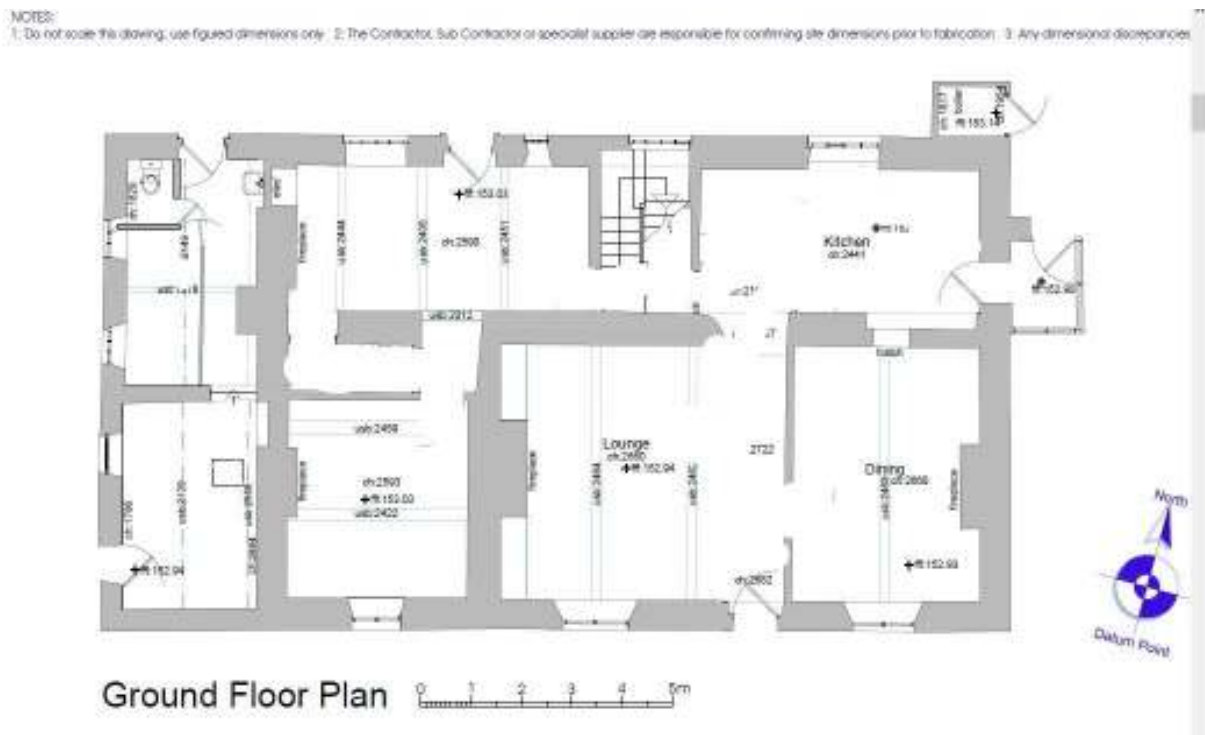


Figure 29. Ground floor plan at survey date.

For the use of PWA Planning and Mrs and Mrs McHugh.

© MACCS January 2018

3.2.1.1.2. The principal rooms of the original house layout appear to have been the front range with the main room, later subdivided being the south east room of the house. The present space is subdivided by a single skin brick wall to form an eastern room (Dining Room on Fig. 28), and had a further partition, probably of stud and plaster or wood panelling, that created a western room (Lounge on Fig. 28), the two divided by a corridor that ran from the main door in the south elevation to the service rooms on the north side of the house. The wall separating the corridor from the lounge had been removed by the date of this survey to create a single space described below as the centre room

3.2.1.1.3. The eastern room, south elevation, has a large square window with a modern frame. The masonry on either side of this has vertical straight joins. It is most probable that the original fenestration was a pair of windows similar in size and shape to the west end windows with the present opening inserted and the original window openings reduced to give a single large light to the room. This opening has a substantial timber lintel which supports the southern end of one of the ceiling beams which would originally have been embedded in the masonry between the original window openings (Figure 30).



Figure 30. South east room, south elevation, window replacing two narrower openings.

3.2.1.1.4. The west wall is an inserted, single brick thick, portion. It has a blocked doorway at the northern end (Figure 31) and a door that appears to have been cut through just south of the centre point (Figures 32 and 33). The wall “underbuilds” one ceiling beam (Figure 34).



Figure 31. South east room, west elevation, blocked door at northern end.



Figure 32. South east room door, south west corner with south window and inserted door in west wall.

For the use of PWA Planning and Mrs and Mrs McHugh.

© MACCS January 2018



Figure 33. Door in W elevation SE room cut through inserted wall.



Figure 34. South east room, inserted brick wall below ceiling beam.

- 3.2.1.1.5. The north wall has a small hatch approximately central to the wall and c. 0.9 m above floor level. This is a service hatch cut through the spine wall, connecting to the kitchen in the north range of rooms. On the left (eastern) end of the wall is a former doorway under a timber lintel, the door blocking being rubble masonry (Figure 35).



Figure 35 South east room, North elevation wall hatch and former door to kitchen.

- 3.2.1.1.6. The east wall, the gable of the house, has a fireplace which appears to originally have had a high firebox opening under a stone lintel with brick supporting cheeks. This was later reduced to a smaller firebox, brick built inside the primary firebox and reducing the height to the mantel. (Figure 36). The chimney breast was built against the original wall face with a straight joint visible on both sides (Figure 37).



Figure 36. South east room, east elevation fireplace.



Figure 37. South east room, chimney breast straight joint with wall.

- 3.2.1.1.7. In common with other insertions (of fireplaces and dividing walls) in the building the additions was built straight onto the plaster of the wall, rather than this being hacked off to provide a better key for the added structures to the original masonry (Figure 38).



Figure 38. South east room, chimney breast butted against wall plaster.

- 3.2.1.1.8. The hearth of the fireplace has the remains of tiled decoration, probably 19th C in date (Figure 39).



Figure 39. South east room, hearth tiles in front of fireplace.

- 3.2.1.1.9. The ceiling beams run S-N and have ovolo mouldings on the lower arrisses, terminating just short of the walls in an angled stop with a run out stop between the end of the moulding and the wall face. The upper arrisses are cogged to receive the floor joists of the first floor (Figure 40).



Figure 40. South east room ceiling beam moulding and stop detail.

3.2.1.1.10. The centre room is the area of the Lounge and former entrance passage (see Fig. 28 above).

3.2.1.1.11. The south wall has the front door of the house with, on the right (west) the joint lines of the blocked original doorway (Figure 41 and 42). Right of this is the large square window. The window opening is below the end of one of the ceiling beams which is supported on a substantial timber lintel ((Figure 43). To either side of the window there are vertical masonry joints that indicate, like the window in the south east room, this is an alteration with the large square window inserted in what was the wall between two smaller windows with the former openings partially blocked (Figure 44).



Figure 41. Centre room, south elevation.



Figure 42. Central room, south elevation masonry joints.



Figure 43. Masonry joint indicating blocking, south elevation window.

3.2.1.2. The west elevation has a fireplace approximately centrally. To the left and right there are blocked doorways, both under timber lintels (Figure 44).



Figure 44. Centre room west elevation.

