Buildings at Lyme House Farm Chipping Road, Thornley-with-Wheatley, Lancashire: Historic Buildings Record



September 2018

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Historic Buildings Record

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SUMMARY

Four adjoining historic buildings at Lyme House Farm (NGR: SD 62349 40548) date from the early 19th to the early 20th century. The earliest is a four-bay combination barn, and the others are a stable, cart shed and lean-to shippon. With the exception of the stables they are all plain and functional externally, and all are much altered internally. Recording was carried out for Mr H Roper before conversion of the buildings, to fulfil a planning condition.

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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 should be consulted (see Appendix 2).

Photo Subject 1 General view of the farmstead from the north-west, with buildings recorded to left 2 Barn (building 1): south-west elevation 3 Barn (building 1) and former cart shed (building 3): south-west elevations 4 Barn (building 1) and former stables (building 2): south-east elevations 5 Barn (building 1): south-east elevation 8 Barn (building 1): general view, looking east 9 Barn (building 1) and shippon (building 4): north-west elevations 10 Barn (building 1): ground floor, looking west 12 Barn (building 1): first floor, looking east 13 Barn (building 1): central roof truss, looking north-west 14 Barn (building 1): detail of carpenter's marks on central roof truss 16 Former stables (building 2): south-east elevation 19 Former stables (building 2): south-east elevation 20 Former stables (building 2): detail of forking hole, south-east elevation 23 Former stables (building 2): ground floor, looking north-east Former stables (building 2): first floor, looking west 24 27 Former cart shed (building 3): general view, looking south Former cart shed (building 3): roof truss 28 29 Lean-to shippon (building 4): general view, looking south 31 Lean-to shippon (building 4): interior, looking south-west

BARN AT LYME HOUSE FARM, CHIPPING ROAD, THORNLEY-WITH-WHEATLEY, LANCASHIRE:

HISTORIC BUILDINGS RECORD

1 Introduction

- 1.1 This report presents the results of the recording of historic farm buildings at Lyme House Farm, Thornley-with-Wheatley, Lancashire. It was commissioned by Mr H Roper, via his agent David Wrigley Planning, to fulfil a condition of planning consent from Ribble Valley Borough Council (RVBC), for the conversion of the buildings to two dwellings. The survey was carried out in September 2018.
- 1.2 The buildings recorded comprise a four-bay combination barn, likely to be early 19th century, together with three later additions of various dates, including what was probably a large stable, a cart shed, and a lean-to shippon. All of them are much altered by 20th century changes, mainly associated with the intensification of dairy farming.
- 1.3 The recording work was carried out in accordance with a written scheme of investigation written by the agent, and approved in advance by RVBC (Appendix 1). It included a photographic record and measured survey, as well as a study of historic maps. This report will be submitted to the client, the local planning authority and the Lancashire Historic Environment Record, and to the Oasis Project for publication on the internet¹. The project archive will be deposited with Lancashire Archives.

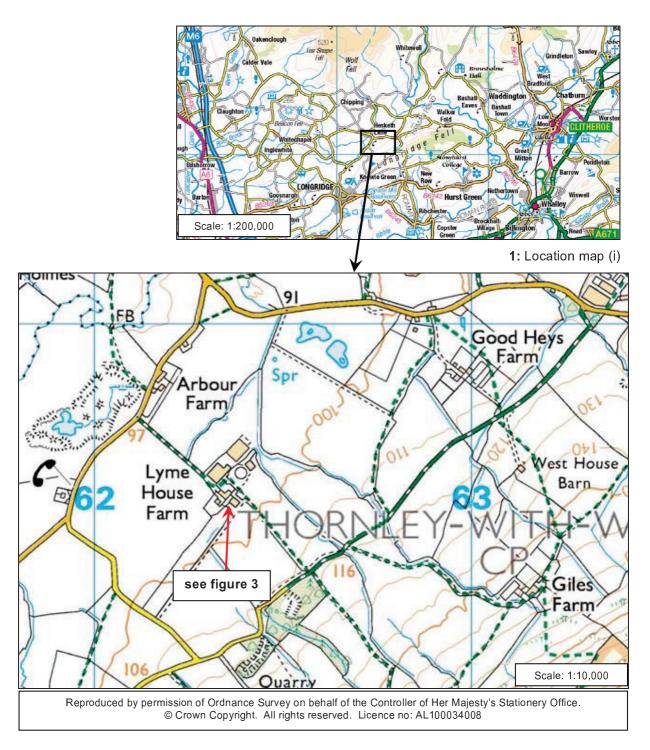
2 Location

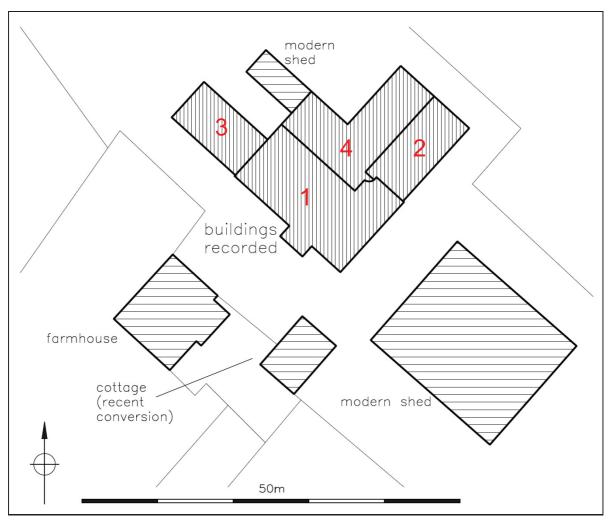
- 2.1 Lyme House Farm is an isolated farmstead within Thornley-with-Wheatley civil parish, lying about 4km north-east of Longridge, and 2.5km south of Chipping. The NGR for the site is SD 62349 40548, and it lies at about 97m above Ordnance Datum. It is reached from Chipping Road via a short track, and is surrounded by agricultural land, predominantly improved grassland on the plain of the River Loud, but to the south the ground rises towards Longridge Fell and is less intensively cultivated (figures 1 & 2).
- 2.2 The buildings recorded form a single group with four components, standing to the north-east of the farmhouse (figure 3). The farmhouse itself appears to be an early 19th century structure, and to the rear (south-east) of it is another historic farm building, probably a former trap house, which is currently

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¹ Online Access to the Index of Archaeological Investigations

undergoing renovation for domestic use. Extensive modern farm buildings associated with the current dairy farming business stand to the north of the historic buildings.





