

# TEEWOOD FARM BARN, WADDINGTON, CLITHEROE, LANCASHIRE



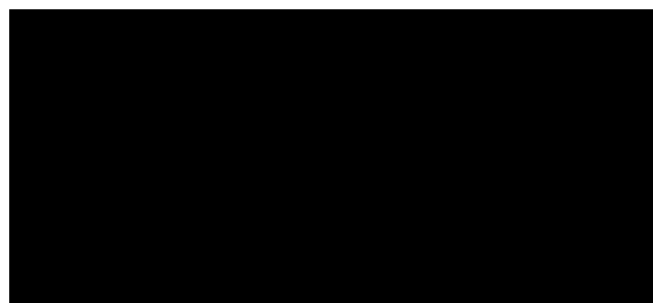
Historic Building Survey



September 2023

TEEWOOD FARM BARNs,  
WADDINGTON,  
CLITHEROE,  
LANCASHIRE

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## **Summary**

The main barn (Barn B) at Teewood Farm was constructed in about 1819, as a threshing barn with cattle shippens with a hayloft over, and can be tied into an Enclosure Act for the area. It also seems to have included a cart shed, which is now an integral part of the farmhouse (in separate ownership). During the later 19th century, the farmhouse was extended into the barn, although the barn was extended northwards by a pair of successive outshuts. Just after 1900, a new barn was erected at the site (Barn A), which originally contained a cartshed and shippon, but subsequently the whole ground floor was converted to shippens. A recommendation is made for a limited watching brief during soft stripping works.

## 1. Introduction

- 1.1 A Level III historic building survey of the barns at Teewood Farm, Waddington, Lancashire (OSNGR 372230 445450) was undertaken by [REDACTED] during August 2023 (Figure 1). This was commissioned by [REDACTED] on behalf of the client, [REDACTED] who is proposing to refurbish the barns as a family home.
- 1.2 The work was undertaken within the context of recently submitted planning application no. 3/2022/0777, to Ribble Valley Borough Council. The Lancashire Historic Environment Team recommended a Level II/III Historic England-type survey of the barn. The planning condition was outlined in a letter of 7 November 2022, from [REDACTED] of the Lancashire Archaeology Service, to the R.V.B.C. Head of Planning Services.
- 1.3 The property comprised a larger barn (Barn B) which was contiguous with a farmhouse (the latter in separate ownership); and a smaller barn (Barn A), which was nearby. None of these were listed. At the time of the survey work, both barns had been disused for many years.
- 1.4 The work was undertaken in accordance with the guidance and guidelines of the Chartered Institute for Archaeologists (Cifa), as follows:

*Standard and guidance for historic environment desk-based assessment* (updated 2020).

*Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (updated 2019).

*Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives* (updated 2020).

### 1.5 Acknowledgements

The historical background was researched and compiled by Dr Peter Arrowsmith, who also obtained Figures 3 – 9. The survey and photography were undertaken by [REDACTED] This report was produced by [REDACTED]

## **2. Scope and Methodology**

- 2.1 A detailed record of the barns was created, both by drawn elevations, floorplans, and cross-sections, in part using the existing architect's drawings, and by photographic means, along with a textual description of features. The existing topographic survey was used as a basis for Figure 2. Due to safety concerns, it was not possible to access the lofts of either of the barns; these were viewed internally by use of a ladder.
- 2.2 The drawings were then scanned, and drawn up in AutoCAD (Figures 10 - 13). The digital photographs are reproduced as Plates 1 – 42.
- 2.3 Sources consulted for the historical research into the site have included:
  - Historic mapping.
  - Published written sources.
  - Primary documentary sources held at Lancashire Archives and at West Yorkshire Archive Service, Wakefield.

### **3. Building Location**

#### **3.1 Location**

The property is located about 1.5km to the north of Waddington, and 4km to the north-west of Clitheroe. It lies in Waddington Civil Parish, Ribble Valley District (OSNGR 37225 34545). Historically, before 1974, this area was located within the North Riding of Yorkshire. It stands on the west side of Slaidburn Road (B6478), which runs northwards from Clitheroe and Waddington towards Waddington Fell.

#### **3.2 Topography**

The farm site lies at about 190m OD, on a gentle south facing slope, between the valley of the river Ribble and the upland moorland area of Waddington Fell, to the north. The only notable drainage feature was a small stream which flowed from north-west to south east, just to the west of the barns. This was now culverted where it passed beneath the garden of the farmhouse. Historically, a good southern aspect towards the town of Clitheroe and the Ribble valley would have been obtained. The site itself was probably open moorland, until enclosed and improved during the post-medieval period.

#### **3.3 Geology**

At depth, the site is underlain by the coarse sandstones of the Clitheroe Limestone Formation and Hodder Mudstone Formation, of Carboniferous age, about 340 million years in age. This is overlain by glacial tills of the Quaternary period, deposited during a more recent glacial period. The moorlands to the north were underlain directly by the Pendle Grit Member, of Carboniferous age ([Geology of Britain viewer | British Geological Survey \(BGS\)](#)).

## 4. Historic Background

### 4.1 Owners and occupants

Historically, Teewood Farm lay within the township of Waddington in the parish of Mitton. The township was part of the West Riding of Yorkshire until 1974, when under the reorganization of local government, it was transferred to Lancashire. On historic Ordnance Survey mapping Teewood Farm is named as Leemings.

Jeffery's map of Yorkshire, surveyed in 1767-70, includes the wording 'Gregorys Lemins' but the site of Teewood Farm is vacant (Figure 3). A farm on the present site is clearly marked on Teesdale's county map, surveyed between 1817 and 1828, but is not named (Figure 4). The farm is also partially shown on the enclosure map of Waddington.<sup>1</sup> This is not dated but the Act of Enclosure was passed in May 1812 and the scheme was finalised by June 1819, and makes reference to this map.<sup>2</sup> As part of the enclosure Slaidburn Road, originally a much wider routeway named Waddington Moor Lane, was reduced in width, and the strips of land removed were awarded to the owners of the neighbouring farms. In the case of Teewood Farm, the recipient was Elizabeth or Betty Leach, a widower. This information enables the farm to be also identified in Land Tax assessments for Waddington, which name Mrs Leach as the owner in 1819 of a property assessed at the modest sum of 3s 9d.<sup>3</sup> The assessments for other years reveal Mrs Woddell to have been the owner in 1790, Thomas Clarke Esq in 1806 and Jane Clarke in 1808, and show Mrs Leach as still the owner in 1832. Throughout this period the farm was leased to members of the Parker family, with Richard Parker named as occupant in 1790-1813, Widow Parker in 1819, and Thomas Parker in 1826-1832.<sup>4</sup>

On the 1<sup>st</sup> edition Ordnance Survey 6in to 1 mile map, surveyed in 1847, the site is identified as 'Leemings' and this name is found on later OS mapping (Figures 5-9). This name also appears in the census of 1841, where the occupants are listed as Thomas and Robert Parker.<sup>5</sup> The former, whose age is given as 60, was presumably the Thomas Parker of the 1826-32 Land Tax assessment. The farm is shown on the 1850 Waddington tithe map, but the farm range and several adjacent fields are unnumbered, and are not included within the tithe schedule. 'Leemings' is, however, listed there among lands in the townships for which the tithes had been merged; the owner is named as James Garstang and the extent of the property is given as 23 acres 3 roods 17 perches.<sup>6</sup> In the census of 1851 the occupant of Leemings is named as James Holgate, farming 60 acres, but in the census of 1861 he is listed as the occupant of the Thornbers, the neighbouring farm to the south, where he is also described as farming 60 acres. It is possible that entries in the 1851

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<sup>1</sup> West Yorkshire Archives QD5/3/Vol 1/14c.

<sup>2</sup> West Yorkshire Archives C379; QD5/3/B35.

<sup>3</sup> West Yorkshire Archives QE13/13/55.

<sup>4</sup> See Appendix.

<sup>5</sup> See Appendix.

<sup>6</sup> Lancashire Archives PR 3031/4/6.

census have been transposed, since the occupant of Thornbers is listed there as John Parsons [sic], farming 23 acres. In the 1861 census, from the order of entries, Teewood Farm is probably listed as 'Moorside' occupied by Christopher Parker, also farming 23 acres. At the time of the 1871 census he was away from home, but was now farming 70 acres. The household also included three boarders, working as stone masons or cutters.