For the use of PWA Planning and Mrs and Mrs McHugh.

© MACCS January 2018

- 3.2.1.3. The lower part of left had blocking has been further altered with brickwork, some of which forms a sloping line from the left (south) towards the chimney breast to the north (Figure 45). Removal of some of the blocking and the sloping bricks revealed the flue interior. A probe indicated it joins the main chimney flue. This flue either served a small fireplace inserted into the blocking of the earlier doorway or was to service a stove or similar standing in the room in front of the wall face. This seems unusual given the presence of the larger fireplace immediately to the right of this position (Figure 46).



Figure 45. Centre room flue inserted into south door blocking.



Figure 46. Centre room, opened up flue.

- 3.2.1.4. The chimney breast has been built against the wall face with brick side walls infilled with rubble masonry above a stone slab in the front face, and brick below the lintel and round the current firebox (Figure 47).



Figure 47. Centre room W elevation Fireplace and chimney breast.

- 3.2.1.5. It is likely that the original firebox was the full width of the space between the brick side wall and there may have been a timber lintel below the stone slab, the brickwork at this point being three courses with the bed face as the face of the wall and the left hand brick cheek wall being two brick thickness to that height and only one above. The firebox may also have been reduced in width twice, the outer blocking being reasonably well-placed brick with brick rubble fill between this and the present firebox wall (Figure 48).



Figure 48. Fireplace detail.

- 3.2.1.6. At the north end of the elevation there is a former doorway under a timber lintel, the face of which has nailed on lathes for plastering, blocked with rubble masonry (Figure 49).



Figure 49. Centre room W elevation north blocked doorway.

- 3.2.1.7. The north elevation has a former doorway at approximately the centre point. This has a timber lintel and has been part blocked to form a cupboard in the thickness of the wall (Figures 50 and 51).



Figure 50. Centre room north elevation.



Figure 51. Centre room north elevation cupboard in blocked doorway.

- 3.2.1.8. At the eastern end of the elevation is a doorway through to the north range of rooms. This is under a timber lintel and has been narrowed on the left hand (west) side (Figure 52).



Figure 52 Centre room north elevation door with narrowing on left.

- 3.2.1.9. The west elevation is the reverse of the single skin brick dividing wall described above with blocked door at the north end and inserted door in the centre. The southern end has had applied tiles and decorative finish with the trace of a vertical partition, probably as part of a small entrance lobby in the corridor (Figure 53).



Figure 53. Entrance lobby traces centre room west elevation.

- 3.2.1.10. The west room has a window in a deep splay in the south elevation (Figure 54).



Figure 54. Southwest room, south elevation.

3.2.1.11. The west elevation has evidence of a number of alterations (Figure 55).



Figure 55. Southwest room, west elevation.

3.2.1.12. At the southern end is a tall rectangular window in a deep splay. This has been blocked on the outer face of the wall (visible on the external description, para above) and the internal splay seems to have been converted to a cupboard or storage niche with shelves (Figure 56). The original wooden window frame is still present (Figure 57).



Figure 56. Southwest room, former window splay in west elevation.



Figure 57. Southwest room, west elevation window frame.

3.2.1.13. In the centre is an inserted chimney breast (Figure 58)



Figure 58. Southwest room, west elevation fireplace.

For the use of PWA Planning and Mrs and Mrs McHugh.

© MACCS January 2018

- 3.2.1.14. This is constructed of brick and, like many others in the house, attached over the original plaster of the wall. This originally had brick cheeks to a stone mantel which supported the upper part of the chimney breast. The firebox was later reduced in volume with brick infill and a moulded fireclay fireback and cheeks (Figures 59 and 60). In the upper part of the chimney breast is a blocked opening, probably originally to allow access to the upper part of the chimney flue for sweeping. The southern side of the top section of the chimney breast on the in this room is of stone.



Figure 59. Southwest room chimney breast over original wall plaster.



Figure 60. Southwest room west elevation fireplace with details of alteration.

- 3.2.1.15. The north elevation has a door on the east end allowing access to the rear range of the house (Figure 61).



Figure 61. Southwest room, north elevation.

- 3.2.1.16. The east elevation has a blocked doorway under a wooden lintel at the southern end. To the north of this at a lower level is a second wooden lintel which appears to have had a small opening below it. (Figures 62 and 63)



Figure 62. Southwest room, east elevation.



Figure 63. Southwest room, blocked door and opening in east elevation.

3.2.1.17. The ceiling beams in this room run E-W and have simple chamfers with no apparent stops (Figure 64). The floor joists for the first floor appear to be cogged into the beams and the remains of the later lathe and plaster ceiling are still evident although, in common with the rest of the building, most of the ceiling has been stripped out.



Figure 64. Southwest room ceiling beam.

3.2.1.18. These beams may indicate an alteration or addition to an earlier building as the ends of the beams in the east wall appear to have been inserted into sockets cut in the wall with a “cushion stone” below to level the beam up to the required height (Figure 65).



Figure 65. Southwest room ceiling beam entry point to eastern wall.

- 3.2.1.19. The rear (north) range of rooms on both floors is narrower than the front range, giving a “one and a half” depth plan overall although the plan form is known as “double pile” (Brunskill 2002). The north east room was the kitchen in the last iteration of the house layout.
- 3.2.1.20. The north elevation is the northern elevation of the house. There is a window in the centre of the wall (GF 1). To the east of the window straight joints (mirroring in size and shape the area on the outer face of the wall) indicate the position of an earlier window opening which appears to have been wider and lower than the present window, the size and shape suggesting a wood or stone mullioned window with a single row of lights in the original opening. Below the window the wall is faced with modern concrete block in a recess, possibly where the wall has been cut back to provide room for service pipes and the face “made good” rather than there having been a door opening at this point, there being little indication on the outer face of a door (Figure 66).



Figure 66. Northeast room, north elevation window detail.

- 3.2.1.21. The east elevation has the current door to this part of the house, under a wooden lintel with a small opening to the north which holds a pipe and brick blocking, the pipe probably being part of a ventilation system for the former kitchen. (Figure 67).



Figure 67. Northeast room east elevation.

- 3.2.1.22. The south elevation has a recess at the west end. At the east end of the recess is the location of the blocked door way to the front range of the house with the service hatch approximately in the centre of the recessed area (Figure 68).



Figure 68. Northeast room south east area from NW.

- 3.2.1.23. The recess has a substantial timber lintel over and a large timber block set in the stonework to the west (Figure 69).



Figure 69. Northeast room south wall recess features detail.

- 3.2.1.24. At the western end of the south elevation is the doorway to the front of the house. This would have been the access to the corridor that ran to the front door in
For the use of PWA Planning and Mrs and Mrs McHugh. © MACCS January 2018

the south elevation. The opening is under a fairly lightweight timber lintel and has been narrowed on the western side with a short section of masonry, built with a curving face which avoids a sharp corner on the wall (Figure 70).



Figure 70. Northeast room S wall, door to S rooms and front door.

3.2.1.25. The west elevation appears to be another single skin brick wall inserted into the building. It has a door at the southern end which provides access to the staircase and to western room (Figure 71).



Figure 71. Northeast room, west elevation.