3: Site plan (1:500)

3 Current use

3.1 Building 1 is in use for storage, and together with building 2, for occasional livestock housing. Building 3 has been partly converted to a garage/workshop, and continues to have that function. Building 4 is disused and its roof partly collapsed.

4 Planning background

- 4.1 None of the buildings at the farm are listed or otherwise designated as heritage assets, although the site does fall within the Forest of Bowland AONB.
- 4.2 Planning consent for the "Proposed conversion of barns to two new dwellings" was granted by RVBC on 12 July 2017 (application no: 3/2017/0489).
- 4.3 In their consultation response to the application, the local planning authority's archaeological advisor, the Lancashire Archaeological Advisory Service,

recommended that a record of the buildings be made prior to works commencing, by condition of any consent. As a consequence, condition no. 18 requires archaeological recording works.

4.4 The agent has submitted an application to commence discharge of conditions 18 and 5 (application 3/2018/0498), and his written scheme of investigation to this end has been approved by RVBC (see Appendix 1). It is anticipated that the subsequent submission of the present report and associated archive will allow condition 18 to be discharged in full.

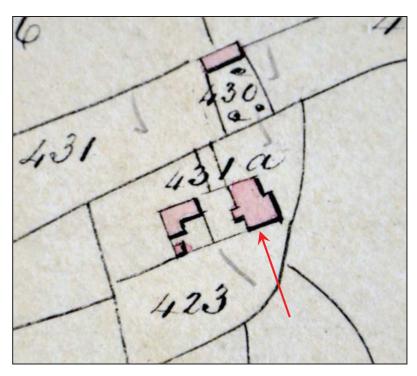
5 Previous investigative work

5.1 No previous investigative work of this type is known to have been carried out at the site.

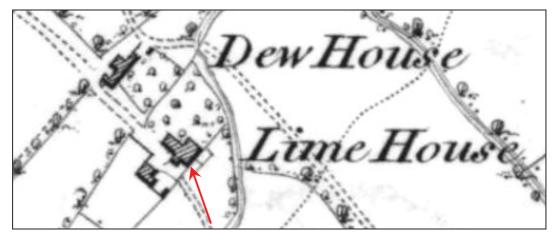
6 Historical background

Historic maps

- 6.1 As part of this work, a brief study of historic maps available online and at Lancashire Archives was undertaken.
- The tithe map for the township of Thornley-with-Wheatley was surveyed in 1840 and is the earliest known large scale map to show the farm (figure 4). Of the four farm buildings recorded, it shows only building 1, the barn, with its present outline clearly recognisable. Enclosure 431a, within which it stood, was described as "House barn fold and garden", and was part of a 17 acre dispersed holding, occupied by Henry Wilkinson. As was the case with much of the township it was owned by the Earl of Derby. A second house close to the north, 430, was described as "House & garden" and occupied by Thomas Kenyon, who held 21 acres in the township. The second house is no longer extant.
- The Ordnance Survey's first edition 1:10560 map sheet covering the site was surveyed in 1844, and shows a very similar arrangement of buildings to the tithe map, including the present building 1 with the same outline as in 1840 (figure 5). The OS map names the site "Lime House", and the second property close to the north-west is named "Dew House". Beyond the extract in figure 5, the map shows limestone quarries within 400m of the farm, both to the north-west and south-east, and it seems likely this is how the name Lime House/Lyme House came about.



4: Extract from 1845 tithe map²

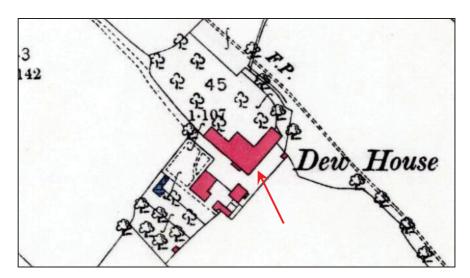


5: OS 1:10560 map, 1847³

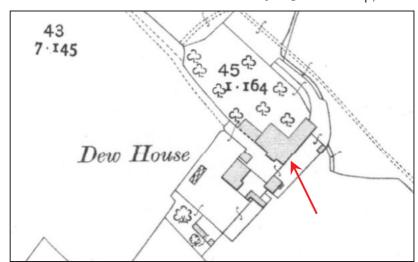
By the 1890s, the barn had been extended to the north-east and north-west by the addition of buildings 2 and 3 (figure 6), and a new detached outbuilding had been built to the south-east of the farmhouse, while the second house to the north-west had been demolished. However the map uses the demolished house's name of Dew House for the farm, and this was also the case on subsequent editions of 1912 and 1932 (figures 7 and 8). The 1912 edition shows the group of farm buildings with the same outline, though building 3 is shown with an open front to the south-west. The 1932 edition indicates that building 4 was added after 1910.

³ Lancashire, sheet 46; surveyed 1844. Not at original scale

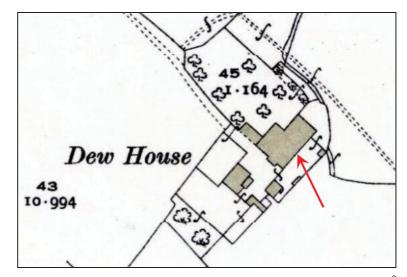
² Plan of the Township of Thornley with Wheatley in the Parish of Chipping and County of Lancaster, by Chas Birket 1840 (Lancashire Archives DRB 1/42– reproduced by kind permission)



6: OS 1:2500 map, 1893⁴



7: OS 1:2500 map, 1912⁵



8: OS 1:2500 map, 1932⁶

⁴ Lancashire, sheet 46.13; surveyed 1891. Not at original scale ⁵ Lancashire, sheet 46.13; revised 1910. Not at original scale

⁶ Lancashire, sheet 46.13; revised 1930. Not at original scale

7 Recording methodology

- 7.1 The present recording was carried out during a site visit on 13 September 2018, and involved detailed inspection of all four buildings, with the exception of the upper floor of building 2, which was unsafe to enter at that level. During the visit a measured survey, photography, and a written account were all undertaken.
- 7.2 The drawn record comprises ground and upper floor plans and elevation drawings at 1:100 scale, and a cross-section at 1:50. In part these are based on an existing survey by Sunderland Peacock Architects Ltd, but the drawings show all significant detail and use conventions based on those specified by Historic England⁷.
- 7.3 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 or 2m ranging pole marked with 0.5m graduations. Images were captured as camera 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, in accordance with the Lancashire Archaeological Advisory Service's requirements. Their locations are shown on copies of the plans, and a selection is copied at the end of this report; in the text they are referred to by numbers in **bold**.

