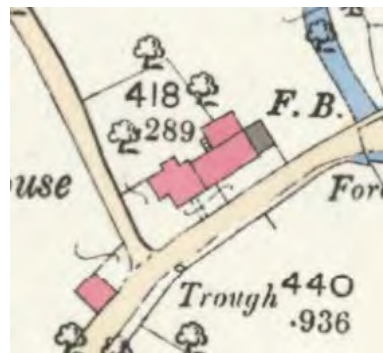


# BARN AT MANOR HOUSE, HOWGILL LANE, RIMINGTON, LANCASHIRE

## Archaeological Building Recording



Client:  
Brent and Gillian Taylor

Planning Application Reference:  
3/2018/0036

NGR: 382521 446029

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August 2018



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## Non-Technical Summary

Following the submission of a planning application for the conversion of a former barn at Manor House, Howgill Lane, Rimington, Lancashire into a dwelling, a condition was placed on the decision notice by Ribble Valley Borough Council, following advice by the Lancashire Archaeological Advisory Service, requiring that a record of the structure be made beforehand, and that groundworks be monitored. Following the provision of a project design by Greenlane Archaeology the work on site was undertaken in June 2018. This report deals with the building recording element of the planning condition.

The origins of the house are uncertain although the name Manor House, which is used from at least the 1890s, suggests that it related to a local manor but it is not clear which one. Rimington and Middop are both mentioned in the Domesday survey and Rimington manor is recorded from the 12<sup>th</sup> century but there was another property in Rimington itself known as the Old Manor House. The map regression shows that the main north-east/south-west block of buildings at Manor House was built before 1846 and the block to the rear was added before 1893. Another possibly open-sided building stood to the north-east end of the main block at this point, but this has since been removed. Other documentary sources relating to the history of the building were difficult to identify, although the census returns demonstrate that it was a farmhouse and sales particulars from 1924 provide a list of the different parts of the barn. At the time of the survey most of the internal space was used for storage and the block to the rear had been converted to an office upstairs.

The buildings at Manor House retain much of their original fabric despite some substantial changes internally, including the conversion of the upstairs space to the rear, thought to be in the 1970s or 1980s, and the removal of the cattle stalls on the ground floor. Additionally, various window and door openings to the exterior have either been altered recently or newly inserted. However, several historic changes to the building could be identified, some of which can be connected to evidence in the historic maps, and there is evidence for late or sub-medieval fabric surviving within the building, which perhaps indicates that it was indeed the site of an early manor house.

The building as it now stands is, however, not considered to be of great historical significance with the majority of it dating to the 18<sup>th</sup> century or later and demonstrating a fairly typical range of alterations for a building of this type. The most noteworthy feature is the early doorway in the north-west elevation of what was originally the outside wall of the north-east/south-west block before the addition of the block to the rear. This is clearly a remnant of an earlier structure and it would be desirable if this feature could be retained.

## Acknowledgements

Greenlane Archaeology would like to thank Brent and Gillian Taylor for commissioning the project and for their hospitality on site, and Sunderland Peacock and Associates Ltd for providing 'as existing' architect's drawings of the building. Thanks are also due to the staff at the Lancashire Record Office in Preston for their help accessing the archives held there, and the staff at Clitheroe Library for their assistance.

The desk-based assessment was carried out by Dan Elsworth and the building recording was carried out by Tom Mace, both of whom wrote this report, the latter of whom also produced the illustrations, and additional documentary research was carried out by Jo Dawson. The report was edited by Jo Dawson and the project was managed by Dan Elsworth.

# 1. Introduction

## 1.1 Circumstances of the Project

1.1.1 Following submission of a planning application (ref. 3//2018/0036), for the conversion of a former barn at Manor House, Howgill Lane, Rimington, Lancashire (NGR 382521 446029), a condition (No. 23) was placed on the planning consent by Ribble Valley Borough Council, following advice by the Lancashire Archaeological Advisory Service (LAAS), requiring that an archaeological building recording be carried out and that groundworks associated with the development be monitored. Greenlane Archaeology was appointed by Brent and Gillian Taylor (hereafter 'the client') to carry out the archaeological work. In response to this Greenlane Archaeology produced a project design for the work (*Appendix 1*), and the building recording was carried out on the 28<sup>th</sup> June 2018. This report deals with the building recording element of the planning condition.

## 1.2 Location, Geology, and Topography

1.2.1 The barn is at the east end of a block of buildings at Manor House, which is to the north-east side of the junction of Howgill Lane and Robin Lane in the hamlet of Howgill, and lies at approximately 136m above sea level (Figure 1). Howgill is on the south-east side of the Ribble Valley, approximately 2km south of Gisburn and 8.5km north-east of Clitheroe.

1.2.2 The Ribble Valley is to the south-east side of the upland core of the Bowland Fells. The Bowland Fringe and Pendle Hill area is a transitional landscape between the coastal plain and the high fells, characterised by undulating pasture, with well-maintained hedgerows, and semi-natural woodland (Countryside Commission 1998, 91). The small villages, hamlets and scattered farmsteads of the area are connected by winding hedge-lined country lanes (*ibid*).

1.2.3 The underlying solid geology of the fringes comprise mudstones and limestones, and outcrops of hard lime mud banks, known as 'reef knolls', form distinctive features within the landscape (Countryside Commission 1998, 93). The solid geology is overlain by glacial deposits mainly of thick tills and mounds of sand and gravel, including a tract of drumlins to the east of Gisburn (*ibid*).

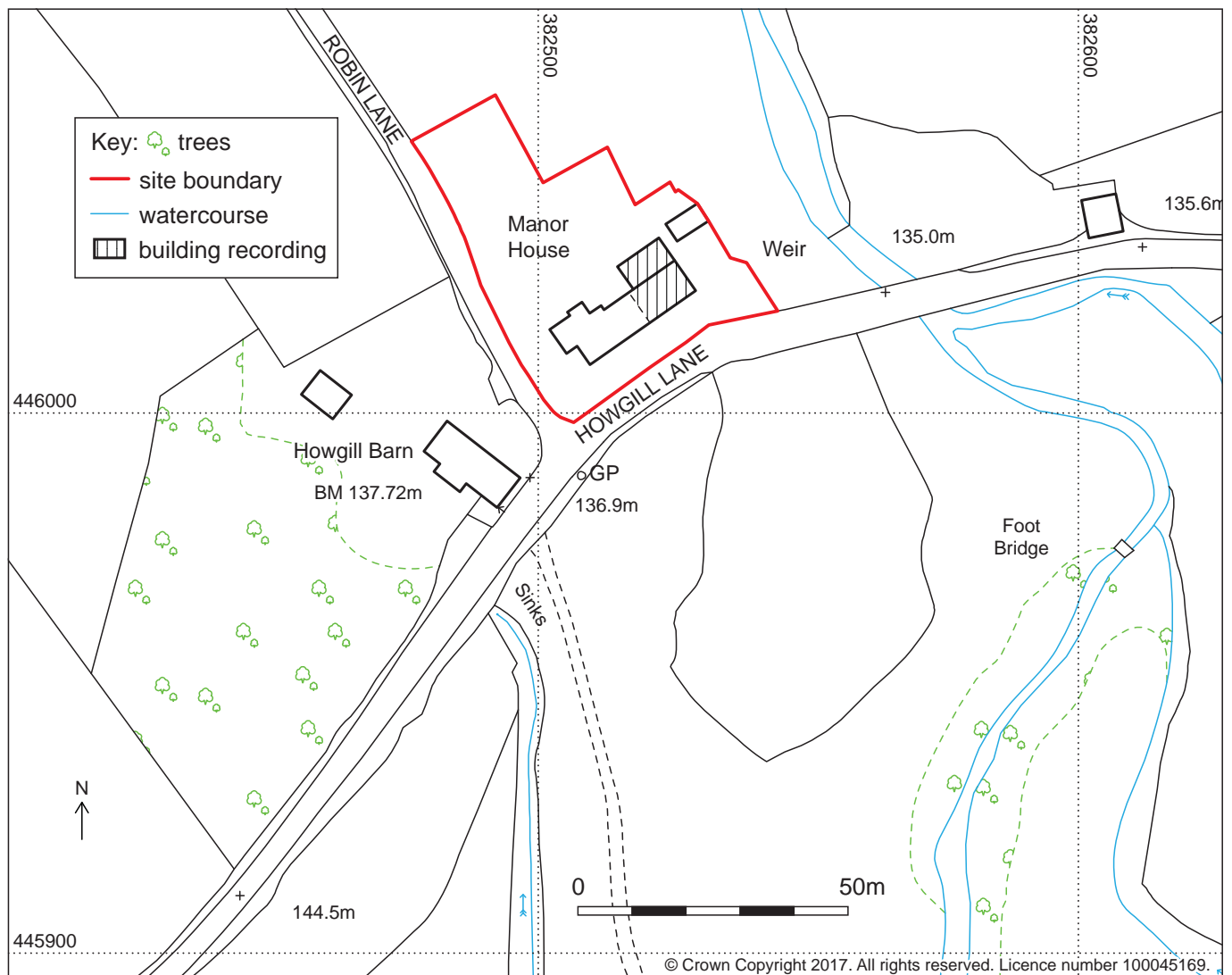
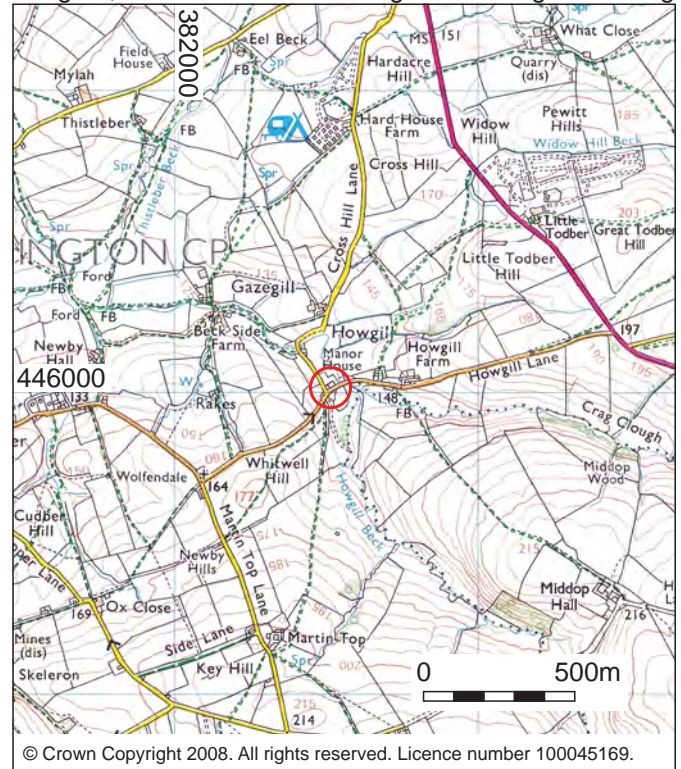
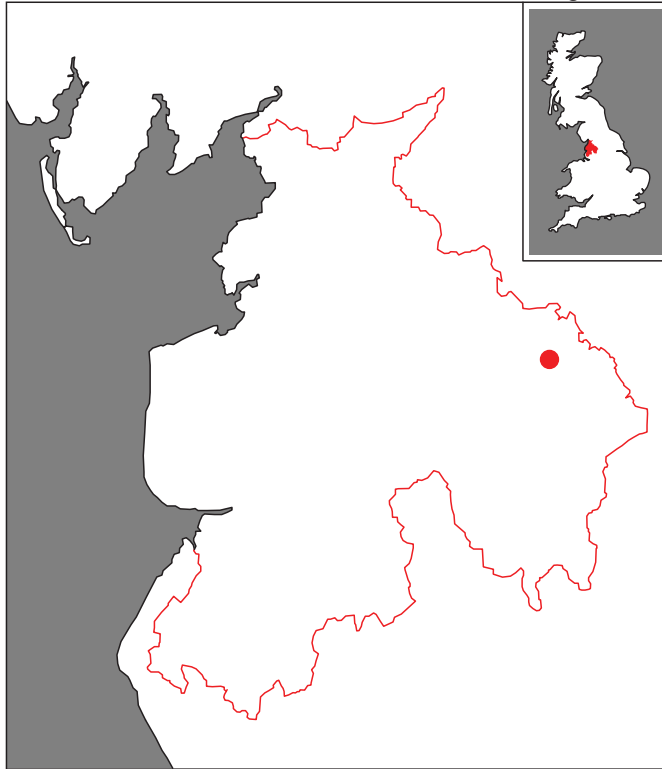


Figure 1: Site location

Client: Brent and Gillian Taylor

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## 2. Methodology

### 2.1 Introduction

2.1.1 The building investigation comprised two separate elements intended to provide a suitable record of the structure in line with Historic England standards (Historic England 2016) and the guidelines of the Chartered Institute for Archaeologists (CIfA 2014a; 2014b). A suitable archive has been compiled to provide a permanent paper record of the project and its results in accordance with CIfA guidelines (CIfA 2014c).

### 2.2 Desk-Based Assessment

2.2.1 A desk-based assessment was carried out in accordance with the guidelines of the Chartered Institute for Archaeologists (CIfA 2014a). This principally comprised an examination of early maps of the site and published secondary sources. A number of sources of information were used during the compilation of the desk-based assessment:

- **Lancashire Record Office, Preston (LRO(P))**: this was visited in order to examine early maps and plans of the site and relevant primary and secondary sources;
- **Clitheroe Library**: this was visited in order to examine local histories of the area, and additional original sources;
- **Heritage Asset Statement**: pertinent information included in the previous heritage impact statement (JWPC Ltd 2018) is included here;
- **Online resources**: early maps and other historical information about the site were collected from a number of online sources;
- **Greenlane Archaeology**: additional primary and secondary sources held in Greenlane Archaeology's library were also examined to provide information for the site background and map regression.

