

Brockhall Farm, Old Langho, Billington **Archaeological Desk-based Assessment and** **Historic Building Survey**

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Brockhall Farm, Old Langho, Billington

Archaeological Desk-based Assessment and Historic Building Survey

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Table 1: Criteria used to determine importance of sites

Summary

Oxford Archaeology (OA) North was commissioned by Mr C. Willan to carry out an Archaeological Desk-based Assessment and Historic Building Survey at Brockhall Farm, Old Langho, to inform a planning application for a proposed re-development of redundant farm buildings.

Brockhall Farm, formerly associated with the Brockhall Mental Hospital (now Brockhall Village), is situated c 3km north-west of Whalley. It is set on a ridge of high ground close the banks of the River Ribble, c 700m west of its confluence with the River Calder.

Three prehistoric barrows have been recorded within the 0.5km study area surrounding the proposed development site, all on former river terraces overlooking bends in the River Ribble overlooking the Ribble/Calder confluence. The Roman road between Ribchester and Ilkley crosses the study area on the southern side of the former Brockhall Hospital and, c 400m to the south of Brockhall Farm, is crossed by its access track. During the period of Northumbrian influence in the region, the Ribble was the boundary between Northumbria and Mercia, and it is believed that Langho was the site of a battle in AD 798, possibly at Bullasey Ford, 700m to the north-west of the site.

The Braddyll family are recorded at Braddyll in the early fourteenth century with an estate at Brockhall on land held by the Abbot of Whalley. John Braddyll was bailiff of Whalley Abbey demesne after its forfeiture and bought the Whalley estate, which contained Brockhall, from the Crown in 1541. Braddyll, now demolished, lay to the west of Brockhall and is shown as part of the Braddyll with Brockhall estate on a plan dating to 1757. The estate passed through his family until it was bought at the end of the eighteenth century, by James Taylor of Moreton Hall. By the end of the nineteenth century, Braddyll is recorded as a ruined tenement and Brockhall, in the hands of a branch of the Braddyll family until about 1800, had been modernised for use as a farmhouse. First edition mapping indicates that Brockhall Farm had what appears to have been a planned courtyard farmyard.

In 1901, the Lancashire Inebriates Acts Board acquired from Henry Worsley Taylor an estate of 326 acres comprising the Brockhall, Braddyll, Howgreave and Foggs farms/tenements. Centred c 300m to the south of Brockhall Farm, which was redeveloped as an associated model farm, the Inebriates Reformatory was opened on 14th April 1904. Archive plans of the farm held by Mr Willan include the layout of property 'as existing' in 1901, and plans and elevations of the proposed model farm and subsequent alterations dating to the 1940s. The farm is arranged around a central range incorporating two shippons and an open courtyard, with a two-storey range to the north operating as a hay barn. The farmhouse and parlour lie to the south of the central range. Additional ancillary structures including Dutch Barns and a prefabricated concrete silo and piggeries exist to the north, west and east of the central range.

Following contraction of the mental hospital estate, Brockhall Farm was bought in 1974 by the father of its present owner. The Historic Building Survey has confirmed that most of the mid-twentieth century farm buildings shown on the archival plans remain in existence although several Dutch Barns and prefabricated sheds have been dismantled and/or are in

a ruinous state. Several of the buildings within the central range have also been modernised to suit the requirements of a modern farm. There is no evidence to suggest that any of the presently extant buildings (including the farmhouse) pre-date the construction of the model farm in the early twentieth century. The access track to the farm crosses the remains of a Roman road and this should be appropriately recorded if upgrades to the access track impact upon it. As the remainder of the proposed development has been planned to remain within the (largely concrete) footprint of the present farm, there are no recommendations for further archaeological recording.

Acknowledgements

OA North would like to thank Chris Willan for commissioning the project and for providing archival maps and other information pertaining to the property. Thanks to Zara Moon Architects for providing drawings and scans. Thanks also to Joanne Smith of Lancashire County Council's Historic Environment Team for provision of data from the Historic Environment Record (LHER). The archaeological desk-based assessment was undertaken by Helen Evans (who also managed the project), with the building survey undertaken by Andy Phelps and the drawings produced by Mark Tidmarsh.

1 INTRODUCTION

1.1.1 Oxford Archaeology (OA) North was commissioned by Chris Willan to carry out an Archaeological Desk-based Assessment and Historic Buildings Survey of farm buildings at Brockhall Farm, Old Langho, near Billington in the Ribble Valley. The site, which will henceforth be known as the 'Site Area', is centred on NGR SD 70297 37118. Its location is shown on Figure 1.

1.1.2 The aim of this project is to:

- provide an assessment of the archaeological significance and potential of the site;
- assess the likely impacts of previous development on the survival of any archaeological remains; and
- assess the potential for impacts from the proposed development on the surviving archaeological resource.

1.1.3 For the purpose of this report, various archaeological sources were consulted for an area with a 0.5km radius from the boundary of the Site Area (the Study Area). The sources consulted are discussed in *Section 3*, and a detailed list can be found in *Appendix B*.

2 LOCATION, TOPOGRAPHY AND GEOLOGY

2.1.1 Brockhall Farm lies within the civil parish of Billington, c 5km east of Ribchester and 3km west of Whalley, north of the village of Old Langho and the newer, gated community of Brockhall Village, on the site of the former Brockhall Hospital. The farm sits on a spur of high land created by a bend in the River Ribble, 0.5km to the west of its confluence with the River Calder (Plate 1). Its lands are bounded to the north and east by the Ribble and to the west by Dinkley Brook, which also marks the boundary between Billington and Dinkley parishes.

2.1.2 The bedrock geology of the site is undifferentiated Carboniferous Period Clitheroe Limestone Formation and Hodder Mudstone Formation, overlain by superficial deposits of Quaternary glacial till (BGS 2020). The farm sits on a spur of high land (c 58m aOD) above the Ribble floodplain (c 33m aOD); the higher land has slowly permeable low fertility seasonally wet acid soils supporting pasture and woodland, with the lower-lying floodplain having freely draining loamy soils of moderate to high fertility (Cranfield University 2020).



Plate 1: Google Earth image of the Site Area and its surroundings (© Google 2018); arrow marks the site

3 METHODOLOGY

3.1 Sources Consulted

- 3.1.1 The archaeological assessment has focused on the site of the proposed development, which is of farm buildings north of Brockhall farmhouse. Information for the site's immediate environs has been considered in order to provide a contextual background. The assessment was carried out in accordance with the relevant Chartered Institute for Archaeologists (2014b; 2014c) and Historic England guidelines (2015).
- 3.1.2 The principal sources of information consulted were historic and modern maps, and the results of an Historic Building Survey (*Appendix A*). Published and unpublished secondary sources were also reviewed, including archival plans and documentary material held by the farm's owner, Chris Willan. The following repositories were also consulted during the data-gathering process:
 - **Lancashire Historic Environment Record (LHER):** the LHER holds data on the historic environment for the county, including listed buildings, all known archaeological sites, along with the location and results of previous archaeological interventions in a linked GIS and database format. The LHER was consulted to establish the extent of sites of archaeological and historic interest within the study area. LHER PRN (Preferred Reference Numbers) are cited in the text with the prefix LHER.

- **Lancashire County Council:** *Old Maps of Lancashire*, produced by The Environment Directorate's Archaeology Service and *Maps and Related Information Online* (MARIO) was consulted;
- **Britain from Above:** the *Britain from Above* project (2010-14) conserved and digitised around 95,000 images from the Aerofilms archive which includes the largest collection of aerial photographs of Britain taken before 1939. The website includes a searchable database of these images, which was consulted in order to establish the early/mid-twentieth-century layout of the application site and its surroundings;
- **Oxford Archaeology North:** OA North has an extensive archive of historic maps and secondary sources relevant to the study area, as well as numerous unpublished client reports on work carried out both as OA North and in its former guise of Lancaster University Archaeological Unit (LUAU).

3.1.3 **Data limitations:** at the time of writing (July 2020) archives, libraries and museums were closed under the terms of the Covid 19 lockdown. As such, sources including archival tithe and enclosure mapping, which would have shown the mid-nineteenth-century layout of the site in more detail, were not available. These have been reviewed, however, by earlier reports (LUAU 1993; Morgan 2006). The present report, therefore, relies on digital media and cartographic resources, including those made available by Lancaster County Council. HER Terms and Conditions state that HER data remains current for two years only; as such, the desk-based assessment also has a shelf life of two years from the date at which it was issued.

3.2 Previous Archaeological Investigations

- 3.2.1 There have been several archaeological investigations within the 0.5km study area. The first of these was a Desk-based Archaeological Assessment of the former Brockhall Mental Hospital Village, ahead of its re-development as the present Brockhall Village, by Lancaster University Archaeological Unit (1994). This included a detailed consideration of the sites history and archaeology, concluding that any proposed works to the route of the Roman road traversing the site, and to the then extant buildings at Braddylls (and any other evidence for the Medieval manor) should be subject to archaeological recording.
- 3.2.2 The subsequent demolition of the barn and cottage at Braddylls, and redevelopment of the site, necessitated a programme of building recording and historical analysis (Morgan 2006), and archaeological test-pitting (UMUA 2008). To the east of Brockhall and Braddylls, a building survey also took place at the Grade II* listed Hacking Cruck Barn (RCHME 1977) which is ancillary to the main Grade I listed Hacking Hall (NHLE 1072065).
- 3.2.3 The area was also included within the Aggregates Levy Sustainability study *Aggregate Extraction and the Geoarchaeological Heritage of the Lower Ribble* (OA North and the University of Liverpool Department of Geography 2006). The aim of the study was to define the aggregate and archaeological potential of the Lower Ribble Valley, to provide mapping of past extraction sites and future potential locations, and to collate

evidence for archaeological significance of these same areas in order that the potential impact of past and potential future impact of extraction on the archaeological resource could be better understood and predicted (*ibid*). In terms of the specific Brockhall study area, the project provided a general background to the prehistory and history of the area, and provided additional detail to HER records, largely through the analysis of LiDAR data. Winkley barrows and the Roman road were discussed, and geomorphology and alluvial contexts of the bends in the Ribble were subject to analysis. This work has been added to by a Masters dissertation on the Winkley barrows which brought together research and used lidar analysis, geophysical survey and a limited programme of field walking and lithic analysis to bring together strands of evidence pertaining to the prehistoric landscape of the Ribble/Calder confluence (Birtles 2013).

3.3 Assessment Methodology

3.3.1 The assessment has identified the significance of the archaeological resource of the Site Area. In order to assess the potential impact of the proposed development, consideration has been afforded to:

- assessing the significance of the archaeological sites identified, and the impact upon them arising from development of the Site Area; and
- reviewing the evidence for past impacts that may have affected the archaeological sites of interest identified during the desk-based assessment.

3.3.2 Key impacts have been identified as those that would potentially lead to a change to the archaeological site. Table 1 shows the sensitivity of the site scaled in accordance with its relative importance using the following terms for the cultural heritage and archaeology issues.

Importance	Examples of Site Type
International	UNESCO World Heritage Sites and sites on the list of sites proposed for World Heritage Status.
National	Scheduled Monuments (SMs), Grade I, II* and II Listed Buildings
Regional/County	Conservation Areas, Registered Parks and Gardens (Statutory Designated Sites), Historic Environment Record/locally listed buildings/sites with a regional/county research interest
Local/Borough	Sites with a local or borough archaeological value or interest Sites that are so badly damaged that too little remains to justify inclusion into a higher grade
Low Local	Sites with a low local archaeological value Sites that are so badly damaged that too little remains to justify inclusion into a higher grade
Negligible	Sites or features with no significant archaeological value or interest

Table 1: Criteria used to determine importance of sites

3.3.3 Information regarding designated buildings, non-statutory sites and archaeological event records within 500m of the development site have been collated (Section 4) and are illustrated on Fig 2. There are no designated sites within or directly adjacent to the

Site Area. There are three listed buildings and two Scheduled Monuments within 0.5km of the Site Area (Fig 2). LHER holds records 41 non-statutory heritage assets within the 0.5km study area, one of which is Brockhall Farm itself (LHER 42338).

4 PLANNING BACKGROUND

- 4.1.1 **National Policy Framework:** in considering any planning application for development, local planning authorities are bound by the policy framework set by government guidance. This guidance is a material consideration that, where relevant, must be taken into account in planning decisions. In accordance with central and local government policy, this assessment has been prepared in order to clarify the heritage potential of the application site and to assess the need for any measures required to mitigate the impact of the proposed development.
- 4.1.2 *The National Planning Policy Framework (NPPF)* sets out national planning policies relating to historic environment conservation (MHCLG 2019). Valued sites of archaeological or cultural heritage that merit consideration in planning decisions are grouped as 'heritage assets' and are an 'irreplaceable resource', the conservation of which can bring wider social, cultural, economic and environmental benefits (MHCLG 2019, section 16.184-5). The policy framework states that the 'significance of any heritage assets affected, including any contribution made by their setting' should be understood in order to assess the potential impact of any development (MHCLG 2019, section 16.189). In addition to standing features, heritage assets of archaeological interest can comprise sub-surface remains and, therefore, assessments should be undertaken for a site that 'includes or has the potential to include heritage assets with archaeological interest' (MHCLG 2019, section 16.189).
- 4.1.3 The NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance; 'great weight should be given to the asset's conservation' (and the more important the asset, the greater the weight should be) (MHCLG 2019, section 16.194). 'Substantial harm to or loss of a grade II listed buildings or grade II registered parks or gardens should be exceptional; assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, Grade I and II* buildings, Grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional' (MHCLG 2019, section 16.195). Therefore, preservation *in situ* is the preferred course in relation to such sites, unless exceptional circumstances exist.
- 4.1.4 It is normally accepted that non-designated sites will be preserved by record, in accordance with their significance and the magnitude of the harm to/loss of the site, to minimise or avoid conflict between conservation and development proposals (MHCLG 2019, section 16.189). Non-designated heritage assets of archaeological interest will also be subject to the policies reserved for designated heritage assets if they are of equivalent significance to scheduled monuments (MHCLG 2019, section 16.194, footnote 63).

- 4.1.5 **Local Planning Legislation:** Echoing the national legislation, Ribble Valley Borough Council's Core Strategy 2008–2028 (adopted 2014) Policy DME 4: *Protecting Heritage Assets* states that:

“Applications for development that would result in harm to the significance of a scheduled monument or nationally important archaeological sites will not be supported. Developers will be expected to investigate the significance of non designated archaeology prior to determination of an application. Where this demonstrates that the significance is equivalent to that of designated assets, proposals which cause harm to the significance of non designated assets will not be supported. Where it can be demonstrated that that the substantial public benefits of any proposals outweigh the harm to or loss of the above, the council will seek to ensure mitigation of damage through preservation of remains *in situ* as the preferred solution. Where this is not justified developers will be required to make adequate provision for excavation and recording of the asset before or during excavation”.

- 4.1.6 Ribble Valley Borough Council's Core Strategy 2008–2028 (adopted 2014) Policy DME 4 also states that alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported. The council further states that proposals involving the demolition or loss of important historic fabric from Listed Buildings will be refused unless it can be demonstrated that exceptional circumstances exist. There are no specific policies pertaining to alterations to non-designated standing buildings.

5 ARCHAEOLOGICAL BASELINE

5.1 Introduction

- 5.1.1 The following section presents a summary of the local historical and archaeological background. This has been compiled in order to place the study area into a wider historical and archaeological context.

5.2 Prehistoric and Roman Periods (500,000 BP – AD 410)

- 5.2.1 **Neolithic and Bronze Age:** although prehistoric sites and finds within much of Lancashire are limited, syntheses of antiquarian and more recent finds indicate a presence on floodplains, the edges of wetland areas (Middleton *et al* 1995, 17) and ridges of high ground. Mesolithic, Neolithic, and Bronze Age settlement activity has recently been recorded along the route of the A683 Bay Gateway at SMR2 on high ground above the River Lune floodplain (Bradley and Howard Davis 2018; Evans *et al* forthcoming). Extensive scatters of worked stone have also been reported at Caton within a bend in the River Lune (Bradley and Howard Davis 2018) and flint scatters have been reported in similar contexts along the Ribble valley (*eg* OA North and University of Liverpool 2007) including at Winkley Lowes, c 500m to the north-east of Brockhall on the north side of the Ribble (Birtles 2013).

- 5.2.2 Three probably prehistoric barrows have been recorded within the study area, all on former river terraces overlooking bends in the River Ribble and possibly also associated with the Ribble/Calder confluence. Winkley Lowes A and B (separated by 230m) are Scheduled Monuments (NHLE 1008908/LHER 180 and NHLE 1008909/LHER 179 respectively). Investigation of the centre of Winkley Lowes A (LHER 180) in 1894 by members of nearby Stoneyhurst College revealed a cairn covering a human cremation lying on a thin layer of charcoal. Three further cremations were found nearby, one accompanied by a thumb scraper and several pieces of pottery. This investigation (and the mound's possible Post-medieval use as a lime kiln) left a deep hollow at the monument's centre and a spread of excavated material on its south-west side (Birtles 2013; LHER 180). Winkley Lowes B, partly excavated in 1894, revealed no finds indicative of funerary use, and appears to be formed at least in part of natural alluvial deposits; however, although unconfirmed, its location and associations are suggestive of a monument (Birtles 2013; LHER 179).
- 5.2.3 A third barrow has been reported at Brockhall Eases, on an alluvial terrace, 150m south of the Ribble, again situated on a former river terrace. It was discovered by Thomas Hubbersty, the farmer of Brockhall, who, whilst removing a large mound of earth on the left of the road leading from the house discovered a cist of rude stones, containing some human bones, and the rusty remains of some spearheads, which crumbled to dust on exposure to air (Baines 1835). The mound is no longer identifiable and appears to have been ploughed out during the twentieth century (LHER 149; Birtles 2013).
- 5.2.4 **Roman:** The Roman road from Ribchester to Ilkley (Margary 72a; LHER 1573, 1582, 1601) runs roughly east to west; crossing the study area on the southern side of the former Brockhall Hospital and north of Old Langho (LUAU 1993). The route of the road lies 400m to the south of Brockhall Farm and is crossed by the latter's access trackway from Old Langho (Fig 2). Its course is in no doubt, having been mapped in the 1840s by the Ordnance Survey and traced from aerial photos, including RAF coverage from 1946 and Lidar analysis (OA North and University of Liverpool 2007). The agger or embankment survives for long stretches either side of the former hospital and has been examined in Salesbury and Dinckley (Tostevin 1992); the road's construction consisted of a substantial clay ridge with side drainage ditches with small amounts of metallurgy surviving. The road line turns northward by Hackling Hall to the east. It is possible that a Roman coin (reign of Hadrian) found in 1831 at Old Langho Church (LHER 183) relates to the road, which may have continued in use in medieval times.

5.3 The Early Medieval Period (AD 410 – 1065)

- 5.3.1 During the period of Northumbrian influence in the region, the Ribble was the boundary between Northumbria and Mercia, and it is believed that Billinghamoth (Billangho, now Langho) near Hweallege (Whalley) was the site of a battle in AD 798 (Farrer and Brownbill 1911) possibly at Bullasey ford, 700m to the north-west of Brockhall Farm (LHER 1022, 1028). An earthwork with associated pottery, interpreted as the remains of early medieval site associated with the battle may alternatively represent a flood bank of dumped rubbish (LHER 1028). A barrow at Brockhall Eases

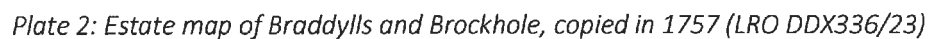
may have contained iron objects (rusted spearheads were reported in the early nineteenth century) which may have been associated (LHER 149).

5.4 Later Medieval (1066 – 1550) and Post-Medieval (1550-1900) Periods

- 5.4.1 At the Conquest, Billington township comprised two manors, one of which in the possession of a local family under the Lords of Clitheroe (the de Lacys), the other passed down and granted to small freeholds to the ancestors of the Braddyll, Hacking, Cunliffe, Dean and Bolton families (Farrer and Brownbill 1911). In 1296, the Cistercian monks from the ill-fated Stanlow Abbey on the Wirral moved to Whalley. The first stone was laid by Henry de Lacy, tenth Baron of Halton, in June 1296 but building proceeded slowly with the church completed in 1380 and the remainder of the abbey completed in the 1440s (OA North and University of Liverpool 2007).
- 5.4.2 The early orthography of Braddyll is Bradhull and Thomas de Bradhull is first mentioned during the thirteenth century (Abram 1877, 438). The Braddyll family are recorded at Braddyll in the first years of the fourteenth century with an estate at Brockhall on land held by the Abbot of Whalley Abbey (Farrer and Brownbill 1911). In the fifteenth century, Richard Braddyll and his heirs were recorded as being in possession of Braddyll and Brockhall (*ibid*).
- 5.4.3 At the survey of the Whalley Abbey estates at its Dissolution in 1538, freeholders recorded in Billington township included Robert Morley, holding freely lands called Braddill (Abram 1877, 428); this was the farm recorded (now demolished) to the west of Brockhall and part of the latter's estate (Morgan 2006). Robert Morley died in 1592, being succeeded by his son Henry, the last of the Morleys of Braddyll, who died in 1603 (Farrer and Brownbill 1911).
- 5.4.4 John Braddyll (married in 1533), a lawyer, was made bailiff of Whalley Abbey demesne soon after its forfeiture. He and a partner Richard Assheton bought the Whalley estate from the Crown in 1541, Assheton subsequently taking over the Whalley Abbey estate which the family held until the nineteenth century (Abram 1877, 438). John Braddyll's will of 1575 grants to his son various land and buildings in Brockehall and Whalley; his 1579 Post-mortem Inquisition included reference to a property called Brockhole (formerly rented from the abbey) in Billington with 80 acres of arable land, 16 acres of meadow, 70 acres of pasture, 8 acres of wood, and 100 acres of moor and turbary in Billington (*ibid*). An extract of his will reads:

"Unto Edward B. my eldest sonne and heire all my bedstocks tables coppbords shelffs presses formes chistes great arks and all the glasse and iron in the wyndowes that are in my howses barnes stables and owte howses at Brockehall and Whalley one brewinge lead and panne wch standith faste in the brewehowse at Whalley and all my waines plowes sleds harrowes and all my irne teames yocks harrowe teyth hacks spads hamers yrne crowes irne weighs wymbles tonges of irne and all my irne cheimnies wch I have at Brockeholle and Whalley excepte one yrne cheimney wch I geve unto Jenet my doughter wch standith in the chappell at Whalley" (Chetham Society, 1860).

- 5.4.5 Edward Bradyll, named son and heir, died in 1607 and his Post-mortem Inquisition referred to two messuages (houses with outbuildings and land) in Billington called Brockhole with ten other messuages (presumably including Braddyll Farm), two cottages and land. His son and heir was John Bradyll, then aged 50 years. He left Brockhall and made his home at Portfield, on the Whalley estate.
- 5.4.6 The seventh in descent from John Braddyll (last heard of in 1607) was Thomas, third son and heir of Dodding Braddyll, who died without issue in 1776, having devised his estates to his cousin Wilson Gale of Conishead Priory on the Furness peninsula, who assumed the name of Braddyll by Royal Warrant (Farrer and Brownbill 1911). The Braddyll-with-Brockhole estate and other lands at Billington, comprising 740 acres of land, of which 173 were woodland, was bought at the end of the eighteenth century, by James Taylor of Moreton Hall (Abram 1877; Farrer and Brownbill 1911). Abram (1877) records Braddyll as a small ruined tenement on the site of the old messuage (see Morgan 2006). Of Brockhole, little is recorded, other than it was in the hands of a branch of the Braddyll family until about 1800 (Farrer and Brownbill 1911) the former hall having by then been modernised and used as a farmhouse (Abram 1877).
- 5.5 Development of the Site Area on historic mapping and archival sources**
- 5.6.1 Lancashire Record Office holds "A Sett of Maps of the several estates of Thomas Braddyll Esq...placed in order the said Estates came into the Braddyll Family.." copied (and therefore possibly pre-dating) 1757 (LRO DDX336/23). This describes both Brockhall Farm and Braddylls as messuages with barns gardens and fields (Morgan 2006). The map shows that both properties had a 'Barn Field' (containing a barn) and Brockhall had an orchard adjacent to the house (Plate 2). At Brockhall, a field named 'Kiln Field', set on a small watercourse with an adjacent building, indicates a kiln. The barn and kiln, no longer standing, lay outside the present development area.

[illegible]

5.5.2 Greenwood's 1818 map (Plate 4) shows Braddyll and Brock Hall (but in the wrong locations). Hennet's map (1829; Plate 5) labels Brock Hall and Braddylls is marked but not labelled, again indicating its inferior status. Although the detail is difficult to make

out, Brock Hall is shown with what appear to be buildings arranged around a yard with the farmhouse to the south.



Plate 4: Excerpt from Greenwood's map of 1818; arrow marks the location of Brockhall Farm (note Braddyll and Brock Hall have been located wrongly)



Plate 5: Excerpt from Hennet's map of 1829; arrow marks Brockhall Farm

5.5.3 First edition 6" OS map of 1848 (Fig 3): surveyed in 1845, this map illustrates the Site Area and surrounding study area in some detail, although the farm itself is on the boundary between two map sheets. The farm is shown as two parallel north-to-south-oriented ranges, with an empty space (presumably a yard) between them, and west-to-east-orientated ranges at either end, the easternmost extending to the east of the eastern north/south range, suggested a second unenclosed yard at the eastern extent of the range. The farmhouse is marked south of the open yard area south of the farm buildings. West of the farm buildings is a lane which turns west of their northern extent, to a pond. A second pond is shown to the south-west of the house. The lane

to the west of the buildings continues north-westwards to a limekiln at the western part of woodland on Brockhall Scar, then to Brockhall Ees, which passes the site of a tumulus (LHER 149), then continues to some gravel pits marked on the southern bank of the Ribble (in the location of a 'rampart' recorded at Bullasey Ford (LHER 1028)). To the south-west of Brockhall Farm, Braddylls is marked, to the east of Dinckley Brook.

- 5.5.4 Depiction of Brockhall Farm on the 25" OS map of 1895 again suffers due to its location on the join between two map sheets, the digitised edition of the 25" showing buildings making up the west and south of the property inaccurately located (Fig 4). The 6", however, indicates that the farm was largely unchanged from that depicted on the first edition: there were buildings around two yards; that to the west being completely enclosed by the surrounding building ranges and that to the east being open on its eastern side, where it is defined by a probably walled boundary. The pond to the north-west of the buildings is not depicted, but the one to the south-west remains extant.
- 5.5.5 ***Establishment of the inebriates home:*** On 31st August 1901, the Lancashire Inebriates Acts Board acquired from Henry W. Worsley Taylor (of Moreton Hall near Whalley) an estate of 326 acres comprising the Brockhall, Braddyll, Howgreave and Foggs farms/tenements, including over one mile of half of the bed of the River Ribble (LHER 2281). Work on the construction of Brockhall Hospital commenced in 1902 and the Inebriates Reformatory was opened on 14th April 1904 by Sir John Hibbert, Chairman of the Lancashire Inebriates Acts Board. It initially provided accommodation for 398 female inebriates.
- 5.5.6 The core of the hospital consisted of buildings constructed between 1903 and 1910, which consisted of six wards, a church hall, an administration block with kitchen, boiler house, laundry and a few houses and cottages for key workers. It was surrounded by a nine feet high spiked fence (LHER 2281). A statement from the opening ceremony describes an attractive estate comprising an elevated plateau of grassland, surrounded on three sides by woodland, with a slope to some meadow and pastureland alongside the southern bank of the River Ribble (Asylum Projects 2013). The village included a working farm, located north of the main hospital grounds at Brockhall Farm.
- 5.5.7 ***Twentieth-century OS mapping:*** the 25" OS of 1910 (Fig 5) shows the footprint of Brockhall Farm with a large central block of buildings to the north of the farmhouse. Additional buildings were present to the east of the block and yard areas surrounding it; The farmhouse had been extended to the south and east; archival plans (Section 5.6.13) indicate the eastern extension was a new dairy and an external yard to the house housing a coal store and a W.C.
- 5.5.8 Following the opening of the Inebriates' Reformatory in 1904, by April 1915, the patient population was about 230. The following month, the Secretary of State issued a certificate authorising the reception of 114 mental defectives, and the title of the hospital was changed to Brockhall Institution for Mental Defectives (LHER 2281). The then County Asylum, Whalley (Calderstones) had been planned and built, but being near completion at the time of the outbreak of the World War One, it was requisitioned as Queen Mary's Military Hospital. Brockhall effectively became an annexe of Calderstones, and from 1925 management passed to the Calderstones

Committee of Management and the Lancashire Asylums Board. Minutes from February 1904 signalled that from the outset, agricultural activities were to form a predominant feature of the inmates' routine: parties of male patients were transported daily from Calderstones to Brockhall to work the farm; the first male ward, named Ashwood, was built in the early 1930s close to the farm and housed patients who were primarily farm workers (Asylum Projects 2013).