8 Description of the buildings

Building 1

- 8.1 The barn which forms the core of the group of four buildings appears to be early 19th century and is a relatively large, four-bay structure with front porch to the former cart entry in the front, south-west elevation (2). Its walls are chiefly of local sandstone rubble with neatly squared ashlar quoins, though other historic dressings vary in their finish, some being plain while others have bold diagonal tooling commonly found in this area of Lancashire, and this variation suggests there have been historic interventions, as well as the creation of more obvious 20th century openings. Many of the latter have concrete surrounds and relate to the post-war conversion of the ground floor to a large shippon. The blue slate roof is also believed to be 20th century, and probably replaced original stone slates.
- 8.2 The projecting porch to the front, in the third bay from the left, formerly contained a full width and full height cart entrance, but has been largely blocked with stonework. It was matched at the rear by a doorway of similar width and height,

⁷ Historic England 2016 Understanding Historic Buildings: A Guide to Good Recording Practice

also now largely blocked, which can be seen on the interior at first floor level, but this did not have a matching porch. To either side of the front porch, the six large window openings are all 20th or 21st century creations, but two earlier openings can be identified, a doorway at the left end and a window at the right (3).

- 8.3 The south-east gable has its historic character more fully intact (4). At ground floor level are two former doorways with a larger one between, the latter probably enlarged from an original one, in order to allow tractor access. Another large, recent opening occupies the middle of the gable at first floor level, but there are also four original breathers, together with a circular owl-hole at the apex (5). At the right hand end, the gable continues beyond the main rear line of the building by about 3m, to create a narrow outshut with its own entrances on two levels, and this may have served as a loose box with loft over originally (6); its peculiar concave north corner seems to have been an adaptation to allow access into the later building 2 (7). The north-west gable of building 1 is partly hidden by building 3, and the doorway and window in this end of the building both appear to be secondary. There is a similar owl-hole at the gable apex (8,9).
- 8.4 The rear of the barn is now mostly enclosed within later buildings, and although two blocked pedestrian doorways can be discerned at ground floor level it is not clear whether these were original openings or not. Above them is a row of four breathers similar to those in the south-east gable.
- 8.5 The barn's ground floor now forms a single large shippon with modern hay loft above its full length, supported by steel beams and columns, and there are no historic features of interest (10,11). Similarly, at loft level, it is only the two surviving original trusses which are of interest (one has been replaced with a steel truss) (12,13). These are of imported softwood, with a bolted king post design, entirely characteristic of the 19th century. Carpenter's numbering to the joints can be seen on the upper faces (14).
- The modernisation of the barn's interior in the mid 20th century has left few clues regarding its historic arrangements, but the position of the front porch and former cart entries front and rear indicate the location of the threshing bay which would have run between them, while the pattern of openings in the south-east gable suggests that that end of the building contained a shippon with two rows of stalls arranged longitudinally, and loft over. The two bays at the north-west end of the barn may have been for storage of crops or hay, or perhaps contained further animal housing. The narrow rear outshut with gable entrance appears to have been a small loose box.

Building 2

- 8.7 The extension of the barn to the north-east was carried out between the 1840s and the 1890s, and comprised a two-storey, three-bay building facing south-east (16-19), although in common with building 1, its interior was radically altered in the mid 20th century. Despite this, two historic timber beams supporting the first floor at the north-east end of the building survive to suggest that it contained a three-stall stable, with hay loft over.
- 8.8 Building 2 has walls of roughly coursed sandstone rubble, with sandstone dressings bearing bold diagonal tooling, including the quoins and surrounds to original openings. The roof is of asbestos cement sheets, and the original roofing material is not known.
- The south-east side has an original doorway opening, its surround having bold diagonal tooling, but the three wide windows to the right of this are all 20th century. However, a second former doorway can be identified as rubble infill, below the middle window. The semi-circular forking holes at first floor level are clearly original and relatively ornate (20), and lend a distinguished appearance to the building. The gable is plainer however, the only original openings being a central window, now slighted by a wide 20th century doorway, and a simple owlhole (21). The north-west side of the building has been built up against by the later lean-to building 4, and the only feature observed within it is a ground floor window.
- 8.10 The modern shippon on the ground floor of building 2 has a concrete floor and pre-cast concrete boskins forming a row of stalls for vacuum milking (22). Four steel beams at the south-west end support the hay loft, but at the north-east end are two timber beams with mortices in their soffits, which appear to have survived from a stable, and would have held dividers beneath, which separated three stalls (23). Whether or not a similar arrangement occupied the rest of the ground floor cannot be deduced however. The hay loft is not safe to enter but was viewed through one of the forking holes in the south-east side: it is undivided and has two king post trusses very similar in design to those in the barn described above (24,25).

Building 3

8.11 This addition also dates to between the 1840s and the 1890s, and was built as a three-bay cart-shed adjoining the barn's north-west gable, and although its outline form is unchanged, it has been substantially altered (26).