### 2.3 Building Recording

2.3.1 The building recording was carried out to English Heritage Level 2-type standards (Historic England 2016), which provides a relatively detailed record of the building, but discusses its development in terms of its historical context to only a limited extent. The recording comprised the following elements:

- **Written record**: descriptive records of all parts of the building were made using Greenlane Archaeology *pro forma* record sheets;
- **Photographs**: photographs in both colour print and digital format, as both 12MB RAW files and jpegs, were taken of the main features of the building, its general surroundings, and any features of architectural or archaeological interest (see *Appendix 2*). A selection of the colour digital photographs is included in this report, and the remaining photographs are in the project archive;
- **Drawings**: drawings were produced by hand-annotation of printed plots of 'as existing' architect's drawings provided by the client. In addition, a cross-section was produced by hand. The drawings produced ultimately comprised:
  - i. external elevations at a scale of 1:100 (Figure 2 and Figure 3);
  - ii. floor plans at a scale of 1:100 (Figure 4 and Figure 5);
  - iii. a cross-section at a scale of 1:50 (Figure 6).

### 2.4 Archive

2.4.1 The archive, comprising the drawn, written, and photographic record of the building (see *Appendix 3*) will be deposited with the Lancashire Record Office in Preston. The archive has been compiled

according to the standards and guidelines of the ClfA guidelines (ClfA 2014c). A copy of this report will be supplied to the client, a digital copy will be supplied to the Lancashire County Council Archaeological Service, and one will be retained by Greenlane Archaeology. In addition, a digital record of the project will be made on the *Online Access to the Index of Archaeological Investigations* (OASIS) scheme.

### 3. Desk-Based Assessment

#### 3.1 Map Regression

**3.1.1 Introduction:** early maps of the area tend to be relatively lacking in detail and are not included in this section as they are not detailed enough to be useful in understanding the development of the property. The most useful maps for understanding the development of the site date from the mid-19<sup>th</sup> century onwards.

**3.1.2 Tithe Map, 1846:** the footprint of Manor House is shown in some detail on the tithe map (LRO PR 3432/3/7 1846) (Plate 1). The north-east end of the block is filled in and although small buildings appear to be marked to the north-west of that the large block to this side has yet to be built (cf. Plate 3). The land containing the main part of the building is labelled 309, which the accompanying schedule describes as a 'homestead' owned by 'Wilson & Remington' and occupied by Joseph Jackson (LRO PR 3432/3/7 1846a). The east end of the building, which includes the site, is part of plot 308, which is named 'Factory Croft', which is probably a reference to a building to the north that operated as cotton mill, and has the same owners and occupiers in the accompanying schedule (LRO PR 3432/3/7 1846b).

**3.1.3 Ordnance Survey, 1853:** this map, surveyed in 1849, lacks detail (Plate 2) and is difficult to reconcile with both the earlier tithe map (cf. Plate 1) or later editions of the Ordnance Survey (cf. Plate 3). The tithe map and later Ordnance Survey maps more closely match each other, so it remains unclear which elements of the current buildings at Manor House are represented here; the depiction of Manor House is excessively simplified or possibly even out of scale (matching the size of the west end of the block of buildings to the earlier tithe map causes the barns to the east end of the block to be absent (which must be incorrect), whereas matching other nearby features to those on the later Ordnance Survey maps causes the west end of the building to be substantially oversized).

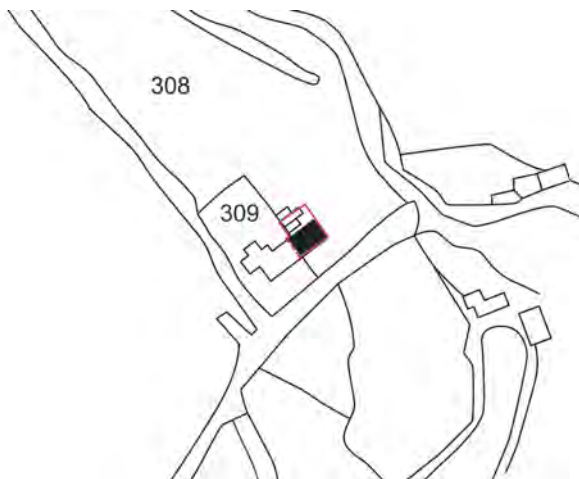


Plate 1: Extract from the tithe map for the Township of Rimington, 1846 (LRO PR 3432/3/7 1846a)

Plate 2: Extract from the Ordnance Survey map of 1853

**3.1.4 Ordnance Survey, 1894:** this is the first 1:2,500 scale map of the area produced by the Ordnance Survey (surveyed in 1893) and is therefore much more detailed than the previous map, which was produced at a scale of 1:10,560 (Plate 3; cf. Plate 2). The footprint of the building, which is labelled 'Manor House' (coloured in pink) is the same as it appears today. The site occupies the north-east end of the long rectangular block and the shorter rectangular block to the north-west side at the north-east end of that, and a dividing line is shown between the two blocks. Steps are shown to the south-west side of the shorter block to the rear and a block coloured grey is shown to the north-east end of the buildings at the front.

**3.1.5 Ordnance Survey, 1909:** this site shows much the same information as the previous edition of the Ordnance Survey mapping (Plate 4; cf. Plate 3). The outline of the block at the north-east end (to the north-east side of the building forming the current survey) is dashed, which would tend to indicate that the structure was open-sided.

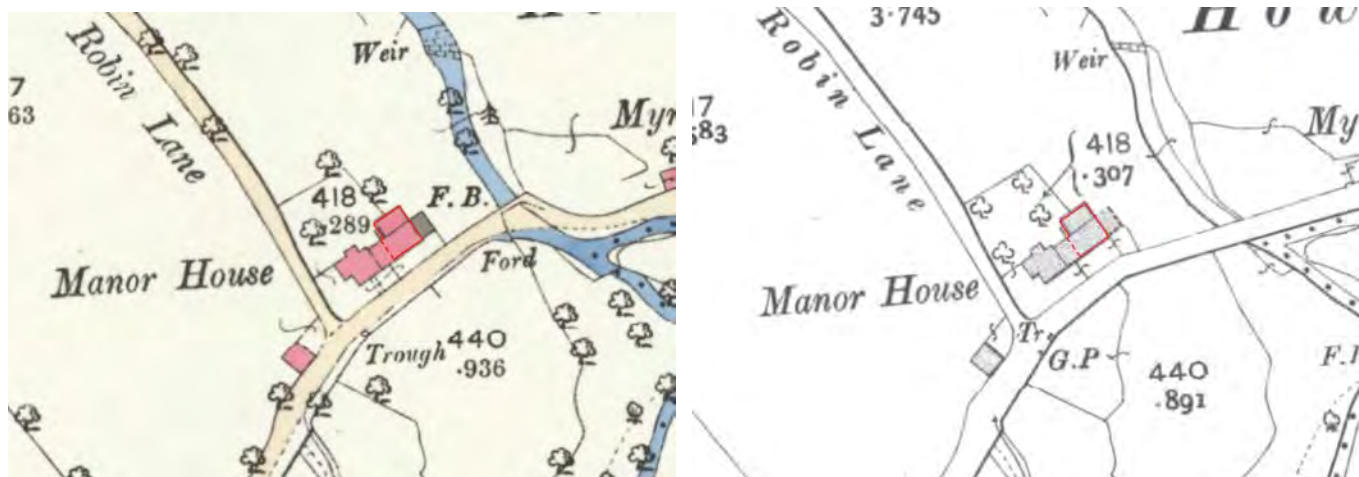


Plate 3 (left): Extract from the Ordnance Survey map of 1894

Plate 4 (right): Extract from the Ordnance Survey map of 1909

## 3.2 Site History

3.2.1 **Rimington:** a settlement at Rimington was in existence from at least the late 11<sup>th</sup> century as it is recorded in the Domesday survey of 1086, as Renitone, seems to have formed its own manor along with nearby Middop, which was also recorded from a similar date (Ashton and Scott 2003, 11). A family of de Rimington is recorded from c1154 but by c1250 the manor of Rimington was held by Alan de Catherton before passing through various hands until it came to the Pudsey family who were forced to part with it in order to pay debts incurred in part because of their support for the Royalist cause during the Civil War (*ibid*). By the early 18<sup>th</sup> century it had become the property of Lord Bingley, whose family held it until 1918 after which time the estates were sold off (*ibid*).

3.2.2 **Manor House:** given that the site is named 'Manor House' on the Ordnance Survey maps from 1894 onwards it was presumably associated with one of the local manors. What is unclear from the available historical accounts, is which manor it was connected to or whether it ever actually was the site of a manor house, which would have probably been occupied from the medieval period and been a relatively substantial building. The actual village of Rimington had a building known as 'the Old Manor House', although this was a thatched cottage and a new manor house was built beside it sometime in the late 19<sup>th</sup> century (as demonstrated by photographs held in the local studies collection at Clitheroe Library and the sales particulars of 1924; Clitheroe Library L25/RIM 1924). The site was therefore perhaps associated with the manor of Middop, although it lies just outside the township or parish of Middop in a small hamlet called Howgill. Despite its name it has seen remarkably little previous investigation and there are few documentary sources detailing its history. However, it was one of a number of farms included in a set of sales particulars for extensive estates in Rimington and Middop (Clitheroe Library L25/RIM 1924), which provide a useful description of the property:

## ‘MANOR HOUSE FARM, HOWGILL.

Situate in Howgill Lane, 2 miles from Gisburn.

Tenant: Mr Henry Grimshaw.

Tenancy – Yearly, February 2<sup>nd</sup>.

Area – Acres 28,656.

Rent - £60 0s. 0d. per annum.

### The Picturesque Farm House

is in good repair, stone built and slated, and contains: -

*On the Ground Floor:* Sitting Rooms, Two Kitchens, Dairy and Cellar.

*On the Upper Floor:* Four Bed Rooms and Box Room.

*Outside:* Cooling Shed, Coal House and E.C. [earth closet]

Water from Spring by gravitation.

### The Farm Buildings

including Loose Box, Granary over, Cart Shed, Shipping for ten with feeding passage, One-stall Stable, Large Barn with hay loft, lean-to single-bay Barn.

### Stone-Brick Cottage

containing: Sitting Room, Kitchen, Dairy and Two Bed Rooms.

*Outside:* E.C.’

**3.2.3 Owners and Occupiers:** the sources that were examined provide only limited information about the owners of the property, with only the tithe map providing any useful information about the owners but even then only that they were ‘Wilson & Remington [sic]’ (see *Section 3.1.2* above). Details of the occupiers of Manor House have been compiled primarily from the census information, although there are some gaps in the data and it is difficult to identify the building with certainty because the name ‘Manor House’ is only used in the census for 1911. This information is summarised in Table 1, below, and recorded in full in *Appendix 4*. This shows that ‘Manor House’ was clearly used as a farm throughout its early history.

Date	Name of occupier	Source
1841	Joseph Jackson and family	HO 107/Piece 1320/Book 13/Folio 5/Page 7 1841
1846	Joseph Jackson	LRO PR 3432/3/7 1846a
1851	Joseph Jackson and family	HO 107/Piece 2255/Folio 8/Page 7 1851
1871	Bernard Harrison and family	RG 10/4160/Folio 54/Page 2 1871
1881	Thomas Jackson and family	RG 11/4168/Folio 23/Page 9 1881
1911	John Gill and family	RG14/Piece 24951/Folio 0037/Page 3 1911
1924	Henry Grimshaw	Clitheroe Library L25/RIM 1924

**Table 1: Occupiers of Manor House**

### 3.3 Conclusion

3.3.1 The main information on the farm building being investigated is presented in the map regression. The current site occupies the east end of the long rectangular block fronting onto Howgill Lane and a shorter block to the rear with steps to the side. The main north-east/south-west block of buildings at Manor House had clearly been built by 1846, although the block to the rear had not been constructed by that date. The buildings at Manor House are poorly depicted on the 1853 edition of the Ordnance Survey map, however, and it is not until the first 1: 2,500 edition, surveyed in 1893, that the footprint of the current arrangement of buildings at the site, including the block to the rear, becomes clear. There is also a structure marked to the north-east end of the block, which may have been open-sided, but this has since been removed. Recorded information about the history of the site and the wider area is relatively sparse, but it is clear that the property comprised a farmhouse, and sales particulars from 1924 provide a good description of its various elements.

## 4. Building Recording

### 4.1 Arrangement and Fabric

4.1.1 Manor House comprises a two-storey high block of buildings aligned predominantly south-west/north-east, with a rectangular block to the north-west side at the north-east end. The elements recorded here comprise the north-east end of the block fronting onto Howgill Lane and the large rectangular block to the rear. The south-west end of Manor House is the family home and as such does not form part of the current survey. The north-east end is mostly used for storage and the first floor of the block to the rear is in use as a private office. The courtyard to the front of the property is surrounded by stone walls and divided by a stone wall slightly to the south-west of the building comprising the current survey.

4.1.2 The buildings are mainly stone-built, with concrete pointing and some concrete blocks and red brick used for more modern insertions. The lintels and sills are a mix of stone and sandstone-effect concrete and the roof is slate. Internally, the roof structure is mostly machine-cut timbers, although the tie beams are probably relatively early. The floors are all concrete on the ground floor and narrow timber floorboards at first floor level.