3.2.1.26. The ceiling beams run N-S and are of squared timber, sometimes of small scantlings so that areas of the outer surface survive. There are simple chamfers, with stepped run out stops on the southern ends (Figures 72 and 73).



Figure 72. Northeast room, ceiling beam.



Figure 73. Northeast room, ceiling beam chamfer and stops.

3.2.1.27. The stairwell is a rectangular space created by the construction of inserted brick walls to form the east and west walls, the north wall being the north wall of the building and the south wall the main wall dividing the north rooms from the south rooms of the house. These have doorways at the southern ends creating a passage between the two principal rooms on the northern side of the house. The south wall has a blocked doorway under a timber lintel with the blocking material being well dressed ashlar, presumably recycled from another, demolished, structure. The door would have connected to the centre front room (Figure 74).



Figure 74. Stairwell , blocked door in south wall.

- 3.2.1.28. The staircase has modern looking wrought steel balusters. There are five steps to the half landings which have another two steps dividing it before the staircase “dog legs” back to rise to the first floor. The landings are lit by a window in the north wall (GF 2), reduced in size by blocking the lower part to accommodate the stairs and landing (Figure 75).



Figure 75. Stair window from first floor.

- 3.2.1.29. The north west room has the north entrance door and two windows (GF 3 and GF 4) on its north elevation. These are under a single timber lintel (the exterior face has a short timber lintel over the window) with brickwork forming the door jams which may indicate that the doorway and window are inserted into a formerly wider opening (Figure 76).



Figure 76. North west room door and window surround.

- 3.2.1.30. The east elevation is the inserted single-skin brick wall that forms the west wall of the stairwell with the doorway at the southern end (Figure 77).



Figure 77. North west room east wall.

- 3.2.1.31. The south elevation has a doorway approximately centrally and approximately opposite the entry door on the north elevation. This opens into a small rectangular space which has a doorway in its south wall enabling access to the front, south west, room from the rear room. A second doorway at the west end of the south elevation enters the same rectangular space which formerly held a staircase and was the access door to the stairs, the staircase having been removed (Figures 78). The stairwell was formed by the construction of a single skin brick wall which now forms the north wall of the south west room (see above, para. 3.2.1.15) with the entry door cut through the spine wall that divided the front and rear ranges of rooms, relocating an earlier doorway in this wall. The current through passage from the north west to south west rooms appears to be partly cut through the spine wall and the eastern wall of the space (which tapers in thickness, see plan above, Fig. 28) and partly the re-use of the original doorway to the south of the current opening that has been partially blocked. Figure 79 shows the stairwell side of the door, with a substantial timber lintel which has been cut off when the new doorway was created and brickwork which fills part of the former door and makes good the western jamb for the new doorway.



Figure 78. North west room, south wall doorways.



Figure 79. Northwest room, former stairwell, part blocking of original doorway and new opening to the east.
For the use of PWA Planning and Mrs and Mrs McHugh. © MACCS January 2018

- 3.2.1.32. The original doorway was not completely infilled, with a single skin brick wall across the southern side, returning to form the western jamb of the new doorway, creating a recess where the northern part of the doorway had been, this then being fitted with shelves and used as a cupboard (Figure 80).



Figure 80. Northwest room, cupboard created in part blocked former doorway.

- 3.2.1.33. On the eastern wall of the short passage between the two doors that connect the north west and south west rooms is a blocked door, which would originally have allowed access between the south west room and the main chamber on the south east of the house (Figure 81).



Figure 81. North west room, blocked door between south range rooms in east wall of passage through the staircase space.

3.2.1.34. The west wall of the north west room has a fireplace, approximately centrally placed. As with others, this appears to be an insertion, there being a straight joint between the chimney breast and the wall behind. The original fireplace had stone slab cheeks with a stone lintel, with the chimney breast above being constructed of stone on the north side and brick on the south, the join being irregular. The firebox has been reduced in size, using brick, and the brickwork above the mantel may indicate alterations when this was done, there being further alterations visible in the wall above on the first floor (see below, para.). Above the former mantel is a patch of grey cement mortar that indicates the position of a blocked sweeping hole in the chimney breast which suggests that there may have been a range in this fireplace at some point in its use, the range making access to the flue for sweeping difficult (Figures 82, 83 and 84)



Figure 82. North west room, fireplace against west wall.



Figure 83. North west room, details of firebox reduction in fireplace.

For the use of PWA Planning and Mrs and Mrs McHugh.

© MACCS January 2018



Figure 84. Blocked former sweeping hole in chimney breast.

- 3.2.1.35. To the right (north) of the chimney breast is a recess now containing a cupboard. The wall above the cupboard is supported by timber lintel and uses part of the depth of the former door that was noted in the external description at the north end of the gable inside the west lean to (Figure 85).



Figure 85. North west room, west wall cupboard in blocked doorway.

3.2.1.36. The ceiling beams run N – S and are chamfered with decorative “lamb’s tongue” stops. The first floor joists are coggled into the upper edges of the beams. Some sapwood is present on one beam (Figures 86 and 87). Several of the joists carrying the upper floor are recycled timbers with mortices, holding the cut off tenons in some cases, visible on the side faces (Figure 88). These were most likely the horizontal members of timber framed walls in a building dismantled and the timbers salvaged for re-use as is common.



Figure 86. North west room, ceiling beam with sapwood on right.



Figure 87. North west room, detail of stop on beam.



Figure 88. North west room, ceiling joists of re-used timbers.

3.2.2. FIRST FLOOR

- 3.2.2.1. The first floor, like the ground floor, had been planned before the stripping out and so a record exists of the positions of a number of internal dividing walls that had been removed by the date of the recording (Figures 89 and 90). That plan was more complex although again the overall layout was a row of rooms forming a south range and a further line forming a north range with the south range being larger. A corridor along the spine wall that divided north and south range enabled

access to the rooms created by the partitions in the south range and, by way of doorways through the spine wall, into the upper rooms of the north range. The partitions which had been removed left five principal spaces with two of these, on the southeast, having originally been a single room, the partition here possibly surviving because it was a brick wall rather than wooden panelling or stud and plaster.