- 8.12 The OS maps of 1912 and 1932 (figures 7 & 8) show the building to have been open-fronted, but later in the 20th century it was built up with the existing stone-faced outer wall, whose inner skin is concrete block, and which incorporates two doorways and three windows. The north-west gable and much of the rear wall have also been rebuilt recently (the former incorporating the new doorway opening under a steel lintel), and the roof has been re-slated, but the rear doorway does appear original (27).
- 8.13 A brick wall divides bay 2 from bay 3 internally, and may be original, but otherwise the interior is not of interest. Bay 3, next to the barn, appears to have been a dairy in the mid 20th century and may have housed the milking machine. There is an exposed roof truss between bays 1 and 2 which is clearly original, and of similar imported softwood as the other trusses at the site, with a similar king post design (28).

Building 4

- 8.14 Building 4 comprises an L-shaped lean-to shippon, built at the rear of the barn and stables (buildings 1 and 2), between 1910 and 1930. It is built from random sandstone rubble with sandstone dressings (some of them sawn), and blue slate roof, part of which has collapsed.
- 8.15 There is a pedestrian entrance at the north-west end, and there were formerly two similar doorways at the north-east end, but one of these has been widened to allow tractor access, and the other blocked. Plain square windows are also present, though most of these are altered.
- 8.16 Inside the shippon is a later arrangement of concrete boskins, which would have replaced timber ones, presumably with a similar layout: the existing stalls would have housed up to 24 cows. Raking trusses support the roof.

9 Conclusion

9.1 The four buildings recorded show evidence for the growth of farming activity at Lyme House Farm from the early 19th century to the early 20th century. In the 1840s the farm tenant only held about 17 acres, and the four-bay barn appears to have sufficed as the only agricultural building (and indeed seems larger than necessary for such a small acreage), but considerable enlargement of the holding must have followed over the next century, to justify the construction of buildings 2, 3 and 4, which provided additional stabling and cart housing, and in the early 20th century housed a much larger herd of cows, presumably for dairying. The later expansion and modernisation of the dairy farming business

in the mid 20th century led to the continual adaptation of the buildings and the loss of much of their historic character, particularly internally. None of the four is individually of special architectural interest, but the semi-circular forking holes to building 2 (likely to be have been built as stables) are notable, and distinguish this building from the other, plainer structures.

Appendix 1: Written scheme of investigation

By David Wrigley Planning

Written Scheme of Investigation for Historic Building Recording of agricultural barns at:

Lyme House Farm, Thornley-with-Wheatley, Longridge, Preston PR3 2TE – Condition 18

Introduction to the project

This "Written Scheme of Investigation" (WSI) sets out the process proposed for the recording of historic farm buildings at Lyme House Farm as instructed by the applicants Mr & Mrs Roper. The recording work is required by a condition of the planning consent from Ribble Valley Borough Council, for the conversion of the building to two dwelling houses (application 3/2017/0489), attached on the recommendation of the Lancashire archaeological advisory service (LAAS).

Location of the barn

Lyme House Farm is situated 3.5 km north east of Longridge and 2.5 km south of Chipping. It lies within Thornley-with-Wheatley, and has an altitude above sea level of approximately 95m. There are a number of buildings of various dates at the farm, none of which are designated as heritage assets. The recording concerns only the structure to the North side of the farmhouse, located at NGR SD62310 40570.

Project background

Planning consent (RVBC 3/2017/0489) for the buildings conversion to two dwellings was granted on 12th July 2017. In their response to the application, the LAAS commented that the barns appear on the 1841 Ordnance Survey map, and have been extended by 1909. They recommended that the planning authority attach a condition requiring recording to the consent and as a result, condition number 18 of the planning consent requires that:

"No work shall take place on the site until the applicant, or their agent, or successors in title, has secured the implementation of a 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."

It is understood that implementing this programme of work, by carrying out its first stage of onsite recording, will permit development work to take place on site as far as this condition is concerned. Full discharge of the condition would be reached when a satisfactory report and the details of the archive have been deposited.

Archaeology and history

The site has not yet been inspected by the author, but information available suggests that the buildings to be converted comprise barns now extended to the West and North by an L shaped shippon around the turn of the 20th century.

Aims of this project

The conversion of the buildings will lead to the limited loss or masking of some internal historic features and the building's historic character. 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 deposit with the Lancashire Historic Environment Record and Lancashire Archives.

Recording standards

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. A tender process has been commenced to appoint a suitably qualified contractor. The shortlist includes some of the professionals who have previously submitted reports to city councils and borough councils throughout Lancashire including Ribble Valley Borough Council.

Methodology as recommended

The following methodology conforms to the level 2-3 record, as defined by Historic England.

- a) Recording will be carried out with the buildings as seen and will include drawn, photographic and written records. Historical research, mainly concerned with historic mapping will also be carried out.
- b) The drawings will include ground floor plans, elevations and cross sections of the building at a scale of 1:100, showing features of interest such as old openings, significant fixtures and fittings.
- c) A photographic record will be made, to comprise general photographs of the exterior and interior of the building, along with photographs of the site and setting and photographs of detail of any structural and decorative features. These will include features that are relevant to the building's design, development and use and which are not adequately recorded on the general photographs.
- d) Detailed photographs will contain an appropriately positioned graduated photographic scale. The photographic scale will also include a standard colour bar where colour is considered important. A graduated ranging-rod, will be included in a selection of general shots to establish the scale of all elements of the building and its structure. The details will be recorded in the methodology section of the written report.
- e) Photographs will be taken using a digital camera with a high resolution using RAW format files for image capture and converted to TIFF files for archive purposes. Prints will also be produced for the archive.
- f) A rapid desk based study of the site will take place, which will examine historic maps and any other readily available documents, photographs and secondary sources held at local libraries and other archive sources.

Report content and inclusions

The report is expected to have been completed by December 2018 or as required by the date actual work to the structure of the barns commences. It will be illustrated, include maps, historic maps, photographs, survey drawings including floor plan, roof plan, elevations, and cross sections as required by the LAAS. Copies will be supplied to the local authority and the Lancashire County Archaeology Service and the applicants.

Provision of material for archive

The project details, report and attachments will be submitted to LCAS and Lancashire Archives. All work for the project recording and reporting to level 2-3 will be carried out by an experienced professional/buildings archaeologist with a suitable level of experience for investigating and with success in recording historic buildings appropriately in Lancashire, in particular the Ribble Valley.