### 4.2 External Detail

4.2.1 **South-east elevation:** the south-west end of the building comprising the current survey is overgrown with ivy (Plate 5). South-west of that is the client's home, which is separated internally from the storage areas to the north-east of the block and as such was not recorded. The elevation steps out a little to the south-east at this point to the south-west side of the large arched doorway, but this small 'plinth' does not continue beyond the arched doorway and is not apparent above the patch of vegetation. The doorway at this end has a stone voussoir arch and houses a timber plank and batten door (Plate 6). No quoins are evident in the jambs. To the north-east of that is a low-level door, with a sandstone surround, which has been partially infilled with stone and a two-light casement window at the top with a timber frame and stone sill (Plate 7). North-east of that is a second pedestrian door with a stone surround and gabled canopy above made out of two stone slabs. The plank and batten door has a timber frame. To the north-east is a large inserted window, with a modern concrete surround, and some concrete repointing is apparent. The surround has a sandstone effect, but there is no frame inside, and it is currently boarded over. Some larger cornerstones are apparent at the north-east end of the elevation. The first floor level of the elevation is fairly plain with two modern window surrounds inserted, one above the voussoir arch to the south-west and one above the window at the north-east end (Plate 6 and Plate 7; Figure 2), matching the large window aperture at the north-east end at ground floor level. The roof is slate, continuous across part of the residential part of the property to the south-west, with concrete ridge tiles.





**Plate 5: South-east external elevation**

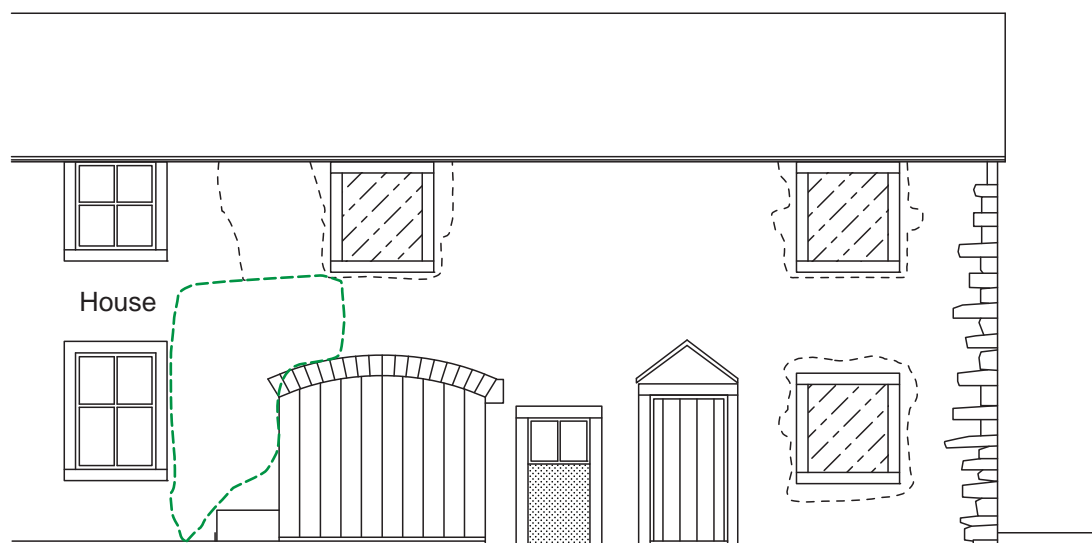


**Plate 6 (left): South-west end of the south-east external elevation**





**Plate 7 (right): North-east end of the south-east external elevation**

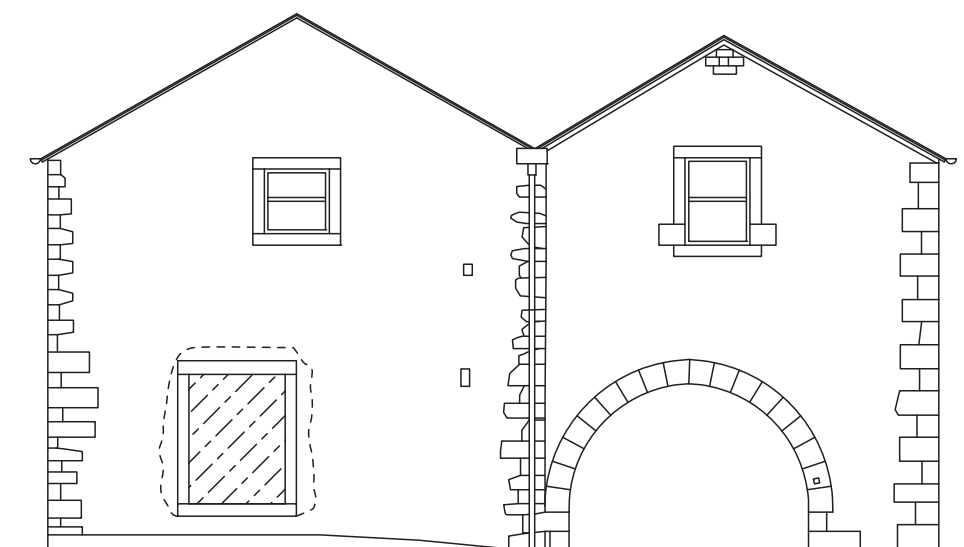




SOUTH-EAST EXTERNAL ELEVATION

0 5m

Key:  blocked feature  
 boarded  
--- insertion  
--- vegetation



NORTH-EAST EXTERNAL ELEVATION

4.2.2 **North-east elevation:** the north-east elevation is formed by two gable ends and there is a substantial amount of light coloured concrete repointing around the butt joint (Plate 8). The south-east gable forms the gable end of the main south-west/north-east block, which is butted by the gable end of the office and storage space to the north-west. Large cornerstones are apparent at both ends of the south-west gable end (partially hidden by the drain water goods, slightly north-west of centre) and larger, squarer, dressed quoins are apparent at the north-west end of the elevation (Plate 11; Figure 2). There is a large opening inserted at ground floor level to the south-west end with a sandstone-effect concrete surround and some concrete repointing apparent, though the opening does not have a frame in place yet and it is boarded over at present (Plate 9). Above that, at first floor level, there is a two-light hinged timber casement window with a timber frame and stone surround approximately centred below the ridge of the gable (Plate 9) and there is some concrete repointing below the eaves to the north-west. Some red brick is apparent to either side of the window, presumably infilling earlier vents in this end of the barn, and close to the north-west end of this section there are two vent slots to the south-east side of the area of light-coloured repointing. There is a large voussoir stone arch at ground floor level in the gable to the north-west (Plate 10 and Plate 12). It does not have a door attached and there are what look to be wall stubs just inside either end of the archway comprising brick and stone (Plate 13 and Plate 14). Above that is a two-light hinged casement window with a timber frame and stone surround made from several pieces, and there is an owl hole above that below the ridge and some concrete repointing below the eaves (Plate 10).



Plate 8: North-east external elevation





**Plate 9 (left): South-east end of the north-east external elevation**



**Plate 10 (right): North-west end of the north-east external elevation**



**Plate 11: Quoins at the north-corner**





**Plate 12: Archway at the north-west end of the north-east external elevation**



**Plate 13 (left): The underside of the south-east end of the archway in the north-east external elevation**

**Plate 14 (right): The underside of the north-west end of the archway in the north-east external elevation**



**4.2.3 North-west elevation:** this elevation, which faces the garden to the rear, is exposed stone (Plate 15), as are the others, and there are dressed quoins at either end (Figure 3). At the north-east end there is a large window inserted at ground floor level with a sandstone-effect concrete surround (Plate 16). It is divided into four sections but does not have any casements inserted yet and there is some concrete repointing visible in the stonework externally. Above that at first floor level is an equally wide window. The modern five light hinged casement window it houses has a timber frame and the surround is made from several mismatched pieces of stone with an incomplete slate sill (Figure 3). South-west of that at ground floor level is another single light window with a timber frame and frosted glass within a stone surround and to the south-west side of that is a plank and batten door with a stone surround (Plate 17). There are stone steps with a timber rail to the south-west end of the elevation (Figure 3; Plate 18).



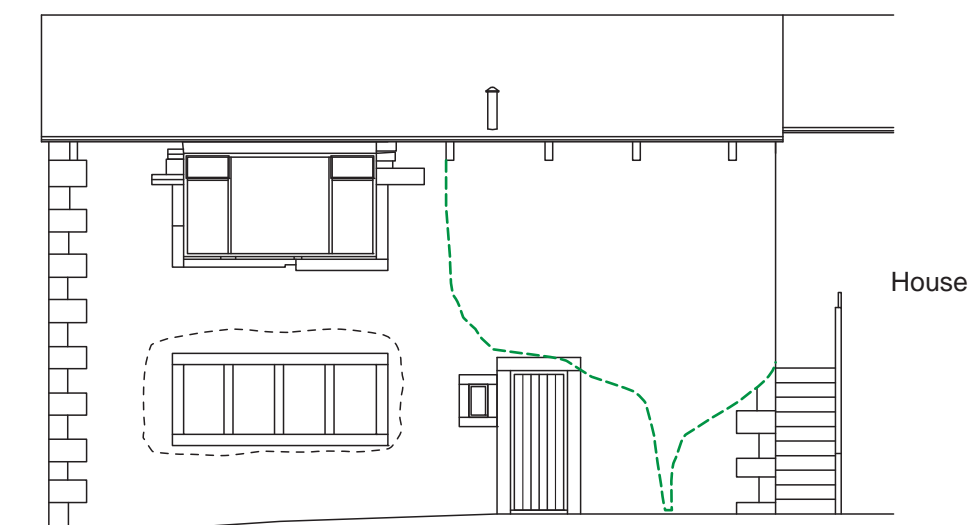
**Plate 15: North-west external elevation**



**Plate 16 (left): North-east end of the north-west external elevation**




**Plate 17 (right): South-west end of the north-west external elevation**



NORTH-WEST EXTERNAL ELEVATION

0 5m

Key:  cross-sectional wall  
--- insertion  
- - - vegetation



SOUTH-WEST EXTERNAL ELEVATION

**Figure 3: North-west and south-west external elevations**



4.2.4 **South-west elevation:** the south-west elevation forms the gable end of the office and store and is exposed stone (Figure 3). It butts against the house at the south-east end (Plate 20) and there are stone steps against the elevation up to the first floor at this side (Plate 18). The roof of the office sits slightly higher than the gutter line of the house. The door at the north-west end has a stone surround and plank and batten door on long strap hinges and a timber frame and there is a single light window to the south-east of that with a fixed timber casement (Plate 19). Dressed quoins are visible at this end of the elevation, though these are hidden by vegetation above door level. The steps up to the first floor are to the south-east of the window and go above another plank and batten door with a stone surround against the house at ground floor level (Plate 21). The space below the stairs is hollow (Plate 22). At first floor level there is a four-light hinged casement timber window set within a stone surround (Plate 23) and the steps at the south-east end lead to a two-panel timber door with a timber frame within a stone surround (see Plate 18). The ridge purlin protrudes below the roofline and there is some concrete repointing below the eaves.



Plate 18: South-west external elevation





**Plate 19: North-west end of the south-west external elevation at ground floor level**



**Plate 20 (left): Steps to the first floor at**

**Plate 21 (right): Doorways at the south-east end of the south-west external elevation**





Plate 22: Area below the stairs on the south-west elevation

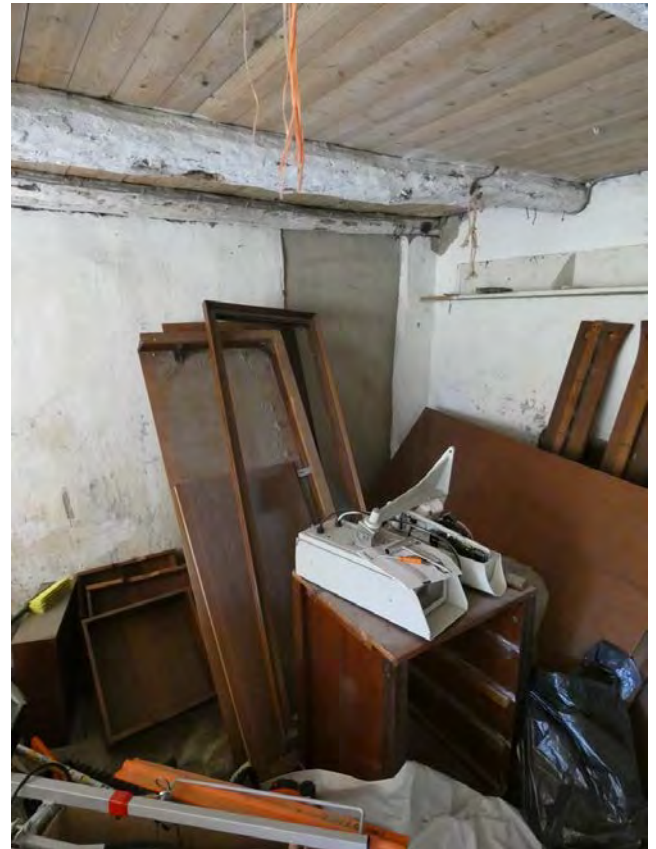
Plate 23: First floor window on the south-west external elevation