The Parkers' association with the farm seems to have come to an end by 1881 when the census lists two households at 'Leemings', one consisting of Ralph Kitchen, a retired farmer, and his wife, the other comprising the farmer Ralph Parkinson and his family. In 1887 'Leeming's Farm' was advertised to let, and described as comprising 82½ statute acres.<sup>7</sup> The census of 1891 lists Leemings as containing two dwellings, both of which were unoccupied. 'Leemings or Moorside Farm' is also listed as unoccupied in the census of 1901. It was reoccupied by 1911 when the census gives the occupants of 'Leemings Farm' as William Smithson, farmer, and his wife. Smithson is also named as the occupant of Leemings in the 1910 'Domesday' valuation, which describes the property as containing 75 statute acres, and states that it was leased from Lady Holker.<sup>8</sup> William Smithson continued to occupy the farm until 1917, when an auction was held of all his livestock, consisting of '12 cattle, 140 sheep and lambs, 3 horses, and the winter-eatage of the whole farm'.<sup>9</sup>

## 4.2 Site development

Teesdale's map of 1817-28 shows the farm as a single rectangular range, set at a right angle to Slaidburn Road (Figure 4). The enclosure plan of 1812-19 includes only a partial plan of the site, with the western end omitted, but shows the rest as extending into the strip along the west side of Slaidburn Road which was to be awarded to the farm's owner, Mrs Leach.<sup>10</sup> On the evidence of this map, Barn B at the site was built no later than 1819, either in connection with the enclosure or at an earlier date as an encroachment onto Waddington Moor Lane.

The 1847 OS mapping again depicts the farm as a single range, with Barn B on the east projecting to the south as in the present building (Figure 5). The farmhouse is shown as bordered on the west and south by an orchard or garden, crossed by a small watercourse. To the south of the farm, the strip of land awarded to Mrs Leach is shown as planted with trees. The Waddington tithe map of 1850 depicts the farm simply as a rectangular block. It also shows this projecting into Slaidburn Road, suggesting the tithe map to draw on earlier mapping.

On the 1:2500 OS map surveyed in 1886 an extension is indicated against the eastern end of the north elevation of Barn B (Figure 6).

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<sup>7</sup> *Preston Chronicle* 22 October 1887, p 4 col 1.

<sup>8</sup> Lancashire Archives DVKE/1/1/11.

<sup>9</sup> *Clitheroe Advertiser and Times* 17 August 1917, p 4 col 2.

<sup>10</sup> West Yorkshire Archives QD5/3/Vol 1/14c.

The 1:2500 OS map surveyed in 1907 shows the projection now extended across the full width of the north elevation of Barn B (Figure 7). Barn A is indicated for the first time. Outbuildings to the rear of Barn B are shown on OS mapping published in 1955 but based on survey work carried out pre-1930 (Figure 8). These outbuildings seem to have been extended by 1970 (Figure 9).

## **5. Building Description (Figures 10 - 13)**

### **5.1 Barn B external description**

#### *General*

The building was aligned approximately from east to west, with the contiguous and contemporary farmhouse (in separate ownership) being located to the west.

The construction comprised three internal bays, with a central bay (Bay 2) being accessed from the projecting porch on the south. Bay 3, on the east side, included an integral outshut which extended southwards to match the projecting porch. At the upper level, there were open haylofts above bay 3, the porch, and the outshut, but these were not accessible, due to their structural deterioration. An original construction date of the second decade of the 19<sup>th</sup> century is assumed, on existing documentary evidence. The barn walls were of local yellow Carboniferous sandstone, with white lime mortar bonding.

#### *South external elevation (Plates 1 – 4)*

The south-facing wall was constructed of blocks and slabs of local coarse-grained sandstone, in irregular courses, with larger rectangular blocks defining the quoins at the wall corners and cart entry. However, within bay 1, where the elevation was set back to match the farmhouse elevation, there were some irregular blocks of local limestone. It was noted that the wall had been raised above the original eaves at some point, by about 0.80m, probably to match the height of the farmhouse. This was evident from the presence of a 'lift' of sandstone blocks with a more rectangular finish.

Within Bay 1, the elevation was offset between the farmhouse and the barn porch. At ground floor level, a small outshut had been constructed, possibly as a coalshed, with a front wall of sandstone blocks, and a small eight-light window. It had a timber west wall with timber plank door, and a corrugated iron mono-pitched roof. Above here was a large four-light sash window, which was similar to those in the farmhouse. It was probably inserted when the barn eaves were raised.

Bay 2 comprised the barn porch, in the form of a large cart doorway, with sandstone quoin surrounds and a lintel comprising a pair of thick timber beams. It is uncertain whether this opening was raised along with the eaves; as a lower eaves position would not have compromised the available lintel height.

Within bay 3, there was a small ?original four-light window (left), with monolithic sandstone surrounds; and a probably inserted doorway (right), with a crude plywood door. Over bays 2 and 3, it was clear that the eaves were raised.

### ***East external elevation (Plates 5 – 8)***

This gable elevation faced onto Slaidburn Road, between the two were concrete slabs and block walls, related to demolished C20 structures. The original gable is asymmetrical due to the integral outshut on the left (south). In construction, it is similar to the south elevation, although the raised section is more obvious, as it comprises ashlar sandstone set in neater courses than the original fabric. Large sandstone quoins demarcate the original extent.

At ground floor level, there is a large six-light window, which has been inserted to replace an original doorway. The lower part of the latter still remains, now blocked with sandstone, and evidently with monolithic surrounds. To the right of this was a small four-light window, with crude monolithic sandstone surrounds.

Just above this window level were three inserted sections of ceramic pipe, probably intended as ventilation for the internal shippon. At first floor level was a pair of apertures best described as owl holes, and in the absence of any breather slits at this level in any of the elevations, these could also have functioned as ventilation to the main hayloft.

To the north, this elevation seems to have been extended twice, firstly to create an earlier outshut, the roofline of which extended that of the original barn before the gable was raised. The second extension, creating a larger outshut, post-dated the raising of the gable. These two phases of outshut can be differentiated by the quality of stonework – as in the original gable, the later work was of a higher quality, with more regular coursing and ashlar-dressed sandstone blocks. Set against the straight joint of the original gable was a small window, now internally blocked.

Only the east wall(s) of the successive outshuts survived, all else was demolished in the C20, when Barn B was extended northwards in blockwork, with an asbestos roof being added.

### ***North external elevation (Plate 9)***

This long elevation seems to have been most altered by later changes. It had been rendered over following the construction of later buildings, which had wholly contained this elevation. The only visible feature of interest was the doorway into bay 2, which had been reduced both in width and height, although the evidence for this reduction was only seen on the inside of the barn.

The uppermost part of bay 1 could be viewed from the yard behind the farmhouse, where it contained a small four light window, located above the line of the raised eaves, which confirmed a secondary origin for the window.

### ***West internal elevation***

This barn elevation was contiguous with the east internal wall of the farmhouse, hence was not accessible.

### ***Roof covering***

The double-pitched barn roof had a covering of Carboniferous flagstone, laid in diminishing courses. This was interrupted by three small rooflights per pitch, which were secondary insertions. The ridge had a covering of ceramic tiles. By contrast, the farmhouse had a covering of blue-grey Welsh slate, laid in diminishing courses, which was probably a replacement material.

## **5.2 Barn B internal description**

### ***Bay 1 (Plates 12 & 13)***

Bay 1 was only accessible from bay 2, and comprised a single open space, with a small blocked doorway in the west wall, beneath a crude sandstone lintel. When open, this doorway would have allowed access into the probable cartshed which is now part of the farmhouse. At loft level, this bay was no longer accessible, as the farmhouse had originally been extended into here.

A substantial steel I-section had been inserted between bays 1 and 2, and a machine-made brick wall constructed off this, to encapsulate the timber king-post roof truss over. The wall was blank, with no openings. From the beam soffit, a (timber?) floor had been constructed to span across to the west wall of bay 1; the soffit was clad in plasterboard, and there was no access through this floor. At the time of the survey (2023), this upper room was sealed, with no access from the farmhouse, and this space is to be integrated into the new development.

### ***Bay 2 (Plates 10, 11, 14 – 17, & 25)***

The south part of this bay contained the deep porch, which had blocked doorways in both east and west walls. The latter comprised an insertion which gave access into the small outshut in bay 1; and the former had given access into the original outshut, but had been blocked when the outshut was integrated into the bay 3 shippon. The tall timber doors comprised battens and ledges, with a lowermost brace, in three panels, at their lower ends pivoted upon pintles set into mortice holes in stone blocks, whilst at the upper ends, the pintles were lodged in timber blocks affixed to the timber door lintel. Originally, there had been an air gap below the lintel of about 0.3m height, to allow for ventilation, but the door was subsequently extended vertically to cover this gap, neat scarf joints being noted in the thick battens upon which the doors swung.