Following approval of this scheme

The on-site work to the barns is expected to take place before December 2018. This will not be commenced without the appropriate level of discharge of the prior commencement conditions.

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 or DVD with all photographs as TIFF files

Complete list of photographs taken

Photo 1	Subject General view of the farmstead from the north-west, with buildings recorded to left
2	Barn (building 1): south-west elevation
3	Barn (building 1) and former cart shed (building 3): south-west elevations
4	Barn (building 1) and former stables (building 2): south-east elevations
5	Barn (building 1): south-east elevation
6	Barn (building 1): detail of openings to narrow rear outshut, south-east side
7	Barn (building 1): detail of openings to narrow rear outshut, north-west side
8	Barn (building 1): general view, looking east
9	Barn (building 1) and shippon (building 4): north-west elevations
10	Barn (building 1): ground floor, looking west
11	Barn (building 1): ground floor, looking south
12	Barn (building 1): first floor, looking east
13	Barn (building 1): central roof truss, looking north-west
14	Barn (building 1): detail of carpenter's marks on central roof truss
15	Barn (building 1): blocked rear doorway at first floor level
16	Former stables (building 2): south-east elevation
17	Former stables (building 2): south-east elevation
18	Former stables (building 2): south-east elevation
19	Former stables (building 2): south-east elevation
20	Former stables (building 2): detail of forking hole, south-east elevation
21	Former stables (building 2): north-east elevation
22	Former stables (building 2): ground floor, looking west
23	Former stables (building 2): ground floor, looking north-east
24	Former stables (building 2): first floor, looking west
25	Former stables (building 2): south-west roof truss
26	Former cart shed (building 3): general view, looking east
27	Former cart shed (building 3): general view, looking south
28	Former cart shed (building 3): roof truss
29	Lean-to shippon (building 4): general view, looking south
30	Lean-to shippon (building 4): general view, looking south-east
31	Lean-to shippon (building 4): interior, looking south-west
32	Lean-to shippon (building 4): interior, looking north-east
33	Lean-to shippon (building 4): interior, looking north-west

BUILDINGS AT LYNE HOUSE FARM CHIPPING ROAD THORNIEV-TWITH-WHEATLEY LAACASHIRE (NRR: SD 62349 HISTORIC BUILDINGS RECORD SOUR. 1100 (of 12)

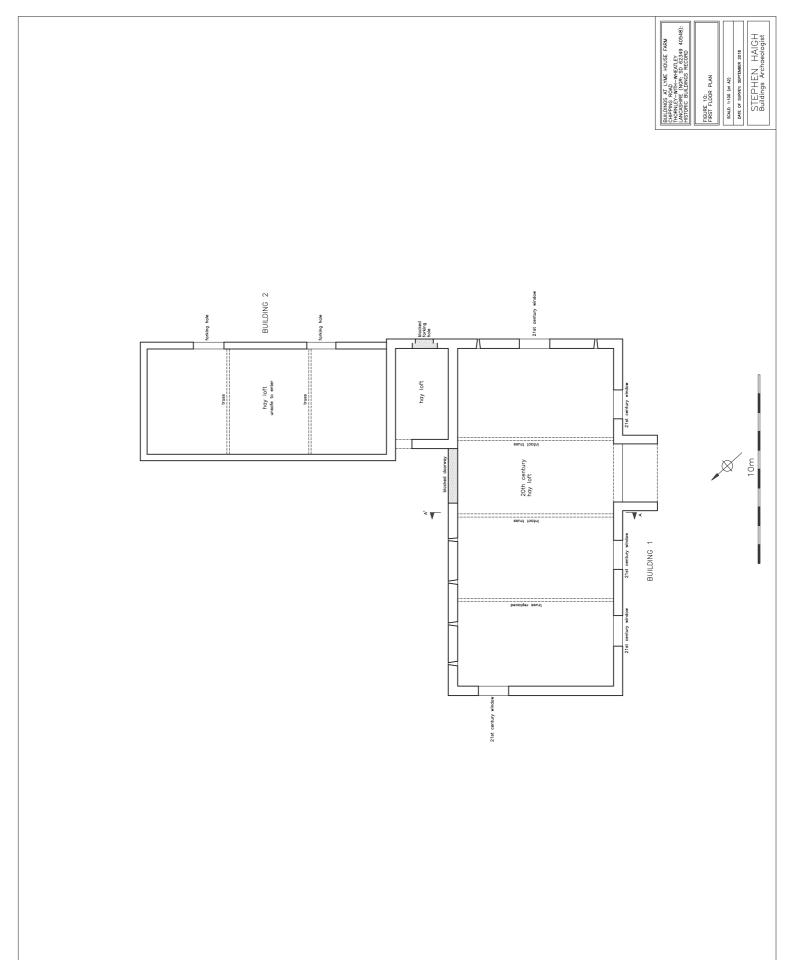
DAT OF SIMPLE SETTINGER 2018

STEPHEN HAIGH
Buildings Archaeologist FIGURE 9: GROUND FLOOR PLAN BUILDING 2 20th century doorway loose box blocked window 20th century of former concrete floor and boskins 20th century shippon blocked doorway portly blocked of concrete floor and boskins concrete floor and boskins 20th century shippon trass truss BUILDING 1 BUILDING 4 blocked doorway inserted doorway k wall 20th century window concrete block shed blocked doorway BUILDING 3