## 4.3 Internal Detail

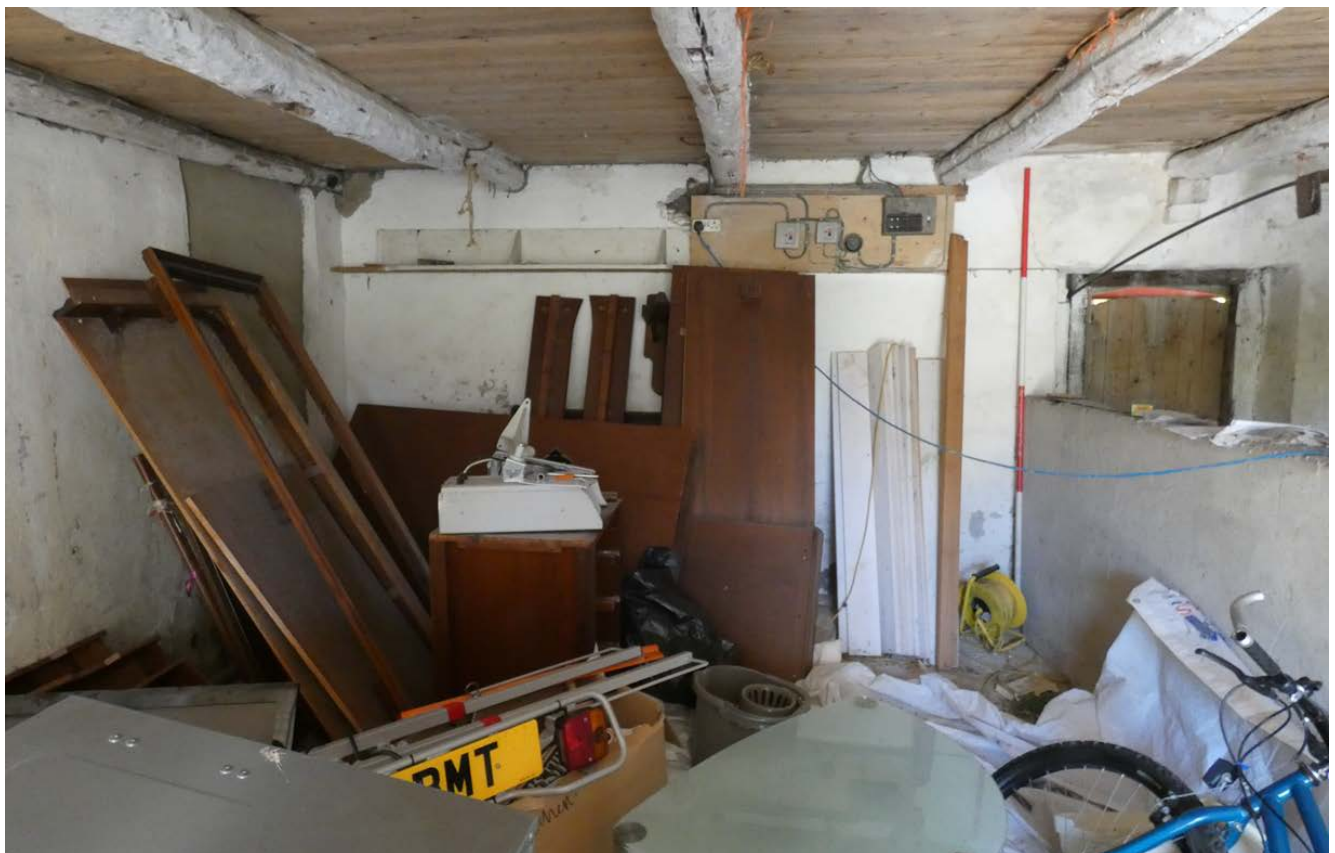
4.3.1 **Ground floor Room 1 (G1):** despite being effectively part of one large room, comprising both G1 and G2, this room is divided from G2 by a low partition wall and can only be accessed from a doorway in the south-east elevation. The south-west elevation is finished with smoothed concrete and painted with a blocked door at each end (Plate 24 and Plate 25). The doors have been concreted over, leaving a slight recess, and are unpainted. The north-west elevation is plain painted concrete to the partition wall. The partition, which is about mid-height, is made from modern brick, which are exposed along the top course, and is painted. The south-east elevation is dominated by the large, wide stone voussoir arch above the broad plank and batten door. The floor is concrete, but mostly covered with stored items. The ceiling above comprises various roughly-hewn timber joists and above that some narrow, modern timber floorboards. There is also an iron girder below the ceiling to the inside of the arched doorway to the south-east side of the room.



**Plate 24: South-east end of the south-west elevation**



**Plate 25: North-west end of the south-west elevation**



**Plate 26: North-west elevation of G1**





**Plate 27: Low partition wall between G1 and G2**

**4.3.2 Ground floor Room 2 (G2):** this room and G1 are effectively form one larger room which is divided by a low partition wall. The walls in G1 and G2 appear to be smooth-finished concrete and painted and are continuous across the partition which is a later insertion (Plate 28). There is a door in the north-west elevation immediately to the north-east side of the dividing wall separating G1 from G2. It is the interior side of the doorway with quoins in the jambs and a stone doorhead from G3, and it is recessed slightly, but little of the detail of these is visible from this side as it is obscured by concrete render and painted (Plate 28 and Plate 29; see also *Section 4.3.3*). The plank and batten door, which looks to be a replacement rather than original to the surround, is in a timber frame. The concrete floor slopes down to the base of the door at this point, the ramp being as wide as the doorway (Figure 4). North-west of that is a stone mullion window with a splayed surround. The windows are frosted panes of glass, with one light to the south-west side and two to the north-east, within timber frames (Plate 29). Two small jutting pieces of stone were noted to this side of the room: one above the old doorway, below one of the joists (Plate 29), and one slightly lower, near the top of the window on its north-east side (visible to the left in Plate 30). The north-east end of the elevation and the north-west end of the north-east elevation are plain (Plate 30). To the south-east side of the north-east elevation is a large recently inserted modern doorway, with brick in the surrounds and concrete blocks forming the threshold (Plate 31). Externally the doorway has a sandstone-effect concrete surround, like all the newly inserted window and door openings, but it is boarded over on this side. The doorway lines up with the former dung channel at this end, which has a gridded pattern in the concrete at its base (Plate 31). There is a recently inserted window at this end of the south-east elevation which has the same style surround as the doorway to the north-east and also has modern concrete blocks in the jambs (Plate 32). The doorway to the south-west of that is in line with the gridded dung channel (Plate 32 and Plate 33). The door is a plank and batten door with long strap hinges in a timber frame and with a stone lintel, and the window to the south-west of that is a two-light fixed casement with a timber frame, the lintel and surrounds of which are obscured internally (Plate 33). The south-west end of the room is partitioned from G1 by a low brick wall, which is painted (Plate 34). There are traces in the concrete to the north-west side of the room where the stalls presumably once were (Figure 4). The ceiling is a mix of rougher older joists and more modern machine-cut replacements most notably to the north-east end (Plate 28, cf. Plate 33) and the narrow floorboards above are also likely to be fairly modern. Access to the floor above is currently via a hole in the ceiling accessed by a set of steep timber stairs to the south-east side of the room.



**Plate 28: Partition wall between G1 and G2 and the south-west end of the north-west elevation**



**Plate 29: South-west end of the north-west elevation in G2**





**Plate 30: North corner of G2**



**Plate 31: Recently inserted doorway in the north-east elevation of G2**





**Plate 32: North-east end of the south-east elevation of G2**



**Plate 33: South-east elevation of G2**



**Plate 34: General view of the south-west end of G2/G1**

**4.3.3 Ground floor Room 3 (G3):** the ceiling comprises modern timber floorboards and machine-cut joists and the walls are a mix of red brick and concrete and stone and white lime mortar and concrete skim. There is a partial skim of concrete on the lower part of the north-east elevation to the north-west side of the large stone archway and there are quoins to the base and there are two possible wall stubs internal to the arch which are a mix of stone and brick (Plate 35). Above the concrete skim and to the south-east side of the arch the wall comprises exposed stone and white lime mortar and the north-east elevation butts the south-east elevation, which would previously have been an external wall. It is all stone and white lime mortar and plaster (Plate 36 and Plate 37). Close to the centre is a stone mullion window housing timber framed windows with frosted panes and to the south-west of that is an early doorway with stop-chamfered stone jambs and a false four-centred arched head with a two-part joggled lintel, which is also chamfered to match the jambs (Plate 37 and Plate 38). The doorway looks to be original to the barn, although the plank and batten door is probably a replacement albeit reusing the long strap hinges. The south-west elevation is mostly exposed stone with a concrete skim to the north-west side and the north-west end is obscured by a red brick-built rectangular partition (Plate 39). There is a boarded window to the south-east side of the elevation with a timber frame (Plate 40) and a concrete skim to the north-west of this which continues around the partition and along the north-west elevation (Plate 39). To the north-east of the brick partition there is a wide window with a modern sandstone-effect concrete surround and no window casements as of yet (Plate 41). There are concrete blocks in the jambs, which project slightly on the south-west side, and there is a girder above. The floor is concrete with some small holes in it but it is unclear what these related to previously: whatever they related to has been removed.





**Plate 35: North-east elevation of G3**



**Plate 36: North-east end of the south-east elevation of G3**





**Plate 37: South-west end of the south-east elevation of G3**



**Plate 38: Detail of the early door surround in G3**





**Plate 39: General view of the south-west end of G3**



**Plate 40: Window in the south-west elevation of G3**





**Plate 41: Window inserted in the north-east end of the north-west elevation of G3**

4.3.4 **Ground floor Room 3a:** this room is partitioned from the rest of G3 by a modern brick wall, which is a later insertion. This has provided space for a toilet. The room has a stone floor and the walls are plastered and painted and the paint is peeling. The walls and ceiling are plain. The door in the north-west elevation is a plank and batten door on strap hinges and recessed slightly and the single-light window to the north-east of that is a fixed timber casement with frosted glass and the jambs are splayed slightly inside.



**Plate 42 (left): General view of the east end of G3a**

**Plate 43 (right): General view of the north end of G3a**



**Plate 44: Window in the north-west elevation of G3a**



**4.3.5 Ground floor Room 4 (G4):** the walls in this room all have a white lime plaster applied over the stonework (**Plate 45**). The ceiling is modern fibreboard above machine-cut joists. It was presumably originally a calf pen, then a coal store, and has most recently been used for storage. There is a low-level brick partition in the north corner (**Plate 45**) and the timber and corrugated metal sheeting dividing the room now most clearly relate to when it was a coal store (**Plate 46**). The north-west elevation is plain. The north-east elevation, dividing this end of the building from G3 to the north-east, is possibly a later insertion to the building, and there is a boarded window or hatch at the south-east end forming a small alcove (**Plate 47**). The south-east elevation would have been an external wall prior to the addition of the building to this side (**Figure 4**) and there is a narrow partially blocked vent slot to the north-east side (**Plate 48**). The vent slot is blocked to the other side (to G1) and was not apparent from that side. The south-west elevation butts the south-east elevation and the door at this end has a stone surround and plank and batten door with a stone lintel (**Plate 21**). The door to the north-west end has stone jambs and lintel and a plank and batten door and timber frame (**Plate 19**). The fixed casement single-light timber-frame window in between has a stone surround externally and a stone lintel (**Plate 19**), but brick has been used more extensively in the jambs and sill on the inside (**Plate 49**).