The floor of the porch comprised gritstone setts; the absence of a hardstanding on the inside of the doors strongly suggested that a sett floor had originally extended here, but had been robbed away.

Above the porch was a small timber boarded loft, tucked under the eaves, and supported upon a series of east-west timber joists. This could not be accessed.

Within the barn proper, this bay was open to the roof. Central to the north wall was a partially blocked doorway, which had originally measured 2.3m high by 1.6m wide. On the east side, the bay was defined by a timber plank partition,

which still contained a sliding timber hatch, presumably for pitching hay through into the cattle boskins beyond. The partition stood upon a concrete wall base, and rose to meet a timber floored hayloft over bay 3.

### ***Bay 3 (Plates 18 – 23, & 26 – 30)***

At ground floor level, bay 3 comprised a single open space, the internal wall between the outshut and the barn proper having been removed, the wall over being carried upon a pair of I-section iron beams, 130mm wide. The west part of this greater space had been set out with five pairs of boskins. The dividing partitions comprised pairs of vertical timber posts, with chamfers and plain stops. These posts had clearly been reused, as all had been extended vertically by the addition of short identical sections, attached by mortice & tenon joints.

The posts were linked by solid sections, possibly of Carboniferous flagstone, but these had been rendered over, obscuring the internal panels. Vertical tie-posts of wrought-iron had been bolted into these panels, indicating how the pairs of cattle were secured within the boskins. The water feed pipes and troughs were still present. At the 'tail' side of the boskins, a concrete lined channel provided drainage for manure; an aperture at the north end (uphill) of the drain contained a water tap. This channel would have discharged through the probable inserted doorway in the south external wall of the outshut.

The pairs of timber posts which defined the boskins supported a pair of north-south ceiling beams, 150mm by 100mm, attached by cast-iron socketed plates. A third north-south beam was located against the east wall, and was carried upon timber corbels. Spanning between these three beams were east-west timber ceiling joists, of 70mm square scantling, set at 480mm centres, which in turn carried the 110mm wide, tongue & grooved planking of the hayloft over.

The access to the hayloft was a Jacob's Ladder, located in the south-east corner of the outshut. The ladder itself was no longer safe to use, but the hatch afforded visual access using a modern ladder. The loft over the outshut had a timber plank floor, and was wholly enclosed by the original walls, barring a small doorway in the north wall, by which the main hayloft to the north could be gained.

The main hayloft was not accessible, but over this was visible the roof truss which defined bays 2 and 3. It comprised a substantial timber king-post truss, supporting two purlins per pitch, and a ridge piece. All of these components were of machine cut softwood, probably Baltic pine, but no Baltic timber marks could be discerned. The tie-beam was linked to the king post and to the principal rafters by wrought-iron iron bolts; but there were no compression struts, which was perhaps surprising, given the weight of the roof covering. Common rafters and lathes for attachment of roofing slabs completed the assemblage.

### 5.3 Barn A external description

#### *General (Plate 31)*

Barn A was located a short distance to the south-east of Barn B, and was aligned north-south, its rear wall facing onto Slaidburn Road. It was a small building of only two bays' length, and was constructed sometime between 1886 and 1907. The construction comprised irregular courses of unequal Carboniferous sandstone blocks, interspersed with similar limestone blocks. The corner quoins were of rock-faced neatly-cut sandstone blocks.

#### *West external elevation (Plate 32)*

This was the principal elevation, facing into the farmyard. Within bay 1, on the south side, the ground floor was wholly taken up by a broad cart entrance. This was defined by a pair of iron I-section beams, carrying the wall over. The beams were supported at the central point by a cast-iron column, which was no longer visible from the exterior. Subsequently, the lower part of the opening had been infilled in brick, with a timber plank screen over, the whole infill being punctuated by an offset pedestrian entrance (to avoid the iron column), and a pair of small three light windows to either side. Above this, at loft level, was a rectangular pitching eye, with monolithic ashlar cut sandstone surround. This had a pair of wrought-iron strap hinges on gudgeons, indicative of an outward-opening wooden shutter.

Within bay 2 was a possibly inserted doorway at ground floor level, contiguous with the cart doorway as described above. This had neatly-cut monolithic gritstone pillars as architraves, although the rock-faced limestone lintel may have replaced an earlier timber one. To the left (north) of the doorway was an original; two-light sash window, with neatly-cut monolithic gritstone surrounds. Above both the window and the doorway were cast-iron grid ventilators, evidently providing air flow to the internal shippon.

#### *South external elevation (Plate 33)*

Apart from the ashlar sandstone quoins, the only noteworthy feature was the ceramic pipe inserted into the pike of the gable, which probably served as an owl hole.

#### *East external elevation (Plates 33 & 34)*

Apart from the ashlar sandstone quoins, there were no other features in this elevation, the stonework being as for the west elevation.

#### *North external elevation (Plates 34 & 35)*

As for the south elevation, the sandstone quoins and high-level owl hole were noteworthy. Additionally, a wrought-iron lamp bracket extended from the north-east corner of the building, which would have cast light into the road, and onto the south elevation of Barn B.

#### *Roof covering*

The double pitched roof was covered with diminishing courses of Welsh blue-grey slate, with the ridge comprising ceramic roof tiles.

## 5.4 Barn A internal description

### *Ground floor level (Plates 36 – 40)*

At ground floor level, the barn had been subdivided by the insertion of a cross wall of brick, possibly when the cart entrance had been blocked up. Within bay 1, boskins had been inserted, possibly housing six cattle. As for Barn B, the partitions were of moulded concrete with timber posts. Vertical tie bars of wrought iron were bolted to the boskins to restrain the cattle. The water piping and troughs were still in situ. The platforms and drain were formed in concrete, venting through an aperture in the base of the west wall, adjacent to the cast-iron column.

A single substantial floor beam extended from east to west, and this supported north-south floor joists at intervals of 0.42m, with a scantling of 0.13m by 0.07m. The loft floor, of timber plans, sat upon these joists.

Within bay 2, boskins had been constructed against the north wall, probably to house five cattle, using three partitions identical to those noted in bay 1. The concrete-lined drain extended from east to west, venting through a ceramic pipe in the west wall. Directly above here was a Jacob's Ladder giving access to the loft above. The floor structure over bay 2 was identical to that over bay 1, suggesting that it was part of the same original construction phase, with the brick partition wall now encapsulating a third east-west ceiling beam, as part of this.

### *Hayloft level (Plates 41 – 42)*

At hayloft level, there was no partition wall, and there were a couple of low-level ventilators in the west wall, and apart from the pitching eye and owl holes, there was no other ventilation.

The roof structure was carried upon a single, central timber king-post truss. The king post and principal rafters were affixed to the tie-beam by wrought-iron tie bars. Raking struts had extended to connect tie-beams to principal rafters, but the one on the west side was no longer present. The king post was deeply jowled at its upper end, supporting a large scantling ridge piece, and there was a single purlin per pitch. Common rafters and lathes to affix roof slates completed the assemblage. All of the roof timbers were of mechanically sawn softwood, and no Baltic timber marks were noted, so given the time frame, it is possible that the provenance was either the Baltic states or North America.

Within the loft space were remains of two vertical cross partitions, one beneath the roof truss, and the other just north of the Jacob's Ladder. These comprised a combination of tin or zinc plate at the base, with chicken wire above, extending up to tie beam level. They seem to have defined a rodent-free space within the loft, possibly as storage for animal foodstuffs. The use of these materials suggests a mid to late C20 date for this modification.