- 5.5.9 In October 1933, Brockhall severed its relationship with Calderstones and set up its own administration, at which time 425 patients (85 male and 340 female) were in residence (LHER 2281). Numbers grew, including 450 patients transferred from Calderstones during World War Two. New accommodation blocks and extensions to the farm buildings were added at this time (a male hostel and farm workers cottages had been built south-west of the farm by 1932; Fig 6) and in the post-war period; by 1956 over 2300 patients were accommodated at the site.
- 5.5.10 **Archive plans of Brockhall Farm:** architect's plans for the conversion of the existing Brockhall Farm to the hospital's requirements are held by the Willan family, who bought the farm in 1974. These are undated except for two dated 1948 (which pertain to additions to buildings then extant). It is clear that the plans are stylistically early/mid twentieth century, and most bear close resemblance to the presently extant buildings on the site (*Appendix 1*). Several others are clearly proposals rather than building plans, bearing no resemblance to the extant buildings. One 'as existing' plan exists from before the construction of the present layout (Plate 6) which illustrates the arrangement of both floors of the original farmhouse and the separate farmyard to its rear, laid out as depicted on the historic OS mapping (Fig 3). The context for the production of this plan (Plate 6) appears to have been to inform the development of the subsequent model farm created for the inebriates' hospital.
- 5.5.11 Plans of Brockhall farmhouse (Plate 6) illustrate that it was designed as a double pile house with a plan form suggestive of a late eighteenth or early nineteenth century date (eg Brunskill 1970). Reflecting contemporary sources indicating Brock Hall had been converted into a farmhouse (Abram 1877; *Section 5.5.6*) details on the plan suggest that that the building had been modernised. The ground floor consisted of a parlour and sitting room at the front of the house with a dairy and kitchen to the rear. The western and eastern rooms were separated by a wide hallway leading to a rear stairwell lit at first at the floor level by a stairlight. There was an external scullery abutting the north of the stairwell wall, on the ground floor, probably a downhouse, with entrances from both the dairy and the kitchen, and an exit to the north. It also had a boiler type arrangement on its north wall. The west wall of the house appears to have contained a very large fireplace, which had been split into two parts by the dividing wall between the sitting room and the kitchen, with additional smaller fireplaces added in both rooms. The central void, possibly infilled, is shown to be shared between the two rooms. The presence of such a large fireplace suggests that the double pile house indicated on the plan may have been converted from an earlier hall house, possibly originally open to the ceiling.

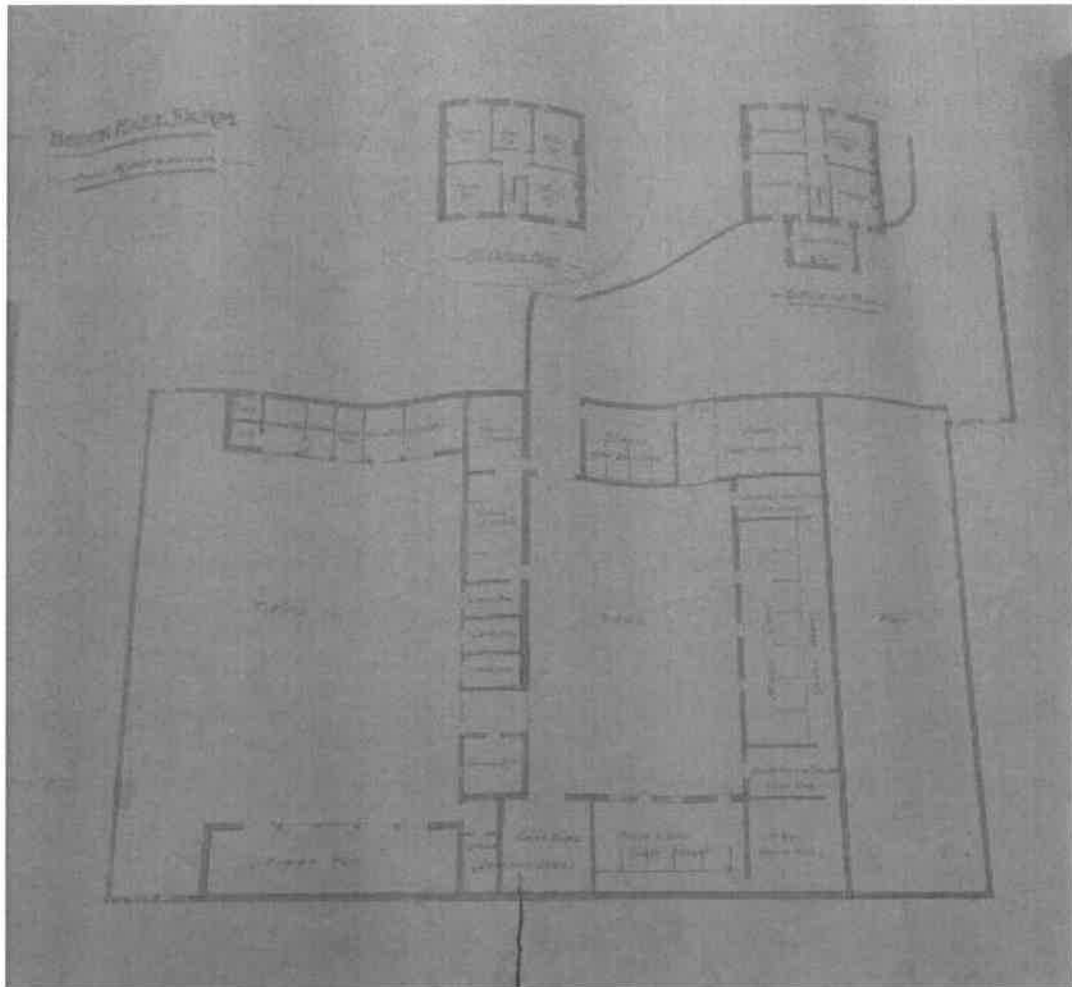


Plate 6: Brockhall Farm 'as existing' prior the construction of the hospital farm buildings, held by Mr. Willan. To aid legibility of the descriptions, north is down

5.5.12 The farm ranges and foldyards on the 'as existing' architects plan (Plate 6), which are not portrayed on the 1756 map (although a yard is mentioned), are of a classic mid-to-late eighteenth century design (Brunskill 1982). The easternmost yard depicted extending beyond walls seemingly attached to the farmhouse seems likely to be an addition; the one and a half or two storey stable and barn part of that layout are closest to the house and may have been part of an earlier range with the walls forming a courtyard and barn behind (to the north of) the house. The single storey easternmost range comprises an entrance to the east yard; loose boxes and stores; a series of stalls for young cattle; gated access between the two yards, another loose box and a sheep pen at the yard's northern end. The west side of the range, with two storeys, comprises an entrance from the farmhouse yard, a stable and barn (with haylofts above); a milking parlour with calf shippens either end (with lofts above), backing onto a long pen. On the north side of the yard, there is additional milking cow accommodation, hay storage and a cart shed (with a granary over).

Hand-drawn floor plan of a building, likely a school or institutional structure, showing various rooms and corridors. The plan is oriented with a wavy top edge. Key areas include:

- Top Section:** Labeled "B. C. R. Y." and "B. C. R. Y. B. C. R. Y.".
- Left Wing:** Contains a "B. C. R. Y." section and a "B. C. R. Y." section.
- Central Corridor:** Labeled "B. C. R. Y." and "B. C. R. Y.".
- Right Wing:** Contains a "B. C. R. Y." section and a "B. C. R. Y." section.
- Bottom Section:** Labeled "B. C. R. Y." and "B. C. R. Y.".

The drawing is a simple line sketch on aged paper, with handwritten labels in various rooms and corridors.

28 January 2021

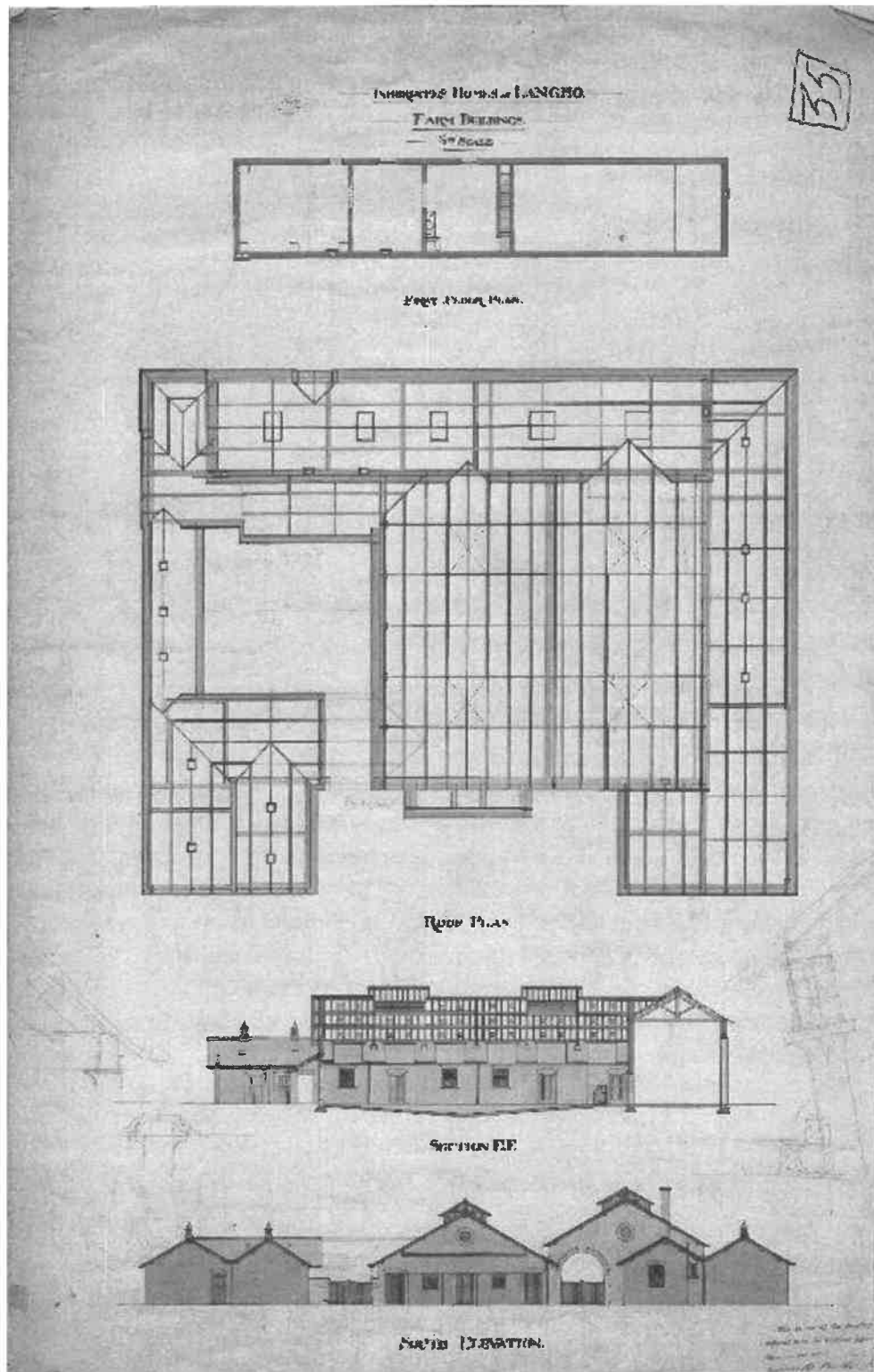


Plate 8: Undated roof plan and elevations held by Mr Willan



5.5.14 Several plans pertaining to Brockhall Farm are dated 1948 and comprise drawings of extensions to the already existing farm (Plates 10 and 11); one illustrates the existence and extents of farm buildings extant at the time. In addition to the main range (composed of shippons, stables, piggeries, slaughter house, provinder) there was a piggery and farrowing pen to the west of the central block, piggeries and a shed to the east. To the north was a silo, a potato store, a middenstead (muck heap) and a Dutch barn, and to the north-east a second Dutch barn and tool shed. Proposed additions beyond these buildings were for a second implement shed and a third Dutch barn (Plate 11). Of those buildings external to the central block, their prefabricated style and concrete-based construction materials suggest a date in the 1930s, possibly during the expansion of the associated Brockhall hospital; they are not depicted on the OS map of 1932 (Fig 6)

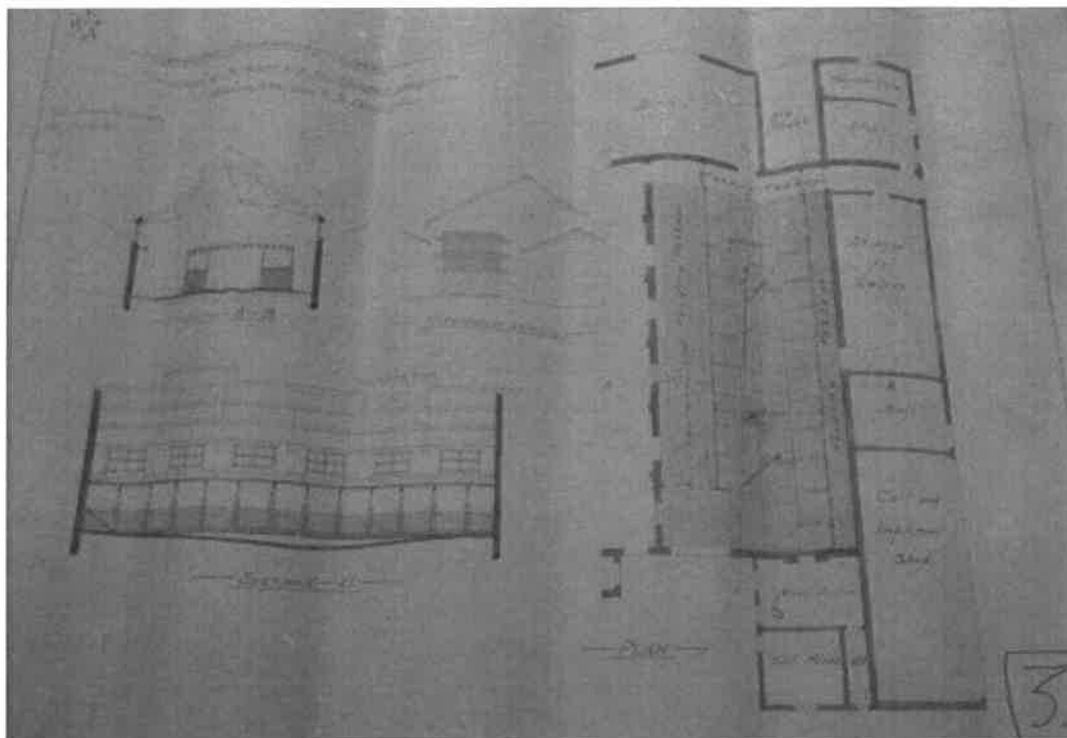


Plate 10: Plan of undated alterations to the eastern covered yard

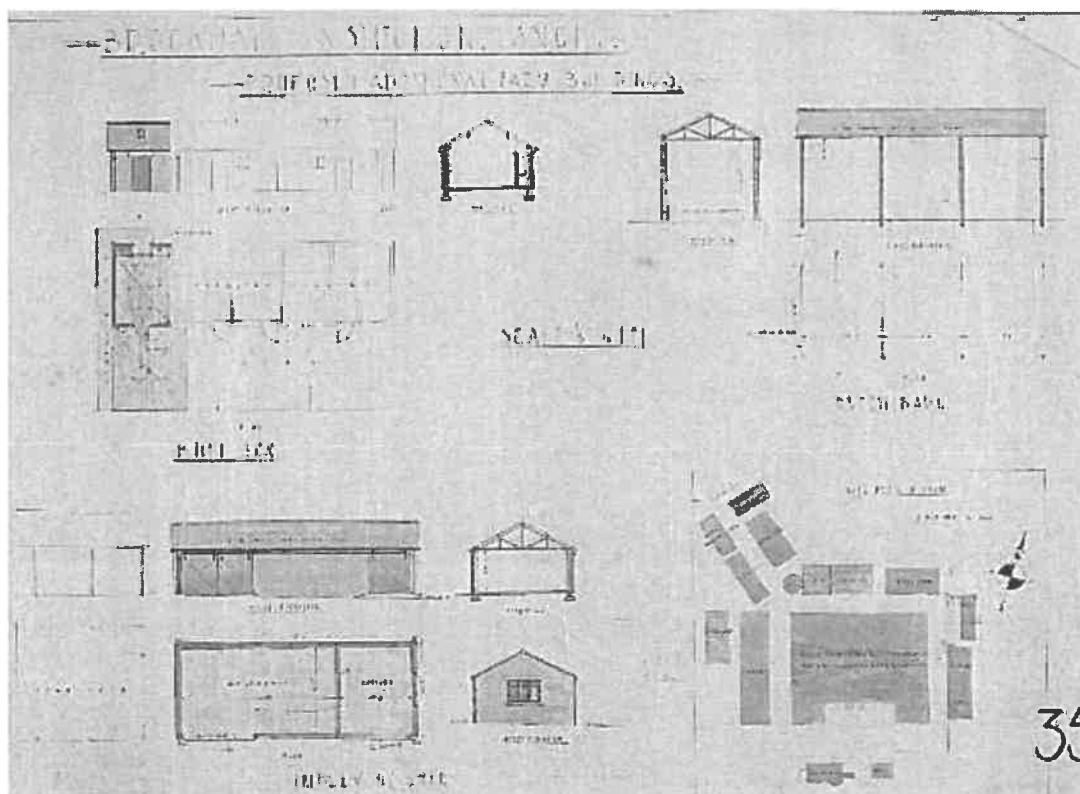


Plate 11: 1948 Proposed additional farm buildings with the inset bottom right showing buildings already extant

5.6 The Present-Day Farm Buildings

- 5.6.1 **Introduction:** the following section summaries the results of the Historic Building Survey (*Appendix A*). The extant Farmhouse and Dairy, not part of the proposed development, were not included in the survey.
- 5.6.2 **Overview of Existing Buildings:** the presently extant farm consists of a Central Block comprising a two-storey northern range, with single-storey eastern and western ranges flanking a central Shippon, with a Covered Yard to its east, and Enclosed Courtyard to its west (Plate 12) (Fig 8). The principal elevation lies to the south, facing the rear of the Farmhouse and converted Dairy across an open yard (Plate 13). To the east of the Central Block lies a single-storey structure presently used as a cattle shed, with a Piggery to its north (Plate 14). There is a large Piggery and associated Farrowing Pen. The northern part of the farmyard is occupied by a series of buildings concerned with crop storage, including a range of Dutch Barns, and a concrete Silo (Plate 15). There is a single-storey Implement Shed in the north-western corner of the farmstead.



Plate 12: Brockhall farm, facing north-west, provided by Mr Willan, date unknown (most ancillary buildings to the north and west of the central range are presently roofless)



Plate 13: Principal elevation of the Central Block facing north



Plate 14: Brockhall Farm, facing north-west



Plate 15: The northern range and Silo, facing east

- 5.6.3 **Farmhouse and Dairy:** the Farmhouse was a two-storey detached rectangular building standing at the south-western corner of the complex adjacent to the farm's entrance track (Fig 8). Built in a mock Tudor style using red brick, the principal elevation displays a shallow gabled projection to the east of centre, bay windows to the ground floor and a covered front doorway. The design is unpretentious and a typical example of the standardisation in housing design during the inter-war construction boom (Plate 16). The rear elevation facing the farmyard is of wholly functional character. (Plate 17).
- 5.6.4 The Farmhouse was adjoined to the east by a much altered small, rectangular, single-storey Dairy of broadly contemporary date (Plate 18). The Dairy was constructed in red brick and had a gable slate roof, but its conversion to residential accommodation had necessitated substantial modifications to its northern and southern elevations. This, along with multiple extensions to the east and west, and the complete reorganisation of the interior, had changed the building out of all recognition.



Plate 16: Southern elevation of the Farmhouse, facing north



Plate 17: Northern elevation of the Farmhouse, facing south-east



Plate 18: The Dairy, converted to residential use, facing south-west

- 5.6.5 **Interpretation:** while a farm has probably occupied the present site since the sixteenth century and perhaps earlier, no structural evidence relating to these buildings survives above ground. The documentary record indicates that by the mid-nineteenth century the site was occupied by a dairying and sheep farm organised around a double courtyard plan. This farm survived until the early years of the twentieth century when the site was cleared, and a new farm built as part of the recently established Brockhall Inebriate Reformatory.
- 5.6.6 Between 1904 and 1974 the farmstead operated as a dairying, fatstock and pig husbandry farm by the Reformatory, providing employment for its patients as a part of its occupational therapy scheme (Section 5.5). The present buildings date to this period, with the Central Block providing extensive accommodation for cattle in a series of yards, shippons and loose boxes (Plate 19). The original buildings also provided space for pigs, extensive crop processing and storage facilities in the double-storey northern range, and accommodated a series of ancillary functions. Subsequent additions to the farm during the first half of the twentieth century saw the expansion of the accommodation for pigs, and the erection of additional crop and equipment storage buildings.
- 5.6.7 Changes in economic conditions and government policy towards the treatment of mental illness probably led to the decline of the farm's buildings through a lack of investment, and its eventual disposal in 1974 into private hands. Since this time, alterations have been largely confined to modifications to the structures in order to

accommodate modern farming equipment (Plate 20), improvements in technology, economic fluctuations and the increased regulation of the farming industry.



Plate 19: The Enclosed Courtyard to the west



Plate 20: Knocked-through entrance into the converted Covered Yard

6 DEVELOPMENT PROPOSALS

- 6.1.1 Development proposals within the Site Area are defined on Fig 7. According to the Design and Access Statement (DAS; Zara Moon Architects 2021), the proposal is to demolish and convert the central block of farm buildings into eight residential properties, using some of the ancillary buildings and spaces for garages, parking and amenity spaces for each property. The current farmhouse and bungalow lie outside the proposed development area.
- 6.1.2 The proposed development is restricted to the previously developed site and will not extend into the open green spaces beyond it. All redundant structures (the ancillary buildings and silo to the north and west of the central range) will be demolished, with the outbuildings suitable for conversion (the two to the east of the central range, and one to the north-west) retained and converted into garages/storage. Upgrading of the access (currently a farm track from Old Langho Road skirting the east of Brockhall Village) and creating passing places is mentioned in the DAS but no specific plans have been seen.

7 SIGNIFICANCE AND RECOMMENDATIONS

- 7.1.1 There are no designated sites within or directly adjacent to the Site Area. There are three listed buildings and two Scheduled Monuments within 0.5km of the Site Area (Fig 2). LHER holds records 41 non-statutory heritage assets within the 0.5km study area, one of which (Brockhall Farm (LHER 42338)), lies within the Site Area. Brockhall

Farm is considered to be of regional significance due to its incorporation on the LHER and its connection to the former Brockhall Village and mental hospital. This desk-based assessment has identified two sites within 0.5km (but outside the proposed development area) not recorded on LHER; these are a former kiln and a former barn associated with the farm shown on the map of 1757; the estate plan shows them at some distance from the house but does not allow them to be confidently located, and they had been demolished by the time of the first edition OS map of 1848 (Fig 3).

- 7.1.2 The present farmhouse, in the location of the probably Medieval Brock Hall, appears externally to be wholly of a twentieth century date and will not be impacted by the proposed development. The farm buildings recorded in the mid-nineteenth century and on 'as existing' plans (Plate 6) appear to have been replaced wholesale during the construction of the extant 'model farm' buildings in the first half of the twentieth century.
- 7.1.3 As the development will impact only the present footprint of the farm, on areas largely comprising concrete hardstandings, only the presently-extant buildings will be impacted upon. Whilst most of the modern ancillary buildings will be demolished, development plans (Moon Architects 2021; Fig 7) indicate the central range will remain largely extant and elevations will retain most of their key architectural features, with existing (and some previously blocked) apertures retained.
- 7.1.4 Although not within the Site Area, the access to Brockhall Farm from Old Langho Road, which skirts the east of Brockhall Village crosses the line of the Roman road (HER 26145, Fig 2). This is currently a farm track, but if any proposed future upgrades (including passing places) have the potential to damage or reveal the Roman road, this should be appropriately recorded.
- 7.1.5 Current planning policy guidance for the historic environment, embodied in NPPF (MHCLG 2019; *Section 2.3*), advises that archaeological remains are an irreplaceable resource. It has been the intention of this study to identify the archaeological significance and potential of the Site Area, and assess the impact of proposed development, thus allowing the policy stated in NPPF (MHCLG 2019) to be enacted. It should be noted that the present assessment has focused on the potential direct impacts to extant buildings and the sub-surface archaeological resource of the Site Area.
- 7.1.6 It is considered that the Brockhall Farm agricultural buildings and their historic development has been fully considered by this desk-based assessment and appended the Historic England (2016) Level 2 Historic Building Survey (*Appendix A*). There are no further recommendations.

8 CONCLUSION

- 8.1.1 Whilst the historic and potential archaeological significance of the Site Area has been impacted by mid/late twentieth-century construction, early twentieth-century 'model' farm buildings related to the Inebriates' hospital structures remain extant. These and later structures have been recorded to a Historic England (2016) Level 2

standard, as per the specification of Lancashire County Council's Historic Environment Team.

- 8.1.2 Any requirement for further archaeological recording within the Site Area will be decided by the Lancashire County Council's Historic Environment Team, in their capacity as archaeological advisor to Ribble Valley Borough Council.

APPENDIX A HISTORIC BUILDING SURVEY

A.1 Introduction

- A.1.1 In April 2020, Oxford Archaeology North (OA North) was commissioned by Mr C. Willan to complete a Level 2 Historic Building Survey of buildings at Brockhall Farm, Old Langho. This work was to inform an Archaeological Desk-based Assessment of the site, and provide a record of the historic farm buildings known to have been part of the Inebriates Reformatory at Brockhall Village. The buildings are not listed or otherwise designated. The survey was carried out in July 2020 in accordance with the relevant Chartered Institute for Archaeologists (CIfA) and Historic England guidelines (CIfA 2014a; 2014b; 2014c; Historic England 2015; 2016a).
- A.1.2 Map regression analysis of the site, together with evidence in the form of archival plans (*Section 5*), suggests that little or nothing survives of the pre-twentieth century farm range on the site, which was first mentioned in historical records in the fifteenth century (Abram 1877). The present buildings, including the Farmhouse and converted Dairy which are not part of the proposed development, were built between c 1902 and c 1950.

A.2 Methodology

- A.2.1 **Descriptive Record:** written records using OA North pro-forma sheets were made of all principal building elements, both internal and external, as well as any features of historical or architectural significance. Particular attention was paid to the relationship between those areas of the building where its development, and any alterations, could be observed.
- A.2.2 **Site Drawings:** Plans reproduced in Figs 8-14 were derived from architects' drawings submitted as part of the planning process. These plans were checked for accuracy and annotated during the survey, and re-created within an industry-standard CAD package (Autocad 2016) to show the form and location of all architecturally and historically significant features, and the location of photographs used within the report.
- A.2.3 **Photographic Record:** the photographic record was created using a Canon EOS 2000D digital SLR (24 megapixel) camera. The record comprises landscape and detailed photography, the detailed photographs incorporating a one metre scale where appropriate. Archive photographic locations are presented on the relevant plots (Figs 12-13). Archival images comprise jpgs saved as 8-bit TIFFs. The data are stored on two separate servers on different sites, with appropriate back-up and disaster plans in place.
- A.2.4 **Archive:** a full professional archive has been compiled in accordance with current CIfA (2014c) and Historic England guidelines (2016). The archive will be deposited with the Lancashire Historic Environment Record on completion of the project.