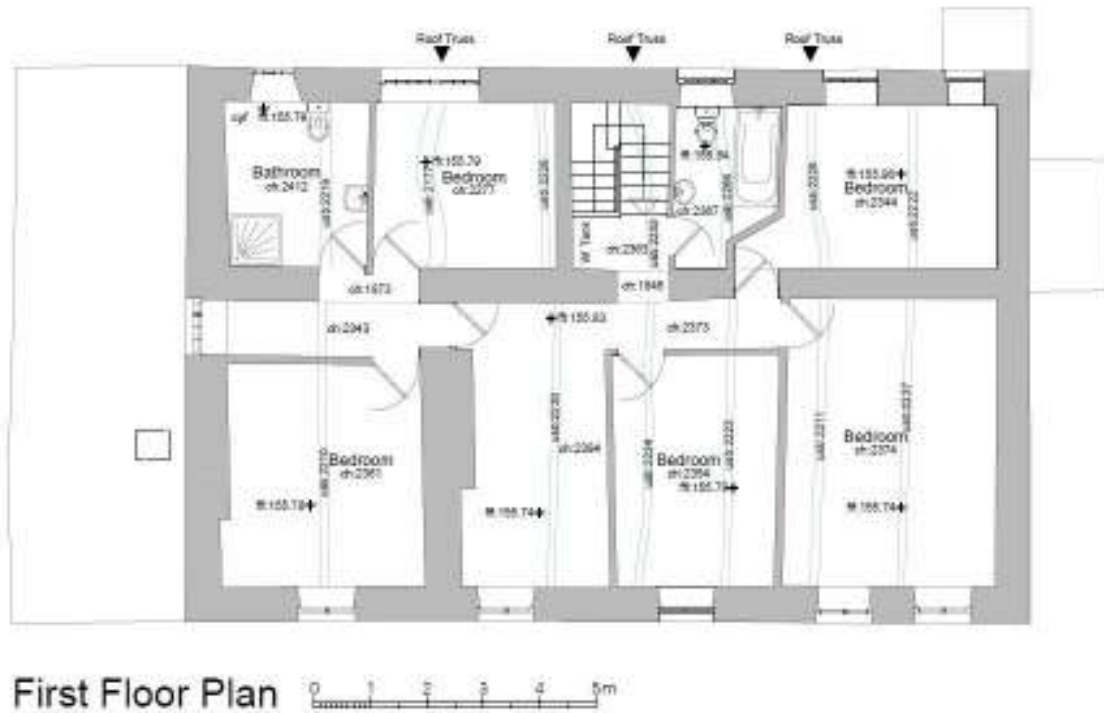


Figure 89. First floor plan prior to strip out.

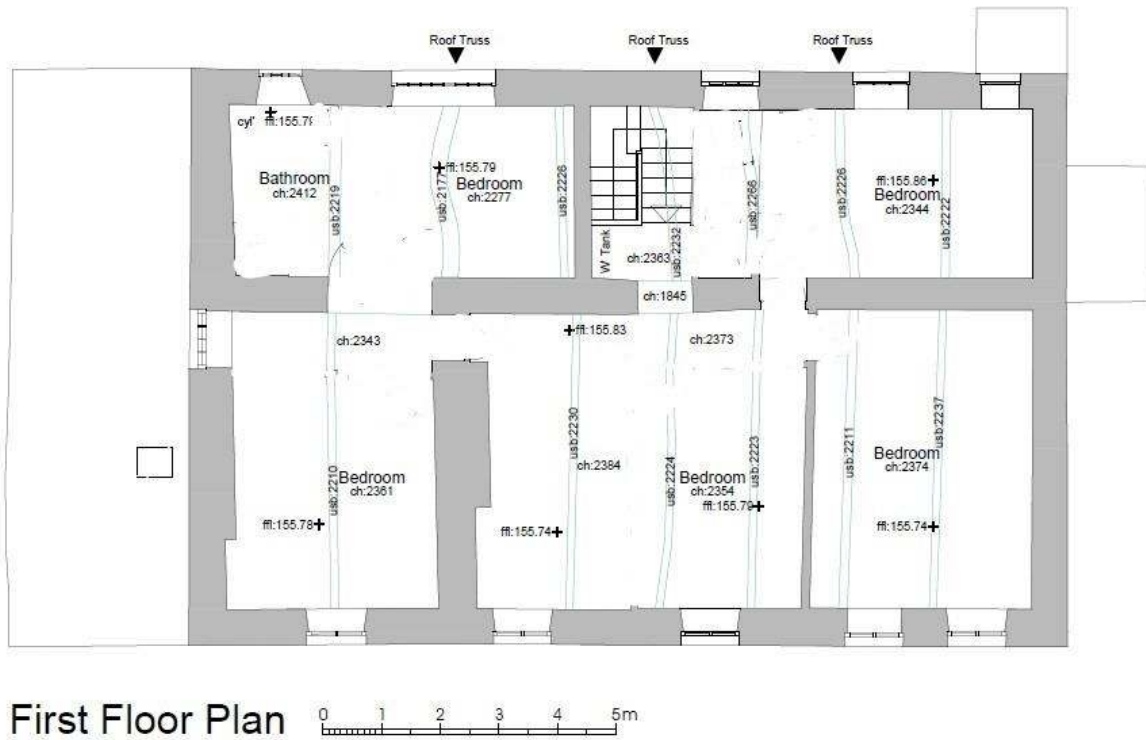


Figure 90. First floor plan at time of survey.

3.2.2.2. South east room

3.2.2.2.1. This has a pair of windows in the south wall, the size and shape matching the upper floor windows on this frontage and the western ground floor window. The frames and glass are modern double glazed units. Both windows are under a single long timber lintel, possibly to help spread the pressure of the ceiling beam that joins the wall in the pillar of masonry between the windows. Below each window opening joints in the stonework suggest there may have been either a taller window, or that there was a shallow recess in the window splay here, possibly for a bench seat. As the joints are not matched in the external wall face, the latter is considered the most likely (Figure 91).



Figure 91. Upper floor south east room, south wall.

3.2.2.2.2. The west wall is a single thickness brick wall, butted onto the front wall and the central spine wall with a door at the northern end (Figure 92)



Figure 92. Upper floor, south east, room west wall.

3.2.2.2.3. The north wall is featureless rubble masonry. The bonding to the gable on the east end is not particularly good but the wall does not seem to have been butted against an earlier gable (Figure 93).



Figure 93 Upper south east room, north wall.

- 3.2.2.2.4. The east wall has a chimney breast with fireplace roughly centrally placed. Like many of the other chimney breasts, this has been added to the gable wall (Figure 94). The fireplace has stone cheeks and a broad stone lintel with the firebox placed asymmetrically to the chimney breast. This is probably to accommodate the flue from the fireplace on the ground floor within the chimney breast structure (Figure 95).



Figure 94 Upper south east room, east wall.



Figure 95 Fireplace and chimney breast.

- 3.2.2.2.5. Above the former ceiling level (marked by the pale remains of the removed wall plaster below) at the northern end of the wall the chimney breast is built to curve towards the north as it rises into the gable, meeting the lower part of the chimney stack. The stack is thicker than the gable wall and the extra thickness on the interior is supported by a timber baulk which bridges between the chimney breast of the southern range and a large stone block which projects from the wall to support the northern end of the upper chimney structure (Figure 96).



Figure 96. Upper chimney breast of east gable wall.
For the use of PWA Planning and Mrs and Mrs McHugh.

- 3.2.2.2.6. The room has two ceiling beams, the eastern being the tie beam for a roof truss. The beams have ovolo moulded chamfers and stepped run out stops, reflecting those in the room below.
- 3.2.2.2.7. The central room on the south range is likely to have been, originally, the western half of a single room (the south east room being the other part). The south wall has a pair of windows (Figure 97).



Figure 97. Upper south central room south wall.

- 3.2.2.2.8. The west wall has a wide, centrally placed, chimney breast with the fireplace offset to the southern side, probably to accommodate a flue from the fireplace in the room below on the northern side of the chimney breast. Between the north side of the chimney breast and the north wall is a doorway to the western room (Figure 98).



Figure 98. South central room, west wall.

- 3.2.2.2.9. The firebox of the fireplace has a single skin brick cheek on the southern side with a deep stone lintel (Figure 99).



Figure 99. Upper south central room fireplace.

- 3.2.2.2.10. The right (north) side of the chimney breast appears to have been extended northwards in brick from the original stone structure, perhaps to create a neat edge for the door to the western room (Figure 100 and 101).