## **6. Building Interpretation**

- 6.1 The origins of the original farmstead lie in the Act of Enclosure of 1812, and it could be safely assumed that the farm was established in the years following that date, and that it certainly existed by 1819. The east end of Barn B extended into Waddington Moor Lane (now Slaidburn Road), which was then reduced in width as part of the enclosure works, the redundant strip of land then being made over to the occupant, at that time Mrs Leach. At a much later date, Barn A was constructed within that reclaimed strip.
- 6.2 The form of the original farmstead was that of a traditional longhouse or laith house, with the farmhouse being attached to the west end of the barn, although the roof line of the latter was originally somewhat lower than the house. The evidence in the south elevation of the farmhouse suggests that a cartshed had existed here, the broad segmental archway still being visible (Figure 11, Plate 2). Directly above this is what appears to be a tall taking-in doorway, implying that a hayloft was located here. Subsequently, the farmhouse accommodation was extended eastwards into the barn, and this change may well mark the date at which Barn A was built, with its own integral cartshed.
- 6.3 Traditional lowland barns, as seen on the Lancashire plain, will invariably contain a central threshing floor. But no such hard standing was found within bay 2 of Barn B, although it is possible that such a floor may have been subsequently removed, given the awkward rise in ground level which now pertains at the north end of bay 2.
- 6.4 The process of hand threshing required a hard floor with a pair of opposing doorways, to facilitate a through draft. The original doorway within the north wall, now restricted, measured 1.6m wide by 2.3m high, which was considerably larger than the other doorways, apart from the cart entry opposing. At an elevation of 190m AOD, the farm site is somewhat above a level normally associated with crop/cereal production, but the first years of the C19 represented extraordinary times, when the Napoleonic Wars restricted Britain's overseas trade, and much high land was reclaimed in order to increase native food production.
- 6.5 Consultation of the National Library of Scotland's online images reveals that in close proximity to Teewood Farm were areas of 'ridge & furrow', of the ruler straight variety, which suggests that steam ploughing for arable production had once occurred here, within a generation following the passing of the 1812 Enclosure Act. Furthermore, the Tithe Apportionment of 1850 for Waddington indicated that agricultural land within the township comprised meadow, pasture and arable. Of the arable component, oats comprised the principal crop, with barley and wheat being planted in smaller amounts.
- 6.6 The existing layout of the shippon within Barn B is not original, as this required the demolition of the short internal wall between the outshut and the barn proper. It seems most likely that there had been a shippon within bay 3 of the barn proper, with a hayloft over, but any evidence for such an earlier layout was absent.

- 6.7 Between 1861 and 1871, the census returns indicate that the farm expanded, from 23 acres, to 40 acres. They also show the presence of three male boarders at the latter date, all employed at local stone quarries. This may suggest a point at which the farmhouse accommodation was expanded eastwards, reducing the length of Barn B by a single bay, thus getting rid of the original cartshed and hayloft over.
- 6.8 Subsequently, the construction of Barn A after 1901 included a new double cartshed within bay 1, and presumably a shippon in bay 2. At this point, it seems possible that the shippon within bay 3 of Barn B was extended southwards, into the outshut. Such a development would be in keeping with the increasing demand for dairy products, as urban centres expanded massively within the last decades of the 19th century. This effect has been noted across parts of the north-west, and could reasonably be expected to have occurred within the rural hinterlands of local towns such as Clitheroe, Whalley, Nelson, and Colne.

## 6.9 Suggested phasing and interpretation

### *Phase 1 – 1812-19*

The original barn (Barn B) was probably constructed as a traditional Lancashire threshing barn and shippon, with haylofts over, and a cartshed located within what is now the eastern part of the farmhouse.

### *Phase 2 – 1861-71*

During this period, the barn eaves were raised, to facilitate the extension of farmhouse eastwards, into the space formerly occupied by the cartshed. This may or may not have facilitated the construction of a new roof for the barn; it seems most likely that the old roof would have been dismantled and re-used. Probably at the same time, a small lean to was appended to the north-east corner of the building.

### *Phase 3 – after 1901*

Sometime after 1901, but before 1907, a second barn (Barn A) was constructed, containing a cart shed and shippons. Possibly at the same time, the shippon within bay 3 of Barn B was extended southwards into the outshut, and the outshut to the north of this barn was expanded to cover the full width of the barn.

### *Phase 4 – mid. C20?*

Subsequent works included construction of an additional bedroom for the farmhouse over bay 1 of Barn B, and the expansion of buildings northwards from Barn B, resulting in partial demolition of the earlier outshuts here. Within the same period, the cartshed in Barn A was replaced with a shippon.

## **7. Recommendation**

- 7.1 A more complete record, to mitigate against loss of any historic fabric and features, could be generated if a watching brief was undertaken towards the end of any soft stripping, such as the removal of the room over bay 1, within Barn B, and the removal of the shippon in bay 3, which may reveal evidence for the original shippon layout.

## Appendix 1: Teewood Farm (Leemings) in Land Tax Assessments and Census Returns

### A. Land Tax Assessments, 1790-1832

<i>Year</i>	<i>Owner</i>	<i>Occupant</i>	<i>Assessment</i>
1790	Mrs Woddell	Richard Parker	3s 4d
1806	(Damaged)	Richard Parker	3s 8d
1808	Thomas Clarke Esq	Richard Parker	3s 8d
1813	Jane Clarke	Richard Parker	3s 8d
1819	Mrs Leach	Widow Parker	3s 9d
1826	Mrs Leach	Thomas Parker	3s 8d
1832	Mrs Leach	Thomas Parker	3s 8d

### B. Census Returns, 1841-1911

#### 1841 'Leemings'

<i>Name</i>		<i>Age</i>	<i>Occupation</i>	<i>Place of birth</i>
Thomas Parker	Head	60	Farmer	Yorkshire
Richard Parker		55		Yorkshire

#### 1851 'Leemings'

<i>Name</i>		<i>Age</i>	<i>Occupation</i>	<i>Place of birth</i>
James Holgate	Head	34	Farmer 60 acres	Yorkshire, Grindleton
Margaret Holgate	Wife	31		Yorkshire, Grindleton
Holgate Holgate	Daughter	10		Yorkshire, Grindleton

This is possibly a confusion with:

#### 'Thornbers'

<i>Name</i>		<i>Age</i>	<i>Occupation</i>	<i>Place of birth</i>
John Parsons	Head	65	Farmer 23 acres	Yorkshire, Slaidburn
Betty Parsons	Wife	72		Yorkshire, Astick
Christopher Parsons	Son	40		Yorkshire, Giggleswick

#### 1861 'Moorside'

<i>Name</i>		<i>Age</i>	<i>Occupation</i>	<i>Place of birth</i>
Christopher Parker	Head	45	Farmer 23 acres	Yorkshire, Giggleswick
Betty Parker	Wife	43		Yorkshire, Slaidburn
James Todd	Father-in-law	75	Assistant	Yorkshire, Newton
Lawrence Butler	Servant	36	Agricultural labourer	Yorkshire, Giggleswick
Catherine Butler	Visitor	18	Dressmaker	Yorkshire, Giggleswick

#### 1871 'Moorside'

<i>Name</i>		<i>Age</i>	<i>Occupation</i>	<i>Place of birth</i>
Betty Parker	Wife, head absent	45	Farmer's wife (farm of 40 acres employing 1 labourer)	Yorkshire, Slaidburn
Ellen Parker	Niece	11	Domestic servant	Yorkshire, Rimmington
John William Wood	Grandson	5	Scholar at home	Lancashire, Rochdale

William Pye	Servant	18	Farm servant indoor	Yorkshire, Bashall Eaves
John Bond	Boarder	30	Stone mason	Yorkshire, Slaidburn
Thomas Hindle	Boarder	40	Stone cutter	Lancashire, Longridge
John Thomas Harrison	Boarder	22	Stone cutter	Yorkshire, Gisburn

### 1881 'Leemings'

<i>Name</i>		<i>Age</i>	<i>Occupation</i>	<i>Place of birth</i>
Ralph Kitchen	Head	83	Retired farmer	Yorkshire, Grindleton
Grace Kitchen	Wife	67		Lancashire, Downham
Robert Parkinson	Head	53	Farmer	Yorkshire, Sawley
Mary A Parkinson	Wife	40	Farmer's wife	Yorkshire, Sawley
Alvah Parkinson	Son	9	Scholar	Yorkshire, Sawley
Miriam Parkinson	Daughter	7		Yorkshire, Waddington
Mary Parkinson	Daughter	3		Yorkshire, Waddington
Lois Parkinson	Daughter	5mth		Yorkshire, Waddington

### 1891 'Leemings'

<i>Name</i>		<i>Age</i>	<i>Occupation</i>	<i>Place of birth</i>
Unoccupied				
Unoccupied				

### 1901 'Leemings or Moorside Farm'

<i>Name</i>		<i>Age</i>	<i>Occupation</i>	<i>Place of birth</i>
Unoccupied				

### 1911 'Leemings Farm'

<i>Name</i>		<i>Age</i>	<i>Occupation</i>	<i>Place of birth</i>
William Smithson	Head	26	Farmer	Yorkshire, Bashall Eaves
Alice Amy Smithson	Wife	33		Yorkshire, Bradford

**Appendix 2: Contents of digital archive (forwarded to ADS, with report to OASIS)**

Report as PDF

Text as Word file

Figures 1, and 3 to 9 as TIFF files

Figures 2, and 10 to 13 as DWG files (AutoCAD 2023)

Plates 1 – 42 as TIFF and RAW files

## **SOURCES**

### **Primary**

Census returns, 1841-1911.