KEY

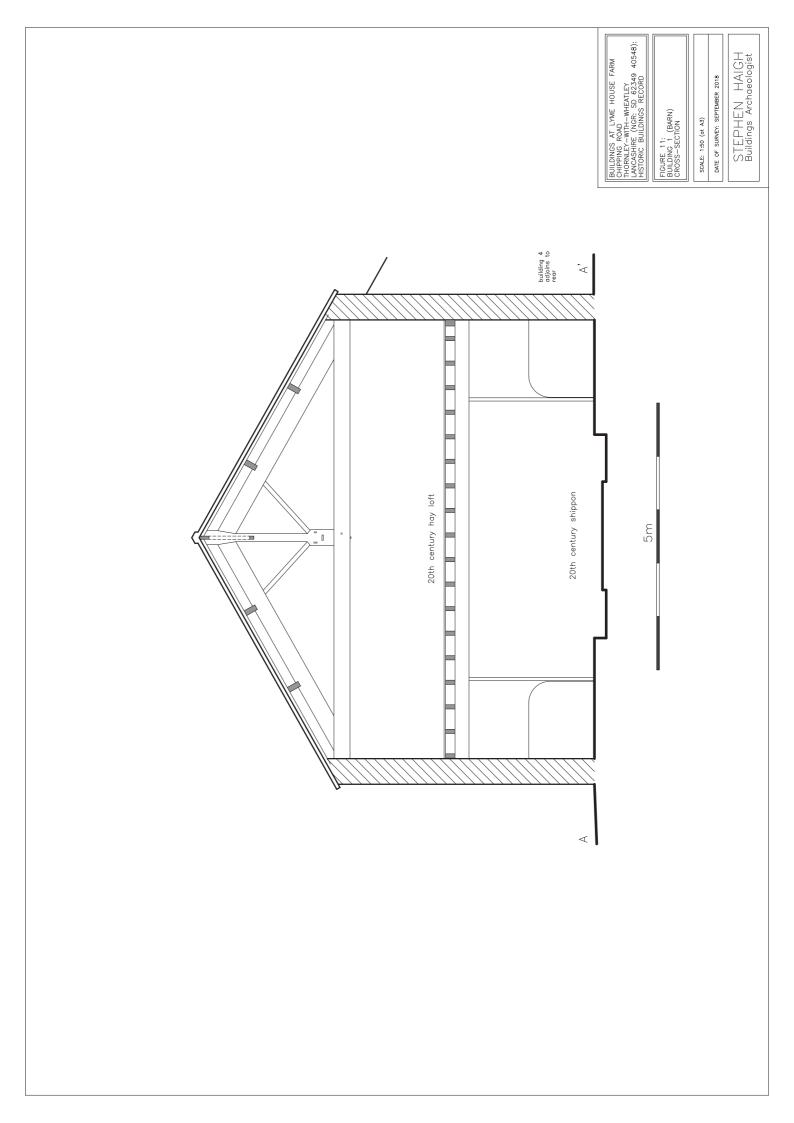
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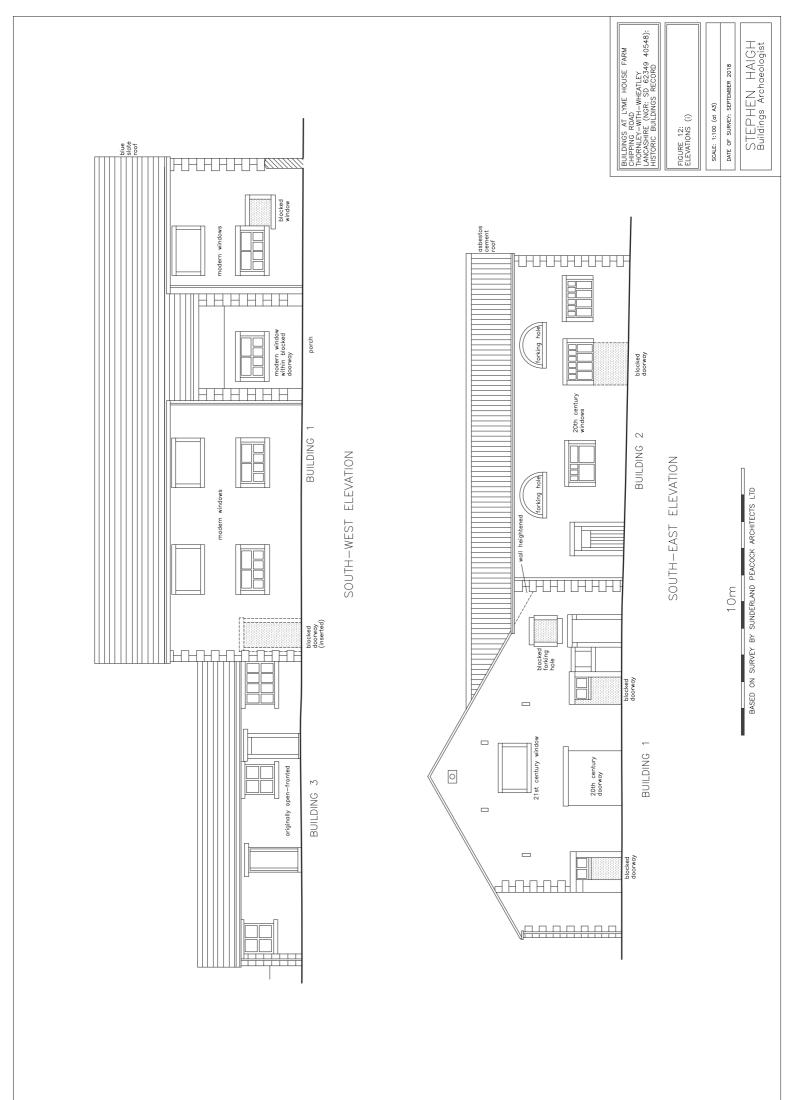
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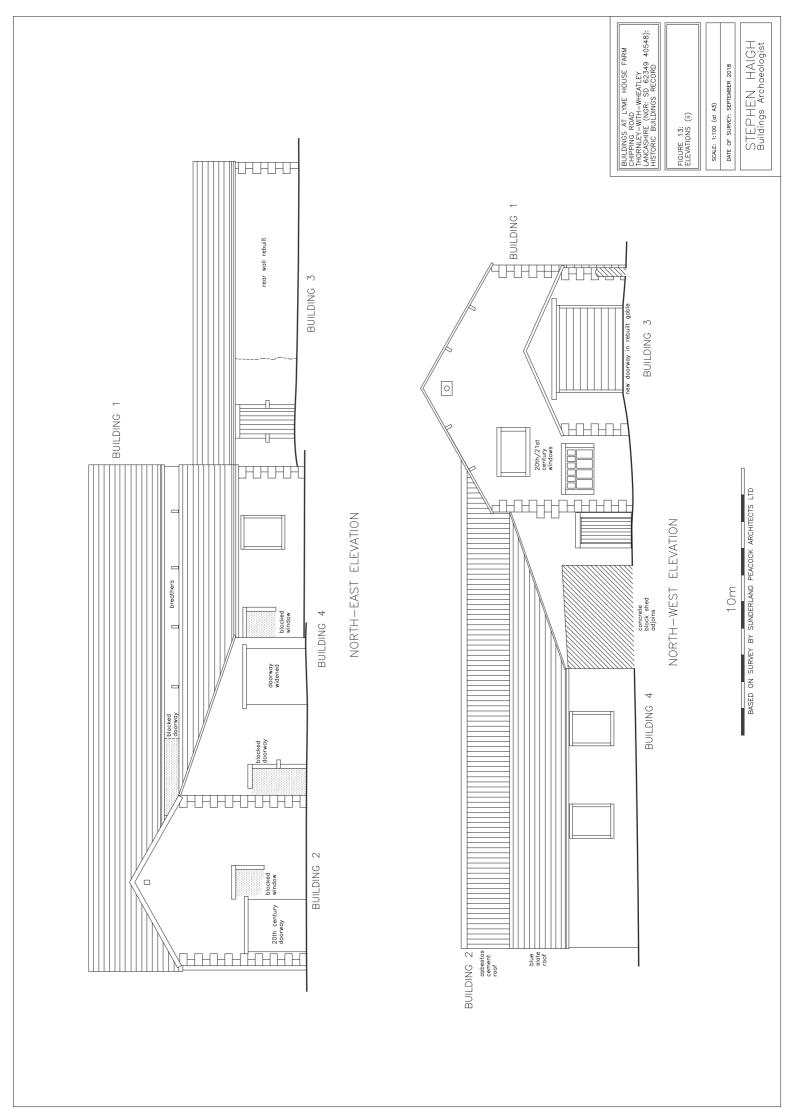