Figure 100. Upper south central room, west wall doorway.



Figure 101 Brick corner on north of chimney breast.

- 3.2.2.2.11. This is a strange construction as it sits directly on the floorboards, with no supporting structure in the room below and investigation showed it to be hollow (Figures 102, 103).



Figure 102. Base of brick corner.

- 3.2.2.2.12. The brickwork is possibly from the door being cut through and the brickwork provides a clean edge to the doorway, being left hollow to reduce the weight that the floor had to support. It is not a fireplace flue as it has no connections to the other flues and the interior is not sooty.
- 3.2.2.2.13. The north wall has a doorway approximately in its centre and another at the eastern end (Figure 103).



Figure 103. Interior of brick corner from top.

- 3.2.2.2.14. The centrally placed (west) door is probably the original entrance to the room, the jambs being well finished with slabs applied to the ends of the wall masonry coursing to create smooth jambs (Figures 104, 105 and 106).



Figure 104 Upper south central room, north wall.



Figure 105 Upper south central room, west doorway.



Figure 106 Upper south central room, west doorway, jamb detail.

3.2.2.2.15. The eastern doorway has much rougher jambs, indicating that it has probably been cut through the wall to create a new doorway when the interior of the house was reorganised at some point (Figure 107). Both doorways have timber lintels above which ceiling beams enter the wall, this has resulted in structural cracking over both doorways.



Figure 107. Upper south central room east door jamb detail.

- 3.2.2.2.16. The east wall is the single skin brick wall previously described in the south eastern room, with a doorway at its northern end.
- 3.2.2.2.17. The room has three ceiling beams with ovolo chamfers and stops identical to those in the south eastern room. The middle beam of the three forms the tie beam of one of the roof trusses (see Fig. 97. above).
- 3.2.2.2.18. The south western room has a single window in the south elevation. The west wall is the western gable wall of the house and has a broad chimney breast with a blocked window on its south side and a large window on the north (Figure 108).



Figure 108. Upper south west room, west wall.

- 3.2.2.2.19. The blocked window is in a deep splay. The position mirrors the blocked window in the room below but the splay is less pronounced (Figure 109).



Figure 109. Upper south west room, blocked window in west wall.

- 3.2.2.2.20. The chimney breast has the fireplace offset on the southern side, the firebox originally having had stone slab cheeks with a stone lintel. The firebox has been reduced in capacity with brick blocking on either side and in the final phase was blocked and plastered over (Figure 110).



Figure 110. Upper south west room fireplace.

- 3.2.2.2.21. The northern part of the chimney breast is an area of brick with a straight joint with the stonework to the south. The upper three courses extend slightly further to the south, suggesting there was an opening with a timber lintel, all blocked and replaced with brickwork (Figure 111). The outer face of the wall does not show an obvious trace of a former opening at this point.



Figure 111. Upper south west room, chimney breast.

- 3.2.2.2.22. At the north end of the elevation is a window with fixed panes in a 4 x 4 arrangement. The southern jamb is finished with brick, the northern is cleanly against the north wall which may indicate the window was originally narrower, perhaps matching the size of the blocked opening to the south, and has been altered to make it larger. Prior to the removal of internal walls this window was not within the south western room but lit the upper landing of the now removed staircase.



Figure 112. Upper south west room west wall window.

- 3.2.2.2.23. The north wall has a wide opening under a timber lintel, which allowed access into the two western rooms of the northern range from the stair landing (Figure 113).



Figure 113 Upper south west room, north wall.

- 3.2.2.2.24. Above the level of the ceiling, indicated by the remains of the plaster and ceiling beams, on the gable wall, is a small former opening under a stone lintel. This is likely to have been a window lighting loft space above the upper floor ceiling (Figure 114).



Figure 114. Upper south west room gable former window.

- 3.2.2.2.25. The north east room was subdivided into three (a bedroom, bathroom and the upper part of the stairwell) prior to the strip out of partitions. The north wall has three windows, the east window being a small rectangular window with a single light, pivot hung in a wooden frame and under a timber lintel (Figure 115).



Figure 115. Upper north east room, east window.

- 3.2.2.2.26. The central window is a rectangular nine paned window with a 3 x 3 arrangement of panes, the upper row of panes being hopper hung (Figure 116).



Figure 116. Upper north east room central window.

- 3.2.2.2.27. The western window is a small rectangle with six panes in a 2 x 3 configuration, contained in a canopy hung frame. The original opening was deeper but the lower part has been part blocked. This part of the room was

partitioned off as a bathroom and the blocking provided privacy for the bath (Figure 117).



Figure 117. Upper east room, western window.

3.2.2.2.28. At the eastern end of the room is the stairwell for the later, inserted staircase. The cogging on the floor joist on the eastern side of the stairwell indicates where floor boards and joists have been cut and removed (Figure 118).



Figure 118. Upper north east room stairwell.

- 3.2.2.2.29. The west wall is a single skin brick insertion, plastered on this face but with the structure visible in the south western room (Figure 119 and see below, Fig.3.2.2.2.35).



Figure 119. Upper north east room west elevation.

- 3.2.2.2.30. The north wall has two doorways, the eastern of which opened into the former bedroom from a corridor which ran along the southern side of the central spine wall and the western which allowed access to the corridor from the staircase. As described above (para. 3.2.2.2.15) the eastern doorway appears to have been cut through the spine wall (Figure 120) while the western doorway has a finer finish to the jambs that suggests it is part of the original build (Figure 121).



Figure 120 Doorway cut through spine wall to enable access between rooms partitioned from original spaces.
For the use of PWA Planning and Mrs and Mrs McHugh.



Figure 121 Original doorway between north east rooms in north and south ranges.

3.2.2.2.31. The east wall is the gable wall of the house and is relatively featureless (Figure 122).



Figure 122 Upper north east room, east elevation.

3.2.2.2.32. The ceiling beams are rather irregular timbers and have simple chamfers with no stops. The upper arrisses are cogged for ceiling joists. (Figure 123). While the roof truss ties appear to run across the width of the building, the ceiling beams are shorter lengths which span the rooms between the outer walls and the spine wall, the butted ends being supported on top of the spine wall (Figure 124).



Figure 123 Upper north east room ceiling beams.



Figure 124. Upper north east room, butted ends of ceiling beams.

3.2.2.2.33. The upper north west room was subdivided into two rooms by a partition prior to the building being stripped out. The north wall has two windows. The east window is large with forty small panes in an 8 x 5 arrangement. The centre pair of panes in the top two rows are in a pivot hung opening light in a 2x 2 frame pivoted horizontally. The window opening has a substantial timber lintel, supporting the northern end of the west roof truss above it (Fig 125).



Figure 125. Upper north west room, north wall, east window.

- 3.2.2.2.34. The west window has 12 panes in a 4 x 3 arrangement. The western pair of the top two rows are in a pivot hung opening light in a 2 x 2 frame, pivoted horizontally (Figure 126).



Figure 126. Upper north west room, north wall, west window.

- 3.2.2.2.35. The east wall is an inserted single skin brick partition standing just to the east of a ceiling beam (Figure 127).



Figure 127. Upper north west room, inserted single skin brick east wall.