#### *Lancashire Archives*

DVKE/1/1/11 Waddington valuation book, 1910.

PR 3031/4/6 Waddington tithe award, 1850.

#### *West Yorkshire Archives, Wakefield*

C379 Enclosure Act for townships of Grindleton, Bradford, Waddington and Bashall, parish of Mitton, 5 May 1812.

QD5/3/B35 Register of enrolment, including Grindleton, Bradford, Waddington and Bashall enclosure award.

QD5/3/Vol 1/14 Grindleton, Bradford, Waddington and Bashall enclosure plans, c. 1812-19.

QE13/13/55 Waddington land tax assessments, 1790-1832.

### **Secondary**

Barnwell P S and Giles C 1997 *English Farmsteads, 1750-1914* Royal Commission on the Historical Monuments of England.

Historic England 2017 *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (Second Edition)

### **Published Maps**

T Jeffery's Map of Yorkshire surveyed 1767-70, sheet 6, published 1771.

H Teesdale's Map of Yorkshire from a surveyed commenced in 1817 and corrected in 1827-8, published in 1828.

OS Yorkshire 6in to 1 mile sheet 182, surveyed 1847, published 1850.

OS Yorkshire 1:2500 sheet CLXXXII.6, revised 1884, published 1886.

OS Yorkshire (West Riding) 1:2500 sheet CLXXXII.6 Edition of 1908, revised 1907.

OS 1:10,560 SD 74 NW, surveyed pre-1930, published 1955.

OS 1:10,000 SD 74 NW, surveyed 1970, published 1972.

Ordnance Survey Outdoor Leisure Map 41 (Forest of Bowland and Ribblesdale), 1:25,000 scale, revised 1996, published 1996.

## **Websites**

[Geology of Britain viewer | British Geological Survey \(BGS\)](#)

## **Key to Figures**

<b>AP</b>	<b>Aperture</b>
<b>BA</b>	<b>Blocked Aperture</b>
<b>BD</b>	<b>Blocked Doorway</b>
<b>BO</b>	<b>Boskins</b>
<b>C</b>	<b>Corbel</b>
<b>CI</b>	<b>Cast Iron Column</b>
<b>D</b>	<b>Doorway</b>
<b>H</b>	<b>Hatch</b>
<b>ID</b>	<b>Inserted Doorway</b>
<b>IW</b>	<b>Inserted Window</b>
<b>JL</b>	<b>Jacob's Ladder</b>
<b>LB</b>	<b>Light Bracket</b>
<b>OD</b>	<b>Original Doorway</b>
<b>OH</b>	<b>Owl Hole</b>
<b>PE</b>	<b>Pitching Eye</b>
<b>RJ</b>	<b>Ragged Joint</b>
<b>SJ</b>	<b>Straight Joint</b>
<b>TD</b>	<b>Taking in Doorway</b>
<b>V</b>	<b>Ventilator</b>
<b>W</b>	<b>Window</b>

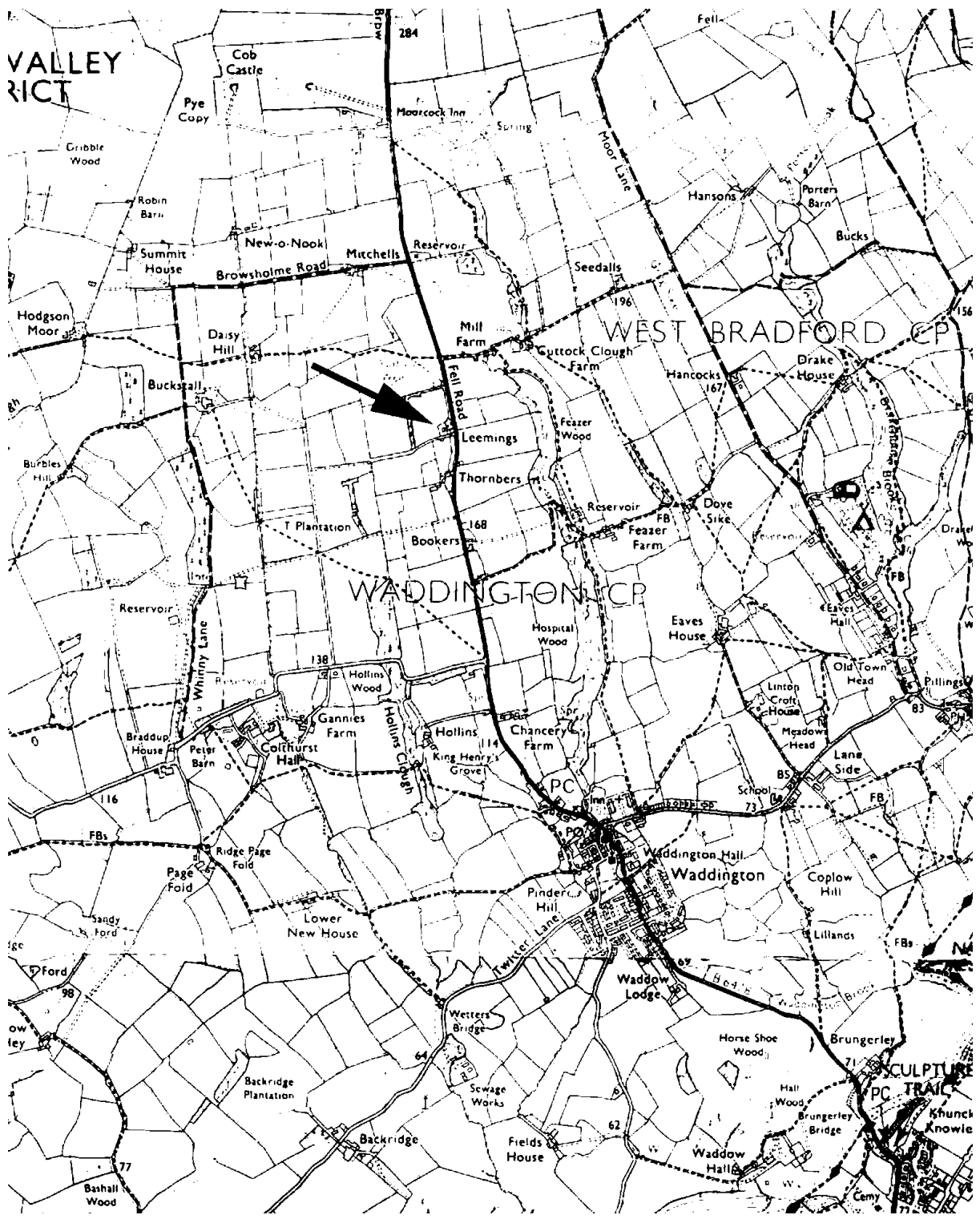
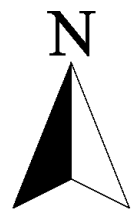


Figure 1. Site location map, derived from O. S. 1:25,000 series. Crown copyright, O.S. Licence No. AL100032621 (Matrix Archaeology Ltd).



445500N

372200E

ORIGINAL ROAD WIDTH?