**Plate 45 (left): North-west end of the north-east elevation of G4**

**Plate 46 (right): General view of the south-east end of G4**



**Plate 47 (left): Window at the south-east end of the north-east elevation of G4**



**Plate 48 (right): Vent slot in south-east elevation of G4**



**Plate 49: Window in the south-west elevation of G4**



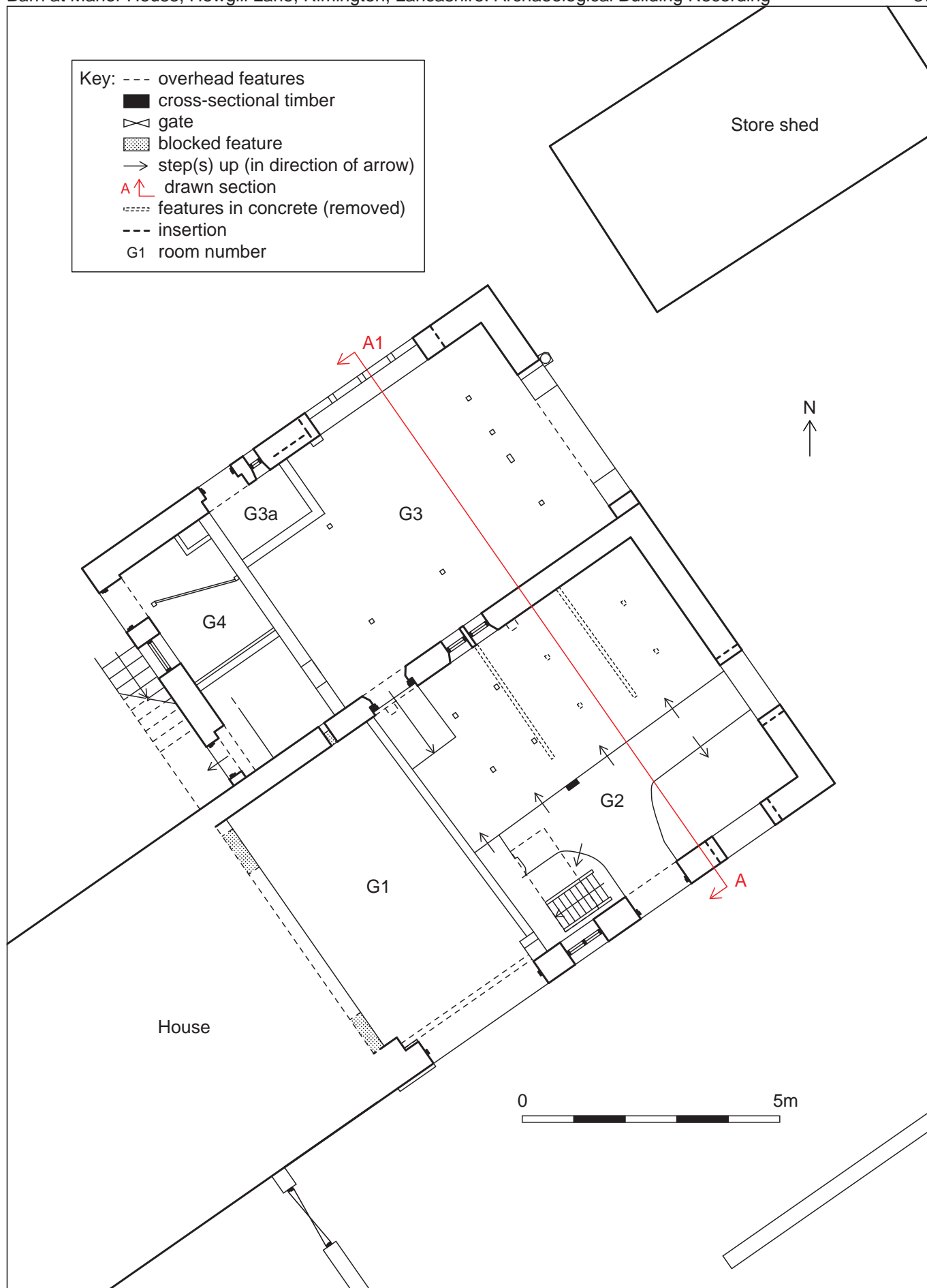


Figure 4: Ground floor plan

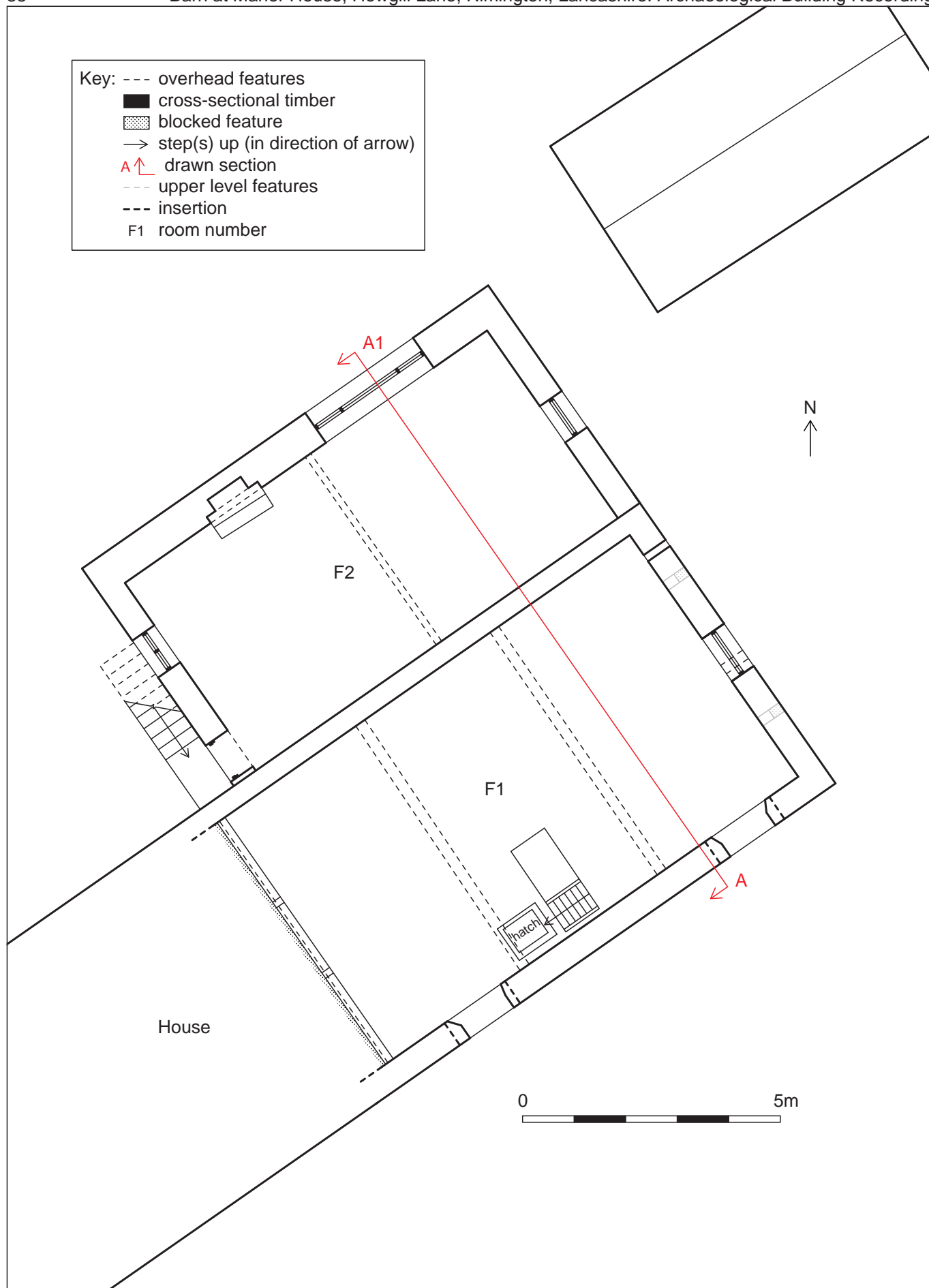


Figure 5: First floor plan

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**4.3.6 First floor Room 1 (F1):** there are two north-west/south-east aligned truss across the room and the tie beam of a third truss is visible in the south-east elevation. The open trusses are both suspended king post trusses with braces either side on sloping joggles, supporting a central ridge plank and two purlins per pitch (Plate 50 and Plate 51; Figure 6). The purlins are all machine-cut but the chamfered tie beams are probably older, and there are also some modern timbers inserted on the north-west side above the wall. The north-east truss is marked '742' to the south-east side on the north-east face (Plate 52), probably part of a Baltic timber mark, and there is an 'x' near the centre (Plate 53). The truss to the north-east side of the room also have a carpenter's mark 'II' on the tie-beam and king post on the south-west face (Plate 54), and the open truss to the south-east is marked 'I' on the south-west side of the tie-beam and king post (Plate 55). The slates of the roof are backed with sheet material above the modern machine-cut rafters. The walls are mostly exposed stone and white lime mortar with some later concrete block and red brick insertions with some concrete repointing. There are three low-level vent slots in the north-east elevation, including one below the window, each with a stone lintel, all of which have been blocked. The central window on this elevation is a two-light hinged timber casement with a stone lintel and sill (Plate 56). There is another broad stone above that, which was possibly once also a lintel, and there are additional vent slots either side at the height of the top of the window. The one to the north-west is open to the outside. The south-east elevation is plain stone with two modern windows inserted, each with a concrete lintel and concrete blockwork and some red brick in the splayed jambs (Plate 57 and Plate 58). The surrounds to the outside are sandstone-effect concrete but there are currently no window casements and both openings are boarded inside. The tie-beam of a third truss is visible in the south-west elevation (Plate 59), above which the elevation is boarded and below which it is infilled with concrete blocks and some brick near the centre. The north-west elevation is plain (Plate 60). The narrow floorboards are fairly modern and there is a hatch on the south-east side to the south-west of a large opening to the floor below.



**Plate 50: North-east face of the south-west truss in F1**





**Plate 51: South-west face of the north-east truss in F1**



**Plate 52 (left): '742' marked on the north-east face of the north-east truss in F1**



**Plate 53 (right): 'x' marked on the north-east face on the north-east truss in F1**





**Plate 54 (left): 'II' marked on the south-west face of the north-east truss in F1**



**Plate 55 (right): 'I' marked on the south-west face of the south-west truss in F1**



**Plate 56: North-east elevation of F1**





**Plate 57: North-east end of the south-east elevation of F1**



**Plate 58: South-west end of the south-east elevation of F1**





**Plate 59: South-west elevation of F1**



**Plate 60: North-west elevation of F1**

## CROSS-SECTION A-A1

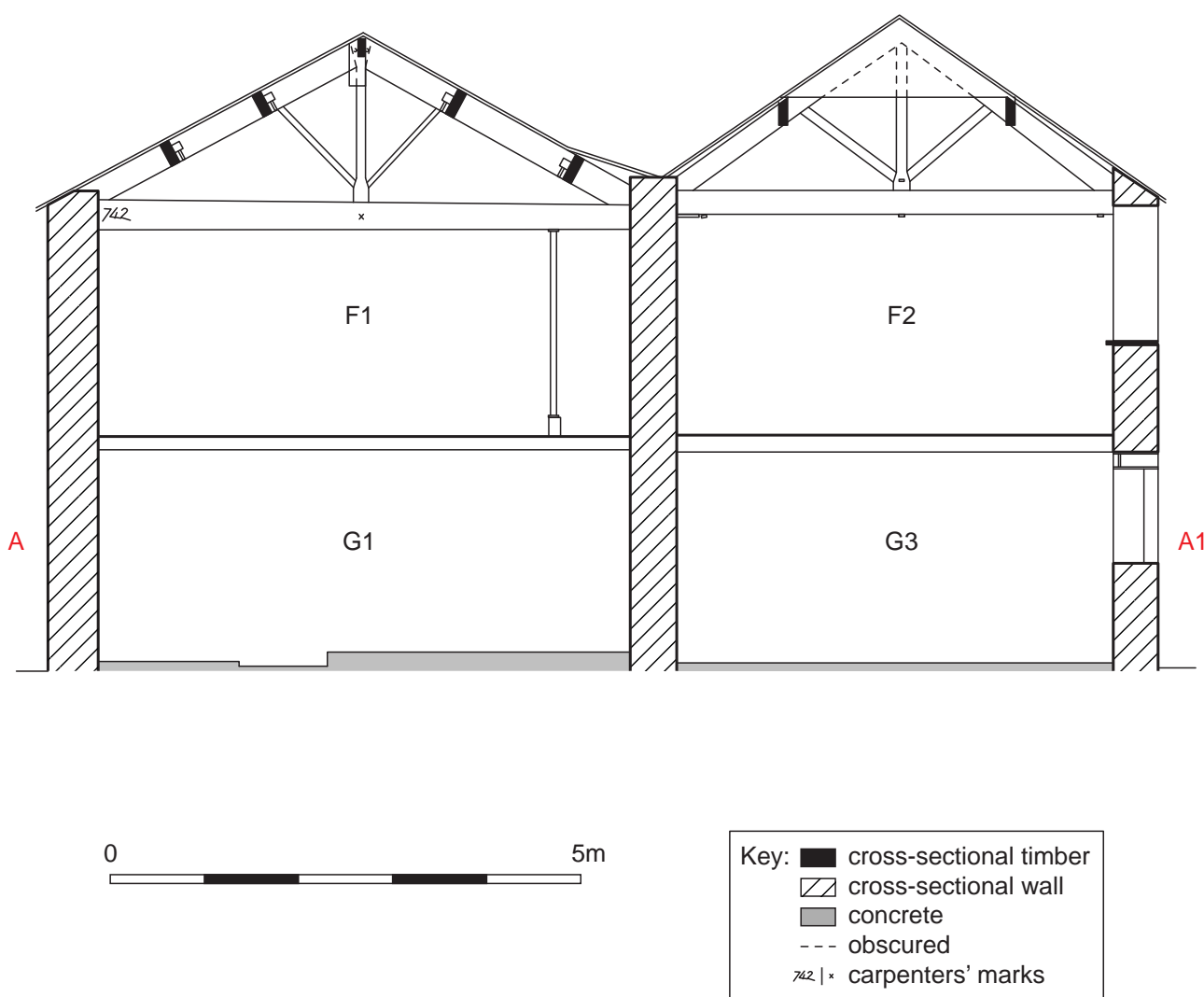


Figure 6: Cross-section A-A1

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**4.3.7 First floor Room 2 (F2):** this room has been converted for use as an office and storage space. The walls are finished with smooth plaster and painted (Plate 61 and Plate 62). The floor is carpeted and there is modern skirting throughout. The windows are all modern hinged opening timber casements with timber sills and frames. There is a central suspended king post truss, with angled braces on sloping joggles and one purlin per pitch, the top section of which is obscured (Figure 6). The walls are plain and there is a fireplace to the south-west side of the north-west elevation with a brick surround, stone hearth and a wood burner (Plate 63).



**Plate 61: General view of the north-east end of F2**



**Plate 62: General view of the south-west end of F2**



**Plate 63: Fireplace in the north-west elevation of F2**

## 5. Discussion

### 5.1 Phasing

**5.1.1 Introduction:** the results of the building recording provide a reasonably good understanding of the development of the site. Unfortunately, the available maps of the area do not allow many of the changes to the site to be closely dated. The 1853 edition of the Ordnance Survey map is particularly unhelpful in this regard as it is incongruous with both the earlier tithe map and later editions of the Ordnance Survey. The name of the site suggests a connection with the manor of Rimington recorded from the 12<sup>th</sup> century onwards, or perhaps another manor, but is not known if the house contains any early fabric although the barn clearly does (see *Section 5.1.2* below). In total, six possible phases of development have been tentatively identified, although it should be noted that some of the alterations are very recent.