A.3.1 Descriptions

Introduction

- A.3.1.1 The following section begins with an external description of the Central Block, arranged by elevation, before describing the block's interior, room by room. This is followed by internal and external descriptions of the farm's remaining buildings to the north, east and west of the Central Block and concludes with a brief overview of the Farmhouse and Dairy to the south. Where available, the names of individual buildings and rooms are derived from those used on archival plans supplied by Mr. Willan (Plates 8-11). Where no specific names were given on these plans, informed judgement has been used based upon the surviving evidence and other examples of farms of a similar period and type.

Layout

- A.3.1.2 The buildings at Brockhall Farm comprised a rectangular Central Block located at the core of the farm, consisting of a two-storey northern range and single-storey eastern and western ranges enclosing a Covered Yard on the eastern side and an unroofed Enclosed Courtyard to the west (Fig 8). At the centre, a Shippon formed the focus of the block's principal southern elevation and overlooked an open yard on this side.
- A.3.1.3 The Central Block was surrounded by an access track, which, completing its circuit, continued either diagonally to the north-west and the fields beyond or left the farmyard at the south-western corner. East of the Central Block lay a pair of single-storey former Piggeries, with further Piggeries to the west and a series of crop storage buildings and equipment sheds to the north. The southern side of the farm was defined by a former Dairy and the Farmhouse, which lay adjacent to the farms main approach.

A.3.2 The Central Block External Elevations

- A.3.2.1 **Southern Elevation:** The southern part of the Central Block consisted of a centrally placed Shippon, with a Covered Yard to the east, Enclosed Courtyard to the west and outbuildings fronting onto a large open yard (Plate 21) (Fig 9-10). The yard was paved with stone setts, the surface of which was bifurcated with concrete-covered drainage runs. The yard lay adjacent and to the north of the brick-built Farmhouse and converted Dairy, which were not part of the development area or Historic Building Survey.
- A.3.2.2 At the south-western corner of the Central Block was an open-fronted Garage, with a slated pitched roof and a wide aperture supported by a concrete lintel. Upwards of the lintel, bricks of different materials/colours had been used, some bearing traces of limewash (Plate 22). Part of the western elevation of the building had been re-built using the same mixture of bricks, possibly following a collapse.



Plate 21: Central Block, with yard to right of frame and Farmhouse beyond, facing north-east



Plate 22: South-western corner of the Central Block

- A.3.2.3 Adjacent to the Garage was the gable end of a building, which had a water trough appended to its south-facing gable. It was constructed of homogenous dark red brick, one header course for every five stretcher courses. The east-facing elevation of this building incorporated two single-width doorways, one retaining a plank-built red painted door (Plate 23). The apertures were supported by brick arches.
- A.3.2.4 Towards the centre of the southern elevation of the Central Block was a range of south-facing buildings as illustrated on the archival plan (Plate 8). At its western extent was the former location of a gateway into the western Enclosed Courtyard, since infilled and roofed over. To its east lay the gabled central Shippon. There were several phases of brickwork within this stretch of wall: that filling in the gated entrance to the Enclosed Courtyard (there was a small arched window within the infill) and, to its immediate east, brickwork infilling an original doorway into the Shippon (adjacent to the lean-to entrance with a sliding door central to two arched windows). Part of the infill of the doorway west of the present entrance to the Shippon was a long narrow five by two light window with a concrete header and sill. Another example infilled a doorway in the same position to the east of the lean-to. Above this, the pitched gable had a round ventilation hole lined with orange bricks, in contrast with the dark red ones used for the main walls (Plate 24).



Plate 23: The south and east-facing part of the southern yard, facing north-west



Plate 24: The south-facing facades of the central Shippon and Covered Yard

- A.3.2.5 The Covered Yard comprised a two-storey south-facing gable incorporating an infilled wagon entrance, the aperture defined by an archway of orange brick contrasting with the dark red brick used in the building's construction (Plate 25). Sandstone blocks within the wall retained the iron fittings which once supported the gates, including a pair above the base of the arch (which are unlikely to be original as they would have obscured the brick detailing) supporting the upper gates. The infill of the aperture was of dark orange brick and included a window pocket formed by concrete lintels and a window identical to those infilling doorways in the entrance to the central Shippon. Archive plans show the wagon entrance, with single storey and additional double storey timber doors (Plate 8). East of the windows within the infill, in the south-eastern corner of the elevation, was a mid-twentieth century sliding door into the Covered Yard. The gable of the Covered Yard, a half-storey higher than that to the west (and seemingly contemporary as there was no relationship visible in the brickwork), incorporated a round ventilation hole lined with orange bricks, in contrast with the dark red ones used for the main walls.



Plate 25: The south and west-facing part of the southern yard, facing north-east

- A.3.2.6 The south-eastern part of the yard mirrored that to the south-west, being formed of two single-storey pitched roof buildings with south-facing gables (Plate 26). That to the west had two openings facing onto the yard, separated by a brick wall. The Men's Room to the north was lit by a west-facing four by three-light window and the Tool House to the south was served by an identical window and a doorway leading to a narrow WC cubicle (with a high vanity window and a semi-glazed door) in its gable end. All of the openings were defined by brickwork arches; brickwork around the WC doorway and window was of a slightly different character however, and these features seem to have been later insertions (Plate 26). The eastern gable wall had no features other than a water trough fed by the downpipe taking water from the valley between the two gabled roofs; a lead pipe entering the wall of the WC suggests this water source was also used as a flush.



Plate 26: Eastern end of the southern elevation, showing inserted doorway to WC

- A.3.2.7 **Eastern Elevation:** The eastern range of the Central Block was composed of five single-storey bays; the northernmost two were brick-fronted and labelled on archive plans as Shippon for Calves and Bull Box (Plates 10 and 27) with access from inside via the Covered Yard, suggesting that the external door to the Bull Box was an addition. Two of the bays were open-fronted and the southernmost was sealed by a pair of timber doors; these bays (Cart and Implement Sheds) were defined by partitions of concrete blockwork to which brickwork detailing had been added, and a single cast iron post provided roof support in the centre of the central bay (Plate 28). In front of the Bull Box and Calving Shippon was a narrow-gated yard or walkway, and a bricked-up doorway which gave access to the northern end of the Covered Yard's feeding passage (Plate 27).
- A.3.2.8 The northern end of the eastern elevation of the Central Block was defined by the two-storey gable end of the northern elevation (Plate 29). There was a central window at first-floor level and two windows on the ground floor. The northern ground-floor window was the only one not defined by an orange brick arch; a brickwork column in the centre of the wall indicates it was formerly open-fronted or incorporated a wide doorway at ground-floor level with the aperture infilled and a ventilated window pocket inserted.



Plate 27: Northern end of eastern range, facing south-west, with 1m scale



Plate 28: Southern end of eastern range, facing north-west, with 1m scale



Plate 29: Eastern gable of northern range

A.3.2.9 Northern Elevation: The north-facing elevation of the Central Block was of two storeys; it survived largely as depicted on the archival plans (Plate 9), but with mid-twentieth century building alterations and modern additions, including sheet metal sliding access which had replaced the original timber wagon doors.

A.3.2.10 At the east end of the northern elevation was a blocked ground-floor window, the blocking composed of mixed bricks (some with limewash adhering) (Plate 30). This was partly obscured by a modern sliding door. Above this was a first-floor doorway with moulded dark orange brickwork forming its arched header and jambs. There was a hoist above, set below a gabled dormer. Further west, at ground-floor level, was a blocked single-storey wagon doorway providing access into the northern part of the Covered Yard. This was supported by an orange brick arch, which had been infilled and replaced by a sliding door. The aperture for the sliding door had been crudely broken through the brickwork wall (as had the internal access). Further to the west, a second, two-storey sliding door had been replaced in sheet metal. Its header was of dark red brick in contrast to the orange brick used over many other apertures (Plate 31).

A.3.2.11 West of the two-storey sliding door was a single-width ground-floor doorway; the brickwork over the aperture and the door jambs appear to have been inserted and

were formed of dark red moulded bricks of a 1930s style rather than the orange brick arches over most of the other windows in the range (Plate 32). Immediately adjacent to the west was another (blocked in) double-width doorway, the opening supported by a rusty Rolled Steel Joist (RSJ) or I-beam (Plate 32). The opening had been inserted into a (blocked) first-floor window supported by an orange brick arch; the former's eastern jamb was formed by moulded bricks and is therefore likely to be contemporary with the single-width doorway to its east. The blocked-in window had another immediately above it, at first-floor level, lighting one of the haylofts, and another identical window to the west, over an arched opening with a timber and glass sliding wagon door. There was a doorway between the infilled first-floor window and this wagon door; its header and jambs were formed by moulded dark orange brickwork.

A.3.2.12 The western half of the northern elevation had three identical ground-floor ventilated windows with arched headers in bright orange brickwork (Plate 33). There was one window at first-floor level above the central of the three ground floor examples. There was a single ground-floor doorway in this part of the range, with a first-floor example directly above, and, identical to that at the eastern end, a hoist set below a dormer gable.



Plate 30: Northern elevation of northern range, facing south-west



Plate 31: Two-storey sliding door at centre of the northern elevation



Plate 32: The central part of the northern elevation of the Central Block



Plate 33: The northern elevation, facing south-east

A.3.2.13 Western Elevation: The two-storey gable end of the western elevation of the Central Block had a blocked-in ground-floor doorway, with an orange brick arched header matching those on the north-facing elevation (Plate 34). No windows or other features were present. The brickwork, in poor condition, was characteristic of the remainder of the block, being formed of five stretcher courses to one header course. To the south of the main gable, and of the same build, was the gable of a catslide roof, its roofline providing continuity between the two-storey building and the remainder of the single-storey western range. An original single-width former doorway had been converted into a double-width doorway, with a sliding metal door inserted, giving access to the modern Dairy and Milking Parlour beyond (Plate 35). The former doorway had an orange-brick arched header.

A.3.2.14 The remainder of the western elevation was relatively featureless, with air vents in the west wall (venting the Courtyard Pig Pens) and decorative pinnacle-air vents in the ridge of the pitched roof. The latter was raised halfway along its length to incorporate the internal change from open yard to covered Loose Boxes (*Section A.3.5.7*). There was an inserted window halfway along the length of the western elevation, and a blocked-in doorway with an arched header of orange brick (Plate 36). To the south of this door a series of three small apertures were noted at the foot of the wall, each topped with a sandstone lintel and later infilled with brick (Plate 37). Archival plans (Plate 7) indicate these were fowl houses. A substantial portion of the southern end of

the wall and the buildings south-western corner had been re-built in mixed brickwork, probably after a collapse (*Section A.3.2.2*).



Plate 34: Western gable end of northern range



Plate 35: Modified entrance into Dairy, with rear wall of Pig Pens to right, facing south-east



Plate 36: Inserted window, with blocked doorway to right, 1m scale



Plate 37: Southern end of western elevation, with 1m scale. Note the infilled apertures at the base of the wall (to the fowl houses labelled in Plate 7)

A.3.3 The Central Block Internal Descriptions

Shippon

- A.3.3.1 The Shippon had a concrete floor and a central north/south-aligned passage either side of which were tubular steel stall partitions set upon raised concrete platforms against the long walls (Figs 9 and 11). The roof was supported by five widespan steel trusses (Plate 38), resting upon pairs of shallow brick piers that projected at regular intervals from the building's lateral walls. Light and ventilation were provided through a series of small rooflights and a pair of large ridge ventilators.
- A.3.3.2 The internal brick walls and gables had been thickly coated in limewash, which undoubtedly obscured some detail. In the east wall a blocked-in full height opening with a timber lintel was noted in the penultimate northern bay, with another in the penultimate southern bay: this would once have provided access between the Covered Yard and the Shippon. Between these two doors lay a pair of blocked rectangular windows, with a third in the southern bay, each with a timber lintel.
- A.3.3.3 The western wall carried the same arrangement of blocked doors and windows within the corresponding bays and would have provided light and access to the western Enclosed Courtyard (Plate 39). The northern end of the western wall had been cut away, with the insertion of a later Milking Parlour that protruded into the north-western corner of the Shippon as a plywood partition (Plate 40).

- A.3.3.4 The south end of the building exited through a set of double doors via the Lean-to in the central part of the southern yard. The northern wall had been largely dismantled, leaving just the eastern end which preserved the infilled remains of a pedestrian doorway (Plate 41). Prior to its removal, the wall formed the southern limits of a northern passage that ran across the full width of both the Shippon and Covered Yard, but a large hole had also been punched through the northern wall of this passage, supported by an RSJ to allow access for modern farming equipment via an opposing opening cut through the northern wall of the northern range (Plate 42).

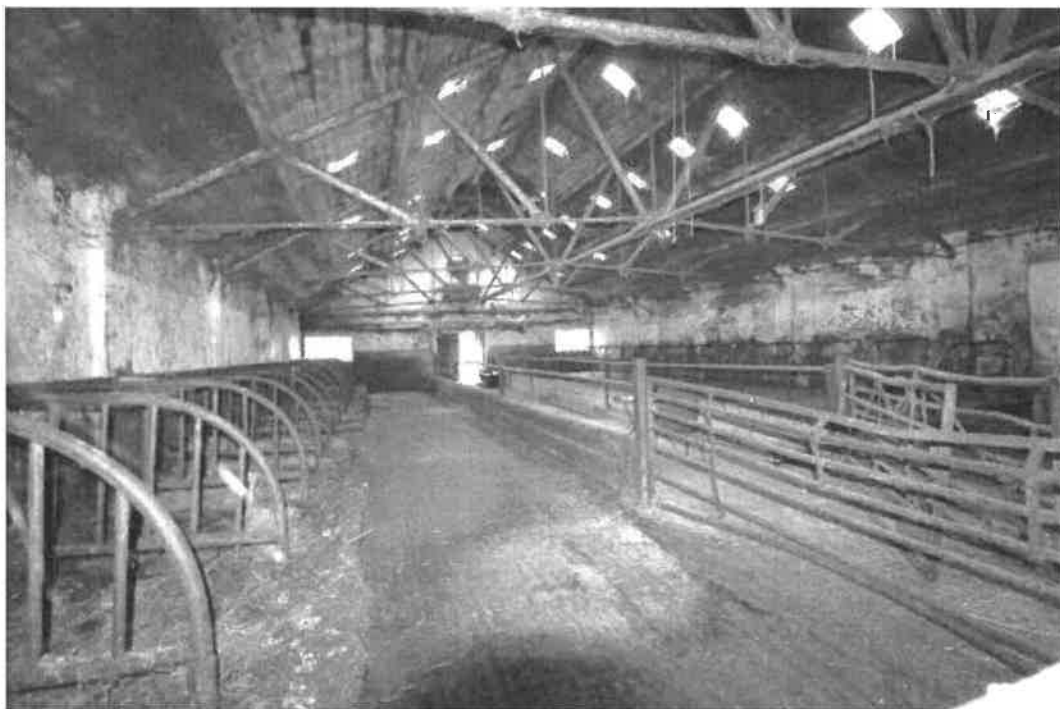


Plate 38: Shippon, facing south

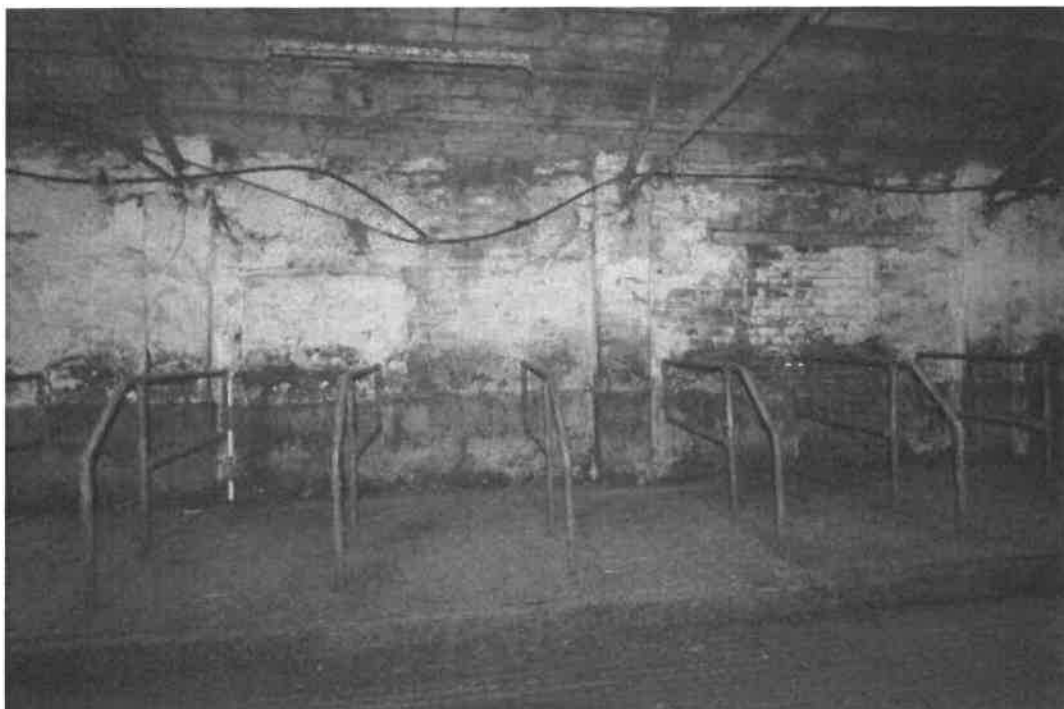


Plate 39: Blocked doorway at southern end of western wall, with 1m scale

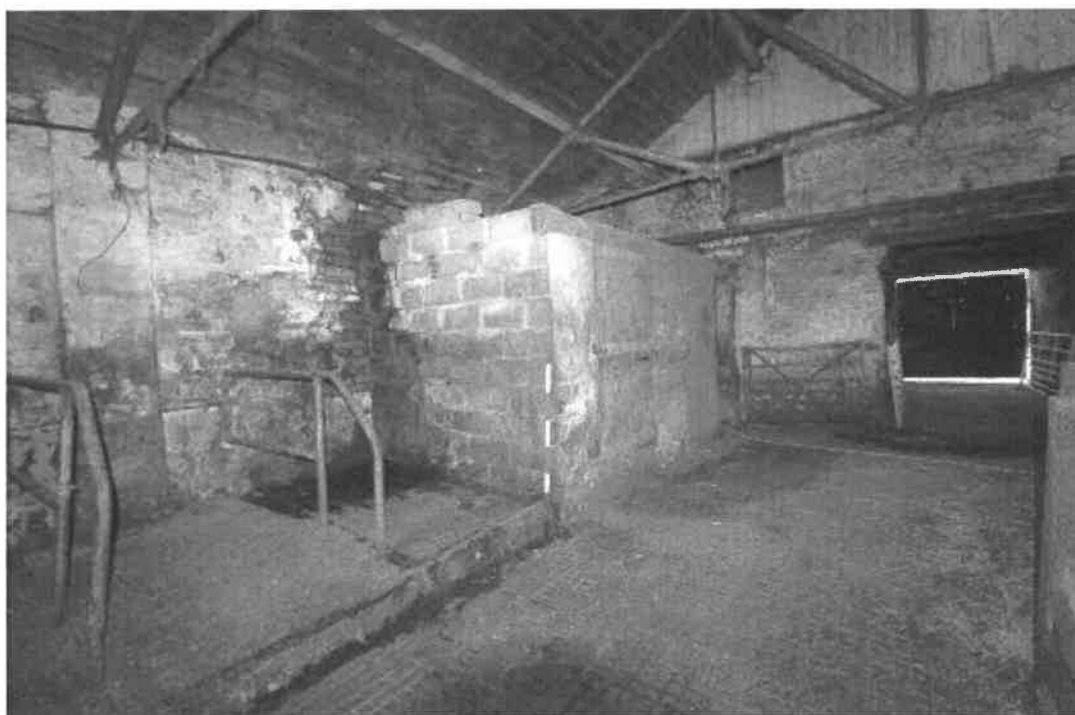


Plate 40: Milking Parlour intruding into north-western corner of Shippon, with 1m scale



Plate 41: Blocked doorway in north-eastern corner of Shippon, with 1m scale



Plate 42: Shippon, facing north, showing knock-through into the northern range, with 1m scale

Shippon Lean-to

- A.3.3.5 The southern entrance to the Shippon was covered by a Lean-to that incorporated, on either side of the covered entrance, a small rectangular room (Fig 9). The eastern room was accessible from a doorway in its eastern wall and led into a cell with limewashed brick walls and common rafters (Plate 43). The floor was of concrete and the room was lit from the south by a fifteen-light window, with a continuous timber shelf carried across the northern, southern and western walls. The room at the western end of the lean-to was equipped as a small workshop, but here a timber ceiling had been fitted and a heater at the eastern end would have provided a degree of warmth (Plate 44).



Plate 43: Eastern cell of Lean-to structure



Plate 44: Interior of western cell of Lean-to, facing east

Covered Yard

- A.3.3.6 The Covered Yard was half a storey higher than the Shippon, the roof again resting on five wide span iron trusses, but it was slightly narrower, the design (as per the archival plan; Plates 8 and 9) rendering the building much lighter than that to the west (Plate 45; Figs 9 and 11). In contrast with the Shippon, the cows were fed from the front, via a pair of narrow feeding passages running along the eastern and western sides of the building, each accessed from the northern passage via a sliding door. In common with the Shippon however, a hole had been knocked through the northern wall to provide tractor access to a wide central manure passage to the rear of the stalls (Plate 46).
- A.3.3.7 The walls of the yard were limewashed; the blocked former arched entrance (*Section A3.2.5*) was visible in the south wall where it had been replaced by a centrally-located modern sliding door when the yard was converted (Plate 47). Above this door and to the east lay a wall-mounted steel water tank with a clock to its west.
- A.3.3.8 Whilst the limewash may have obscured further infilled apertures, a doorway was discernible towards the southern end of the eastern wall, with another possible blocked doorway to its north (Plate 48). The archival plans indicate the former doorway once led to the Bull Box and was blocked up as part of the yard's alterations (Plate 10) while the latter may have given access to the stall to the east. Along the upper halves of both the eastern and western walls a series of timber lintels suggested the former location of a series of clerestory windows. The clearest examples were

located at the northern end where they appeared to predate the yard's northern wall (Plate 49).

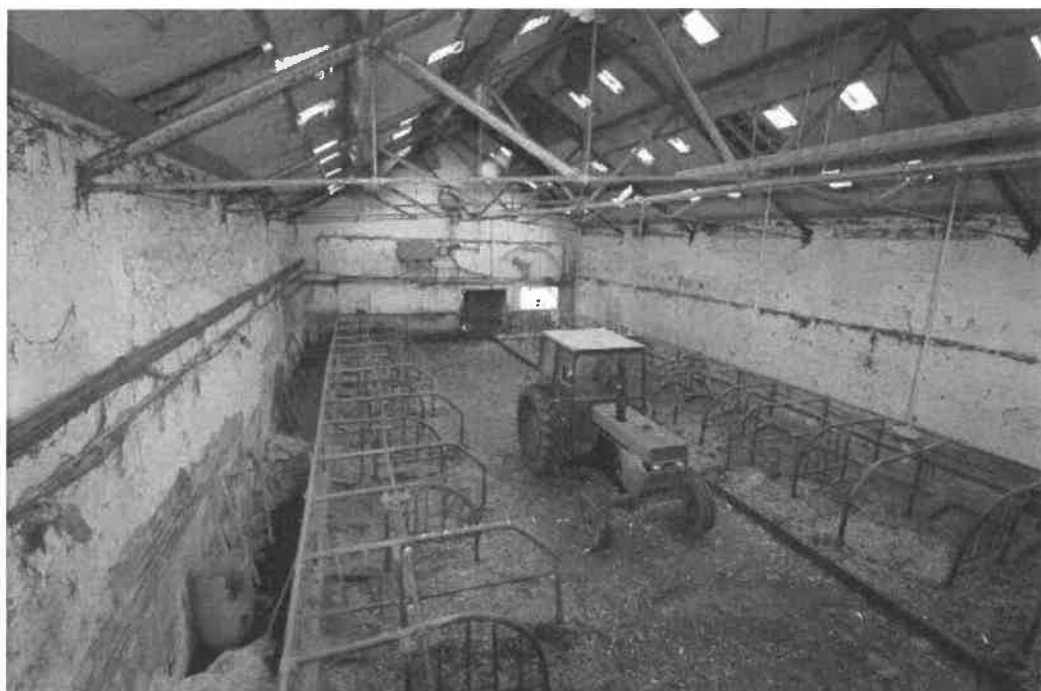


Plate 45: Covered Yard, facing south



Plate 46: Northern wall of Covered Yard, with later knocked-through central opening

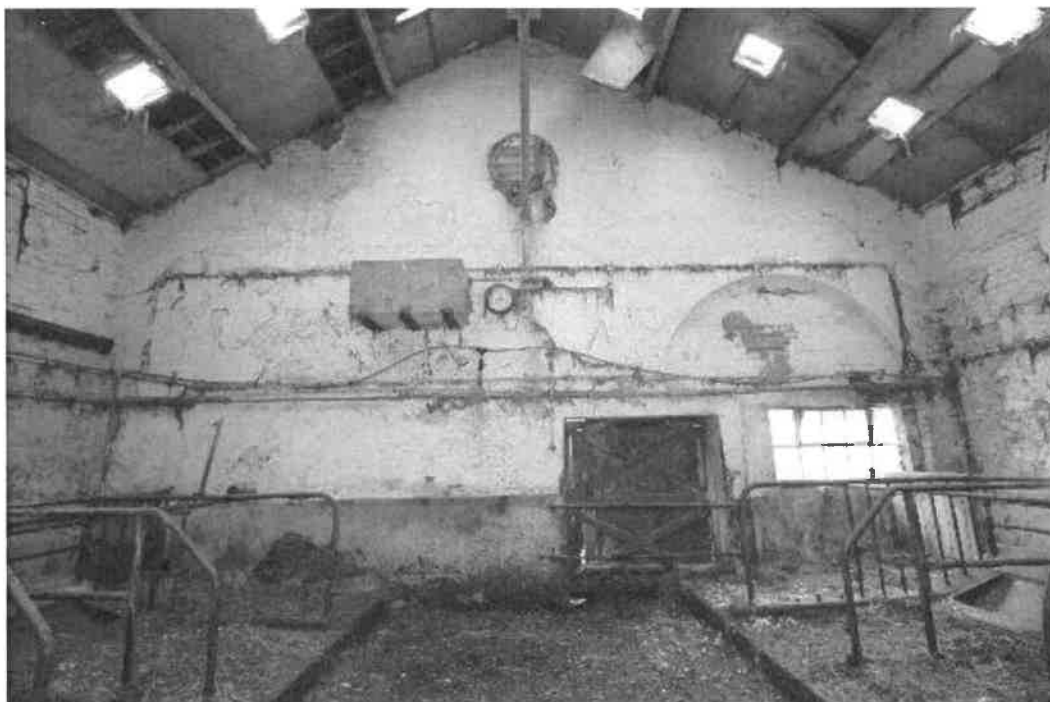


Plate 47: Southern wall, showing blocked entrance to right, facing south



Plate 48: Eastern wall, with blocked doorway below arch to left of frame

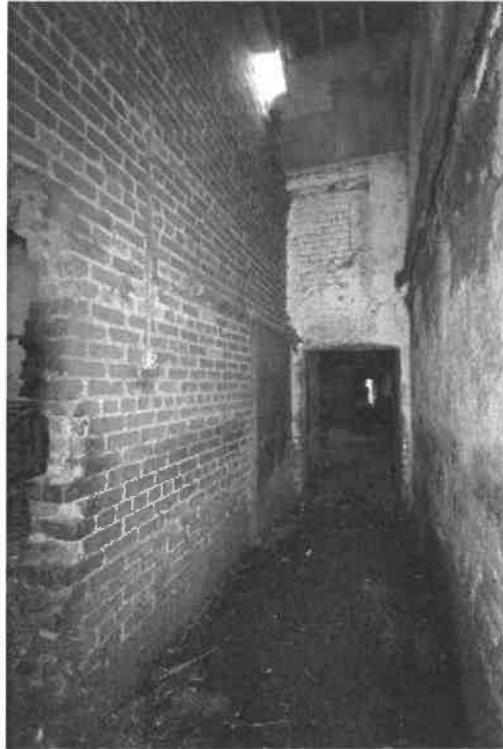


Plate 49: Blocked clerestory window above the door, with later wall to left of frame

Calving Shippon

- A.3.3.9 At the eastern end of the northern passage, a wide doorway (Plate 50) provided an entrance to the Calving Shippon, an elongated rectangular room with limewashed walls located within the single-storey eastern range (Figs 9 and 11). This room had a series of tubular steel stall partitions set upon a raised concrete plinth with a narrow front feeding passage to the west accessed, via a gate to the north (Plate 51). A manure passage occupied the eastern side of the building, with an external doorway at the southern end of the eastern wall as noted externally (*Section A.3.2.7*). At the north end, the lateral wall faces revealed the scar of a removed cross-wall that would have continued the northern feeding passage. A blocked doorway on the eastern external wall indicated where the passage would have exited the building (Plate 52).
- A.3.3.10 At the eastern end of the northern wall of the feeding passage, a doorway appeared to have been widened to improve access to the eastern cell of the northern range (Plate 52). The single span pitched roof was supported by softwood limewashed King-post trusses. There were no windows but rooflights and a pair of ridge ventilators provided natural light and air flow.