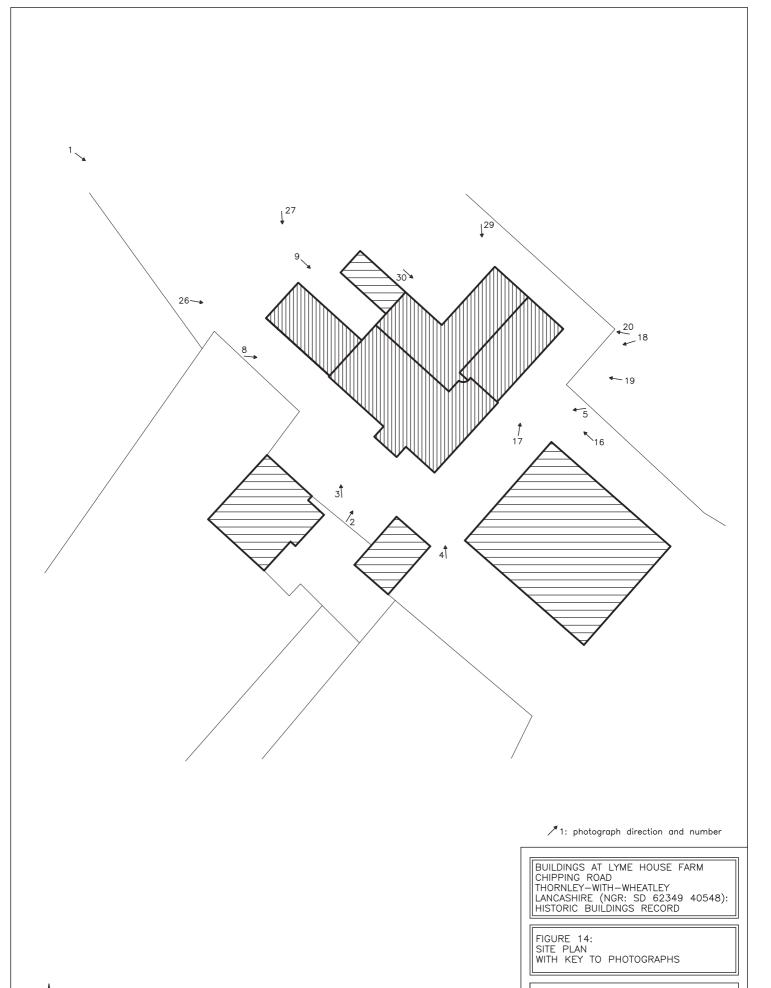
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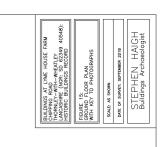