191.5

191.0

190.5

SLAIDBURN ROAD B6478

190.0

189.5

191.5

191.0

190.5

190.0

CULVERTED STREAM

GARDEN

FARMYARD

LATE C20 BUILDINGS

FARMHOUSE

BARN B

445450N

189.5

FARMYARD

BARN A

189.0

TRACKWAY

188.5

188.0

188.5

188.0

# TEEWOOD FARM BARNs, WADDINGTON, CLITHEROE, LANCASHIRE

## Buildings Location Plan

Copyright Matrix Archaeology Ltd, 2023, based upon topographic survey by d2r Survey Ltd

 - STANDING BUILDING

 - DEMOLISHED BUILDING

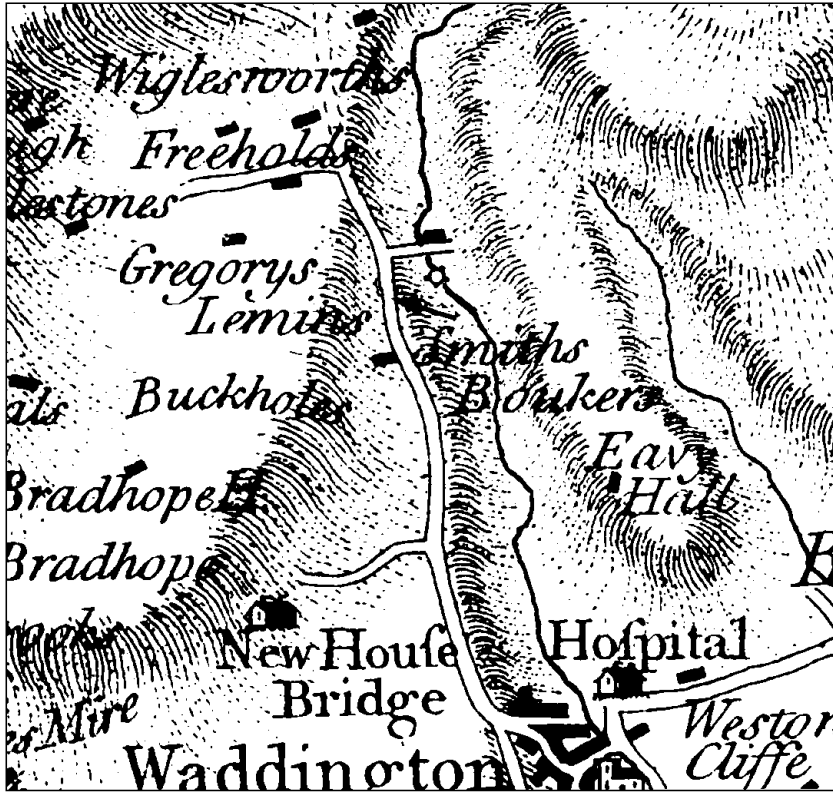


Figure 3 Site of Teewood Farm (formerly Leemings) on Jeffery's map of Yorkshire, surveyed 1767-70.

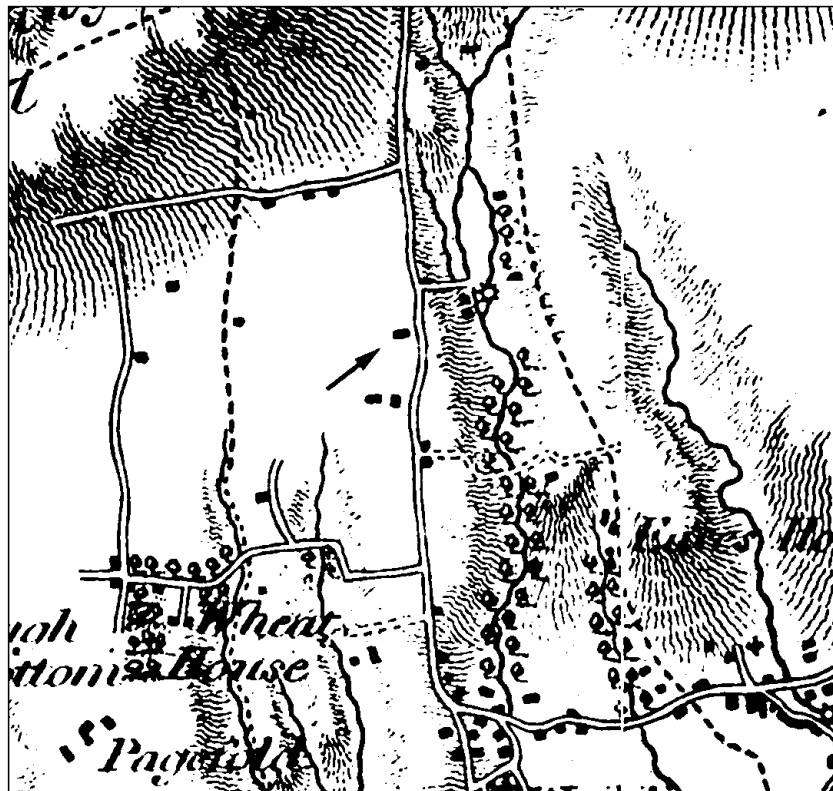


Figure 4 Teewood Farm on Teesdale's map of Yorkshire, surveyed 1817-28.

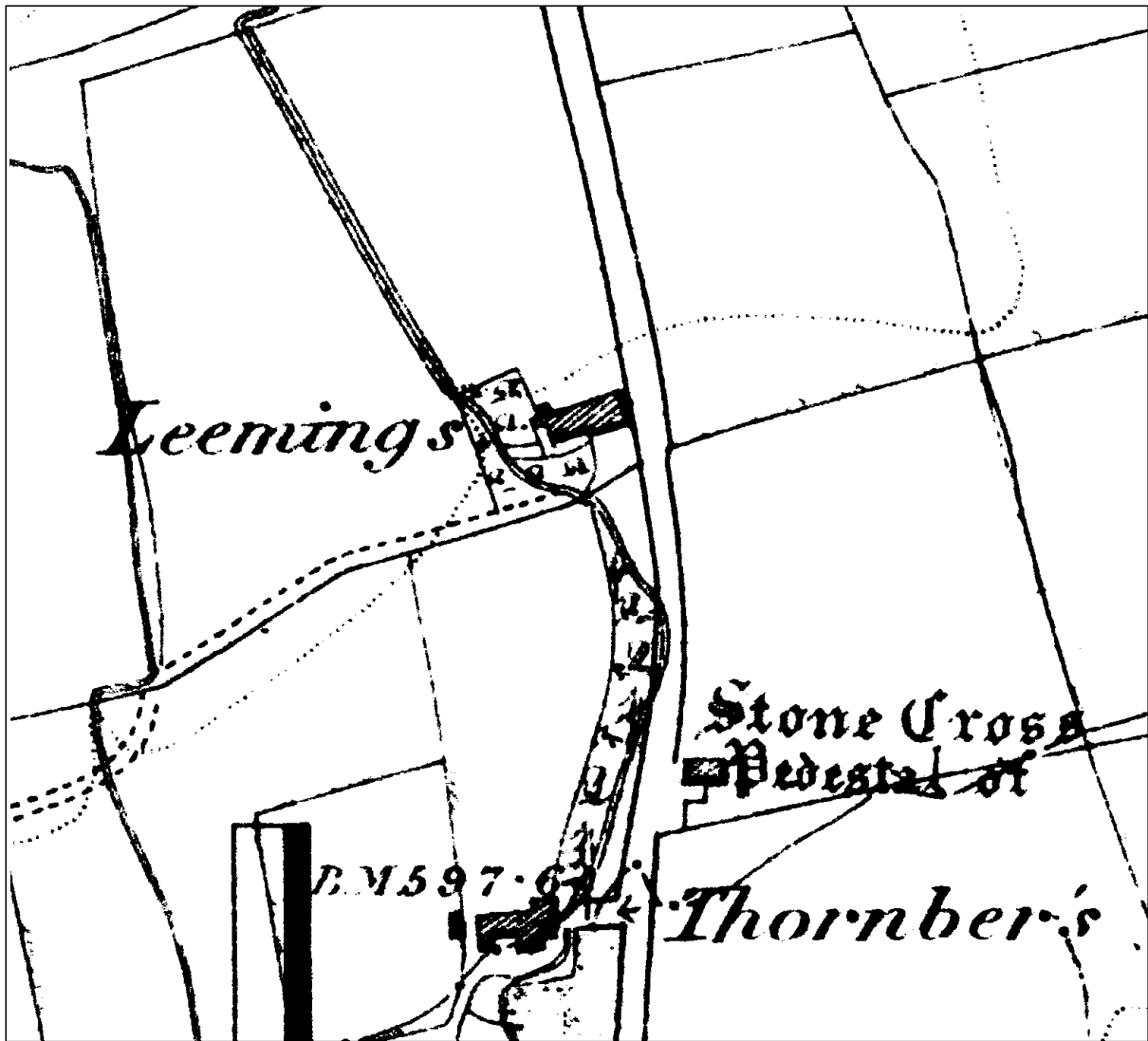


Figure 5 Teewood Farm (Leemings) on OS 6in to 1 mile mapping surveyed 1847. Reproduced at 1:2500.