Plate 50: Entrance to Calving Shippon, facing west

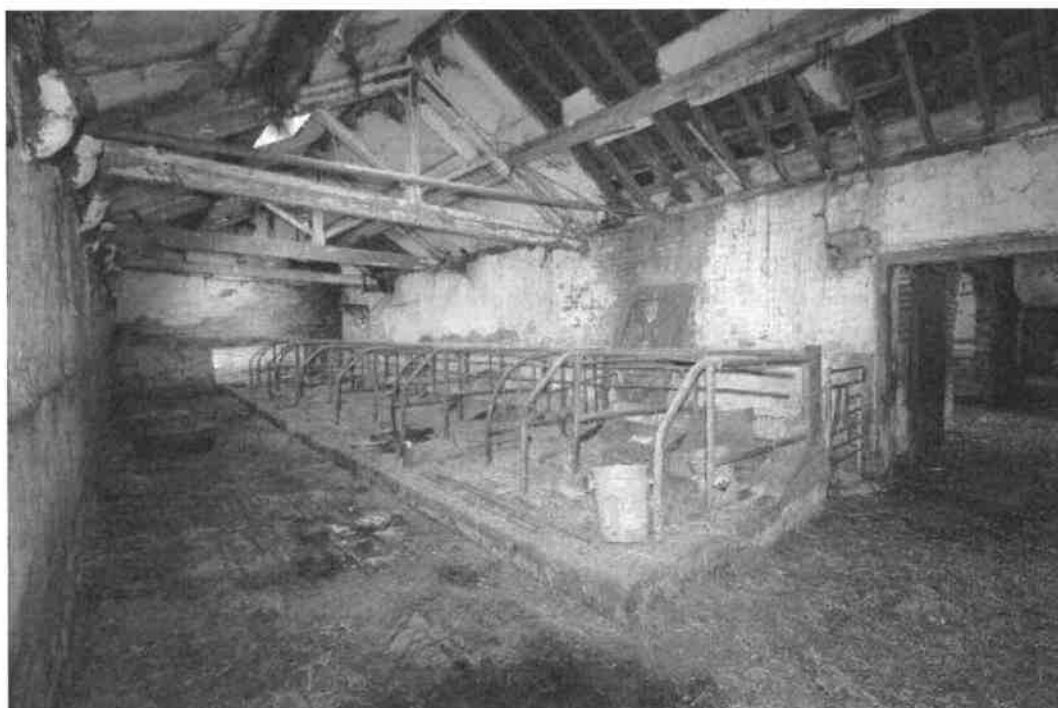


Plate 51: Calving Shippon, facing south-west



Plate 52: Blocked eastern doorway of northern passage, with widening doorway to left of frame

Cart and Implement Sheds

A.3.3.11 Adjoining the Calving Shippon to its south were two open-fronted sheds (Fig 9). The northern example was of two bays, divided to the east by a cast-iron column that supported the building's wall plate and the eastern end of a King-post roof truss (Plate 53). A ceiling-mounted crane hoist spanned both cells, with an operating handle located at the centre of the northern wall. The southern shed (Plate 54) was slightly larger but had been partitioned off at the southern end with a concrete block wall to form a narrow bay (Plate 55). This had access via an entrance at the centre of the partition wall, and from the pair of timber doors to the west (*Section A.3.2.7*). A series of steel sheets appeared to cover an opening in what was otherwise a concrete floor in the southern cell, and timber sheeting covered what may have been a similar aperture in that to the north: these features are likely to have been vehicle inspection pits. A roller shutter had been installed at the opening of the larger cell. The smaller cell accommodated a modern plastic tank and was evidently being used as a fuel store.



Plate 53: Northern cell of Cart and Implement Sheds, facing north-west



Plate 54: Southern cell of Cart and Implement Sheds, facing north-west

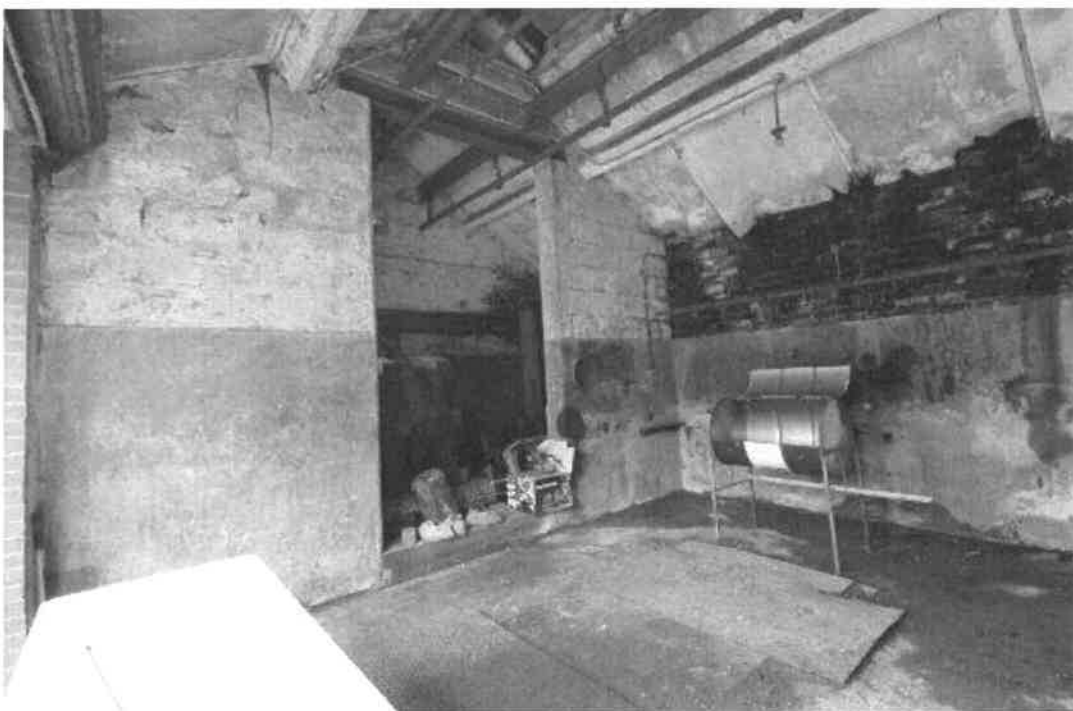


Plate 55: Southern cell of Cart and Implement Sheds, facing south-west

Tool House

- A.3.3.12 Adjoining the western side of the fuel store there lay a small square room accessible only from a doorway in its western elevation (Fig 9). Its exposed brick walls and roof timbers were coated in white paint, it had a concrete floor and was lit by a single three over six-light window on its southern gable (Plate 56). The room housed a modern tractor driven generator, lying beneath a row of timber pegs mounted on the western wall.
- A.3.3.13 The room's south-eastern corner had been annexed by the erection of a brick wall, creating a short corridor that led to a toilet in an adjacent cell and accessible from the only doorway in the southern gable wall (Section A3.2.6).



Plate 56: Tool House, facing north

Men's Room

- A.3.3.14 The Men's Room lay to the north of the Tool House and was also accessed from a doorway on its western elevation (Fig 9). That this room had been designed for human occupation was evident in the existence of lime-plastered walls, and a lath and lime plaster ceiling (Plate 57). The floor was laid in concrete and a chimney breast projected from the centre of the northern wall, with natural illumination provided by a window on the western wall and a rooflight above. At the eastern end of the southern wall a timber door must one have led to the toilet, prior to the rearrangement that saw the insertion of the doorway in the southern gable.



Plate 57: Men's Room, facing east with chimney breast to left of frame

Stable and Harness Room

- A.3.3.15 The eastern cell of the northern range was a small square room, externally accessible from the sliding doorway at the eastern end of the building's northern elevation, and internally via the doorway that adjoined it to the Calving Shippon to the south (Fig 9). The room was lit by a pair of windows on the eastern wall. A raised platform to the west accommodated a series of tubular steel stall partitions (Plate 58).
- A.3.3.16 A corbelled brick-built flue part way along the western wall with a blocked aperture at its base indicated the former position of a stove or fireplace (Plate 59). The room's walls had been coated in thick limeswash and the ceiling was of lath and lime plaster, suggesting a room of higher status than its present form. A scar within the ceiling indicated that the insertion of a steel beam across the width of the room had replaced a partition wall that had once divided the cell. This division coincided with the rebuilding work on the building's eastern wall which seems to have seen the blocking of a central doorway and insertion of the northern window (Section A.3.2.8).
- A.3.3.17 Reference to the architectural plans (Plate 10) indicates that the room was divided into a Stable to the south, with a heated Harness Room to the north. The latter room had a window on its northern elevation and was only accessible via a door in the northern wall of the stable.

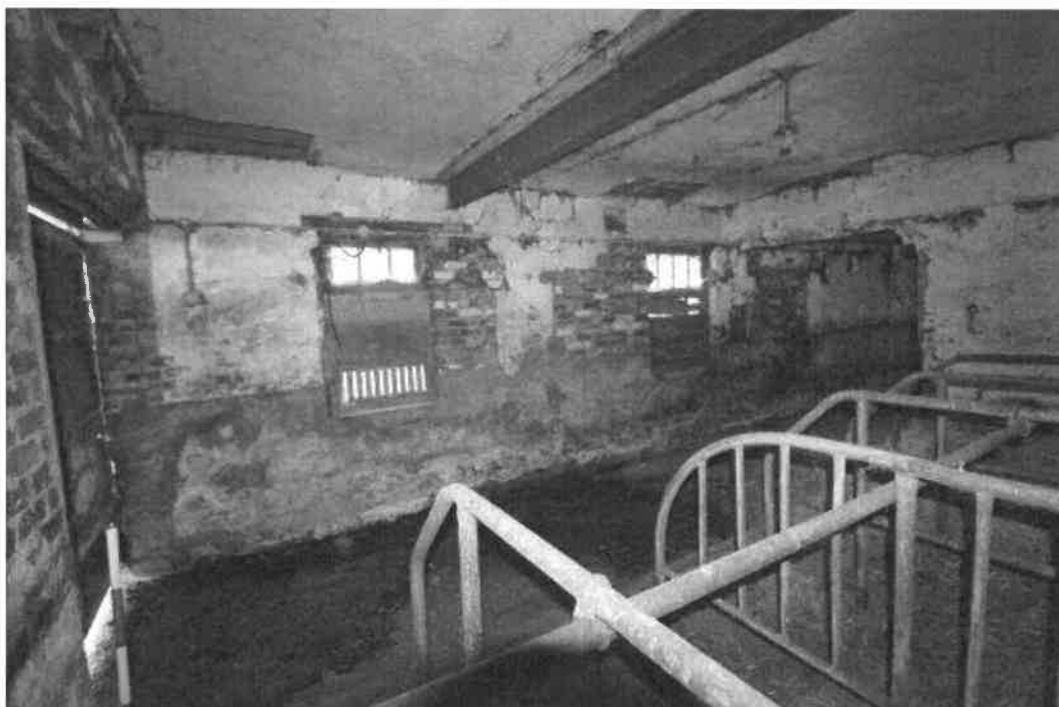


Plate 58: Cow stalls in the eastern end of the northern range



Plate 59: Corbelled brick flue on western wall of eastern cell

Gig House

- A.3.3.18 To the west of the eastern cell of the northern range was a small rectangular cell with a lath and lime plaster ceiling and limewashed brick walls that, according to architectural plans, had once served as a Gig House (Plates 10 and 60; Fig 9). A metal feeding rack had been bolted to the northern end of the eastern wall. The building's original northern entrance had been blocked and a half-height concrete blockwork cross-wall erected, which had rendered the eastern third of the cell inaccessible. A row of tubular steel stall partitions set upon a raised concrete plinth projected west from the face of this cross-wall, and the room's original western wall had been removed, effectively making the space an annex to the adjacent Barn.
- A.3.3.19 The removal of the former Gig House's western wall had facilitated the opening of a new entrance in the northern wall of the northern range. An opening through the opposing internal southern wall had provided tractor access to the manure passage of the Covered Yard. Steel lintels (RSJs) had been inserted above both new entrances and a steel cross beam installed to take the load of the first floor in place of the removed western wall.

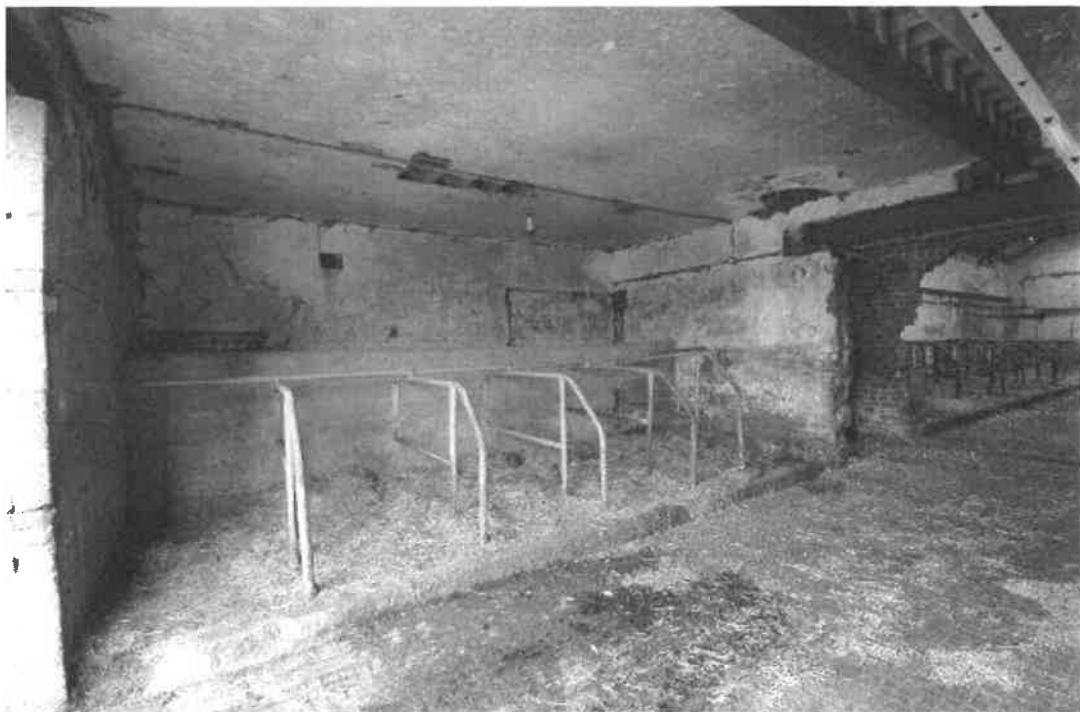


Plate 60: Former Gig House, facing south-east

Barn

- A.3.3.20 The Barn to the west of the Gig House was originally of three equal bays and open to its' full two storey height (Fig 9). External access was provided from the north by a pedestrian doorway in the western bay, and via a double-height cart entrance in the adjacent central bay (Plate 61). There was a third pedestrian entrance from the western end of the southern wall (Plate 62). There was another at first floor height at the northern end of the Barn's western gable wall. Below and to the south of this doorway a series of joists protruded through the face of the wall, with a further row of infilled sockets approximately 1m beneath, the latter indicating a former mezzanine floor (Plate 63). A low concrete blockwork wall had been erected immediately to the east of the double height entrance and spanned the width of the building, forming the western end of a row of tubular steel stall partitions. A timber cross beam had been installed above it (Plate 61).
- A.3.3.21 The Barn's exposed brick walls were limewashed, and where visible, a concrete floor had been laid throughout but the building's wide span. King-post trusses secured with iron work supported the common rafter roof.

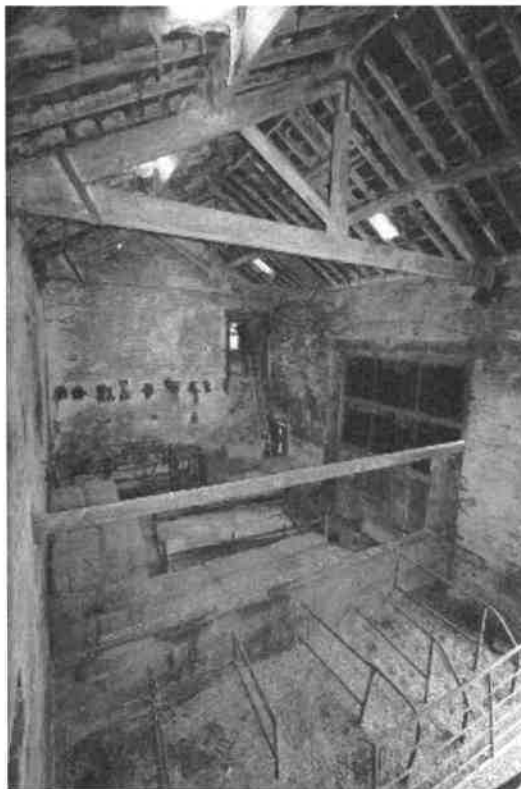


Plate 61: Barn, facing north-west



Plate 62: Southern wall of Barn, facing south-east

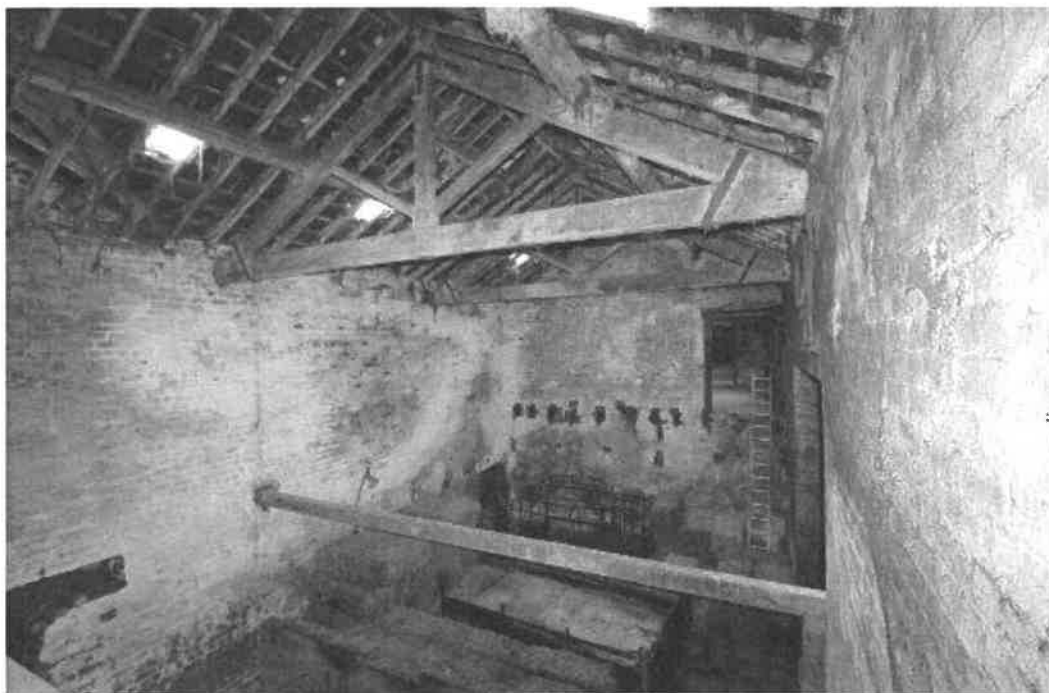


Plate 63: Barn, facing west, note the first-floor doorway to right of frame and truncated floor beams to left

Root House

- A.3.3.22 To the west of the Barn lay a smaller square cell, with a pedestrian doorway at the western end of its northern elevation and a blocked window at its centre (Fig 9). The blocking of the window had probably coincided with the insertion of the large double-width doorway at the eastern end of the same wall. Through the opposing opening in the room's southern wall and across the northern feeding passage, the door provided access to the Shippon's manure passage.
- A.3.3.23 Although the room's size and proximity to the Barn and the Shippon suggest it may have been a Root House, it had latterly been used as a cow house. A row of tubular steel stall partitions had been erected upon a raised concrete platform in the western half of the cell, facing onto a low cross-wall of concrete blockwork (Plate 64). The floor was laid in modern concrete, the brick walls were limewashed and with the exposed ceiling joists above were supported by an inserted RSJ.
- A.3.3.24 Examination of the eastern wall of the room revealed the distinctive diagonal scar of a staircase that had risen to first-floor height from the north to south (Plate 65). The removal of this staircase and the infilling of the stairwell on the floor above explained the timber stubs protruding from the eastern face of the western wall of the adjacent Barn (Section A.3.3.19).
- A.3.3.25 Towards the northern end of the western wall a wide pedestrian doorway provided entry into the adjacent cell to the south of which was a wall-mounted fuse box and associated paraphernalia. Above the fuse box, the ceiling incorporated a series of trimmers that defined a former rectangular opening in the floor above and a steel chute extended up the wall in the south-western corner of the room.

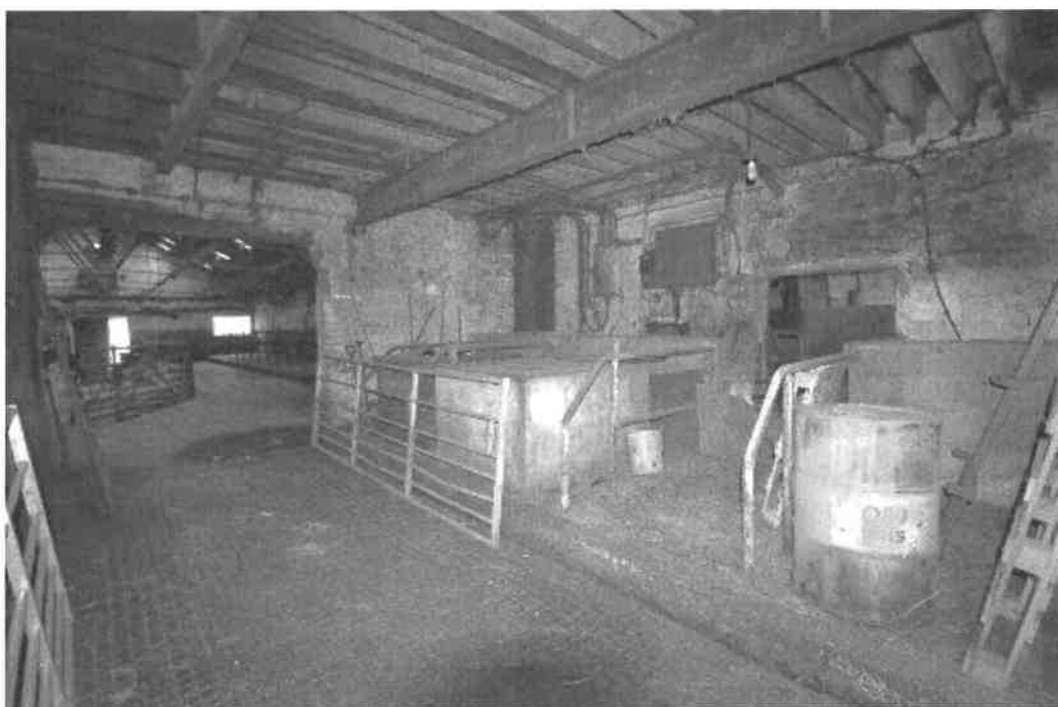


Plate 64: Root House, facing south-west

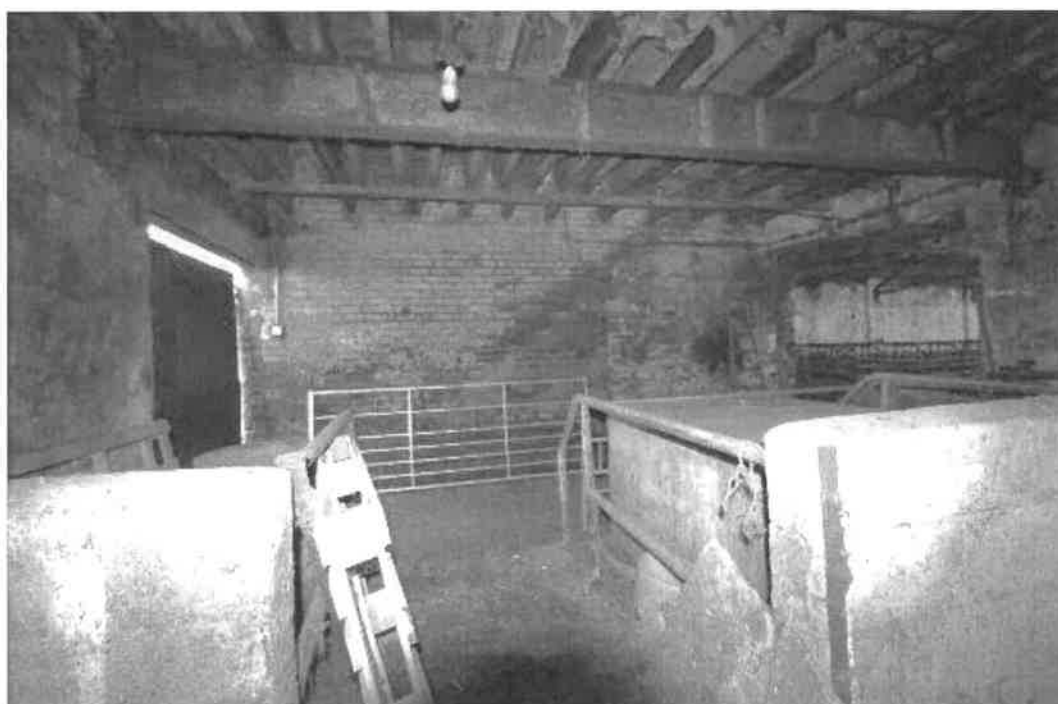


Plate 65: Root House, showing diagonal staircase scar on the eastern wall, facing east

Mixing House

- A.3.3.26 Adjoining the Root House to its west was another small room of square plan, occupied by a tractor, and accessible either via a set of half-glazed timber doors on the northern wall or through the doorway in the eastern wall connecting it directly with the Root House (Fig 9).
- A.3.3.27 The floor was concreted and the brick walls were limewashed, as were the exposed joists of the first floor above (Plate 66). An iron hay rack bolted to the eastern wall and a water feeder at the centre of the southern wall indicated that the room had been used as a loose box (Plate 67). However, a narrow blocked vertical aperture to the north of the hay rack reminiscent of that used to transmit power via a belt and drive shaft system, suggested the room was once provided with mechanical power; along with its proximity to the Shippon, this suggested it was originally used as a Mixing House. A small square aperture near the head of the southern wall that may also have related to the transfer of power or perhaps provided ventilation.



Plate 66: Mixing House, facing south



Plate 67: Hay rack and vertical aperture on eastern wall of Mixing House, with 1m scale

Western Loose Box

- A.3.3.28 At the eastern end of the northern range there was a large rectangular open-plan room of three bays as defined by a pair of cast-iron columns supporting a central axial timber floor beam (Plates 68 and 69; Figs 9 and 11). The walls and ceiling timbers were limewashed and the room was illuminated to the north by three ventilated windows. External access to the building was from a wide pedestrian doorway at the eastern end of the same northern wall. At the northern end of the western wall a pedestrian doorway of standard dimensions would once have provided a second entrance from the building's western gable end, but it had been infilled with brick (Plate 70). A narrow vertical channel set into the wall to the south of this blocked door was matched with the outline of a hatch in the first floor above, suggestive of chute.
- A.3.3.29 At the eastern end of the southern wall a large opening with a sliding door connected the room with the Milking Parlour to the south. A corbelled square aperture with a wire mesh covering above this opening was possibly designed to provide ventilation (Plate 71). At the eastern end of the southern wall, a second square aperture had been blocked but was of a size reminiscent of a bearing box described in the detached Eastern Piggery (*Section A.3.6.8*).
- A.3.3.30 That the room had been used to house cattle was attested by a drainage channel incorporated into the concrete floor to the north of the row of columns, but there was no surviving evidence to suggest it had ever been fitted with stall partitions.