**5.1.2 Phase 1 (late medieval – early post-medieval):** the chamfered doorway in the wall dividing Rooms G2 and G3, and to a lesser extent the mullion window immediately adjoining it, are of an early form, what Brunskill calls ‘Sub-medieval’ in the case of the doorway (Brunskill 2000, 140-141). These are clearly remnants of a building preceding much of what now remains but it is not clear if they are *in situ* or have been reused in the present location. Given the odd arrangement they produce (see *Section 5.1.3* below) it is likely that this wall is a remnant of an earlier building that has been retained in the present structure; there is not enough remaining to allow a detailed reconstruction of what this might have been but given the relatively high status of the doorway it is possible they are remnants of an early manor house.

**5.1.3 Phase 2 (late 18<sup>th</sup> to early 19<sup>th</sup> century):** the tithe map of 1846 proves that the building being recorded was present by at least this date, and comprised the north-east end of a larger structure including the farm house, with which they appear to be contemporary. This block relates to G1 and G2 and F1, which together effectively form one large room. Dating evidence is otherwise limited but architecturally the style suggests it had not taken on its present form before the 18<sup>th</sup> century and the style of the trusses and the presence of a probable Baltic timber mark are both indicative of a late 18<sup>th</sup> or more likely early 19<sup>th</sup> century date (Brunskill 2002, 152-153; Vandenabeele *et al* 2016). Judging from the dung channel in the floor of G2, this part at least was used for housing animals, however the arrangement of doorways within this room is difficult to explain. There were originally two pedestrian doorways in the south-east elevation and another to the north-west, which would suggest that this room was originally sub-divided differently or had some form of cross-passage, but this at least in part seems to be the result of the retention of the early door (and window) from Phase 1. It seems most likely that originally Room G1 comprised a threshing floor while G2 was a shippon, with a passage between for access; this is also suggested by the description in the late sales particular from 1924 (Clitheroe Library L25/RIM 1924).

**5.1.4 Phase 3 (mid-to-late 19<sup>th</sup> century):** G1 and G2 both predate the building to the rear (comprising G3, G3a and G4 on the ground floor and F2 above), which clearly butts against the range to the south-east and is obviously a later extension. It is unclear which of the buildings shown at the site on the 1853 edition of the Ordnance Survey mapping relate to the current buildings as noted above, and it is not until the end of the 19<sup>th</sup> century that the footprint of the current arrangement of buildings at the site becomes clear so dating this addition accurately is difficult. The style of the trusses suggests it was added soon after the completion of Phase 2. The purpose of this addition is unclear, but based on its form and the details contained in the sales particulars of 1924 (Clitheroe Library L25/RIM 1924) suggest it was likely to have comprised a first floor granary with a cart shed below.

**5.1.5 Phase 4 (late 19<sup>th</sup> to early 20<sup>th</sup> century):** the partially infilled doorway on the south-east external elevation, which now forms a window (G2, Figure 2), was probably partially blocked early in the 20<sup>th</sup> century, but this is uncertain. This presumably related to a change in the internal arrangement of Rooms G1 and G2 and the present stalls in the latter were probably added at this time; such modernisation often took place in this period due to changes in agricultural theory as cleaner and lighter animal housing became the norm (Brunskill 2007, 66-67). The possibly open-sided structure to the north-east end of the



main block of buildings at Manor House, as shown on the early maps, was perhaps also added during this phase and may have been the lean-to barn mentioned in 1924 (Clitheroe Library L25/RIM 1924).

**5.1.6 Phase 5 (late 20<sup>th</sup> century):** the timber window frames throughout both blocks are all fairly modern and the first floor window with the mismatched stone surround on the south-west external elevation (Figure 3) is believed to have been inserted in the 1970s or 1980s (JWPC Ltd 2018, 8), which is presumably when the upstairs was converted into an office (F2). The other timber window frames are probably of a similar date and it is assumed that it was around this time that the barn stopped being used as such and furthermore that this is when the bulk of the concrete stalls were removed internally.

**5.1.7 Phase 6 (21<sup>st</sup> century):** it was noted during consultation between the Ribble Valley Borough Council and the Lancashire Archaeological Advisory Service that photographs of the site, presumably taken in March 2017 as part of the bat survey (Simple Ecology Limited 2017), showed a significant number of '*inconsistencies*' with the 'as existing' drawings submitted as part of the planning application in the number of doors and windows present on the external elevations (Peter Iles per comm). It should be noted that the perceived '*absence of a dividing wall between the north and south sections of the barn at first floor*' is not an inconsistency between the plans supplied with the planning application and the 'as existing' drawings: the 'dividing wall' is to the south-west side of the room, to the south-west of the two open trusses, and it is not possible to include the north-east truss in the photograph at the same time from the north-east end of the room. However, the site visit as part of the building recording confirmed that the number of windows and doors shown on the 'as existing' drawings is indeed correct and that these changes have already been made to the barn. The style of the newly inserted window and door surrounds is the same on each side, so they are all likely to have been inserted at around the same time, and by comparison with the bat survey it is possible to clarify which of these were alterations made to pre-existing windows and doors and which are entirely new openings:

- the large inserted window surround at ground floor level at the north-east end of the south-east elevation (to G2) replaced a smaller six-light hinged casement window of a similar size and height to the one at the top of the infilled doorway to the south-west on the same elevation (Figure 2; cf. Simple Ecology Limited 2017, plate 1);
- the concrete window surrounds on the south-east elevation at first floor level (to F1) are new openings (Figure 2; cf. Simple Ecology Limited 2017, plate 1);
- the large opening inserted at ground floor level to the south-west end of the north-east elevation (to G2) replaced a four-light timber-framed window on this side (Figure 2, cf. Simple Ecology Limited 2017, plate 1);
- it is unknown if the newly inserted window at ground floor level on the north-west external elevation (to G3) replaced an earlier opening as this side of the building was not photographed as part of the bat survey (Figure 3).

## 5.2 Significance

**5.2.1** While the building retains a number of elements of its original fabric it is now difficult to determine the original purpose of many parts of it since it stopped being part of a working farm and was subject various alterations in the 1970s or 1980s. As such, the historical significance of the barns is limited and certainly at this stage the importance of Manor House and its setting are unlikely to be further affected by the conversion of the barns to a self-contained residential unit since several requisite alterations to the fabric of the building have already been carried out, including the alteration or insertion of openings to three sides of the building (see *Section 5.1.7* above).

**5.2.2** The most noteworthy feature of the buildings is the early doorway in the north-west elevation of G2 in what was originally the outside wall of the block before the addition of the block to the rear of the building in the mid-to-late 19<sup>th</sup> century. This doorway is probably late medieval or early post-medieval and, along with the adjoining window, perhaps a remnant of an earlier manor house, something that the name of the property indicates was once present on the site. It would certainly be desirable if this feature could be incorporated into the proposed development.

## 6. Bibliography

### 6.1 Primary and Cartographic Sources

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## **Appendix 1: Project Design**

# **BARN AT MANOR HOUSE, HOWGILL LANE, RIMINGTON, LANCASHIRE**

Archaeological Building Recording and Watching Brief Project Design



Client: Brent and Gillian Taylor

NGR: 382521 446029

Planning application ref.: 3/2018/0036

June 2018



# 1. Introduction

## 1.1 Project Background

1.1.1 Following the submission of a planning application (ref. 3//2018/0036) for the conversion of a former barn at Manor House, Howgill Lane, Rimington, Lancashire (NGR 382521 446029), a condition (No. 23) was placed on the planning consent, following advice by the Lancashire Archaeological Advisory Service (LAAS), requiring that an archaeological building recording be carried out and that groundworks associated with the development be monitored. Greenlane Archaeology was appointed by Brent and Gillian Taylor (hereafter 'the client') to carry out the work and this project design was produced in response.

## 1.2 Greenlane Archaeology

1.2.1 Greenlane Archaeology is a private limited company based in Ulverston, Cumbria, and was established in 2005 (Company No. 05580819). Its directors, Jo Dawson and Daniel Elsworth, have a combined total of over 25 years continuous professional experience working in commercial archaeology, principally in the north of England and Scotland. Greenlane Archaeology is committed to a high standard of work, and abides by the Chartered Institute for Archaeologists' (CIfA) Code of Conduct. The building recording and watching brief will be carried out according to the Standards and Guidance of the CIfA (CIfA 2014a; 2014b).

## 1.3 Project Staffing

1.3.1 The project will be managed by **Dan Elsworth (MA (Hons), ACIfA)**. Daniel graduated from the University of Edinburgh in 1998 with an honours degree in Archaeology, and began working for the Lancaster University Archaeological Unit, which became Oxford Archaeology North (OA North) in 2001. Daniel ultimately became a project officer, and for over six and a half years worked on excavations and surveys, building investigations, desk-based assessments, and conservation and management plans. These have principally taken place in the North West, and Daniel has a particular interest in the archaeology of the area. He has managed a number of recent projects in Cumbria and Lancashire including several archaeological building recordings. Recent projects include the recording of a former public house in Dalton-in-Furness (Greenlane Archaeology 2011a), lock keeper's cottage in Ulverston (Greenlane Archaeology 2011b), former school in Millom (Greenlane Archaeology 2011c) and industrial and commercial buildings in Barrow-in-Furness (Greenlane Archaeology 2009; 2011d). He is very experienced at building recording, having carried out numerous such projects, mainly in Cumbria and Lancashire, over the past 18 years.

1.3.2 The building recording and watching brief will be carried out by **Tom Mace (BA (Hons), MA, MCIfA)**. Tom has been working at Greenlane Archaeology since 2008, having previously work at Archaeological Solutions and Oxford Archaeology North in Lancaster. He has a wide range of experience of projects of various types and is involved in all aspects of fieldwork as well as report production, and is responsible for all of the illustrations used in Greenlane Archaeology's reports.

# 2. Objectives

## 2.1 Desk-Based Assessment

2.1.1 A Heritage Impact Statement has already been compiled for the building (Architectural History Practice 2017) and so it is not anticipated that any new desk-based research will be carried out, rather information will be extracted from this report as necessary and utilised during the project in order to better understand the dating and development of the building, and set it in its historic context.

## 2.2 Building Recording

2.2.1 To undertake a programme of archaeological building recording of the building to a Level 2-type standard (Historic England 2016). This will provide relatively detailed record of the building, as well as providing information about its development, form and function, not necessarily incorporating all of the available documentary evidence.

## 2.3 Watching Brief

2.3.1 To identify any surviving archaeological remains and to investigate and record any revealed archaeological remains or deposits.

## 2.4 Report

2.4.1 To produce a report detailing the results of the building recording and watching brief, which will outline the character, form and development of the historic fabric of the building.

## 2.5 Archive

2.5.1 Produce a full archive of the results of the building recording and watching brief.

# 3. Methodology

## 3.1 Desk-based Assessment

3.1.1 Information included in the previous heritage impact statement will be extracted from the existing report for inclusion in the final report.

## 3.2 Archaeological Building Recording

3.2.1 A programme of archaeological building recording to English Heritage Level 2-type standards is required (Historic England 2016). This is a relatively detailed level of investigation intended to record the form, function, and phasing of the building, while not necessarily incorporating any known historical information, in order to aid the interpretation of its development. It will comprise three types of recording:

- **Drawn Record:** plans of all of the principal floors will be produced, indicating alterations to the building and the location of each photographed feature of architectural or historic interest. These are compiled through hand measured survey techniques utilising 'as existing' plans and survey drawings. These are then drawn up to produce the final illustrations. In addition, a plan showing the location of the building in relation to other nearby buildings, structures and landscape features will also be produced;
- Drawings of all of the elevations will be produced showing, as a minimum, all of the detail relevant for understanding the development of the building. In addition at least one cross-section will be produced, which will show the detail of the roof structure and will be useful in explaining the relationship between different elements of the building or showing features of architectural or historic interest. These drawings will be produced through hand-annotating 'as existing' drawings on site to produce finished drawings, which will be drawn up for inclusion as figures in the report;
- **Written Record:** descriptive records of all elements of the building will be made on Greenlane Archaeology standard *pro forma* record sheets. These records will describe the building's plan, form, function, age, and construction materials. They will then be used to provide an account of the development of the building. In addition, the landscape and historic setting of the building will be described, in particular its relationship with other nearby buildings, streets, settlements and other structures;
- **Photographic Record:** photographs in colour digital format (both RAW files and JPEG format at 12meg resolution) will be taken. These will cover both general and detailed shots of the external elevations, individual rooms and circulation areas, but also scaled photographs of specific features of architectural or archaeological interest. In addition, a record of the associated landscape and nearby buildings will also be made where practical to do so. A selection of these photographs will also be used for illustrative purposes within the report, and a written record will be kept of all of the photographs that are taken.

## 3.3 Watching Brief

3.3.1 Where the groundworks involve excavation of a depth of more than six inches (15cm) below the surface these will be monitored, with one archaeologist on site. If there are several areas being excavated concurrently it may be considered necessary to have more than one archaeologist on site.