3.2.2.2.36. The north wall has the wide opening under a timber lintel that allowed access to the doors of the two rooms created by partition in this space (see Fig. 113).

3.2.2.2.37. The west wall is the west gable of the house. A brick flue has been built into the southern side of the wall, sloping from just south of the centre line to meet the spine wall c. 0.75 m above the floor then running vertically to the chimney stack. This is likely to have been inserted when the fireplace in the ground floor room below was built, or during one of the alterations to that fireplace and has been partly cut into the inner face of the wall (Figure 128).



Figure 128. Upper north west room, flue built from ground floor fireplace.

- 3.2.2.2.38. At the northern end of the wall is a recess with a timber lintel supporting the inner face of the wall above. This is likely to be the position of a blocked window, mirroring that on the west wall of the south western room although the slobbered rubble finish of the outer face of the gable end makes this hard to distinguish on the outside (Figure 129).



Figure 129. Upper north west room, west wall blocked window.

- 3.2.2.2.39. The roof structure has three trusses, the eastern two spanning the width of the building, the western truss being a half truss running from the north wall to the north end of the wall which hold the central chimney stack and which divided the southern range of rooms between the large eastern chamber and the much smaller western room.

- 3.2.2.2.40. The two full trusses are triangular each with a collar towards the apex and raking struts towards the outer ends (Figure 130).



Figure 130 Eastern roof truss from west.

- 3.2.2.2.41. The apex ends of the principal rafters are connected with half lap joints with the ridge piece set diamond orientation. There are two purlins on each side, trenched over, and overlapping at the principle rafters, a peg blow the purlins helping to hold them in position (Figure 131).



Figure 131. Purlin overlap at truss with retaining peg below.

- 3.2.2.2.42. The surviving original common rafters are segmented, short lengths running between the purlins and the ridge piece. Many of the common rafters are cut from irregularly shaped small wood. There is also evidence of “recycling” of timbers from earlier structures with several of the purlins and one of the collars having lines of holes for the sails of wattle walls ((Figure 132).



Figure 132 Roof structure with surviving common rafters and re-used timbers as purlins.

- 3.2.2.2.43. The half truss appears to have originally been simply two rather irregular timbers, pegged at the outer end and built into the north side of the substantial wall that divides the south range of rooms (Figure 133). It appears to have either suffered structural failure or at least have created a cause for concern over its structural integrity as it has had a reinforcing member, comprising a length of sawn softwood plank, bolted to the east face of the principal and a raking strut added between the south end of the tie beam where it meets the wall and the principal, the lower end of the strut being held in a birdmouth on a block of timber attached to the top of the tie beam (Figure 134).



Figure 133 Upper floor, north west room, roof half truss.



Figure 134 West half truss with reinforcing members.

For the use of PWA Planning and Mrs and Mrs McHugh.

© MACCS January 2018

- 3.2.2.2.44. The modern common rafters do not, in several places, sit neatly on the irregular timbers of the purlins and there are a number of packing pieces and support struts visible (Figure 135).



Figure 135 Packing pieces and support struts for modern rafters visible behind truss timbers.

- 3.2.2.2.45. The roof space appears to have been lit by small windows, now blocked, in the end gables, the space most likely used for storage although servants sometimes slept in “attic” rooms although there does not appear to be any traces on the timbers of partitions to create rooms. According to the building contractor who carried out the stripping out of the interior of the house, the roof space latterly had a thick layer of hay lying on the ceilings, most probably having been placed in the roof space to act as insulation.



Figure 136 West gable wall with possible sweeping hole.

3.2.2.2.46. Other features

- 3.2.2.2.46.1. There is a section of detached panelling which appears to have been reused in a partition, having had battens nailed to the “front face” to support a different covering. Its original location is unknown and it may have been part of decorative wall panelling in one of the rooms, or formed part of a lightweight room partition in an earlier iteration of the house plan (Figures 137 and 138)



Figure 137 Section of re-used panelling, original front face.



Figure 138 Section of panelling, rear face.

- 3.2.2.2.46.2. Areas of surviving original plasterwork behind the chimney breasts that have been added to several rooms indicate that some, although apparently not all, the original lime plaster was tempered with chopped straw or chaff. Hair temper is well known as an addition to lime plasters (e.g. Historic Scotland 2003), straw/chaff is less frequently cited as a binder in the UK (Figures 139 and 140).



Figure 139 Wall plaster behind chimney breast.



Figure 140 Straw binder in wall plaster.

3.2.2.2.47. The West Lean-To Interior

3.2.2.2.47.1. The lower story of the west gable of the house is covered by a single story lean-to, constructed of random rubble with a stone slab roof (see Fig. 23). The lean-to is internally divided by a stone wall which acts as a roof support (Figure 141). A timber truss helps support the northern section of the roof (Figure 142), the southern section has only the common rafters as support. The original function of the lean-to is uncertain although stalls against the southern wall indicate the most recent use of the southern part as a stable (Figure 143).



Figure 141 Lean to central dividing wall from south.



Figure 142 View into lean-to from north doorway.

For the use of PWA Planning and Mrs and Mrs McHugh.

© MACCS January 2018



Figure 143 Stalls against south gable of lean-to.

4. Discussion

- 4.1. From the survey evidence it is apparent that the house has undergone several changes in the internal layout, much of the evidence for which would probably not have been apparent had the house been recorded before the strip out of the interior. The building uses some recycled materials, visible as re-used timbers in the roof and perhaps some of the beams, the chamfers and stops in the north range of rooms being of a type that are recorded from the late 16th to the early 18th C (Alcock and Hall, 1994).
- 4.2. The house, from the plan, appears to fit into the category identified by Brunskill (2002, pp 81 – 83) as the “double pile house”, first appearing in Cumbria in the mid-18th C and likely in Lancashire at about the same time. These are a development from houses that were set out as a single row of rooms with lofts or upper floors over, these developing into continuous outshut houses of two stories at the front and with a row of service rooms on the ground floor along the rear elevation, the double pile moving the centre line of the house towards the centre of the building (the rear outshut house having the chimneys forward of the centre line) and having an upper floor of service or bedrooms over the ground floor service rooms. Brunskill describes double-pile houses in his “small house” category with two main rooms, a living room and a parlour at the front, with the living room being entered from the main front door, with a kitchen and dairy to the rear with a back door to one of these. The small house in this instance would be a development of the two unit predecessor with a “house” room as the main room, containing a fireplace against the gable, and a parlour partitioned off from the house to provide private accommodation.
- 4.3. In the case of Lower Clerk Hill the house was somewhat larger than the “small house” double-pile plan with an extra bay of rooms to the west providing further accommodation but the rear range being shallower than the front, where the “large house” plan tends to be more symmetrical. The initial arrangement of doors and windows on the south elevation however seems to have been reaching for a greater symmetry than the modern frontage presents, with the front door further to the west and a pair of windows on either side. The building perhaps could be classified as a “medium sized, double-pile” house. The south east rooms would have functioned as the “house”, the principal room where the owner would have done business on the west and a parlour on the east. The western room on the ground floor is likely to have functioned as a further private chamber. The removed stairs against the western gable may not be the original staircase location for the house, the construction having taken part of one of the private chambers with the partition built of brick and the earlier doorway through the spine wall having been moved eastwards which would accommodate an inserted staircase. Alternatively this was the original location with a staircase being steeper and perhaps running up from east to west (contra the evidence for the removed stairs) although there does not appear to be space on the upper floor for a landing to access the rooms there..
- 4.4. Access through the house, internally, seems to have been through a series of doorways on either side of the spine wall dividing the front and rear ranges of rooms.
- 4.5. A major alteration to the house appears to have been made, probably in the 19th C, when the front door was moved slightly to the east and large single windows were inserted to replace pairs of the original windows. The O.S. 25 inch:1 mile map of 1910 shows the building

divided into two parts and it is possible that this shows original house was remodelled and split although whether this was at the same time of the changes to the frontages or later is unknown. It is possible that the lean to was also constructed at this time, with a door being cut through the gable wall to allow access to the lean to where the blocked opening in the north elevation may show the location of an earth closet, the original opening being to empty this out as necessary.