Plate 68: Western Loose Box, facing north-east

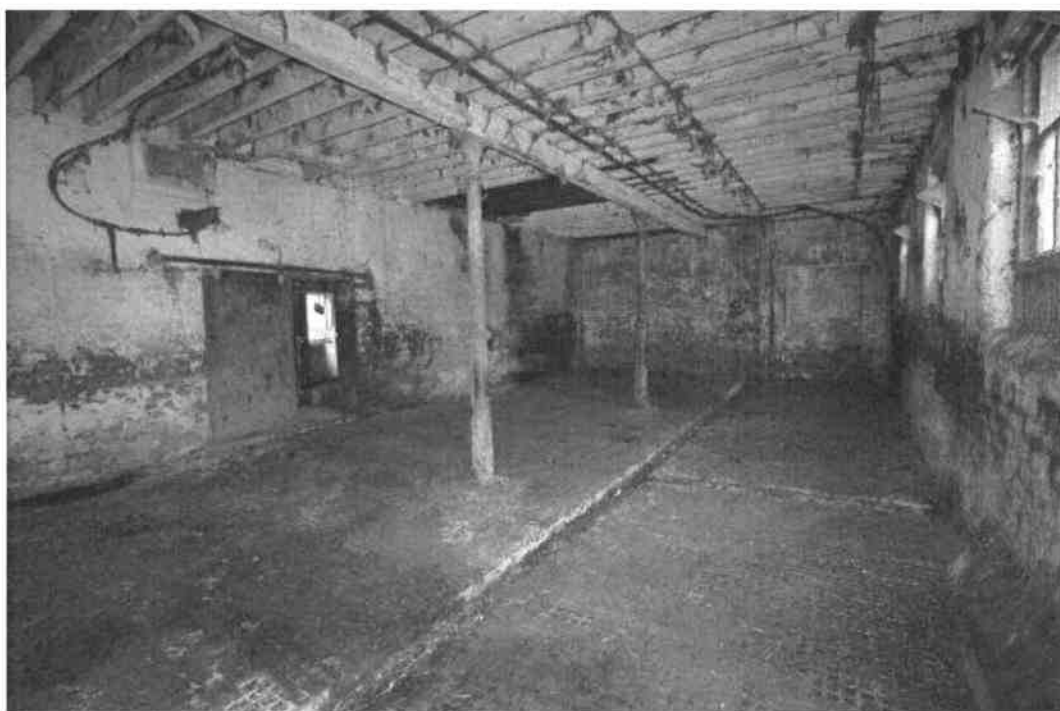


Plate 69: Western Loose Box facing west

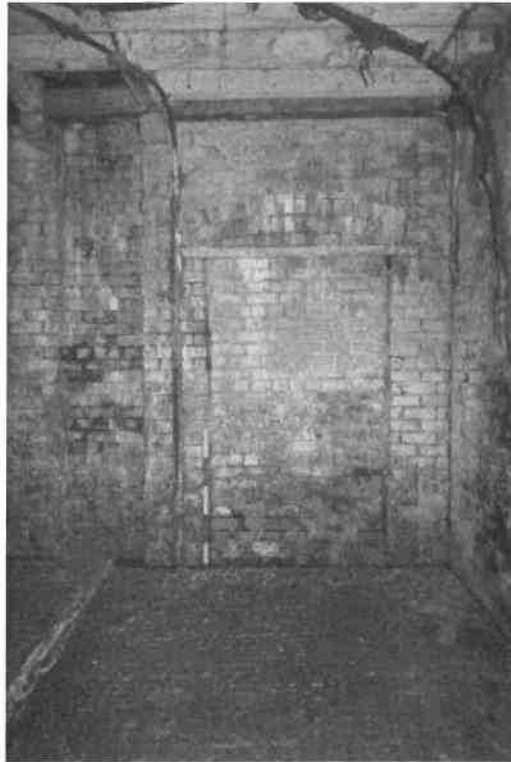


Plate 70: Blocked doorway at northern end of western wall, with 1m scale. Note vertical channel to the left of frame



Plate 71: Southern entrance to the Milking Parlour with the ventilation aperture above and possible blocked bearing box to the left of frame

First Floor

- A.3.3.31 The division of space on the first floor of the northern range was similarly arranged to the ground floor and the walls were all limewashed brickwork (Fig 10). With the removal of the original staircase, the only access to the upper floor was via steel ladders at either end of the Barn.
- A.3.3.32 At the eastern end of the first floor, the eastern cell matched the footprint of the combined floor area of the Harness Room and Stable below. It was lit to the east by a central ten light window with a five-light hopper-style window above. Additional illumination came from a series of roof lights. At the western end of the northern wall, a taking-in door set into a gabled dormer provided access to the hoist at this end of the building (Plate 72). The substantial beam supporting the hoist projected into the room above the door. In the southern half of the western wall, a double-width doorway with a cambered brick arch connected the room to that to the west. On the same wall, a rectangular brick flue from the Harness Room projected from the face of the wall, continuing up through the roof.
- A.3.3.33 The adjacent room lay above the former Gig House and was of a similar size to the last, but it was open to the west, where it overlooked the Barn (Plate 73). Its only illumination came from the roof lights above and from this western side, where a King-post truss divided it from the remainder of the Barn. At the foot of the King-post, the letter 'B' had been inscribed as an assembly mark and the letters 'A' and 'X' could be seen in the same position on the Barn's remaining two trusses (Plate 74).
- A.3.3.34 The only entry to the first floor above the western half of the northern range was via a ladder landing in the raised doorway on the western wall of the Barn. This doorway afforded entry to a square room with a 15-light window on the north wall, the upper third fitted with a five-light hopper (Plate 75). On the eastern wall, to the south of the doorway, a timber guard rail enclosed the former stairwell, which was infilled with floor joists. There was a double-width doorway beneath a shallow cambered arch to the north of centre on the western wall. In addition to the roof lights and window, the room had electric lighting.
- A.3.3.35 The adjoining room was slightly smaller but had an identical window at the centre of the northern wall (Plate 76). On the opposing elevation, a shallow projection, perhaps the remnants of a flue, extended vertically up face of the wall. Another double-width doorway in the western wall led into the westernmost first-floor room.
- A.3.3.36 This room was the largest on the upper floor and was divided into four bays by three King-post trusses, each inscribed with its own assembly letter from 'N', 'H', and 'I'. In the easternmost bay, there was another taking-in door beneath a gabled dormer as seen at the eastern end of the building, the rear of the hoisting arm again extending into the room above it (Plate 77). The room's only window lay to the west of centre on the same wall and was identical to that of the previous two rooms, roof lights providing additional illumination. On the western wall, a shallow vertical recess extended from the ground floor to approximately half height (Plate 78), corresponding to the feature identified on the ground floor of the same wall (Section A.3.3.27).

A.3.3.37 At the eastern end of the southern wall was another shallow vertical projection, identical to that described in the previous room. On the eastern wall, to the south of the entrance, the scar of what may have been a vertical partition was preserved by the absence of the white paint that covered the rest of the walls (Plate 77).

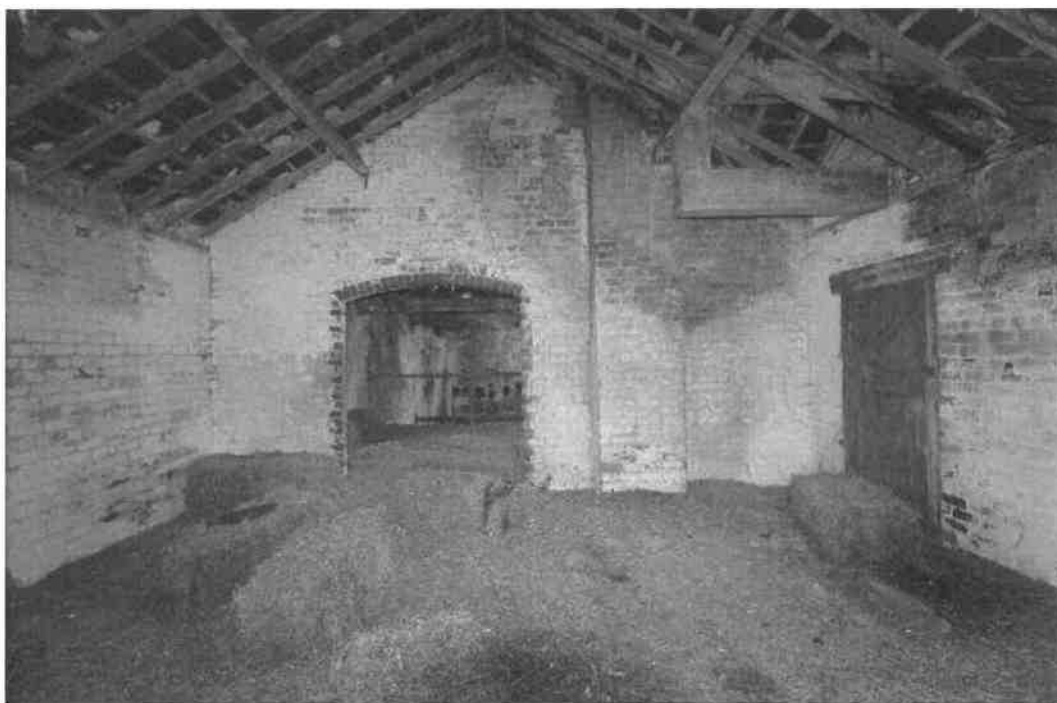


Plate 72: Easternmost room on first floor

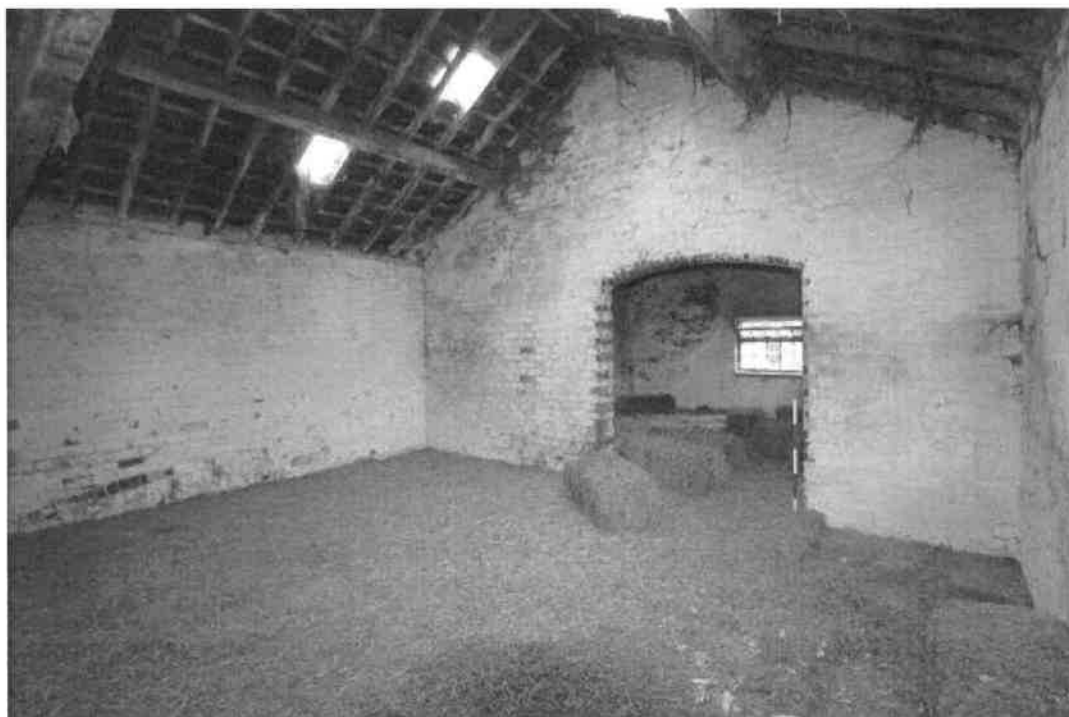


Plate 73: Penultimate eastern room on first floor, with 1m scale



Plate 74: Inscribed letter 'B' at base of King-post truss

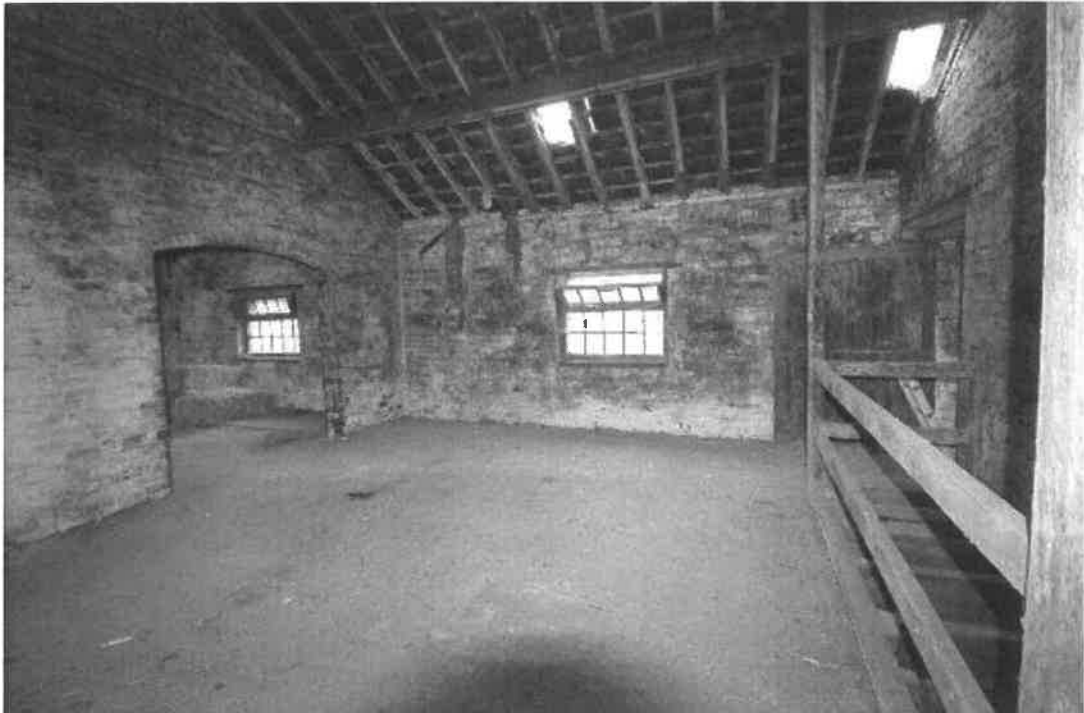


Plate 75: Infilled former stairwell to right of frame



Plate 76: Penultimate western room on first floor, facing south-west



Plate 77: Western room, facing north-east

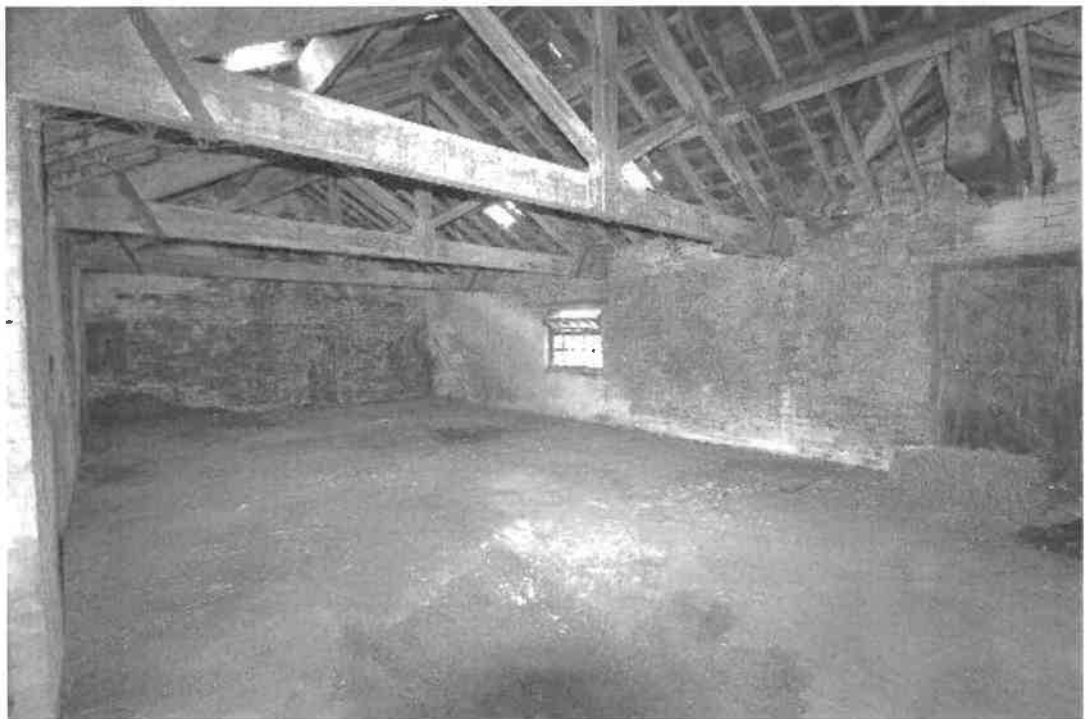


Plate 78: Western first-floor room, facing north-west

A.3.4 Enclosed Courtyard External Descriptions

- A.3.4.1 Adjoining the western side of the Central Block was a square courtyard; enclosed on all four sides, defined by the two-storey Milking Parlour to the north, a range of Pig Pens to the west and a pair of Loose Boxes to the south, east of the yard's covered entrance (Figs 9 and 11).
- A.3.4.2 Defining the eastern side of the Enclosed Courtyard, the adjoining Shippon wall had a blocked doorway at the northern end, its northern jamb obscured by the southern wall of the Milking Parlour. There were blocked windows to the north of centre and at the southern end of the Shippon wall elevation, all beneath shallow cambered arches (Plate 79). This wall bore traces of limewash, perhaps indicating it had formally been enclosed by a roof. Near the centre of the wall, and at its southern end, pairs of empty brick-sized sockets may have denoted the position of removed perpendicular half-height walls, probably stalls or pens.
- A.3.4.3 The southern elevation of the yard had also been coated in thick limewash, and a half-glazed nine-light door at the eastern end was matched by a six-light door to the west, providing access to a pair of loose boxes (Plate 80). At the eastern end of this elevation a butt joint identified the loose boxes as belonging to a later phase than the Shippon. The western end the front wall of the western loose box was brick to half height and timber clad above.
- A.3.4.4 On the western side of the courtyard, each of the five Pig Pens had its own external yard enclosed by a half-height brick wall, with an entrance to the east and a low door beneath a shallow cambered arch beyond leading to an internal pen (Plate 81). The three northern doors had been part-blocked with brick to create small windows, while the remaining two had been fitted with modern plywood doors. Although subsequently truncated, it was evident there had been a vertical steel post erected at either end of the elevation, probably to support a roof. Two more posts spaced at thirds along its length survived in better condition.
- A.3.4.5 The Milking Shed on the northern elevation of the courtyard was of two storeys and the character of its brick clearly denoted it as a later structure (Plate 82). It had a corrugated sheet roof, a four-light window at the western end, and another narrow two-light window at the eastern end. The latter had been reduced in size by blocking its lower two-thirds. At the western end of the first floor, a low taking-in hatch with a timber shutter surviving on its eastern jamb had been blocked with plywood. The distribution of limewashed bricks indicated the materials had been reclaimed from an earlier structure. The western end of the elevation was of a single storey, narrower and structurally distinct from the Milking Shed (Plate 83). It formed a return to the western range, with a cat-slide slate roof (*Section A.3.2.13*) abutting a lean-to behind that accommodated the remainder of the Dairy. A pedestrian doorway (with a timber domestic door) at its centre was flanked on either side by mis-matched modern windows.



Plate 79: Enclosed Courtyard, facing north-east



Plate 80: Courtyard, facing south-east



Plate 81: Pig Pens on western side of Courtyard, with 1m scale. Note change in roof height to left above Loose Boxes



Plate 82: Milking Parlour on northern side of courtyard, facing north



Plate 83: Western end of northern side of courtyard, with 1m scale

A.3.5 Enclosed Courtyard Internal Descriptions

Milking Parlour

- A.3.5.1 The Milking Parlour was an elongated rectangular room adjoining the southern wall of the northern range, with a sunken access pit running along its centre, from which the cows were milked (Plate 84; Fig 9). The floor was of modern concrete, the walls were rendered and painted white and the first floor above was supported by RSJs. The northern and southern walls were fitted with modern tethering partitions, and doors at the northern end of the eastern and western walls connected the building to the central Shippon and Dairy respectively. A third door at the western end of the northern wall led into the Western Loose Box. The room was lit by a three-light window at the western end and a narrow two-light opening in the eastern end of the southern wall.
- A.3.5.2 Access to the first floor was via a hatch in the Milking Parlour's south-western corner. A ladder led up to a single undivided roof space with a timber floor and a low roof supported by steel rafters. The walls bore traces of white paint or limewash, and a half-height horizontal timber on the northern wall may have denoted the position of a former roof line (Plate 85).

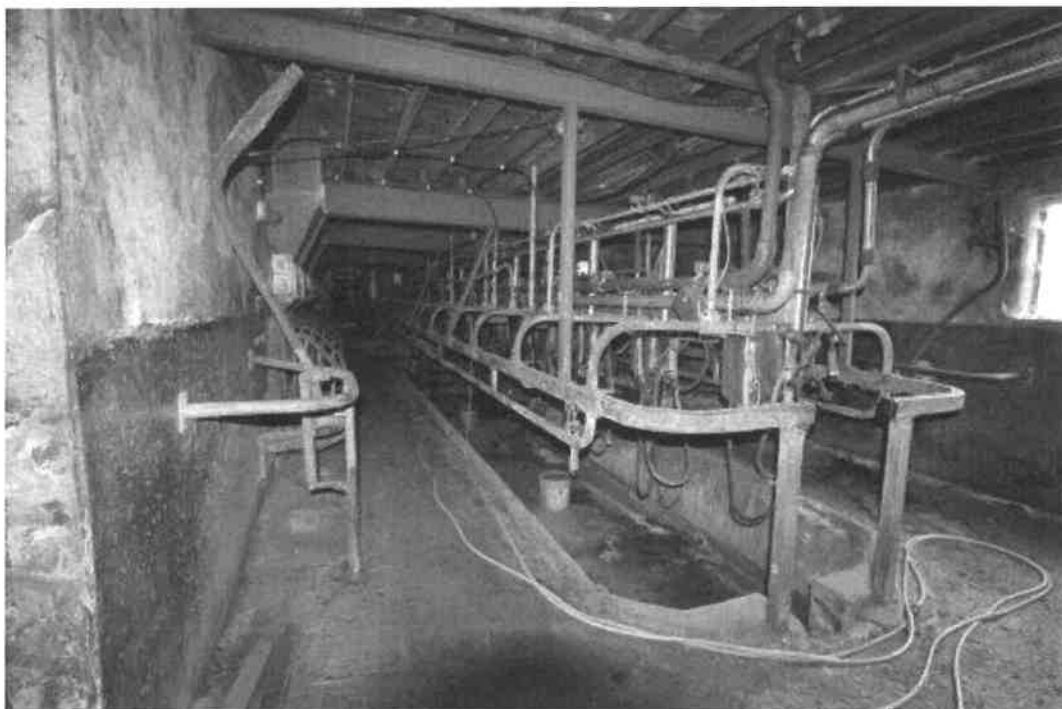


Plate 84: Milking Parlour, facing east

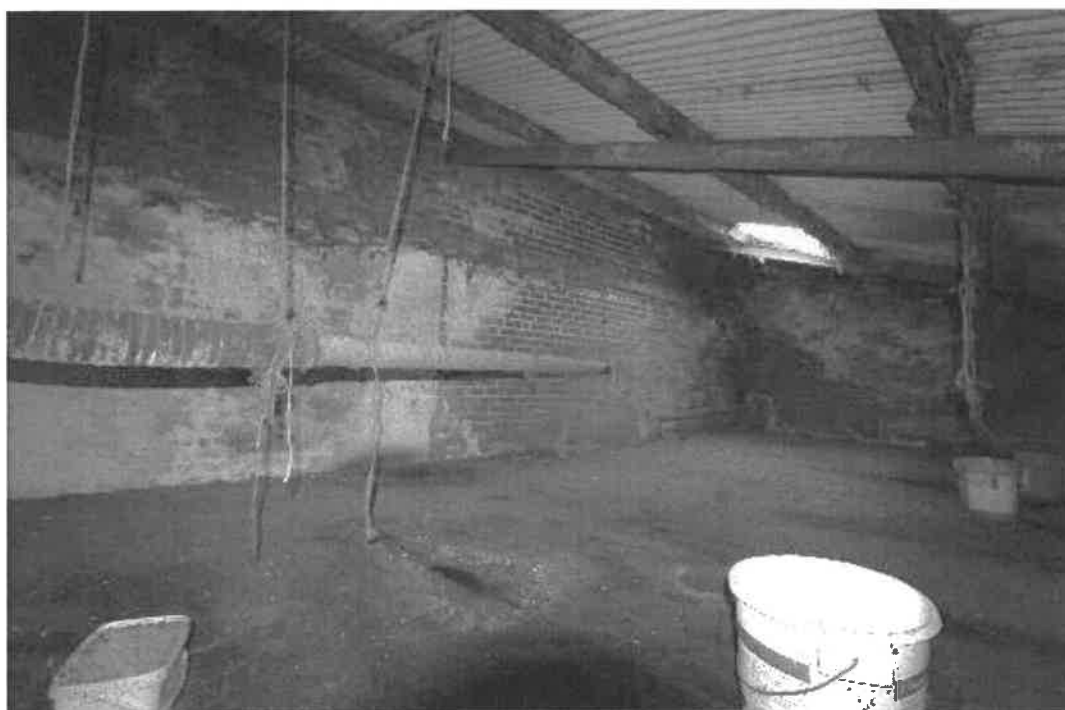


Plate 85: Roof Space above Milking Parlour, facing north-east

Dairy

- A.3.5.3 At the northern end of the western range, to the west of the Milking Parlour, was an L-shaped room which had been modified to accommodate the equipment necessary for a modern dairy and contained two large rectangular stainless steel tanks (Plate 86) (Figs 9 and 11). The floor was concreted, the lower 2.5m of the walls concrete-rendered, and sections of hard plastic sheet had been applied to the underside of the ceiling to conform to modern hygiene regulations. The roof was supported on a pair of white-painted steel purlins.
- A.3.5.4 The Dairy was connected to the Milking Parlour via a split timber door at the northern end of its eastern wall. External exits were to the west through a sliding double-width door, and south into the Enclosed Courtyard. A shallow chimney flue projected from the face of the northern wall to the east of centre (Plate 87). At its southern end, the room had been extended by removing the partitions formerly associated with the northernmost pig pen and erecting a modern stud partition with a doorway at its centre giving access to a small Workshop. The room's proximity to the Pig Pens to its south and the presence of the chimney flue on its northern wall may indicate its former use as a Boiling House, used in the preparation of feed for the pigs.