3.3.2 The watching brief methodology will be as follows:

- All excavation will be carried out under supervision by staff from Greenlane Archaeology;
- All deposits of archaeological significance will be examined by hand if possible in a stratigraphic manner, using shovels, mattocks, or trowels as appropriate for the scale;
- The position of any features, such as ditches, pits, or walls, will be recorded and where necessary these will be investigated in order to establish their full extent, date, and relationship to any other features. If possible, negative features such as ditches or pits will be examined by sample excavation, typically half of a pit or similar feature and approximately 10% of a linear feature;



- All recording of features will include detailed plans and sections at a scale of 1:20 or 1:10 where practicable or sketches where it is not, and photographs in both colour digital format. In addition, photographs will also be taken of the site before work begins and after completion;
- All deposits, drawings and photographs will be recorded on Greenlane Archaeology *pro forma* record sheets;
- All finds will be recovered during the watching brief for further assessment as far as is practically and safely possible. Should significant amounts of finds be encountered an appropriate sampling strategy will be devised;
- All faunal remains will also be recovered by hand during the watching brief as far as is practically and safely possible, but where it is considered likely that there is potential for the bones of fish or small mammals to be present appropriate volumes of samples will be taken for sieving;
- Deposits that are considered likely to have, for example, preserved environmental remains, industrial residues, and/or material suitable for scientific dating will be sampled. Bulk samples of between 20 and 60 litres in volume (or 100% of smaller features) where possible, depending on the size and potential of the deposit, will be collected from stratified undisturbed deposits and will particularly target negative features (e.g. gullies, pits and ditches) and occupation deposits such as hearths and floors. An assessment of the environmental potential of the site will be undertaken through the examination of samples of suitable deposits by specialist sub-contractors (see *Section 1.3.4* above), who will examine the potential for further analysis. All samples will be processed using methods appropriate to the preservation conditions and the remains present;
- Any articulated human remains discovered during the watching brief will be left *in situ*, and, if possible, covered. The client will be immediately informed as will the local coroner. Should it be considered necessary to remove the remains this will require a Home Office licence, under Section 25 of the Burial Act of 1857, which will be applied for should the need arise;
- Any objects defined as 'treasure' by the Treasure Act of 1996 (HMSO 1996) will be immediately reported to the local coroner and securely stored off-site, or covered and protected on site if immediate removal is not possible;
- Should any significant archaeological deposits be encountered during the watching brief these will immediately be brought to the attention of LAAS and ground works in that area halted so that the need for further work can be determined. Any additional work (which would result in additional costs) will be agreed with LAAS, and subject to a variation to this project design.

### 3.4 Report

3.3.1 The results of the building investigation and watching brief will be compiled into a report, which will provide a summary and details of any sources consulted. It will include the following sections:

- A front cover including the appropriate national grid reference (NGR);
- A concise non-technical summary of results, including the date the project was undertaken and by whom;
- Acknowledgements;
- Project Background;
- Methodology, including a description of the work undertaken;
- Results of the building recording;
- Results of the watching brief;
- Discussion of the results including phasing information;
- Bibliography;
- Illustrations at appropriate scales including:
  - a site location plan related to the national grid;
  - a plan showing the location of the building in relation to nearby structures and the local landscape;

- plans of all of the principal floors of the building showing the location of each photographed feature of architectural or archaeological interest, and a phase plan if appropriate;
- elevations of the building;
- a cross-section or cross-sections showing the cruck/truss structure;
- a plan of the areas monitored by watching brief and detailed plans and/or sections of any features of interest revealed;
- photographs of the building, features of architectural/historic interest and its landscape, accompanied by appropriate descriptions, including rectified views of the principal elevations;
- photographs of the areas monitored during the watching brief and any features of archaeological interest revealed;
- copies of selected historic maps and plans of the building relevant to understanding its development.

### 3.4 Archive

3.4.1 The archive, comprising the drawn, written, and photographic record of the building, formed during the project, will be stored by Greenlane Archaeology until it is completed. Upon completion it will be deposited with the Lancashire Record Office in Preston, together with a copy of the report. The archive will be compiled according to the standards and guidelines of the ClfA (ClfA 2014c). In addition details will be submitted to the Online Access to the Index of archaeological investigations (OASIS) scheme. This is an internet-based project intended to improve the flow of information between contractors, local authority heritage managers and the general public. Copies of the photographs taken as part of the project are kept on two hard drives by Greenlane Archaeology, one in the office and a backup that is removed every evening or stored in a fire-proof safe on site, but a set will be transferred to LAAS for storage on request.

3.4.2 A paper copy of the report will be provided to the client and a digital copy of the report will be provided for the Lancashire Historic Environment Record. In addition, Greenlane Archaeology Ltd will retain one copy.

## 4. Work timetable

4.1 Greenlane Archaeology will be available to commence the project from **26<sup>th</sup> June 2017**, or at another date convenient to the client. It is envisaged that the elements of the project will be carried out in the following order:

- **Task 1:** on-site building recording;
- **Task 2:** watching brief;
- **Task 3:** production of draft report including illustrations;
- **Task 4:** feedback on draft report, editing and production of final report;
- **Task 5:** finalisation and deposition of archive.

## 5. Other matters

### 5.1 Access and clearance

5.1.1 Access to the site will be organised through co-ordination with the client and/or their agent(s). In addition, the building will be cleared by the client in order to allow internal photographs to be taken without obstructions. Greenlane Archaeology reserves the right to increase the price if the building has not been cleared at the time of recording, if this results in additional time on site to photograph the building's interior once it has been cleared. This also applies if the exterior is not accessible or obstructed to the extent that it prevents the building recording taking place as required.

### 5.2 Health and Safety

5.2.1 Greenlane Archaeology carries out risk assessments for all of its projects and abides by its internal health and safety policy and relevant legislation. Health and safety is always the foremost consideration in any decision-making process.

### 5.3 Insurance

5.3.1 Greenlane Archaeology has professional indemnity insurance to the value of **£1,000,000**. Details of this can be supplied if requested.

### 5.4 Environmental and Ethical Policy

5.4.1 Greenlane Archaeology has a strong commitment to environmentally and ethically sound working practices. Its office is supplied with 100% renewable energy by Good Energy, and uses ethical telephone and internet services supplied by the Phone Co-op. In addition, the company uses the services of The Co-operative Bank for ethical banking, Naturesave for environmentally-conscious insurance, and utilises public transport wherever possible. Greenlane Archaeology is also committed to using local businesses for services and materials, thus benefiting the local economy, reducing unnecessary transportation, and improving the sustainability of small and rural businesses.

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Greenlane Archaeology, 2011c *Land Adjacent to the Millom Cricket Club, St George's Road, Millom, Cumbria: Archaeological Building Recording*, unpubl rep

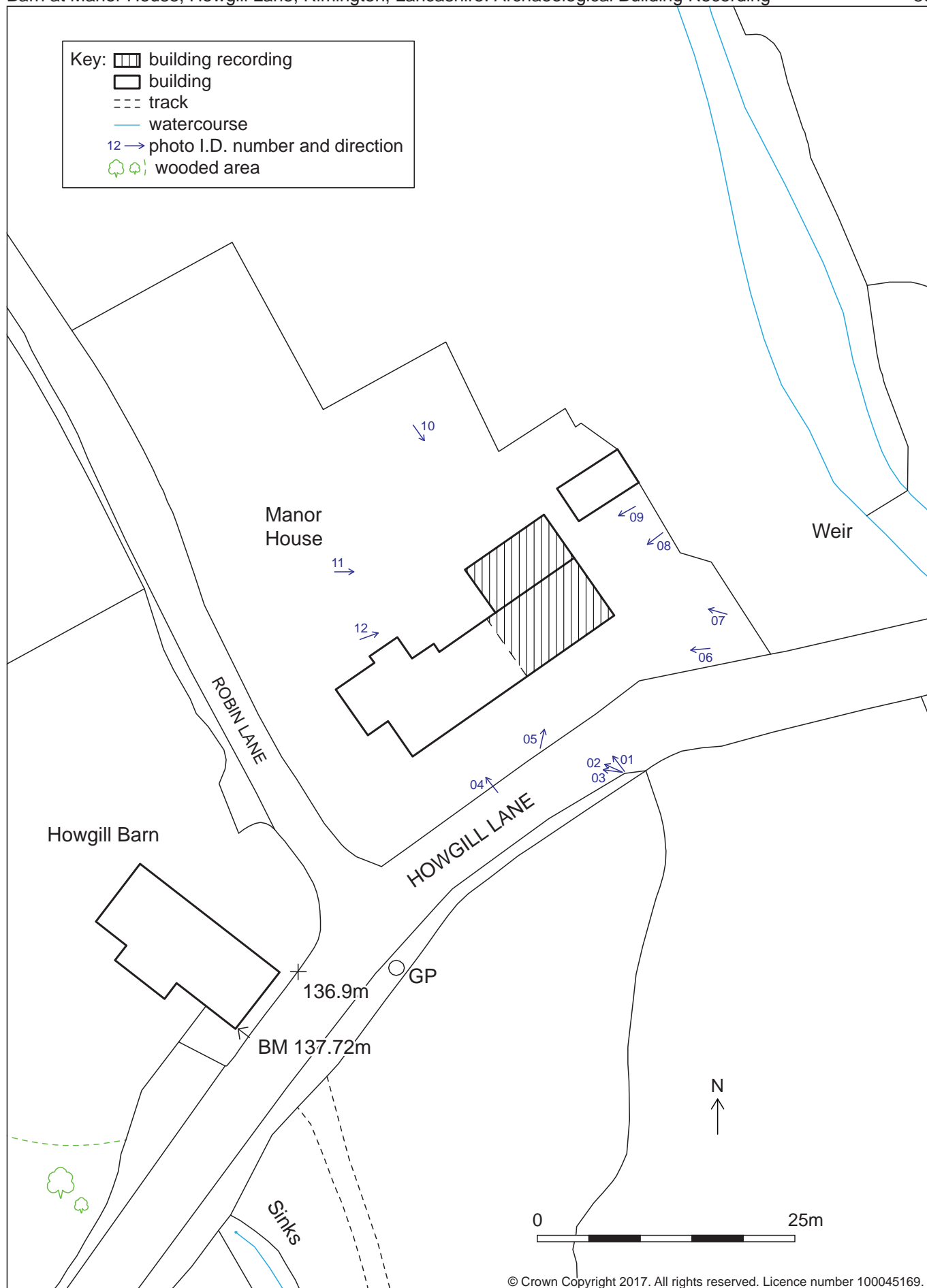
Greenlane Archaeology, 2011d *Oxford Chambers, 102 Abbey Road, Barrow-in-Furness, Cumbria: Archaeological Building Recording*, unpubl rep



## Appendix 2: Photographic Register

Photo ID No.	Location	Description	Colour digital
01	Exterior	South-east external elevation: complete	01-17; 01-31
02	Exterior	House	01-32
03	Exterior	House	01-18
04	Exterior	House	01-19
05	Exterior	South-east external elevation: complete	01-16
06	Exterior	South-east external elevation: oblique view	01-08
07	Exterior	North-east external elevation	01-01
08	Exterior	North-east external elevation: south-east side	01-02
09	Exterior	North-east external elevation: north-west side	01-03
10	Exterior	North-west external elevation	01-23
11	Exterior	South-west external elevation	01-26
12	Exterior	South-west external elevation	01-25
13	Exterior	South-east external elevation: south-west end	01-33
14	Exterior	South-east external elevation: complete	01-12
15	Exterior	South-east external elevation: north-east end	01-34
16	Exterior	South-east external elevation: south-west end and house	01-14
17	Exterior	South-east external elevation: south-west end	01-13
18	Exterior	South-east external elevation: south-west end, large arched doorway	01-15
19	Exterior	South-east external elevation: blocked door	01-11
20	Exterior	South-east external elevation: door	01-10
21	Exterior	South-east external elevation: north-east end	01-09
22	Exterior	North-east external elevation: archway at north-west end	01-04
23	Exterior	North-east external elevation: archway at north-west end, detail	01-06
24	Exterior	North-east external elevation: archway at north-west end, detail	01-05
25	Exterior	North-west external elevation	01-20
26	Exterior	North-east external elevation: quoins at the north corner of the building	01-07
27	Exterior	North-west external elevation	01-22
28	Exterior	North-west external elevation	01-21
29	Exterior	North-west external elevation: door at south-west end	01-24
30	Exterior	South-west external elevation: doorway at the north-west side	01-27
31	Exterior	South-west external elevation: first floor window	01-28
32	Exterior	South-west external elevation: first floor door and steps	01-29
33	Exterior	South-west external elevation: doors at the south-east side	01-30
34	Exterior	Area beneath the steps	01-78
35	G1	North-west elevation: south-west end	01-52
36	G1	South-west elevation	01-54
37	G1	Partition wall	01-53
38	G1	South-west elevation: door at the north-west end	01-55
39	G2	North-west elevation: south-west end	01-44
40	G2	North-west elevation: central section	01-45
41	G2	North corner	01-46
42	G2	North-east elevation	01-47
43	G2	South-east elevation: north-east end	01-48
44	G2	South-east elevation: north-east end	01-49
45	G2	South-east elevation: central section	01-50
46	G2	General view: south-west end	01-51
47	G3	South-west elevation	01-35
48	G3	Window at the south-east end of the south-west elevation	01-36
49	G3	Large window in the north-west elevation	01-37
50	G3	North-east elevation: arched doorway	01-38
51	G3	North-east elevation: arched doorway	01-39
52	G3	South-east elevation: north-east end	01-40
53	G3	South-east elevation: south-west end	01-41