- 4.6. The north rear elevation also had changes to the windows with what may have been an early stone mullioned window in a wide, low opening being replaced by the larger and squarer kitchen window. The back door may also have been inserted to replace the earlier doorway to the west, now part blocked with a window above the blocking masonry, the small window to the left of the doorway perhaps being built in at the same time and using brick to finish the internal jambs. These changes (as well as the part blocking of an upper window) help to resolve the rather eccentric fenestration pattern of the north elevation.
- 4.7. Fireplaces appear to have been added to many rooms, the chimney breasts being added over the facing plaster of the walls, rather than being keyed to the masonry as one might expect. The flues from these will run in the thickness of the gables and the main dividing wall that supports the middle chimney. It is likely that the “applied” chimney breast either replaced or were added over, earlier, smaller fire surrounds with the visible stone slab surrounds visible perhaps showing the early size of the fireplaces with the chimney breasts added to these and were perhaps altered to allow a more elaborate mantelpiece to be displayed in the rooms to raise their status, perhaps associated with 19th C alterations to the front elevation windows and doorway..
- 4.8. The present staircase is an insertion, shown by the empty cogging in the access through the first floor where floor joists have been removed to create the opening for the stairs. The current banisters are recent (lightweight wrought mild steel, probably later 20th C) although they may replace an earlier set. This may have been an additional staircase to that against the west gable if the house was subdivided or an insertion relating to the reorganisation of the interior space, again perhaps associated with the changes to the fireplaces and the front windows being carried out.
- 4.9. The stripping out of the interior removed almost all the evidence for the internal finishes and structural details of the partitions, leaving only one section of panelling to provide possible evidence for some of the decorative finishes and their reuse in partitions. One the other hand, a record of the house prior to the strip out would have recorded a much less complex story of the development and alteration of the buildings’ interior and fenestration.

5. Conclusions

- 5.1. The house is considered to have been constructed in the latter half of the 18th or the early 19th C, reusing some materials salvaged from an earlier building or buildings perhaps dating to as early as the late-16th or 17th C. The internal circulation patterns of the building were changed on at least one occasion, and possibly more if the building was subdivided and then re-integrated as a single house. These details were only revealed because the building was recorded after interior plasterwork had been almost entirely removed. The suggested original layout was that the front was more symmetrical with all windows matching and with small windows in the west gable adding light to a withdrawing room on the ground floor and “solar” on the first floor, with access to the rear via a doorway where the western window is located. (Figures 144 and 145).

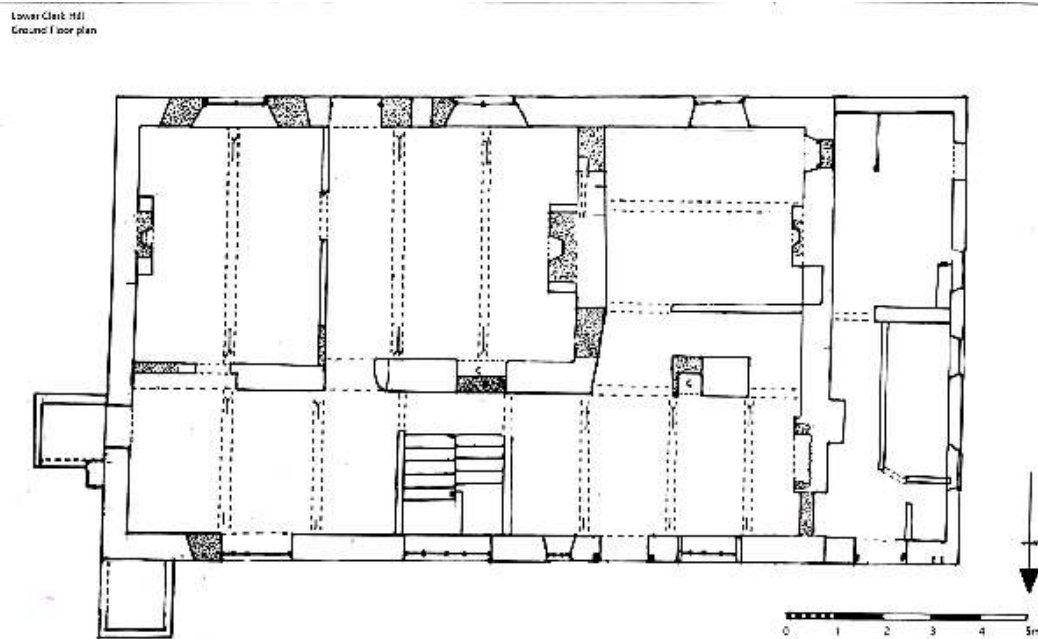


Figure 144 Ground floor record plan (MACCS)

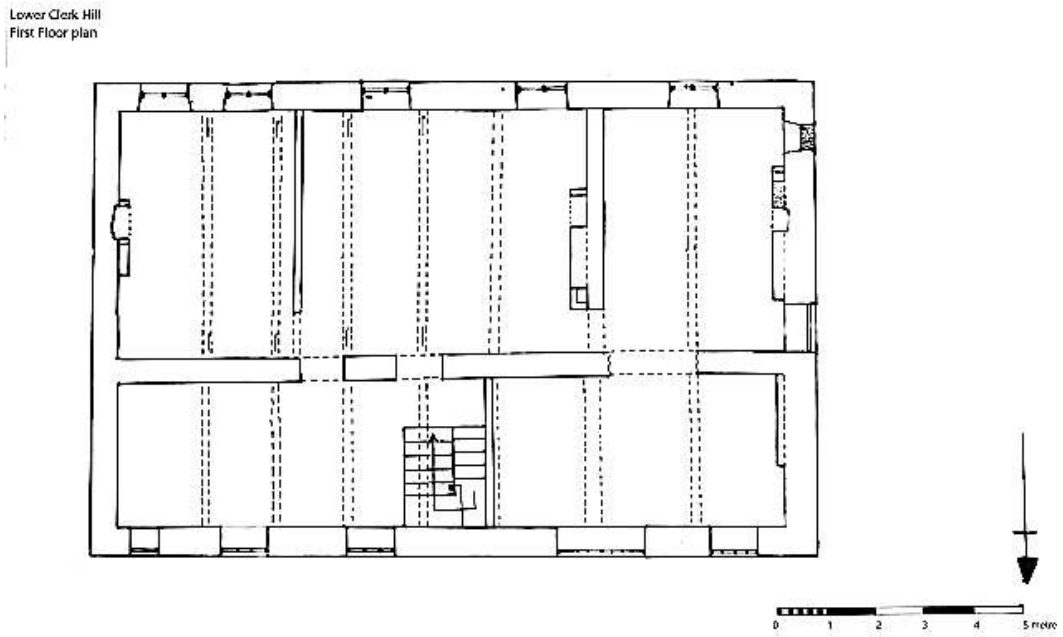


Figure 145 First floor record plan (MACCS)

6. Bibliography

Alcock, N.W. and Hall, L. 1994 Fixtures and Fittings in Dated Houses 1567 – 1763 CBA practical Handbook in Archaeology, No. 11.