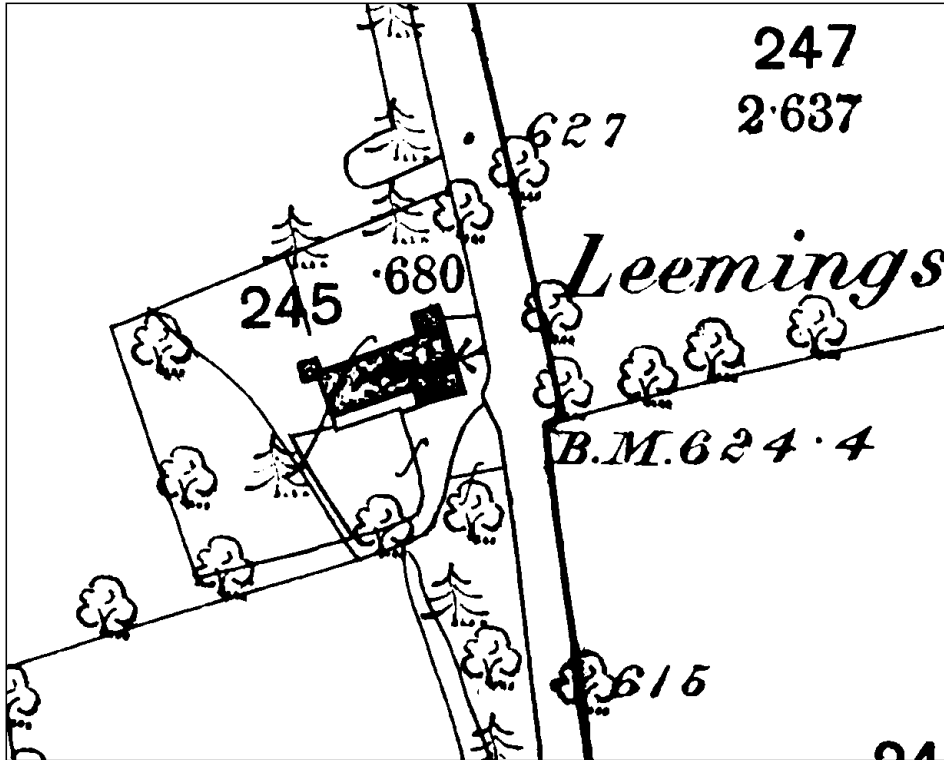


Figure 6 Teewood Farm on OS 1:2500 mapping surveyed 1886. Reproduced at 1:1250.

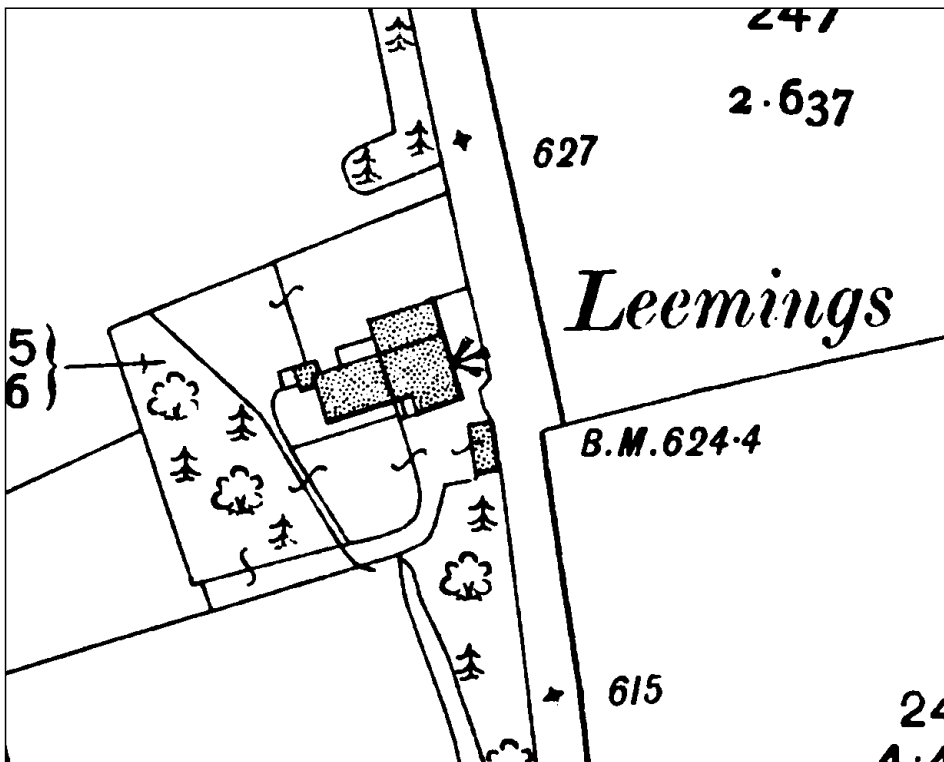


Figure 7 Teewood Farm on OS 1:2500 mapping surveyed 1907. Reproduced at 1:1250.

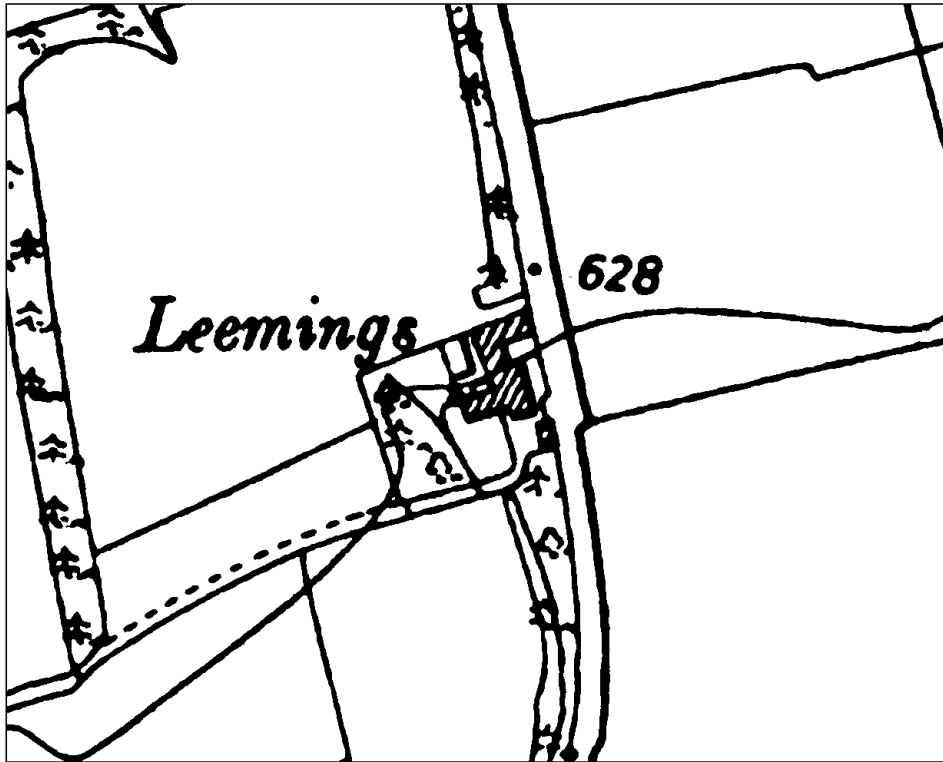


Figure 8 Teewood Farm  
on OS 1:10,560  
mapping surveyed pre-  
1930, published 1955.  
Reproduced at 1:2500.