Photo ID No.	Location	Description	Colour digital
54	G3	South-east elevation: old doorway	01-42, 01-43
55	G3a	Toilet	01-88
56	G3a	Window	01-89
57	G3a	Window	01-90
58	G4	North-west end of the north-east elevation	01-74
59	G4	Coal store	01-75
60	G4	General view: south-east end	01-76
61	G4	Window in the south-west elevation	01-77
62	G4	Window at the south-east end of the north-east elevation	01-79
63	G4	Vent slot	01-80; 01-81
64	F1	North-west elevation: south-west end	01-60
65	F1	North-west elevation	01-61
66	F1	North-east truss: south-west face	01-62
67	F1	North-west elevation: north-east end	01-63
68	F1	North-east elevation	01-64
69	F1	South-east elevation: window at the north-east end	01-65
70	F1	South-east elevation: window at the north-east end	01-66
71	F1	North-east truss: 'x' marked on the north-east face	01-69
72	F1	General view: south-west end	01-56
73	F1	North-east truss: '742' marked on the south-east side of the north-east face	01-68
74	F1	North-east truss: 'll' marked on the south-west face	01-70
75	F1	South-west truss: north-east face	01-57
76	F1	South-east elevation: window at the south-west end	01-67
77	F1	South-west truss: north-east face	01-58
78	F1	Hatch	01-72, 01-73
79	F1	South-west elevation	01-59
80	F1	South-west truss: 'l' marked on the south-west face	01-71
81	F2	General view	01-82
82	F2	Fireplace	01-86
83	F2	Fireplace: detail	01-87
84	F2	North-west elevation: window	01-83
85	F2	General view / truss	01-84
86	F2	General view: south-west end	01-85

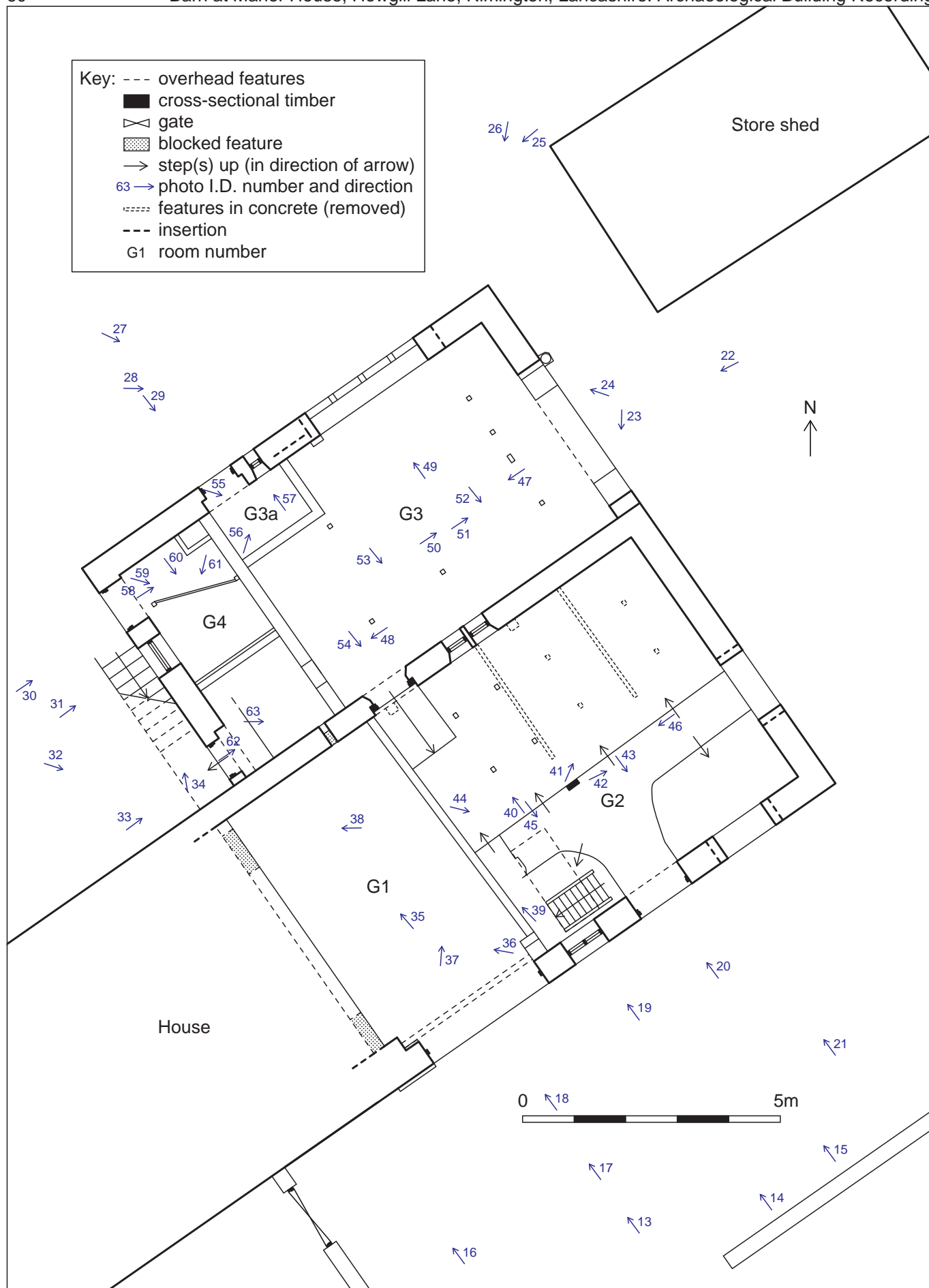


Client: Brent and Gillian Taylor

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**Figure 7: Site location plan, showing the location of photographs taken**

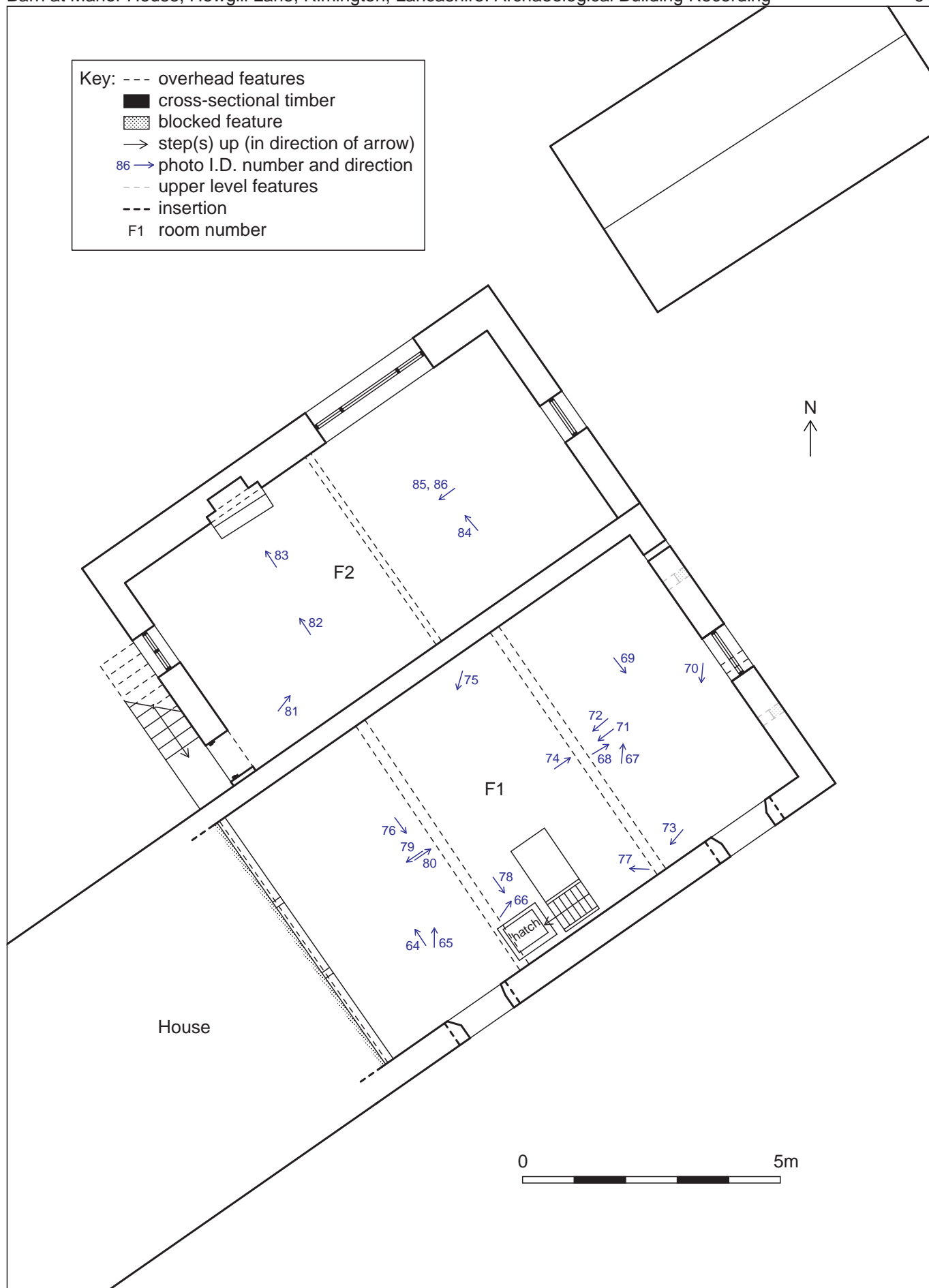




**Figure 8: Ground floor plan, showing the location of photographs taken**

Client: Brent and Gillian Taylor

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**Figure 9: First floor plan, showing the location of photographs taken**

## Appendix 3: Archive Index

<b>Project name:</b>	Barn at Manor House, Howgill Lane, Rimington, Lancashire: Archaeological Building Recording		
<b>Project Code:</b>	G1391	<b>Site Code:</b>	MH18
<b>Description</b>	<b>Material</b>	<b>Size</b>	<b>Quantity</b>
Report	Paper, comb-bound	A4	33 sheets printed double-sided
Building investigation room description record sheet	Paper	A4	3 sheets, double-sided
Photo record sheet	Paper	A4	2 sheets (typed), double-sided
Drawings	Paper	A4	5 sheets, single-sided
Drawings	Drafting film	29 x 32cm	1 sheet, single-sided
Digital archive index	Paper	A4	1 sheet, single-sided
Digital archive	DVD	-	1



## Appendix 4: Census Details

### 1841 Census (HO 107/Piece 1320/Book 13/Folio 5/Page 7 1841)

Place	Name	Age	Profession	Born in Lancashire?
Howgill	Joseph Jackson	35	Farmer	Yes
	Sarah Jackson	35		Yes
	Lucy Jackson	10		Yes
	Margret Jackson	4		Yes
	James Jackson	1		Yes
	Phebe Dean	15		Yes

### 1851 Census (HO 107/Piece 2255/Folio 8/Page 7 1851)

Place	Name	Age	Relationship to head	Profession	Place of birth
Howgill	Joseph Jackson	47	Head	Farmer of 27 Acres	Leeds, Yorkshire
	Sarah Jackson	45	Wife	Farmers wife	Rimington, Yorkshire
	Margret E Jackson	13	Daughter		Bradford, Yorkshire
	James H Jackson	11	Son		Bradford, Yorkshire
	Hannah Jackson	7	Daughter		Howgill, Yorkshire
	Thomas H Jackson	4	Son		Howgill, Yorkshire

**1861 Census** – census data missing for Rimington, Lancashire (which includes Howgill; only cover sheet available on Ancestry: RG 9/Piece 3083/Folio 17 1861)

### 1871 Census (RG 10/Piece 4160/Folio 54/Page 2 1871)

N.B. there are four dwellings listed at Howgill, and this is the only one occupied by farmers, and is the one immediately after Howgill Factory, as in the 1851 census

Place	Name	Age	Relationship to head	Profession	Place of birth
Howgill	Bernard Harrison	57	Head	Yeoman & Farmer	Yorkshire
	Alice Harrison	52	Wife	Farmer's Wife	Twiston, Lancashire
	John Harrison	60	Brother	Yeoman	Yorkshire

### 1881 Census (RG 11/4168/Folio 23/page 9 1881)

Township	Name	Age	Relationship to head	Profession	Place of birth
Rimington	Thomas Jackson	38	Head	Agricultural Labourer	Howgill, Rimington, Yorkshire
	Hannah Jackson	37	Wife	Wife Duties	Gisburn, Yorkshire
	Henry Jackson	20	Son	Power Loom Cotton Weaver	Rimington, Yorkshire
	Mary Jackson	12	Daughter	Scholar	Rimington, Yorkshire
	Margaret Jackson	10	Daughter	Scholar	Rimington, Yorkshire
	John Jackson	8	Son	Scholar	Rimington, Yorkshire
	Annie Jackson	6	Daughter	Scholar	Rimington, Yorkshire
	William Jackson	4	Son	Scholar	Rimington, Yorkshire
	Emma Jackson	2	Daughter		Rimington, Yorkshire

**1891 Census** – census data missing for Rimington

**1901 Census** - census data missing for Rimington, Lancashire (which includes Howgill; only cover sheet available on Ancestry: RG 13/Piece 3892/Folio 12 1901)

**1911 Census** (RG 14/Piece 24951/Folio 0037/Page 3 1911)

House	Name	Age	Relationship to head	Profession	Place of birth
Manor House, Rimington, Clitheroe (number of rooms in this dwelling including kitchen: 8)	John William Gill	46	Head	Farmer – Employer	Rimington, Yorkshire
	Tabitha Elizabeth Gill	45	Wife (present marriage has lasted 15 years, 2 children born alive during this marriage, both still alive)	Assisting in the business	Accrington, Lancashire
	Dinah Heaton	74	Mother-in-law	Private means	Doconham (?), Lancashire
	Richard Jackson Gill	10	Son	At school	Rimington, Yorkshire
	Dorothy Mary Gill	8	Daughter	At school	Rimington, Yorkshire
	Margaret Banks	16	Servant	Assisting domestic work	Rimington, Yorkshire
	Benjamin Buecock	30	Servant	Horseman on Farm	Twiston (?), Lancashire
	Richard Lofthouse	18	Servant	Cowman on Farm	Marton, Yorkshire
	Harry Carr	16	Servant	Cowman on Farm	Rimington, Yorkshire