Brunskill, R. 2002 Traditional Buildings of Cumbria.

CIfA, 2014 Standards and guidance for the archaeological investigation and recording of standing buildings or structures. www.archaeologists.net/codes/ifa.

English Heritage, 2006. Understanding Historic buildings: A Guide to Good Recording Practice.

Historic Scotland, 2003 Technical Advice Note Preparation and Use of Lime Mortars.

7. Appendix

7.1. ARCHITECT'S PLANS

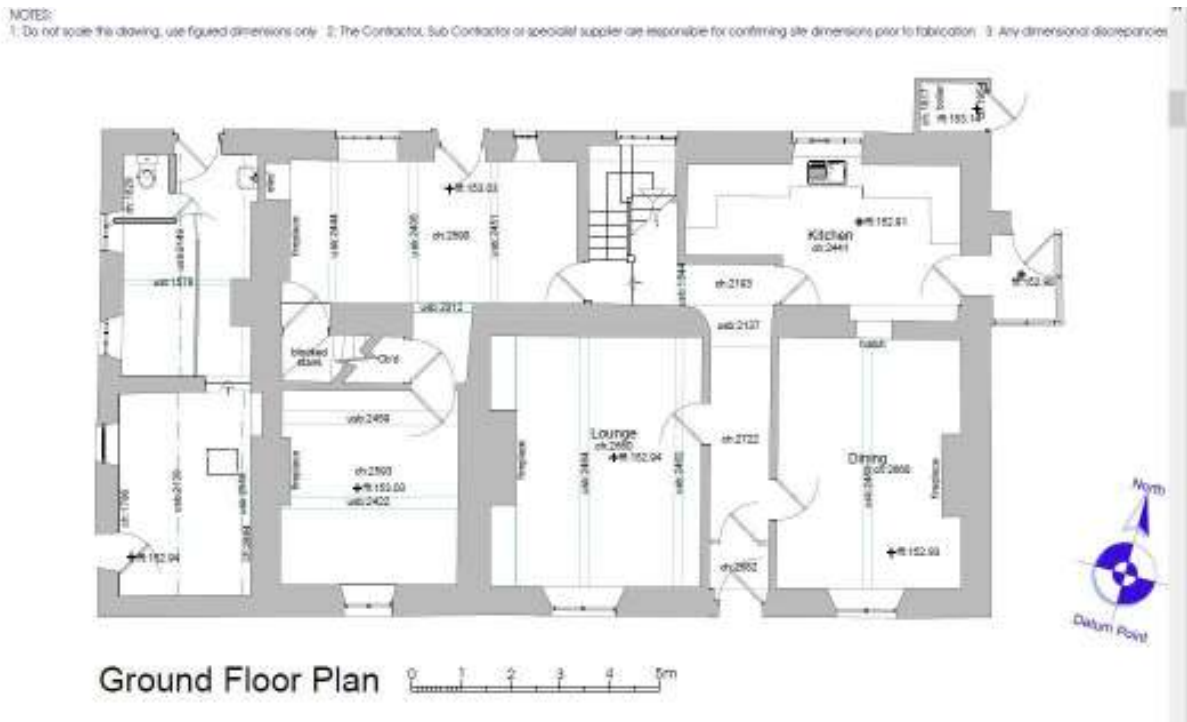


Figure 146 Ground floor plan (courtesy of PWA planning)

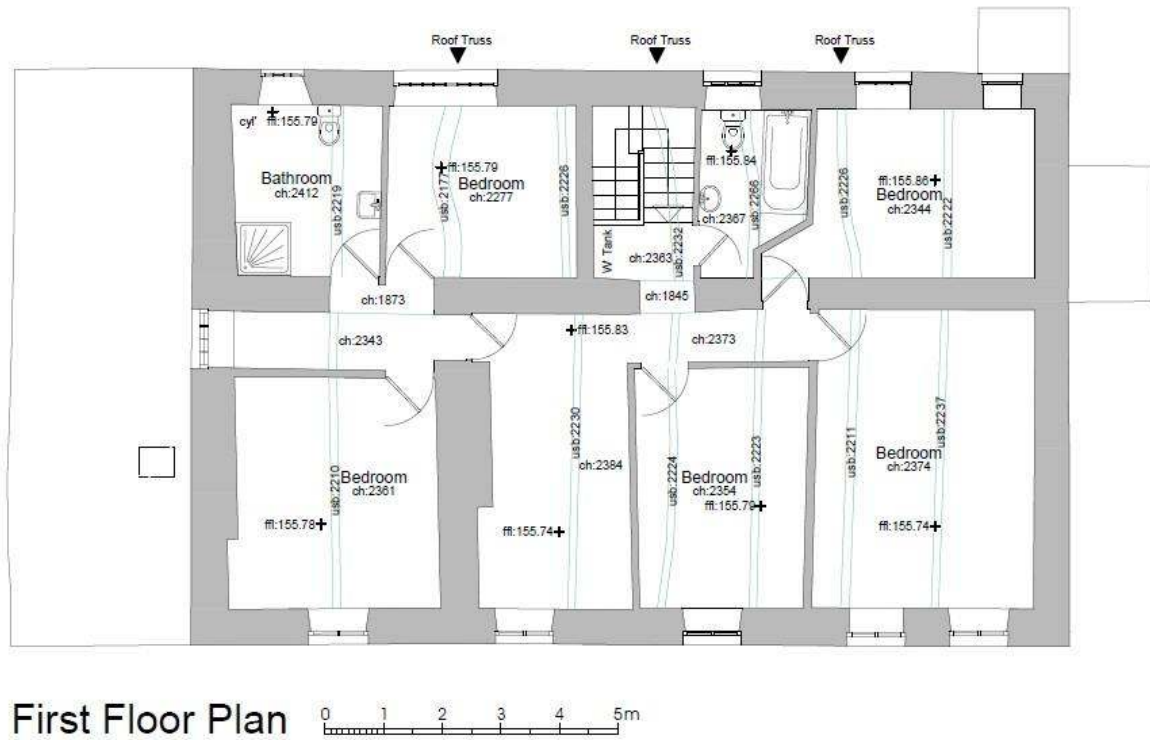


Figure 147 First floor plan (courtesy of PWA planning)



Figure 148 North elevation (courtesy of PWA planning)

covering, use figured dimensions only. 2. The Contractor, Sub-Contractor or specialist supplier are responsible for confirming site dimensions prior to fabrication. 3. Any dimensional discrepancies are to be reported



Figure 149 South elevation (courtesy of PWA planning)