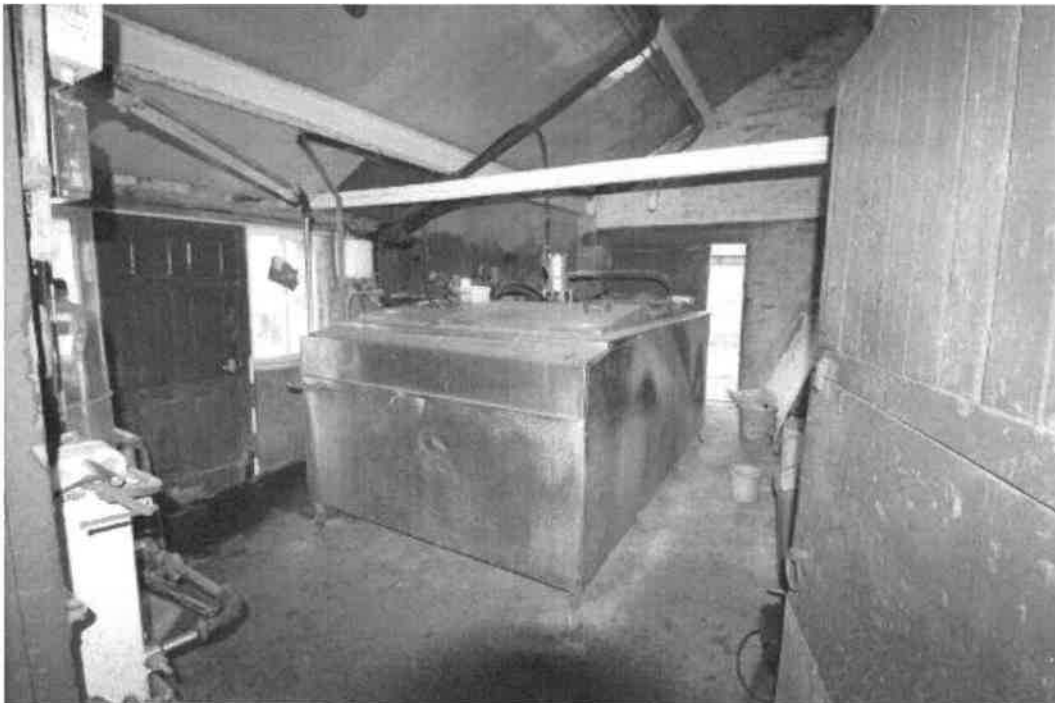


Plate 86: Dairy facing west, with 1m scale

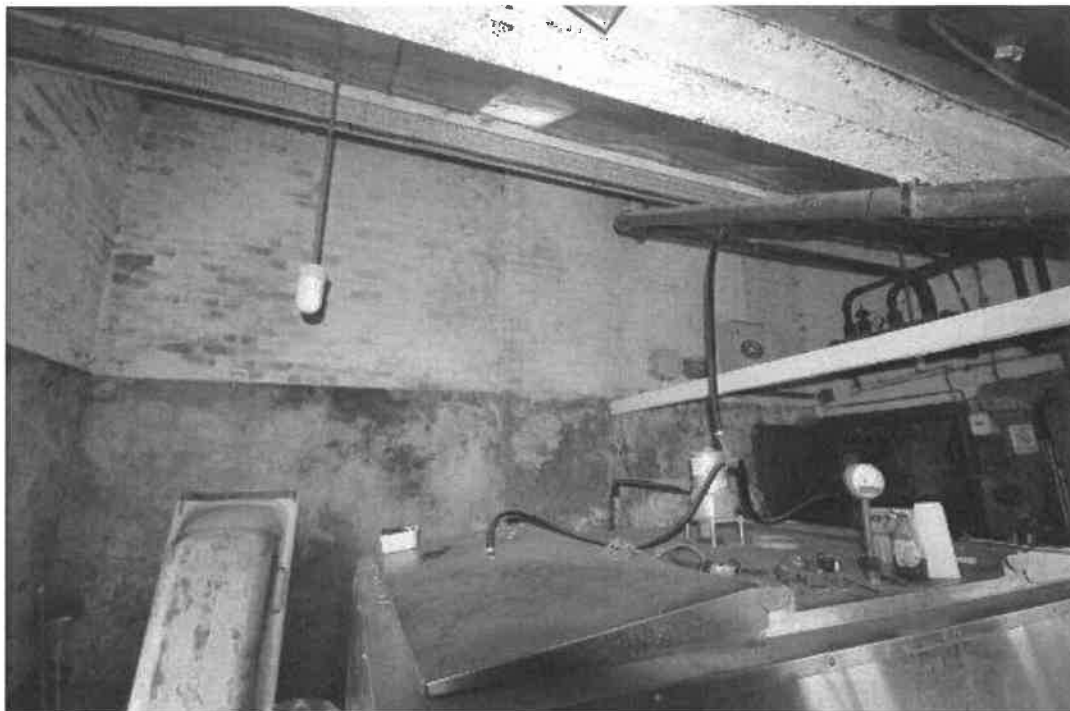


Plate 87: Dairy, facing north, with chimney breast to right of frame

Workshop

- A.3.5.5 The Workshop was a small rectangular room created by amalgamating the two adjacent Pig Pens into a single space and converting one entrance into a ventilated window and fitting the other with an extractor fan (Plate 88; Figs 9-11). The eastern and western walls were rendered in modern plaster to full height, but the southern wall retained its original timber partition, rendered to half height. An inspection window in its upper half would have provided a view into the adjacent Pig Pen. The floor was laid in concrete tiles. The roof's common rafter structure was exposed, allowing natural light into the room via the intermittent rooflights. Additional ventilation was supplied by a pair of small rectangular vents set into the upper half of the western wall.



Plate 88: Workshop in former Pig Pens, facing south

Courtyard Pig Pens

- A.3.5.6 To the south of the Workshop lay the two surviving Pig Pens, both small rectangular spaces with concrete floors, exposed roof rafters and low entrances at the northern end of the eastern wall (Figs 9 and 11). The northern Pen was the smaller of the two, its northern and southern walls constructed in brick to half height with limewashed vertical timber cladding above (Plate 89). The northern Pen shared its southern wall with the southern example, and a pair of cast-iron heating pipes ran across the ceiling of both cells. The southern wall of the southern Pen was constructed entirely in red brick, but a vertical construction joint at the western end revealed what appeared to be a blocked doorway, above which the wall was left open (Plate 90). Both Pens were lit from above by roof lights. Both were also provided with small rectangular vents on their western walls and had ceramic feeding troughs at the base of the opposing wall.

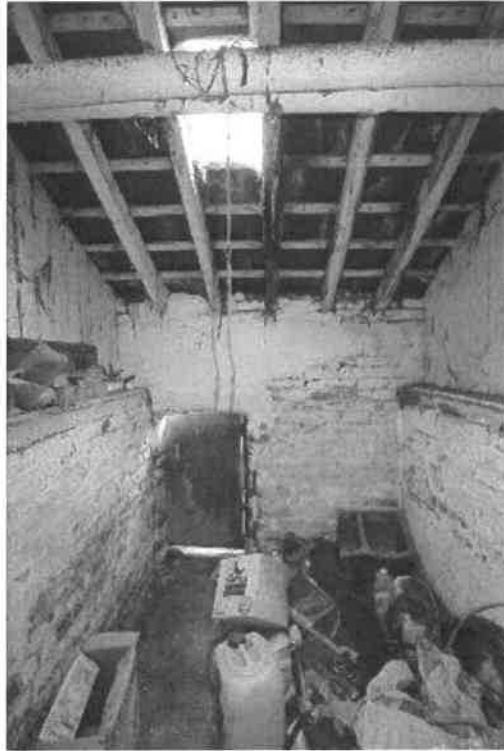


Plate 89: Northern surviving Pig Pen, facing east with 1m scale

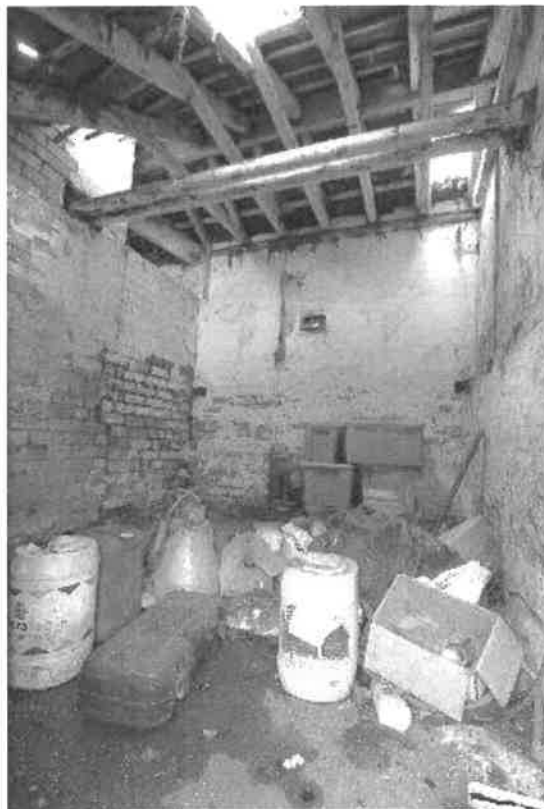


Plate 90: Southernmost Pen, facing west

South-Western Loose Boxes

- A.3.5.7 The western wall of the covered entrance to the Enclosed Courtyard was of more than one phase, with the lower metre constructed in red brick topped by a timber sill (Plate 91) Figs 9 and 11). The wall had then been raised by 0.5m in brick and rendered before a second timber sill had been laid to provide a base for the vertical timber panelling that continued to the apex. The wall incorporated a pair of awkward timber stable doors, each providing access to its own loose box.
- A.3.5.8 The northernmost of the Loose Box cells was an elongated rectangular room, with a concrete floor, and brick walls and exposed limewashed rafters (Plate 92). The cell was lit to the west by a six over six sash window. The eastern end of its southern wall was pitched towards the east, with the partition above clad in vertical timber board. At the western end of this wall, just visible behind the limewash, was a blocked doorway corresponding to that on the opposite wall as observed in the southern Pig Pen. The architectural plans suggest the two may have provided a feeding passage along this side of the building (Plates 7 and 8). The cast-iron heating pipes from the Pig Pens to the north did not carry on across the ceiling, but their truncated stubs were visible near the head of the northern wall.
- A.3.5.9 The southern Loose Box was of similar dimensions, and shared its concrete floor and limewashed brick walls (Plate 93). The absence of a window meant its light depended on the skylight between the open rafters. The southern elevation of the room's northern wall displayed a diagonal scar across its face, perhaps indicative of a former roof line, and above this a pair of empty sockets probably also formerly carried the cast iron heating pipes across the room. The opposing full height southern brick wall carried the scars of several removed partitions and the truncated stubs of another pair of cast heating iron pipes.
- A.3.5.10 An inspection of the western face of the multi-phase eastern wall that served both cells revealed that the vertical panelling had been affixed to a King-post truss resting at each end upon a raised brick pier (Plate 93).



Plate 91: Western wall of cover entrance, facing south-west with 1m scale

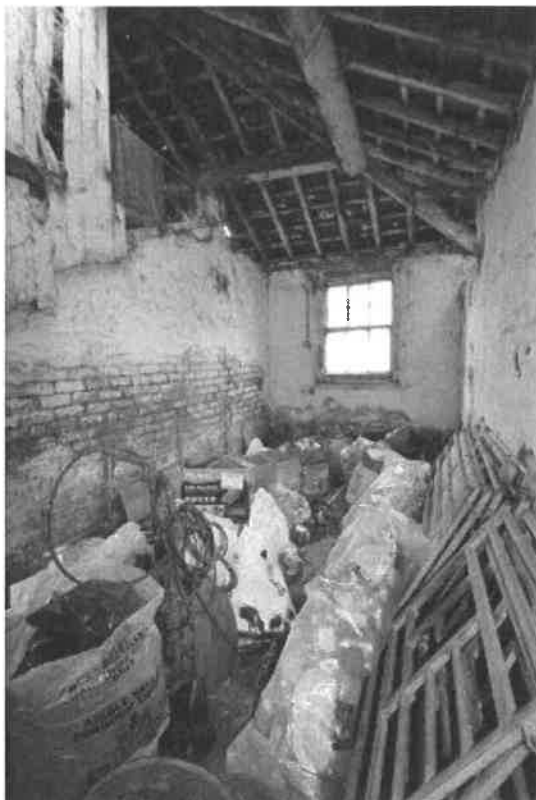


Plate 92: Northern loose box, facing west. Note the change in roof height from right to left



Plate 93: Southern loose box, facing east. Note the diagonal scar to left of frame

Southern Loose Boxes

- A.3.5.11 East of the covered passage were two more Loose Boxes, each accessible via one of the half-glazed doors described externally (Fig 9). Both were rectangular, had concrete floors and limewashed brick walls. That to the east was larger and had been divided by a low L-shaped brick cross-wall and concrete blockwork that provided entrances at the northern end (Plate 94). A short rectangular window at the centre of the southern wall had been reduced in height with the infilling of its lower portion. This feature had been an insertion into a wider area of brick infill between two piers which represented the original entry to the courtyard.
- A.3.5.12 A blocked window on the east wall of the eastern loose box had been fitted with a hay rack but would once have provided light into the southern end of the Central Shippon. A blocked doorway on the same wall to the north would have provided an entrance to the same building (Plate 95). The pitch of the Shippon's roof survived above this wall, latterly enclosed by the present roof. An opening had been roughly cut through the centre of the room's western wall to provide a window into the adjacent loose box, but this too had been boarded up and fitted with a hay rack (Plate 96). Both cells were provided with water feeders and the eastern example also had a ceramic trough.
- A.3.5.13 The western Loose Box had no window of its own, although the half-timbered arrangement on the northern elevation may once have accommodated one (Plate 97).

It was lit by two skylights and, prior to its boarding over, the borrowed light from the internal window on the cross-wall shared with the neighbouring Loose Box. The upper gable of the room's eastern and western walls was formed by a King-post truss, linked by four purlins, and clad in vertical timber boards. At its southern end, the structure incorporated one rafter of the intersecting perpendicular range to the south (Plate 98). The reverse face of the room's western wall formed the eastern side of the courtyard's entrance passage, from where the opposing rafter could be identified (Plate 99).



Plate 94: Eastern Loose Box, facing south

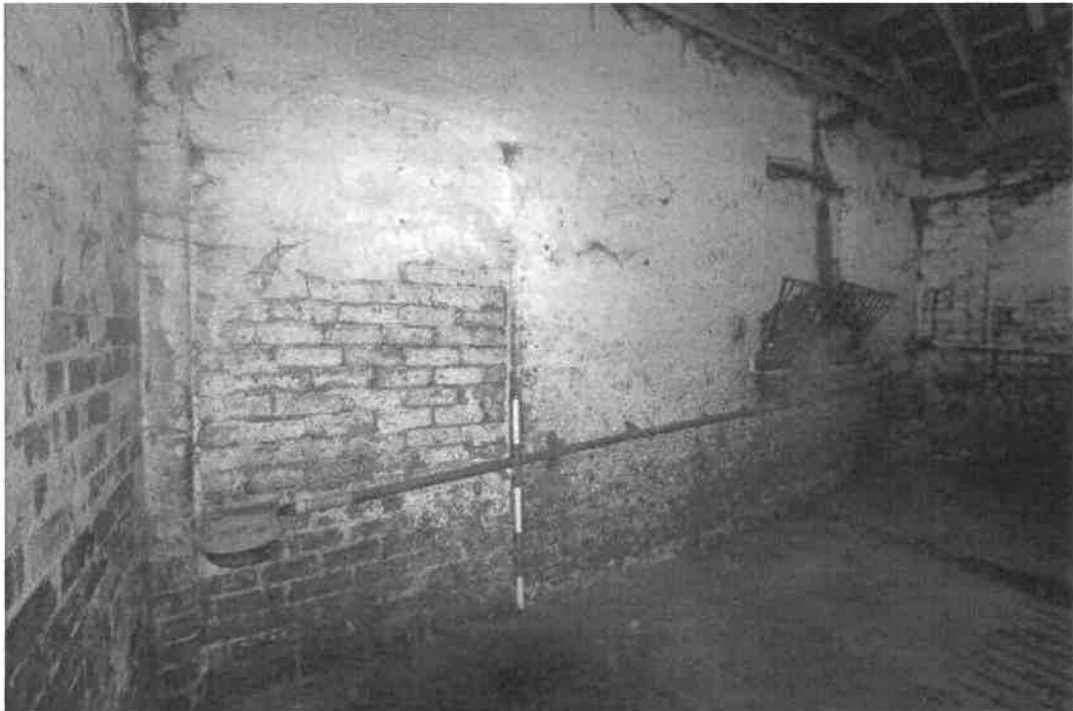


Plate 95: Blocked openings, formerly opening on to the Central Shippon, with 1m scale



Plate 96: Western wall of eastern loose box



Plate 97: Western loose box, facing north



Plate 98: Roof structure in Western loose box



Plate 99: Entrance passage to Enclosed Courtyard, facing south

Through Passage

A.3.5.14 At the southern end of the entrance passage to the Enclosed Courtyard, a pedestrian doorway led into the north-western corner of a rectangular room (Fig 9). Following the erection of the two Loose Boxes, this room served as a through passage to the southern yard via a doorway at the southern end of its eastern wall (Plate 100). The floor was concreted, the lower third of the walls were cement-rendered and the upper areas limewashed. The failure of the roof above the western wall had resulted in damp ingress. At the northern end, a blocked doorway was visible above a section of cement render, the reverse of that observed in the Garage (Section A.3.5.16). The exposure of the rafters above allowed illumination via a skylight on the eastern pitch.

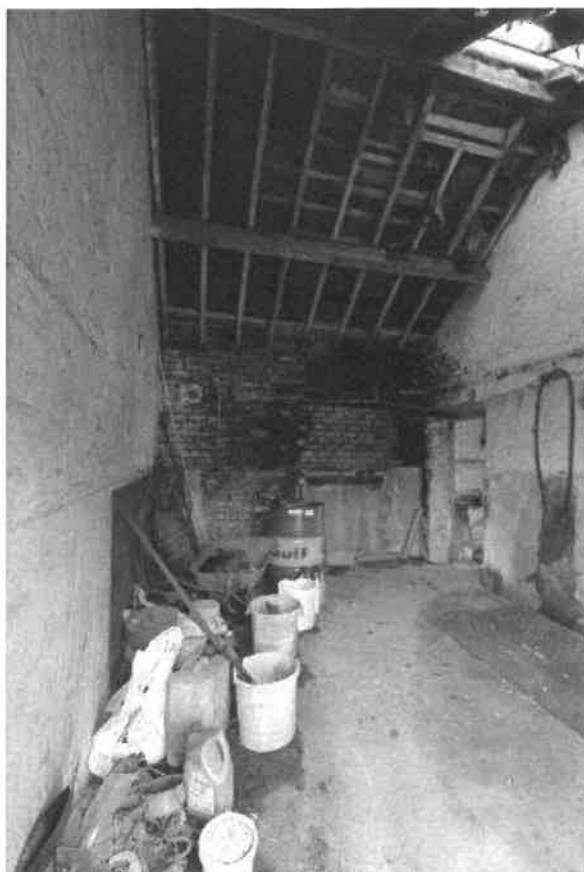


Plate 100: Through Passage Room, facing west

Boiler Room

A.3.5.15 The former Boiler Room was located to the south of the Through Passage and east of the Garage (Fig 9). It was accessed from the east, where a doorway opened into a rectangular space with its walls, floor and ceiling treated as in the Through Passage (Plate 101). It was lit by a pair of skylights on the eastern pitch of its gabled roof but had no additional openings. Although little remained of its fittings and fixtures, at the centre of the southern wall a hand painted metal sign indicated that the room had once been occupied by a coal-fired boiler, presumably associated with providing heat for the pigs (Plate 102). Above the sign, a pair of projecting angle iron brackets must once have supported a wall mounted water tank and in the south-eastern corner was a sunken drain set into the floor. At the northern end, an iron brace spanned the width of the room, projecting from the door lintel to the opposing wall, presumably to provide additional structural strength.



Plate 101: Boiler Room, facing south-west



Plate 102: Hand-painted signage on the southern wall

Garage

A.3.5.16 As demonstrated externally (*Section A.3.2.2*) the Garage had seen the considerable rebuilding of its southern and western walls, along with the re-laying of its floor in concrete to accommodate two or more vehicles (Plate 103; Figs 9 and 11). Its original eastern wall remained intact, and at its northern end, incorporated a blocked pedestrian doorway with a timber lintel which would once have led through into the Through Passage (Plate 104). At the northern end of the western wall, a second and opposing blocked door would have provided an exit into the western yard (*Section A.3.2.14*). A full height cross-wall with a door at the eastern end partitioned off the northern end of the Garage and formed a corridor linking the two doorways (Plate 103). At its eastern end, a low concrete blockwork wall projected across this corridor, leaving access only at the southern end (Plate 105). At the apex of the cross-wall was a small square aperture, perhaps for the access of poultry, and to the west were a pair of truncated cast-iron heating pipes set into the wall.



Plate 103: Garage, facing north-east



Plate 104: Blocked doorway at the northern end of the eastern wall, with 1m scale



Plate 105: Corridor at northern end of Garage, facing west, with 1m scale

A.3.6 Ancillary Buildings

North-Eastern Piggery

Exterior

- A.3.6.1 The North-Eastern Piggery lay to the north-east of the Central Block and was an elongated rectangular structure, aligned north/south and constructed of hard-fired red brick beneath a gabled slate roof (Fig 13). The south-western corner of the building was canted to ease the passage of animals and equipment but there were no further details of interest on the southern or northern gable elevations.
- A.3.6.2 The principal elevation lay to the west, where it faced onto its own small concrete yard. It incorporated a pair of doors at its centre, each flanked by its own small square window (Plate 106). Further doors lay at the northern and southern ends; these had each been accompanied by their own window, but the northern window and southern two windows had been blocked in brick. A row of small square vents were carried across the elevation at lintel height. At the northern end of the building, an extension had been added using mixed-coloured brick, and a single doorway beneath a concrete lintel provided entry into a separate cell via its own small, enclosed yard.
- A.3.6.3 The original building had been built with four large rectangular windows arranged at regular intervals along the eastern elevation, but these had been blocked in brick and the northern window had also had its sill removed (Plate 107). On this elevation there was a clearly defined vertical joint between the earlier phase and later extension. A split height timber door beneath a concrete lintel sat at the centre of the latter.

Interior

- A.3.6.4 Internally, the southern part of the building comprised a single open space with concrete stall partitions against the eastern wall (Plate 108). Each stall had a pair of metal water feeders, bearing the name 'Jackson Blackburn'. The floor was laid in brick and thick limewash on the walls may have obscured evidence for internal partitions. The roof rested upon a simple A-frame timber truss and a series of rooflights provided the only natural light source.
- A.3.6.5 The northern cell had no internal connection to the remainder of the building and had exposed brick walls and a concrete floor, into which had been set a pair of parallel tubular rails (Plate 109). The rails extended west from the doorway at the centre of the eastern wall and while presumably they once assisted in the management of the bulls, latterly they had provided stalling for up to three animals.



Plate 106: North-eastern Piggery, facing north- east



Plate 107: Eastern elevation, showing extension to right of frame



Plate 108: Interior, facing north



Plate 109: Interior of Bull Box extension, facing east

Eastern Piggery

Exterior

- A.3.6.6 The Eastern Piggery was a rectangular building, aligned broadly north/south and constructed of red brick, with five courses of stretchers to each course of headers (Fig 13). It sat beneath a hipped slate roof and was surrounded to the north, south and west by areas of hard standing that comprised a mixture of concrete and stone setts.
- A.3.6.7 The western elevation faced the Central Block across an access yard and comprised a central doorway, wide enough to accommodate livestock, beneath a segmental brick arch, flanked by a pair of large double-width openings topped by substantial timber lintels (Plate 110). The larger openings must once have been fitted with double doors and each preserved the frames of a pair of over-lighters above. A change in use had, however, necessitated the blocking of the openings with timber boarding, leaving just a single-width door in the northern half of the southern opening.
- A.3.6.8 Both the southern and northern elevations had a double-width door at their centres, beneath a timber lintel. The brickwork of the lower jambs indicated the apertures had originally been elongated, horizontal, rectangular windows (Plates 111 and 112). The southern elevation retained traces of the application of white paint across its upper half, while the northern included a small, blocked, vertical aperture to the west of the doorway, similar to that observed within the Mixing House (*Section A.3.3.26*).
- A.3.6.9 To the east of the Eastern Piggery, the ground dropped away sharply, and the wall was continued below yard height to retain the higher ground to the west. This elevation had a large, horizontal, rectangular window at each end, beneath a timber lintel, presumably of the form that once occupied the northern and southern elevations (Plate 113). Both windows were covered with timber shuttering on the internal face.

Interior

- A.3.6.10 The internal layout had been much modified, with timber stalling erected against the eastern and western walls, set upon a stepped concrete floor and central dung channel. A pair of King-post trusses supported the exposed roof structure (Plate 114). At the western end of the northern wall, the blocked narrow aperture identified externally lay adjacent to a cast-iron bearing box located at the northern end of the western wall (Plate 115). This arrangement clearly indicated that the building was once provided with motive power.



Plate 110: Western elevation, facing north-east



Plate 111: Southern elevation, looking north, with 1m scale



Plate 112: Northern elevation, facing south



Plate 113: Eastern Piggery, facing west



Plate 114: Interior, facing south



Plate 115: Bearing box and block aperture in north-western corner

Eastern Dutch Barn

- A.3.6.11 In the north-eastern corner of the farm complex was the remnants of a Dutch-style barn, which was being used to store hay bales (Plate 116; Fig 13). The building was aligned east/west and was of five bays, constructed of a series of I-section steel posts set vertically into a concrete foundation. The lower halves of the walls were formed of horizontal timber planks, set one upon another and held in position by the flanges of each adjacent steel post. Only at the eastern gable did the building survive to full height, and here the upper half of the wall was clad in corrugated iron fastened to the building's steel frame (Plate 117). Although the roof had been lost, the remaining steelwork at the eastern gable end preserved the outline of the barrel-shaped roof that once covered the structure.
- A.3.6.12 The only apparent entrance to the structure lay at the western end of the southern wall, and save for the concrete floor, no internal details survived. Externally, a narrow walkway passed the southern side of the building, defined to the south by a line of timber planks between a row of five low I-section steel posts.



Plate 116: Eastern Dutch Barn, facing north-east



Plate 117: Eastern Dutch Barn, facing west

Middenstead, Potato Shed and Silo

- A.3.6.13 At the northern end of the complex and lying across the access yard from the Central Block, lay a large unroofed raised concrete platform (the Middenstead) on an east/west alignment (Fig 13). To the west, the platform was defined by a half-height concrete block wall (Plate 118). Its slightly lower eastern wall was constructed in red brick and incorporated three shallow projecting internal piers (Plate 119). The southern wall was formed of stacked timber planks attached to braced, vertical steel posts that divided the building into four notional bays. To the north, the remnants of the corresponding posts were set on a retaining wall of predominantly brick construction. Except for the scar of a brick wall that must have extended at right-angles from the centre of the western wall, there were no internal features of note.
- A.3.6.14 Adjoining the Middenstead on its western side lay the former Potato Shed, a low rectangular building of identical width to the Middenstead, built of concrete blockwork (Plate 120). This building was also unroofed, but the former presence of a roof structure was indicated by a gable wall occupying the southern half of the western wall.
- A.3.6.15 The former Potato Shed could be entered from either of the large opposing double width openings on the northern or southern elevations (Plate 121), although the former required the negotiation of a significant step. It was evident from the internal surface of the gabled wall that this section at least had been limewashed or painted. A pedestrian-width doorway at the centre of the gable wall provided the only access

to the lower floor of the adjoining Silo. To the north of the door a single steel I-section post protruded from the building's concrete floor (Plate 120).

- A.3.6.16 The Silo adjoined the gable wall of the Potato Shed to its west, the relationship of the structures suggesting the latter had been erected first (Plate 122). The Silo was a circular structure formed in what appeared to be cast *in situ* reinforced concrete. It had a low, conical roof, topped by a metal weathervane. A small rectangular projection on the eastern side of the silo presumably provided enclosed ladder access to the upper levels of the structure and was punctuated by three small window apertures, with a fourth aperture noted on its south-western side.



Plate 118: Middenstead, facing south-west



Plate 119: Middenstead, facing south-east



Plate 120: Interior of the Potato Shed, facing south



Plate 121: Remains of the Potato Shed, facing north-east



Plate 122: Potato Shed and Silo beyond, facing north-west

Northern Dutch Barn

- A.3.6.17 To the north of the Silo, and on the eastern side of the farm track leading to the fields north of the farm, lay the remnants of an L-Shaped range of Dutch Barns (Fig 13). The larger structure was an elongated rectangle, seven bays long and aligned north-west/south-east with an entrance at the southern end and another towards the northern end of the western wall (Plate 123). It was adjoined by a smaller single bay structure. The latter projected eastwards from the northern end of the barn's eastern wall and was accessible only from its southern side.
- A.3.6.18 Both buildings shared similar constructional methods, with I-section steel posts set vertically in a concrete footing. The smaller structure, and the northern end of the larger structure linked the heads of these posts with a network of diagonal and curved braces in a more refined manner than the remainder of the building, suggesting the smaller structure had once been of three bays rather than one.
- A.3.6.19 The walls were composed of timber planks which nowhere survived above mid-height (Plate 124). These were predominantly bolted to the upright posts. On the eastern wall of the larger building, the external elevation was clad in corrugated iron. The roof did not survive but the smaller structure preserved the framework of a barrel roof and the truncated stubs of the trusses on the larger building suggested the same.
- A.3.6.20 Abutting the eastern side of the larger building was a pair of parallel brick wall footings, projecting steel posts and an area of hardstanding. These indicated the former location of another structure of which little else remained.