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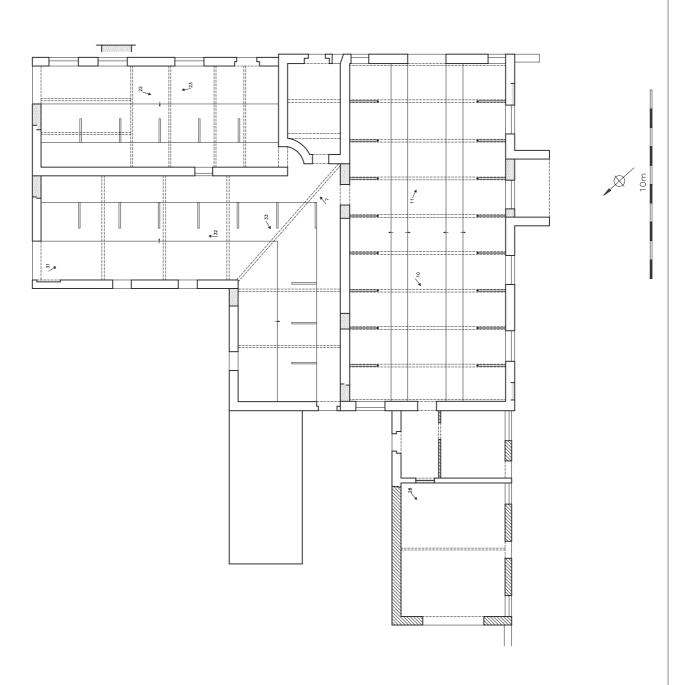
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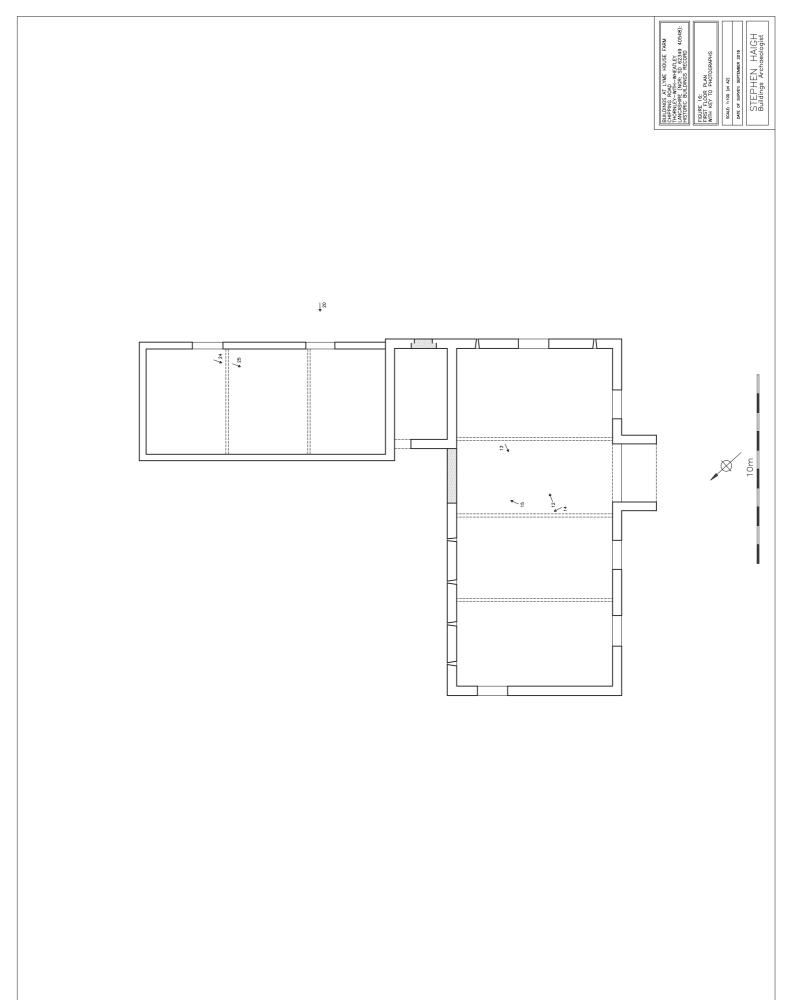
DATE OF SURVEY: SEPTEMBER 2018

STEPHEN HAIGH Buildings Archaeologist



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 $\not \in Y$ 1: photograph direction and number



Photo 1: General view of the farmstead from the north-west, with buildings recorded to left



Photo 2: Barn (building 1): south-west elevation



Photo 3: Barn (building 1) and former cart shed (building 3): south-west elevations



Photo 4: Barn (building 1) and former stables (building 2): south-east elevations



Photo 5: Barn (building 1): south-east elevation



Photo 8: Barn (building 1): general view, looking east



Photo 9: Barn (building 1) and shippon (building 4): north-west elevations

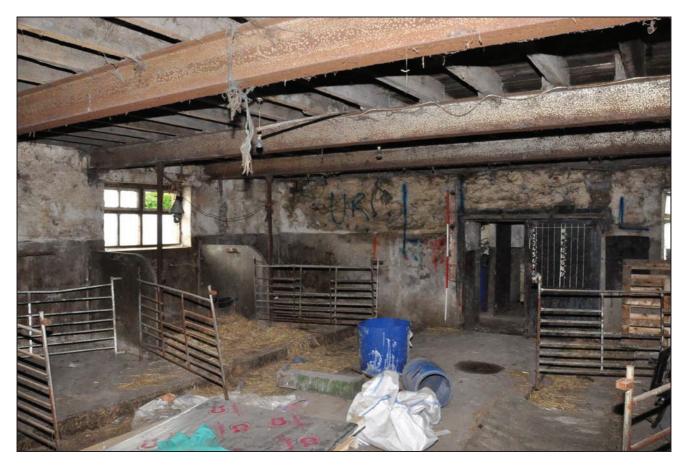


Photo 10: Barn (building 1): ground floor, looking west



Photo 12: Barn (building 1): first floor, looking east



Photo 13: Barn (building 1): central roof truss, looking north-west





Photo 16: Former stables (building 2): south-east elevation

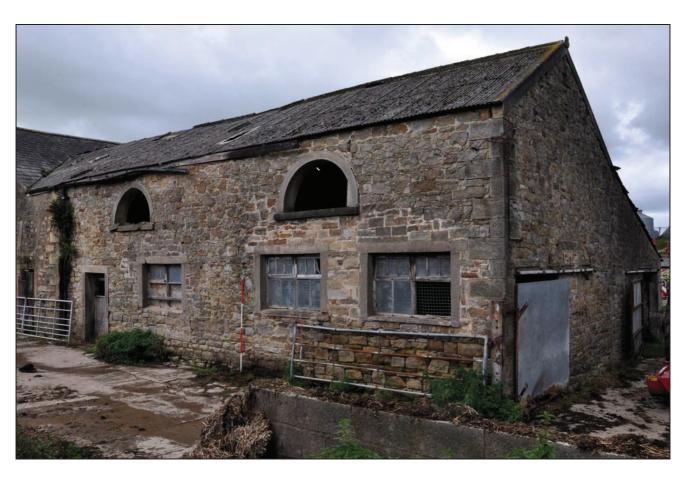


Photo 19: Former stables (building 2): south-east elevation



Photo 20: Former stables (building 2): detail of forking hole, south-east elevation



Photo 23: Former stables (building 2): ground floor, looking north-east



Photo 24: Former stables (building 2): first floor, looking west



Photo 27: Former cart shed (building 3): general view, looking south



Photo 28: Former cart shed (building 3): roof truss



Photo 29: Lean-to shippon (building 4): general view, looking south



Photo 31: Lean-to shippon (building 4): interior, looking south-west