Plate 123: Northern Dutch Barn, facing north-west



Plate 124: Interior of Northern Dutch Barn, facing south

Implement Shed

Exterior

- A.3.6.21 The Implement Shed lay in the north-western corner of the complex, west of the track leading north towards the fields (Fig 13). The structure was aligned north-west/south-east and was rectangular in plan. It was three bays long and constructed of hard-fired red brick, beneath a gabled roof of corrugated sheet material. It was divided into two cells, the larger occupying the southern two bays accessed via a double width opening at the southern end of the eastern elevation (Plate 125). The smaller northern cell was accessed via a similar opening at the northern end of the same elevation. A metal rail at the head of the elevation suggested the former presence of top-mounted sliding doors.
- A.3.6.22 At the centre of the northern gable elevation there was a large rectangular aperture with a concrete sill and lintel that held the remnants of three vertical two by eight light casement windows. Above the window, the upper gable had been clad in corrugated iron and the same had been used on the southern gable.
- A.3.6.23 The southern gable was partially obscured by a largely collapsed extension of concrete blockwork beneath a single pitch roof of corrugated iron. There were no features of historic interest. The western elevation was similarly devoid of features, although two vertical concrete posts integrated into the structure, visually divided it into the buildings three bays (Plate 126).

Interior

A.3.6.24 Internally, the larger southern cell was undivided, with brick walls and a concrete floor, beneath a single central truss of angle iron (Plate 127). From the interior it was evident that a truss of angle iron also formed the upper gable of the southern wall, hence the need for cladding in corrugated iron. The walls and floor of the northern cell were similarly treated, and the dividing wall between the two cells also had a truss of angle iron forming its upper gable (Plate 128). Despite the external cladding, the northern gable was a solid brick wall to its apex.



Plate 125: Implement Shed, facing north-west



Plate 126: Implement Shed, facing south-east



Plate 127: Interior of the southern cell, facing north-west



Plate 128: Interior of the northern cell, facing west

Western Piggery and Farrowing Pen

- A.3.6.25 The Western Piggery was a large rectangular structure, aligned north/south and lying to the west of the Central Block (Plate 129; Fig 13). It was constructed of concrete blockwork with a timber roof structure clad in corrugated sheets. The farmer, Mr Willan, indicated that the building had not been used for some time after the collapse of the roof following a fire. The building could be entered from via a doorway at the centre of the northern gable wall, which was flanked by a pair of three part, six-light windows or from the opposing gable where a central door was accompanied to the east and west by additional entrances to the side passages.
- A.3.6.26 Internally, the building was arranged with a wide central feeding passage providing access on either side to small enclosed pens each with a trough defining their internal sides and with access via a door in the rear wall to a side passage (Plate 130). The building was of limited historical interest, being constructed of modern concrete blockwork and where it survived, its roof was covered in corrugated sheet material.
- A.3.6.27 To the west of the Western Piggery were the remnants of the Farrowing Pen, a smaller rectangular structure with which it shared its alignment (Plate 131). This building was also constructed of modern concrete blockwork and had a shallow, single-pitch roof of corrugated sheet material, draining to the west. It was in only marginally better condition than the adjacent Piggery. A passage running down the eastern side of the building provided access to the individually enclosed pens, with a series of enclosed

yards on the western side also accessible from the west. As with the Western Piggery, the building employed modern construction techniques and was of limited historical interest.



Plate 129: Western Piggery, facing south-east



Plate 130: Interior of the Western Piggery, facing south



Plate 131: Remains of the Farrowing Pen, facing south

A.4 Discussion

A.4.1 Origin

- A.4.1.1 Little is known about the farm at Brockhall prior to the mid-eighteenth century, although it appears to have existed from at least the sixteenth century. Of the farm described in 1757 as a messuage with barns gardens and field (Morgan 2006) nothing remains, although it is plausible some of these earlier building were incorporated into those buildings depicted on the Ordnance Survey mapping of 1847 (Fig 3). The farm illustrated on this map is shown in greater detail on the early twentieth century pre-demolition record of the structures (Plate 6) and indicates a well-ordered dairy and sheep farm laid out upon a double courtyard plan. This plan form is typically attributed a date from the first quarter of the nineteenth century onwards (English Heritage 2006, 43), although it may plausibly have developed from an earlier single courtyard.
- A.4.1.2 By the end of the nineteenth century, it seems possible that the buildings were considered no longer fit for purpose. With the purchase of the surrounding lands ahead of the construction of the Inebriates' Reformatory, it appears that the site was entirely levelled, probably in the early years of the twentieth century. The present farm was erected between 1904 and 1910.
- A.4.1.3 The association of farms with asylums and other mental health institutes can be traced back to the early 1800's, and the recognition of the benefits of what has been termed 'moral management', to mental health care (Miller and Blanc 1967, 66). This approach

advocated the treatment of patients as rational beings, free from restraints and capable of making a contribution to society through a range of activities. The asylum farm was one such activity, providing the more able patients with meaningful employment, the opportunity for skills acquisition and aiding recovery (Historic England 2017, 15).

A.4.2 Function

- A.4.2.1 Later architects plans (Plate 11) suggest the day to day running of the farm at Brockhall was entrusted to a Bailiff, who occupied the Farmhouse and administered the day to day operations. It is likely that labour was supplied by the Reformatory's more able male patients, who would have been transported each day to and from the farm to carry out the necessary tasks.
- A.4.2.2 Although none of the architects plans exactly match what was built, in combination with the surviving buildings it is clear that the farm was designed to meet the needs of modern dairying, cattle rearing and pig husbandry. The dimensions of the Shippon at the centre of the Central Block suggests it probably provided stalling for approximately 32 cows (Plate 7). Along with the Enclosed Courtyard to its west, Covered Yard to its east and Calving Shed and Bull Box beyond, the core and eastern portions of the Central Block were predominantly concerned with the raising of cattle for dairying and fatstock production.
- A.4.2.3 The substantial two-storey northern range predominantly provided for the efficient harvesting of crops, with room for processing and feed preparation on the lower floor and storage on the upper floor. There is some evidence to suggest motive power was employed in the Mixing House (*Section A3.3.26*) and probably in the main barn. However, the Gig House, Stables and Harness Room at the eastern end of this range as depicted on archival plans (Plate 10) remind us that in the early twentieth century, the horse was still the farm's primary source of power.
- A.4.2.4 The western range was dominated by the accommodation and management of the farm's pigs, with five Pens generally providing space in each for two pigs or for a sow and her litter (Lake 1989, 37). In addition, the structural evidence suggests there may have originally been another two Pens to the south with a feeding passage to their west. The Pig Pens were heated to promote fattening, and a Boiler House at the southern end of the range fed a pair of ceiling mounted cast iron pipes that passed through each Pen.
- A.4.2.5 The preparation of feed for the pigs was normally carried out within a Boiling House (English Heritage 2013, 32), which at Brockhall farm was probably located at the northern end of the western range. The incorporation of a chimney breast into the northern wall of this room, in addition to its proximity to both the Pig Pens and the northern range, make this the most likely location for such a building.
- A.4.2.6 It appears that the southern end of the eastern range was reserved for equipment storage (Plate 10), its position making it inaccessible to the livestock, but convenient

for the Tool House should maintenance be required (Plate 11). It was also within easy reach of the farmhands who would have been lodged in the Men's room during breaks. The latter was insulated against the cold, provided with heating via a fireplace on its northern wall and originally had internal access to toilet facilities.

- A.4.2.7 As with most farms, accommodation was also provided for poultry. This is illustrated by the pop holes at the southern end of the western range, at the base of the western wall of what is now the Garage.

A.4.3 Development

- A.4.3.1 The cartographic evidence indicates that the early twentieth century rebuild included the Main Range at the core of the farm, along with the detached Eastern Dutch Barn, the Eastern Piggery and its adjoining shed to the east (Figs 5 and 14).
- A.4.3.2 This was followed, between 1910 and 1932, by the rebuilding of the farmhouse on the same footprint and to a similar plan and the erection of a new Dairy to its east (Figs 5 and 6). During the same period, the North Eastern Piggery was added and the Middenstead, Potato Shed and Silo were built. In the following two decades the accommodation for Pigs was substantially expanded with the construction of the large Western Piggery and its associated Farrowing Pen, while to the north the detached Tool Shed and a second Dutch Barn was raised (Plate 11) .
- A.4.3.3 Meanwhile, numerous internal alterations were made to the Central Range, the most significant of which was the modification of the Covered Yard, effectively converting it into a second Shippon (Plate 10). Additional Loose Boxes were also completed at the southern end of the Enclosed Courtyard, with the consequent rearrangement of the yard's southern entrance. The physical evidence suggests that the yard had been covered for a time, which is supported by LCC *Mario* aerial photographs from the 1940's. It remained as such until at least the 1960's.
- A.4.3.4 Around 1948, the detached Pig Pen to the north-east was extended to the north with the addition of a Bull Box, and a new Dutch Barn and Implement Shed were added to the north-western corner of the farm (Plate 11). This barn was later amalgamated with another to its south to create the L-shaped range that presently exists.
- A.4.3.5 These additions represent the last significant investment in the farm with changes in government policy towards the management and treatment of mental health conditions gradually leading to the deinstitutionalisation of patients and their reintegration into the community. It became clear during the early 1960's that the vast majority of mental institutions would close, and investment in these buildings was discouraged (The King's Fund 2020). As such the buildings at Brockhall Farm would likely have begun to suffer from declining maintenance during the third quarter of the twentieth century and it was reportedly during this period that a fire damaged the roof of the Western Piggery (C. Willan, pers com).
- A.4.3.6 Following the closure of the hospital and the sale of the farm in 1974, the Dairy at the southern end of the site was converted to residential accommodation, and two large

openings were cut through the northern range to allow tractor access to the central Shippson and converted Covered Yard (C. Willan, pers com). Further changes were made to the south-west where, what was probably the existing Poultry House, was converted to a modern Garage and two of the Pig Pens of the western range were modified to provide additional Loose Boxes. The present Milking Parlour to the north of the Enclosed Courtyard also saw substantial rebuilding and modernising, along with the conversion of what may have originally been a Boiling House to its west into the current Dairy. It may also have been during this period that the partition between the Stable and Harness Room was removed, and stalling was provided.

A.4.4 Conclusion

- A.4.4.1 No structural evidence relating to the sixteenth-century (and probably earlier) buildings at Brockhall Farm remains extant. Historic mapping indicates that by the mid-nineteenth century, the site was occupied by a dairying and sheep farm organised around a double courtyard plan. This farm survived until the early years of the twentieth century when the site was cleared, and a new farm built as part of the recently-established Brockhall Inebriate Reformatory.
- A.4.4.2 Between 1904 and 1974, the farmstead operated as a dairying, fatstock and pig husbandry farm by the Reformatory, providing employment for its patients as a part of its occupational therapy scheme. It is to this period that the present buildings date, with the Central Block providing extensive accommodation for cattle in a series of yards, shippsons and loose boxes. The original buildings also provided space for pigs, extensive crop processing and storage facilities in the double-storey northern range and accommodated a series of ancillary functions. Subsequent additions to the farm during the first half of the twentieth century saw the expansion of accommodation for pigs, and the erection of additional crop and equipment storage buildings.
- A.4.4.3 Changes in government policy towards the treatment of mental illness during the second half of the century probably led to the decline of the farms buildings through a lack of investment and its eventual disposal in 1974 into private hands. Since this time alterations have been largely confined to modifications to the structures to accommodate modern farming equipment, improvements in technology, economic fluctuations, and the increased regulation of the industry.
- A.4.4.4 While the Central Block was built with a degree of architectural pretention, its scale and elaboration is modest in comparison with the larger model farms. Subsequent additions appear to have been built with economy in mind. Perhaps surprisingly, the most significant structure on the site is the concrete Silo, which appears to predate 1929, making it an early and rare example of its type (English Heritage 2013, 35).

APPENDIX B HISTORIC ENVIRONMENT RECORDS

LHER	Description	Designation	NGR
PRN1012	Braddyll, northeast corner of Brockhall Village, Langho, site of a possible manor house, modernised before 1848, derelict by 1877, converted into a barn		SD 69753 36713
PRN1016	Croskell's cross; cross base moved from its original location; modern shaft		SD 69560 37830
PRN1022	Bullasey Ford, Whalley; traditional site of Battle of Billingahoth, 798 AD.		SD 69820 37660
PRN1028	Bullasey Ford; rampart and pottery, pre 1896, no visible remains		SD 69799 37799
PRN149	Brockhall Wood, Brockhall Village, Billington; Site of tumulus destroyed 1836, contained a cist and human bones and the rusty remains of spearheads, date unknown		SD 6993 3750
PRN15512	Ribchester to Ilkley Roman Road (Margary 72a); third section		Centred SD 68951 35964 (1721m by 644m)
PRN15513	Ribchester to Ilkley Roman Road (Margary 72a); fourth section - Dinckley Brook to R Calder		Centred SD 70441 36543 (1257m by 513m)
PRN15514	Ribchester to Ilkley Roman Road (Margary 72a); fifth section - River Calder to A671		Centred SD 72533 38396 (2927m by 3192m)
PRN1564	Crostell's Cross, Cross Gills; Cross re-erected after being moved from original site (see also PRN1016)		SD 69550 37850 (point) SD63NE
PRN1581	Near Hacking Hall, Billington; Aerial photo shows Hacking Hall, the confluence of the Calder and the Ribble and one of the scheduled Winkley Lowes (PRN 179). Roman road not obvious.		SD 71099 37100 (point)
PRN1583	Near Brockhall Hospital, Old Langho; AP faintly shows Roman road		SD 70500 36600
PRN1601	Brockhall Hospital section of Roman Road; AP		SD 7080 3750
PRN17613	Jumbles, off B6243 Whalley Road, Aighton, Bailey and Chaigley; probable 17 th century house, much altered	GII LB (NHLE 1362222)	SD 70220 37750
PRN17642	Hacking Hall Farm Barn, Billington; cruck barn, c 1600	GII* LB (NHLE 1072064)	SD 71142 37042
PRN179	Winkley Lowes B, Hurst Green; barrow (in a natural mound) in a bend in the Ribble	SM (NHLE 1008909)	SD 70849 37300
PRN180	Winkley Lowes A, Hurst Green; barrow with unurned burial in a bend in the Ribble	SM (NHLE 1008908)	SD 70649 37450
PRN23748	Brockhall Village, Billington; site of former inebriates' reformatory		SD 70134 36338
PRN2566	Braddyll Cottage, northeast corner of Brockhall Village, Billington; Described as a pre-1844 barn, but prior to demolition, appears to have been converted to a house. See also PRN1012Braddylls former manor house		SD 69761 36780
PRN2626	Jumbles; earthwork, ?moat		SD 70200 37750
PRN26145	Line of Roman Road 72a Ribchester to Ilkley; various stretches and field investigations; see PRN 15512-4		Centred SD 79666 42673 (29017m by 14975m)

PRN28088	Aighton, Bailey and Chaigley; small mound in proximity to two other tumuli PRN179 and 180		SD 70794 37602
PRN28089	Several linear features, probable former Post-medieval field boundaries, and a wide long shallow ditch.		SD 70879 37533
PRN28090	Possible enclosure visible from the air, near Brockhall Wood, appears to have Post-medieval boundaries running over the top		SD 69989 37293
PRN28091	Possible area of ridge and furrow visible from the air near Brockhall Wood		SD 70031 37224
PRN28158	Former field boundaries visible from the air, north of Old Langho Road and west of Potter Fold Farm, Brockhall, Billington		SD 71047 36581
PRN28161	East of Brockhall Village, Langho; small oval features shows clearly on RAF AP		SD 70623 36475
PRN28162	North part of Brockhall Village, Langho, a large pond with two islands, identified on LiDAR		SD 69914 36777
PRN28256	Dinckley Gravel Pit, Billington and Langho		SD 6988 3764
PRN28257	Hacking Ferry, River Ribble, Billington to Aighton Bailey and Chaigley; shown on the OS 1848 1:10,560 map and the 1894 1:2,500 sheet		SD 7084 3708
PRN28258	Hacking Barn Ferry, River Calder, Billington to Little Mitton; shown on OS 1:10,560 mapping, 1848, but not the 1894 1:2,500 sheet		SD 7111 3710
PRN3112	South east of Cross Gills, Hurst Green; earthworks possibly associated with supposed Battle of Bilangahoth at Bullasey Ford (PRN 1022), also possibly a sand quarry pit.		SD 69579 37780
PRN3376	Howgreave, Crow Road, Brockhall Village, Billington; House, later barn, now demolished		SD 70088 36637
PRN3377	Pearson's Farmhouse, later renamed Brookside Cottage, Brockhall Village site; site of farmhouse and barn, pre-1847; no longer extant		SD 6995 3609
PRN3378	Brockhall Village, east of Langho Wood, Langho; Two north-to-south-aligned linear earthworks		SD 7030 3619
PRN3381	Brockhall Mental Hospital, Billington and Langho; Originally built as an inebriates' reformatory 1901-3. It had become an institution for mental defectives by 1924. Now demolished and site redeveloped as Brockhall Village.		SD 7003 3653
PRN39760	Hacking Hall walled garden, 1607; Lancashire's Unregistered Historic Designed Landscapes HDL211		Centred SD 70942 36901 (95m by 88m)
PRN39884	Fox Fields Farm, Whalley Road (off), Stonyhurst; historic farmstead, shown on OS mapping of 1847 and 1893 (extant)		SD 70055 38139
PRN6104	Hacking Boat House, southeast of Jumbles, in a loop of the river Ribble; house or farmstead (too large to be a boat shelter and presumably served the adjacent Hacking Ferry PRN 28257). Pre-1894, replacing buildings of pre-1848 on a site to the north		Centred SD 70751 37319 (83m by 219m)

PRN6235	Foggs, nr Great Wood, Dinckley; now apparently an outbarn, but probably originally a farmstead and well, pre-1847		SD 69610 36544
PRN6236	Great Wood, Dinckley; A well is marked on the OS first edition map, but not on the current sheet; not seen in field inspection.		SD 6986 3625
PRN721	Hacking Hall, Billington; manor house, replaced by early 17th century hall. Possibly originally moated.	G1 LB (NHLE 1072065)	SD 70929 36900
PRN40475	Foot Bridge over Dinckley Brook, Brockhall Village, Langho, marked on the first edition OS		SD 6974 3662
PRN41404	A lead alloy spindle whorl of medieval to post-medieval date, found East of Foxfields, Aighton, Bailey and Chaigley		SD 70 38
PRN41978	Findspot of a Silver Denarius of the Roman Republic, Dinckley, Probably of M. Sergius Silus (116-115BC)		SD 69 36
PRN42338	Brockhole Farm, Gleneagles Drive, Brockhall Village, Langho; medieval estate, buildings noted on maps from Yates 1786 onwards. Rebuilt as model farm c 1904, farmstead proposed for conversion to dwellings 2020.		SD 7029 3711

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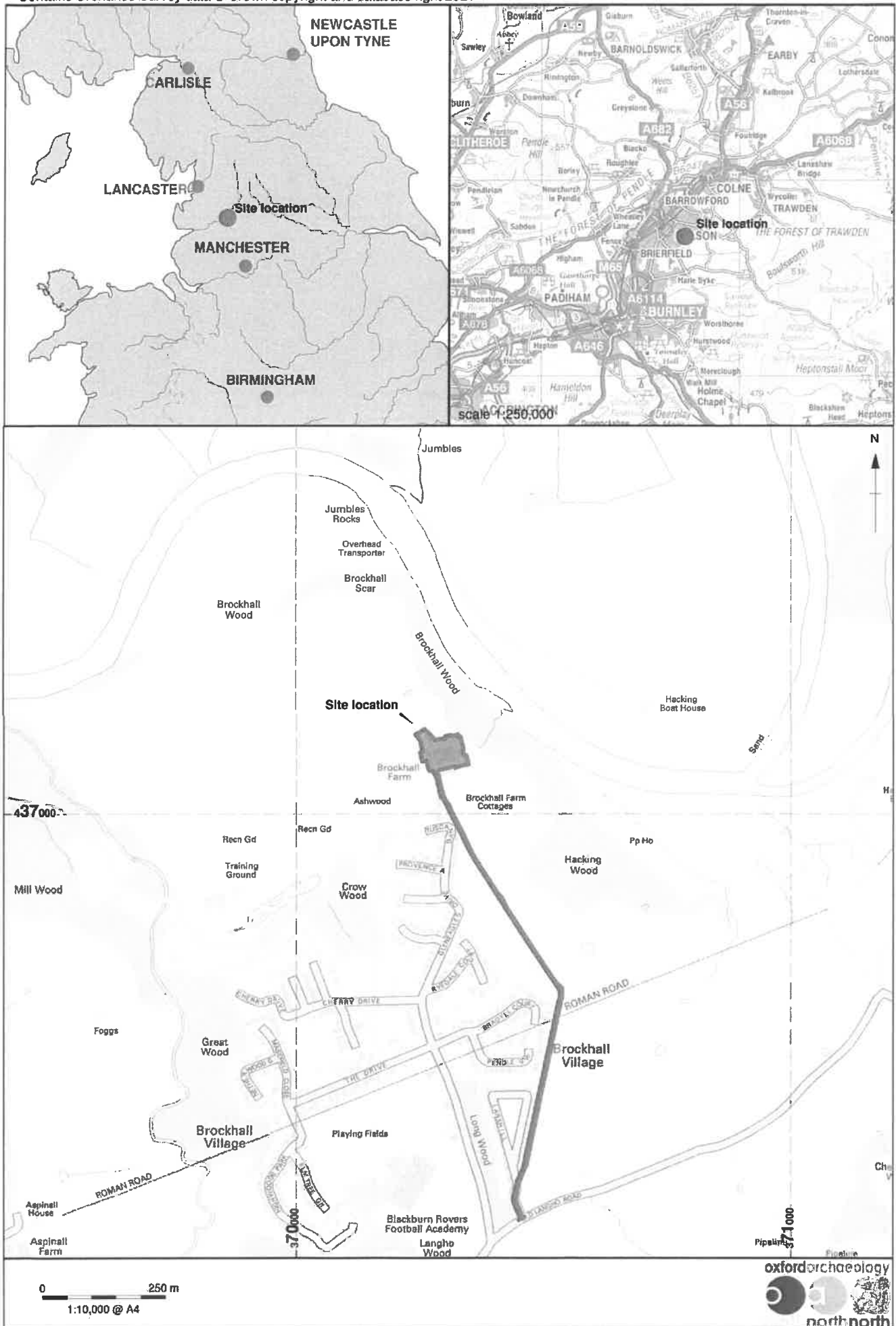
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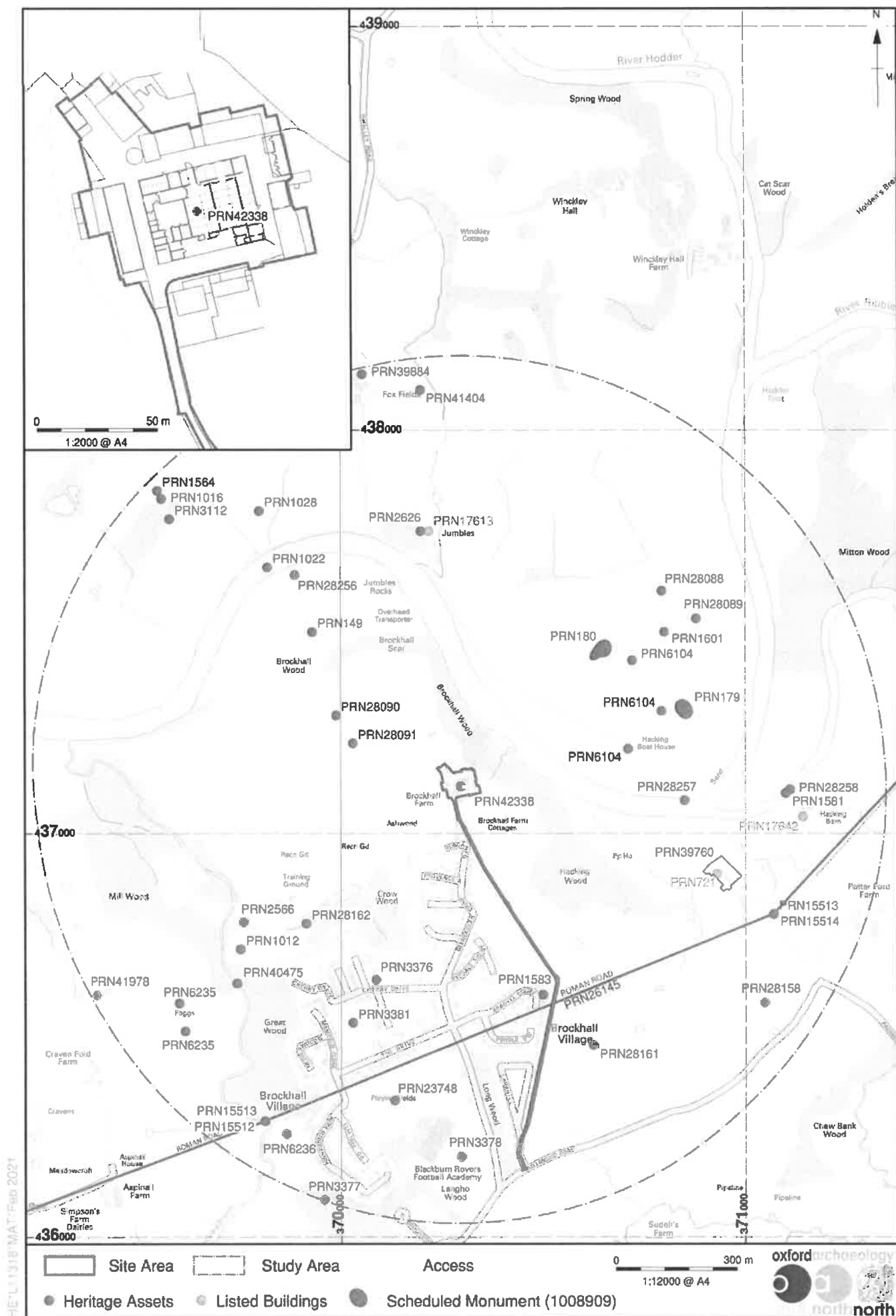




Figure 3: Site area superimposed on the Ordnance Survey First Edition 6":1 mile map of 1848

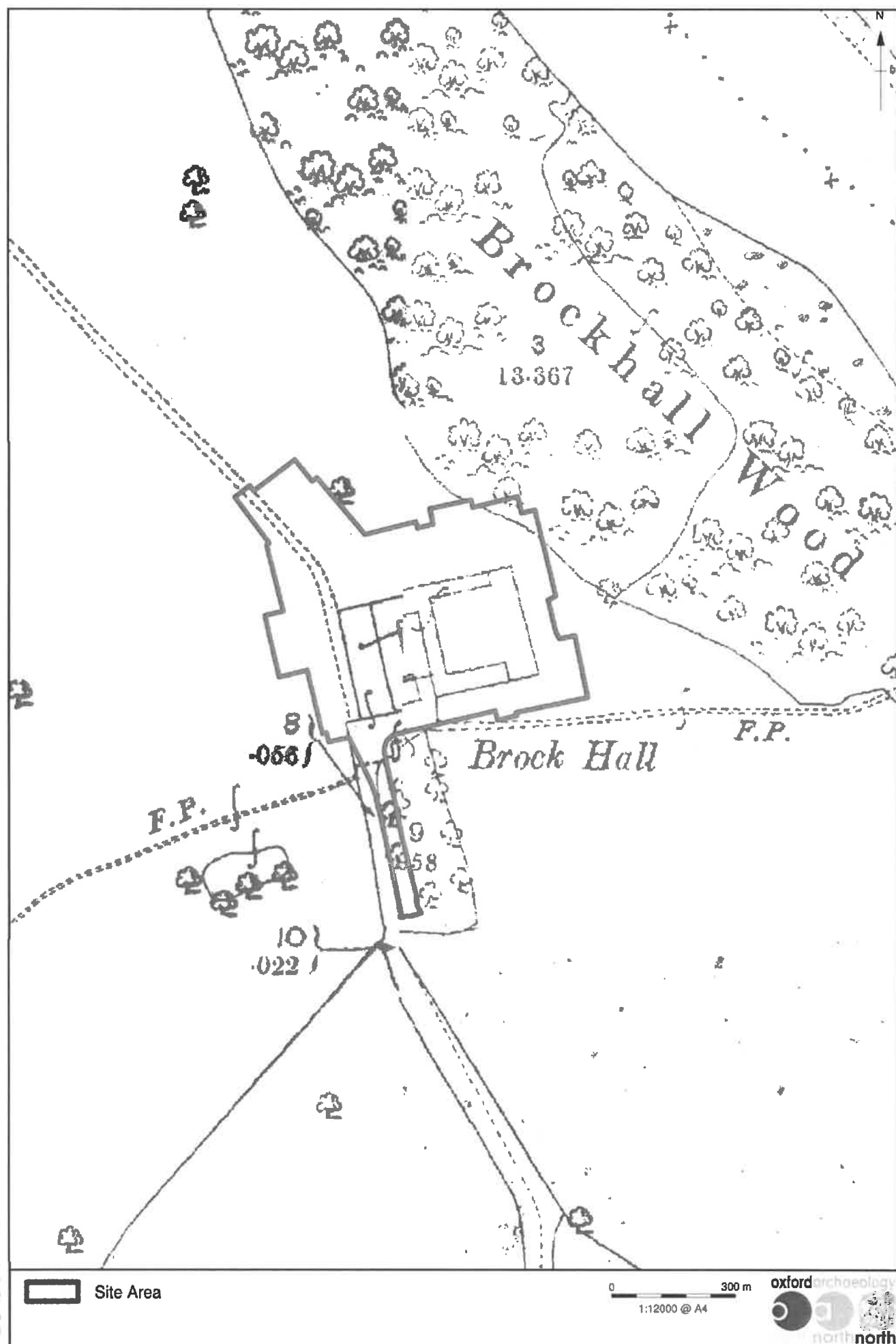


Figure 4: Site area superimposed on the Ordnance Survey First Edition 25":1 mile map of 1893

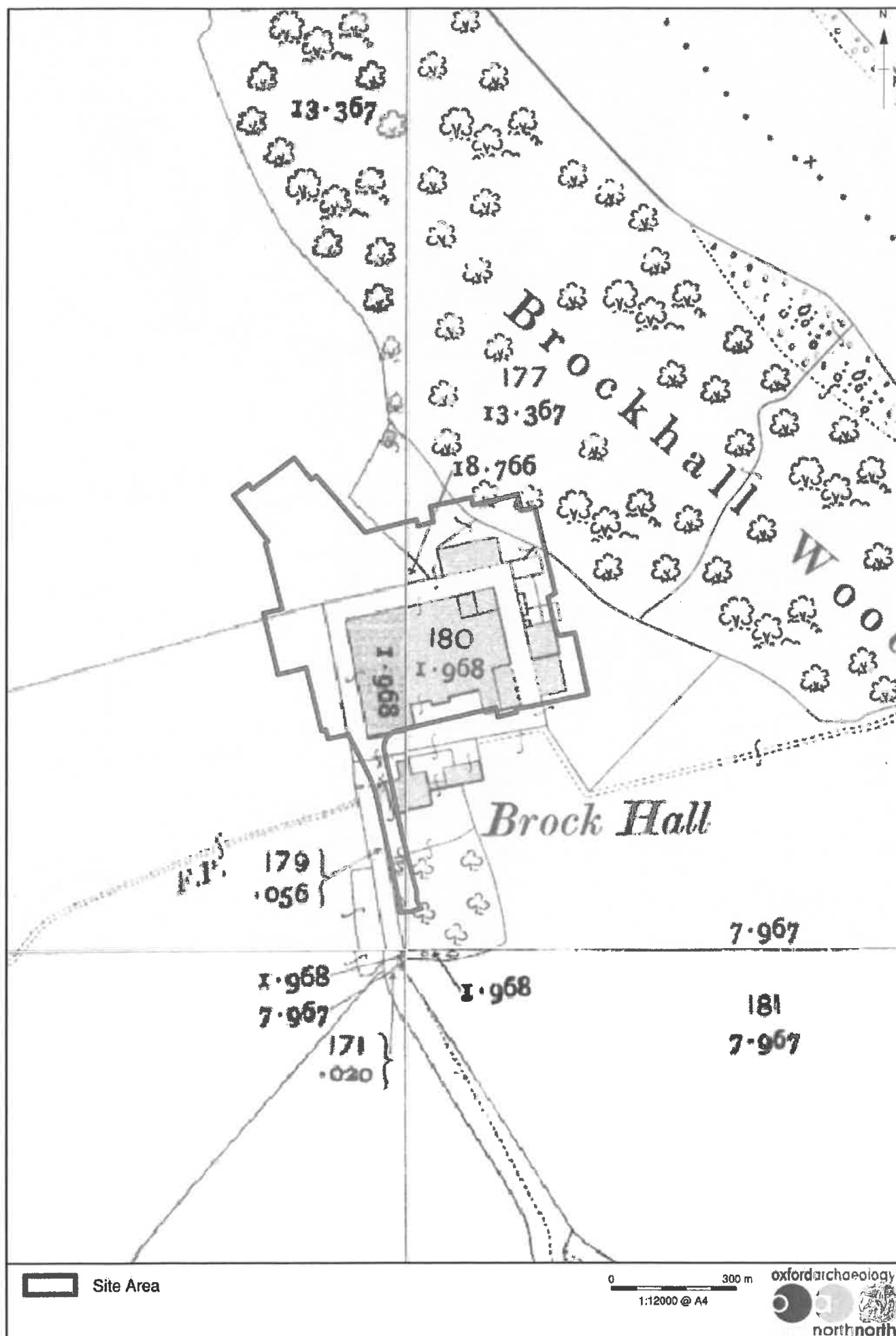


Figure 5: Site area superimposed on the Ordnance Survey 25":1 mile map of 1910

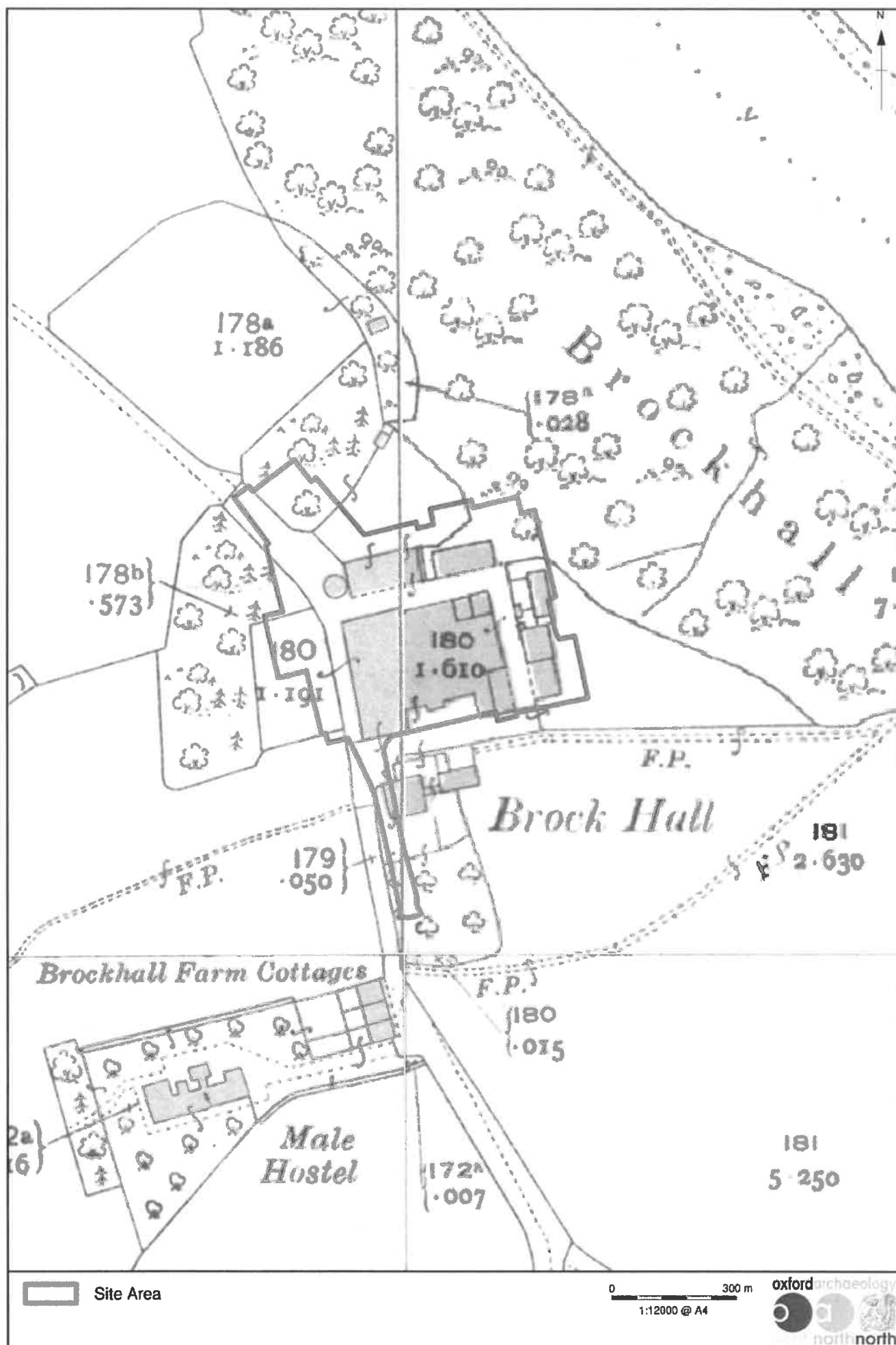


Figure 6 Site area superimposed on the Ordnance Survey 25":1 mile map of 1932

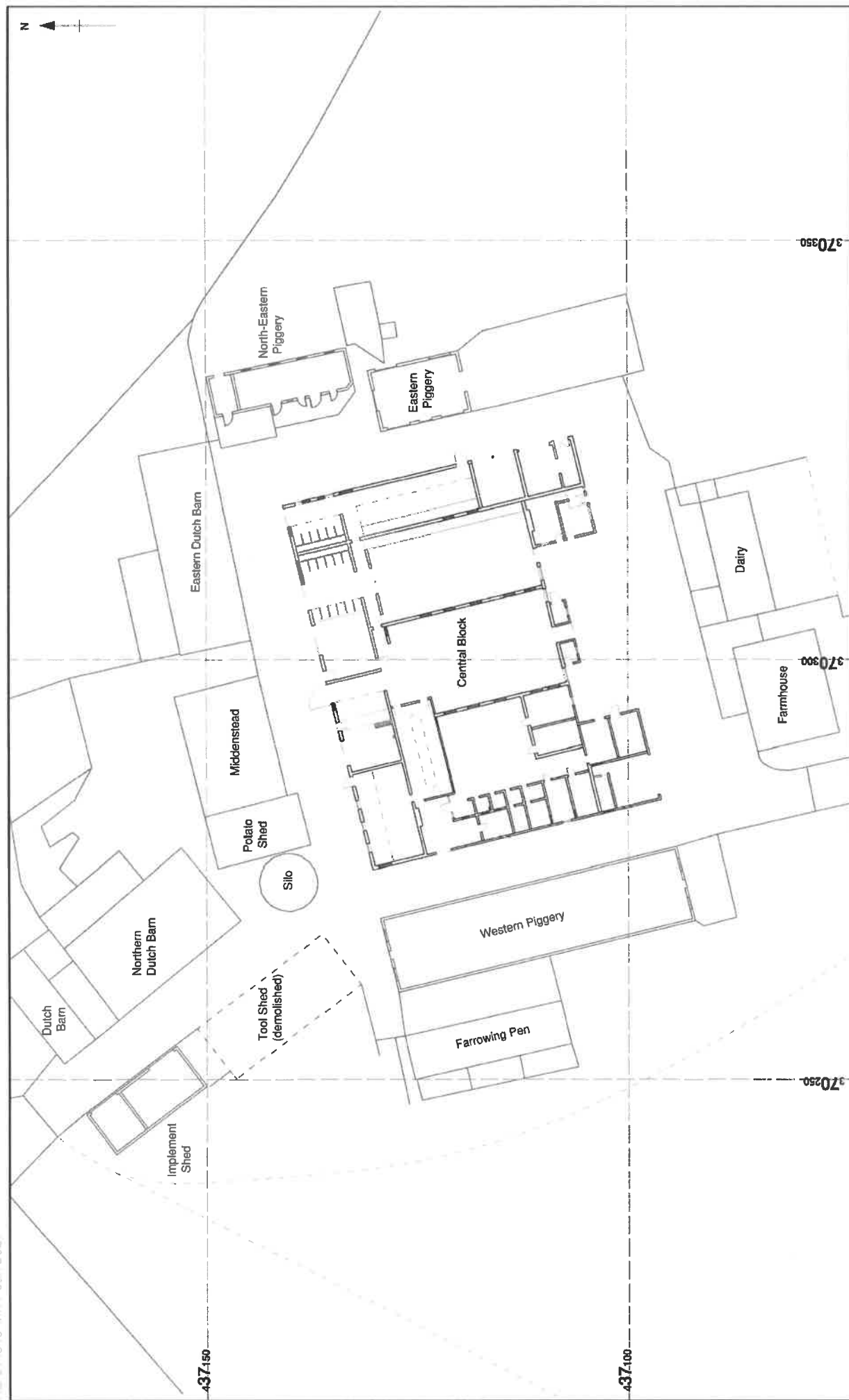


Figure 8: Site layout plan

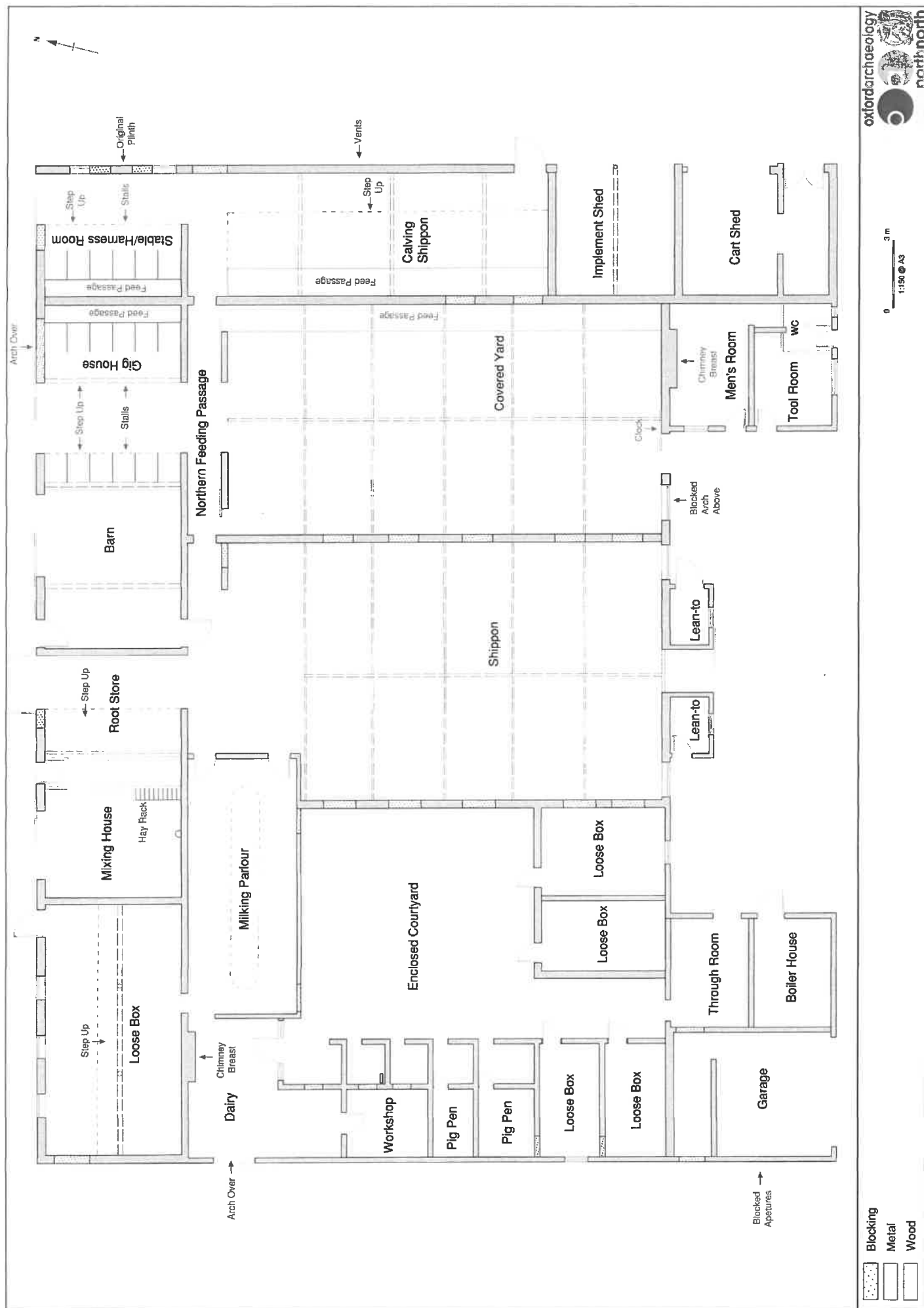


Figure 9: Ground-floor plan

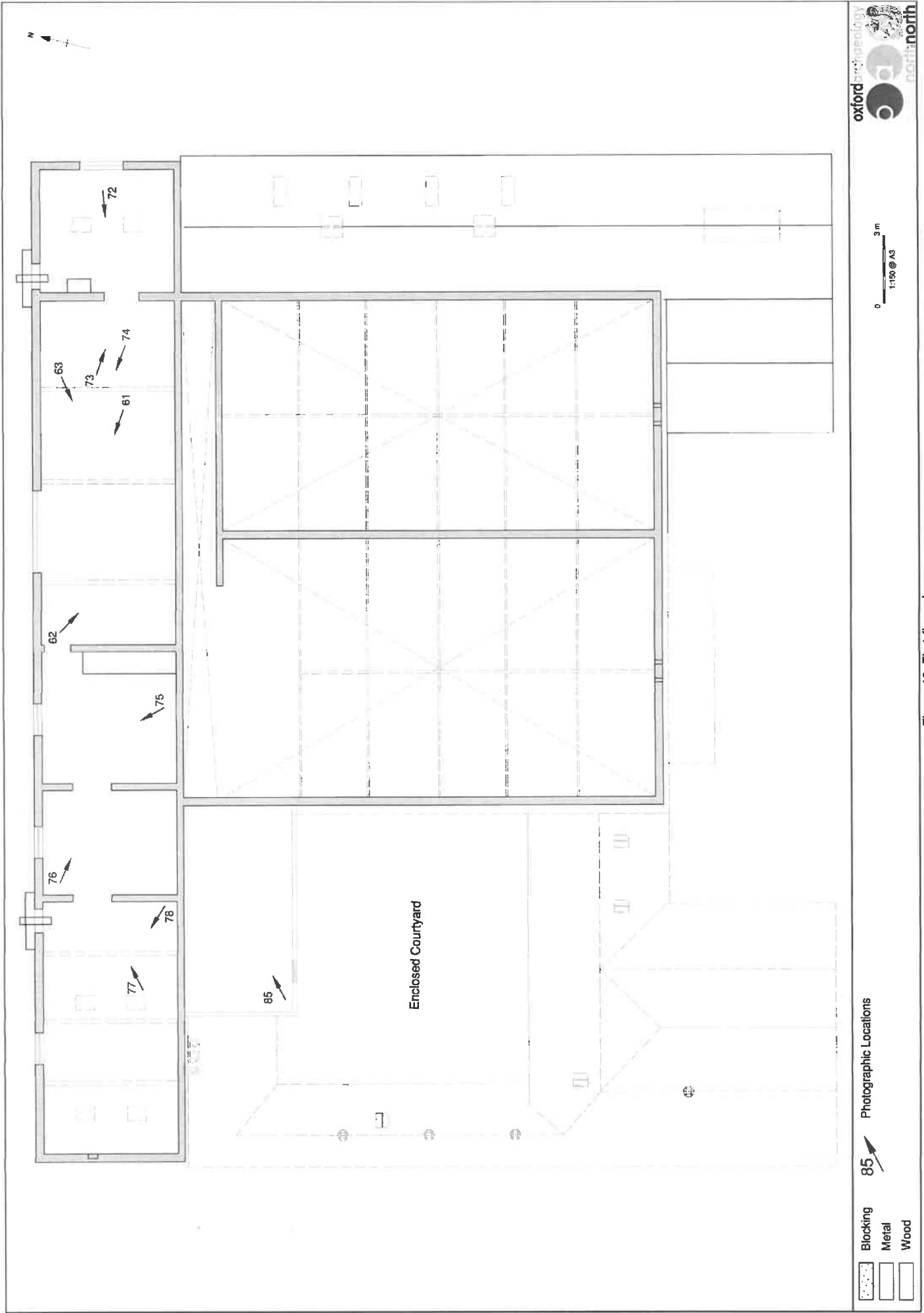
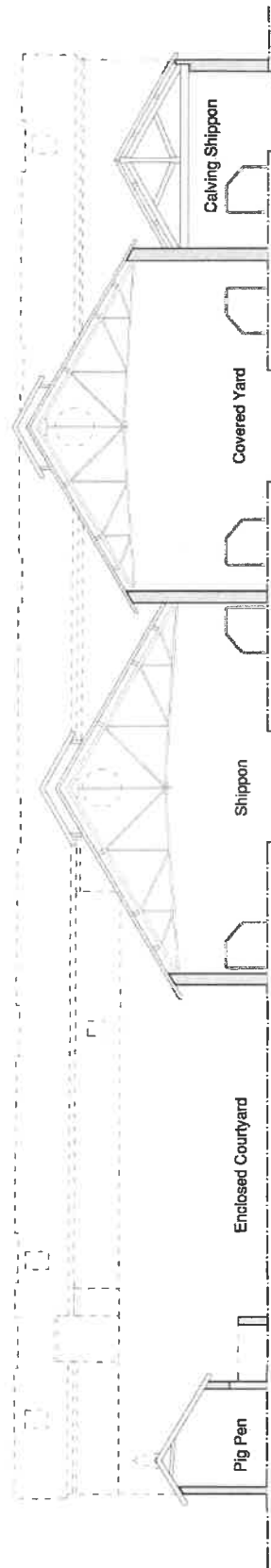
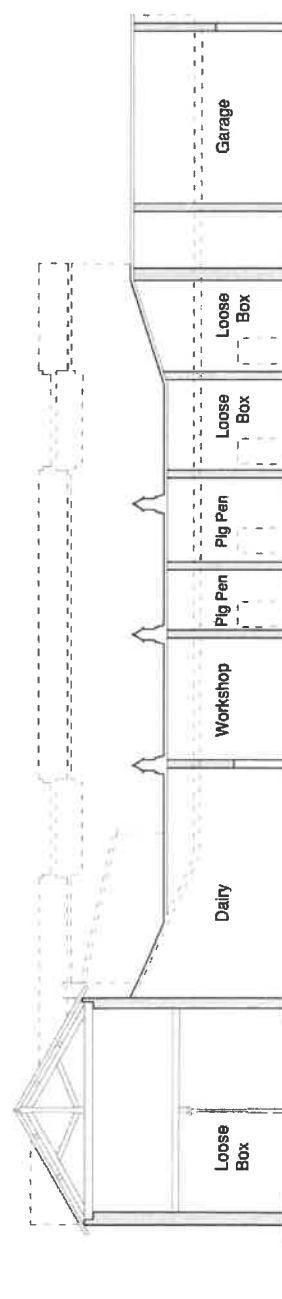


Figure 10: First-floor plan



East-West Cross-Section



North-South Cross-Section

☐ Timber
☐ Metal

0 3 m
 1:150 @ A3

Figure 11: Cross-sections

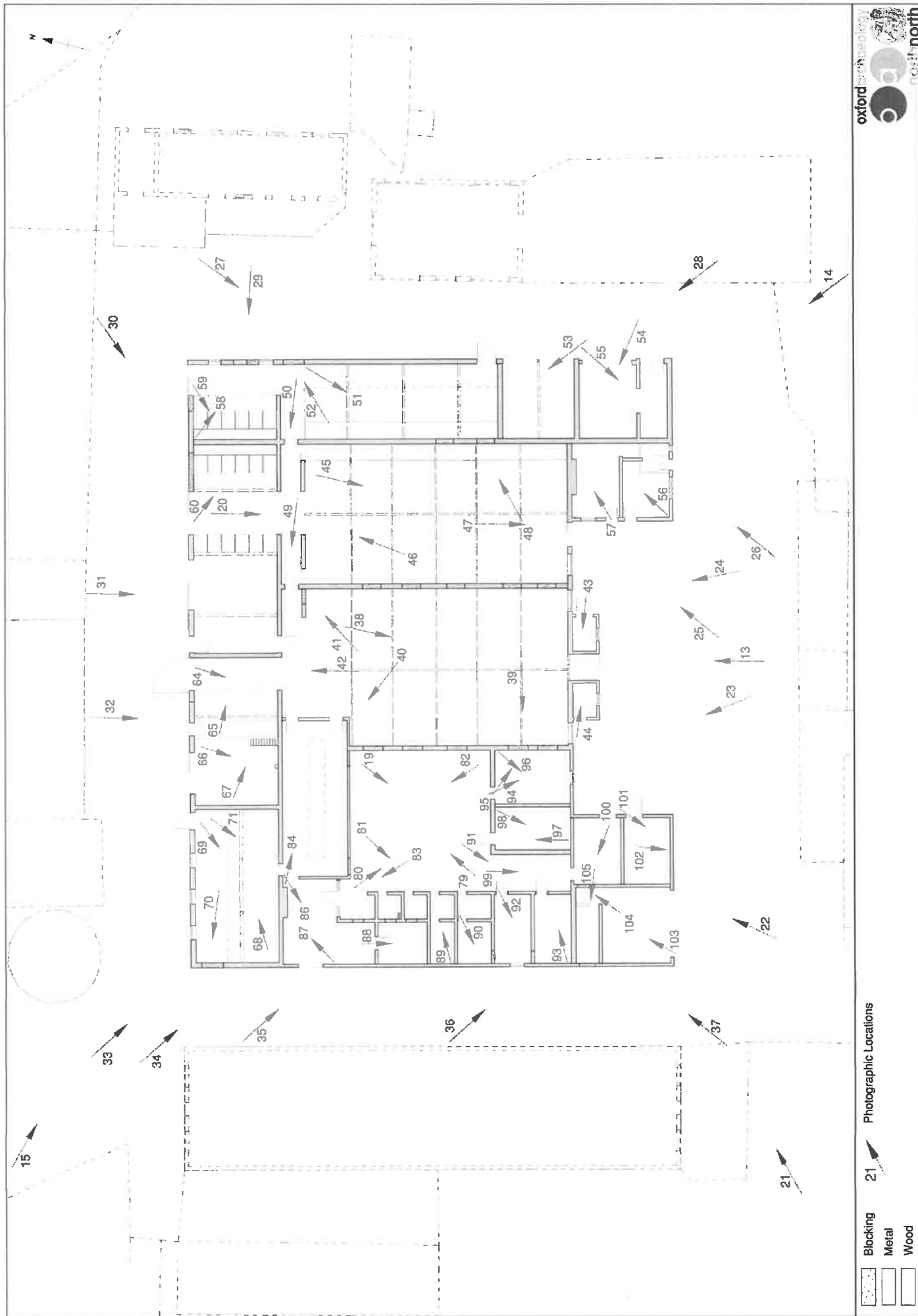


Figure 12: Ground-floor photographic locations



Figure 13: Ancilliary buildings photographic locations



Figure 14: Phase plan



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