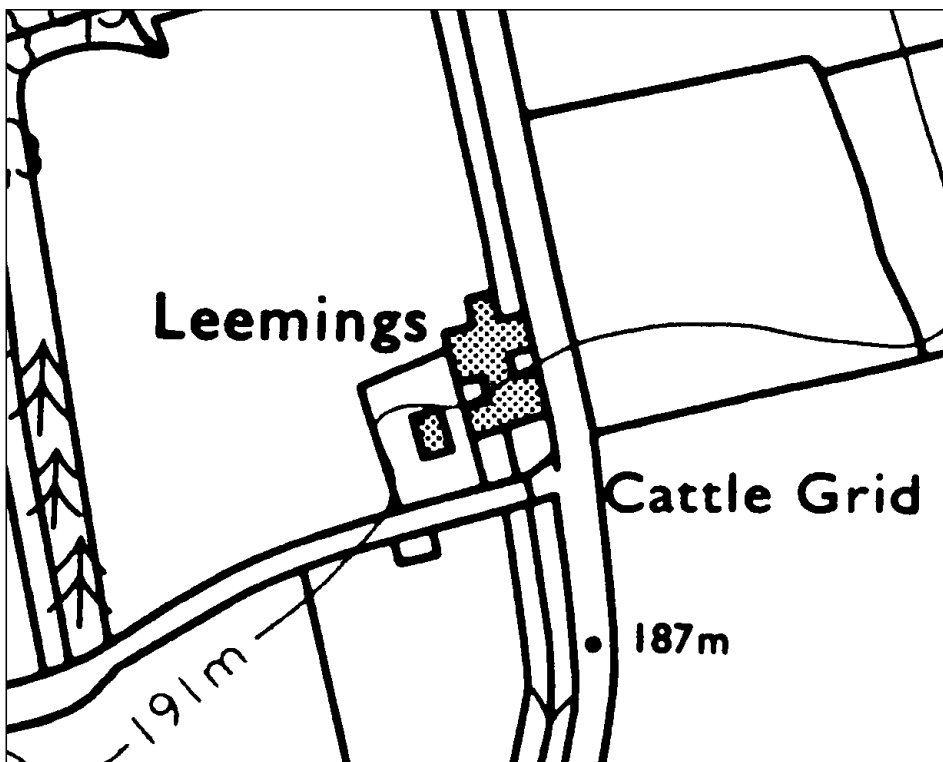
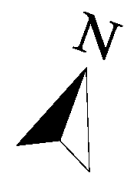
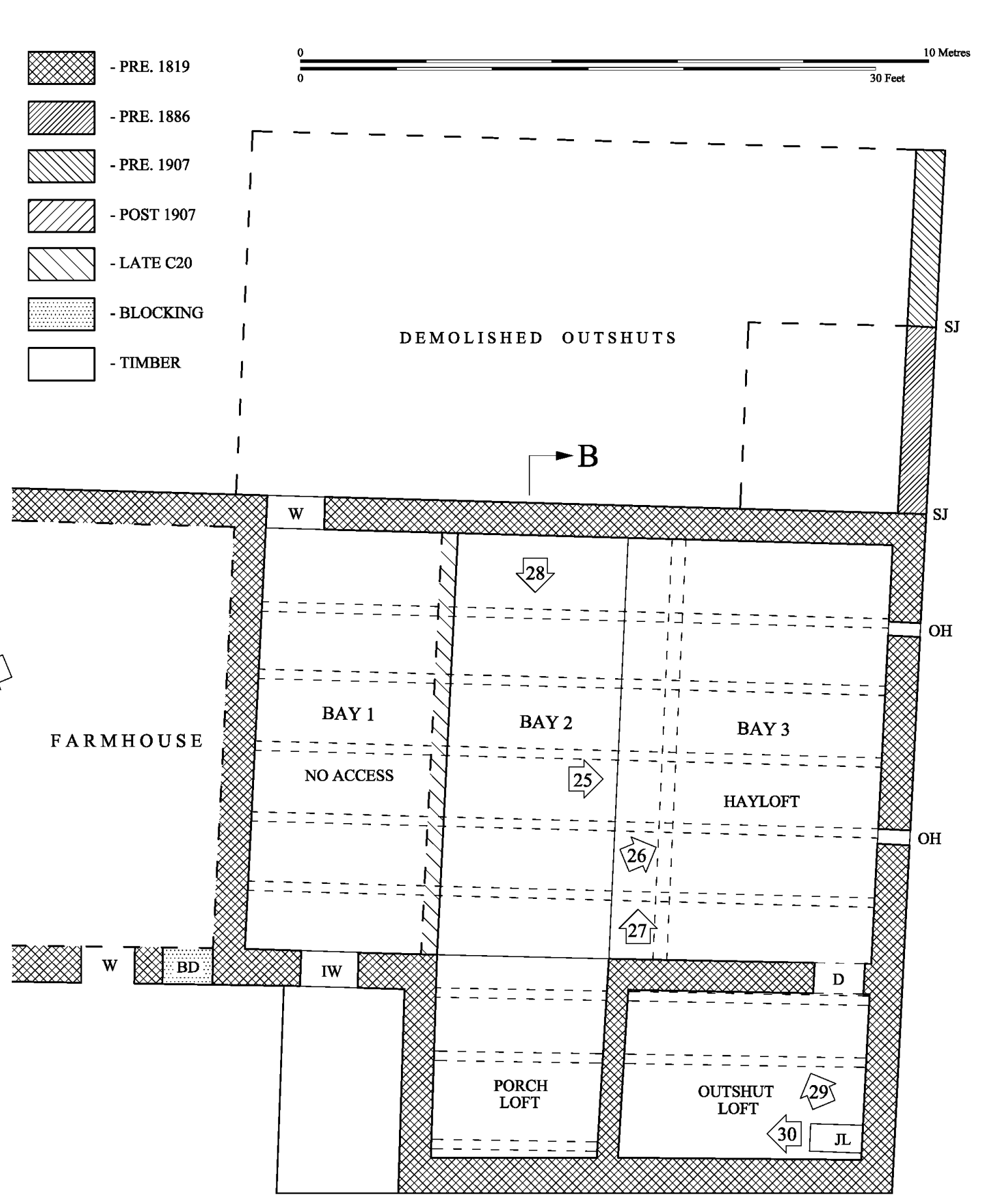
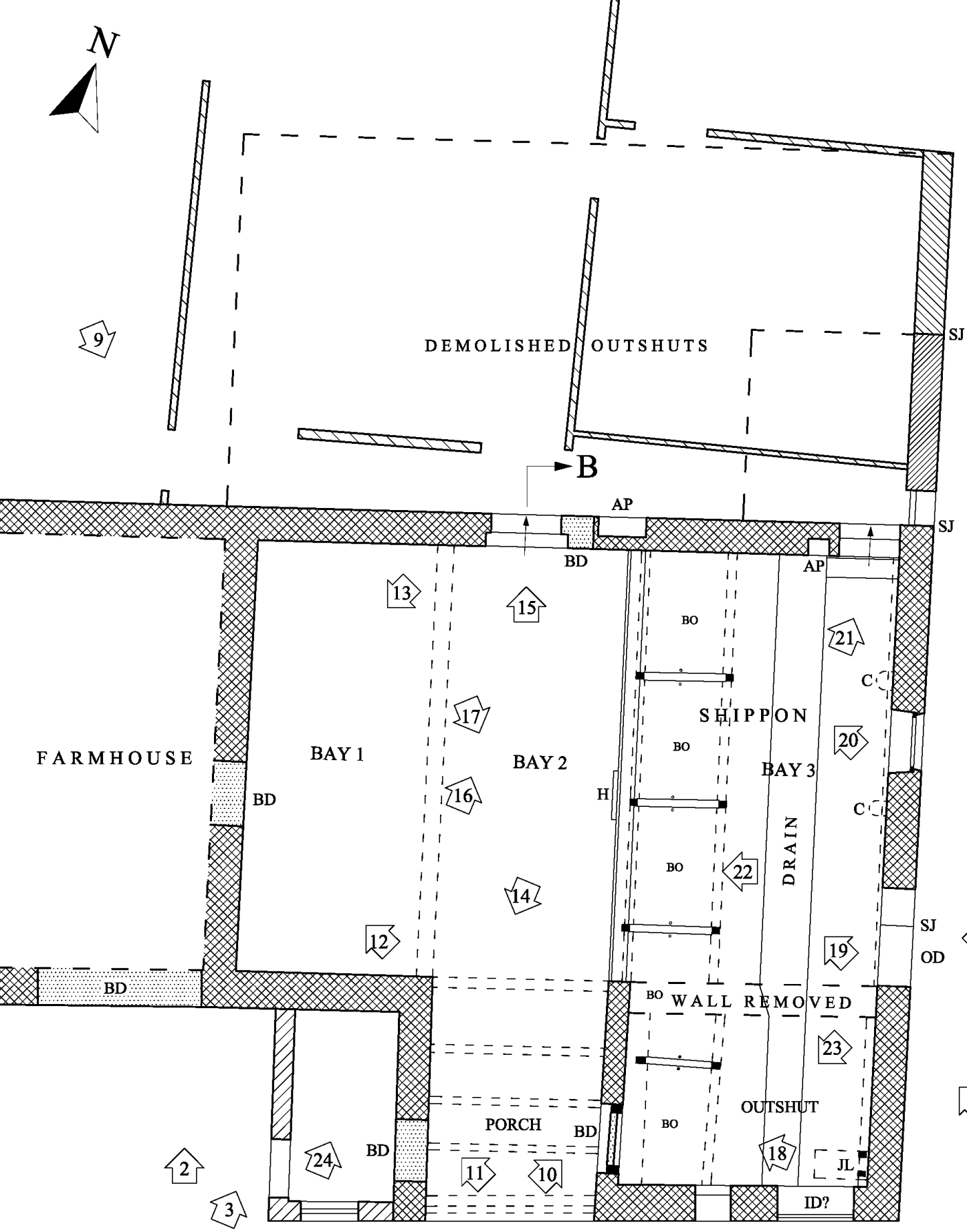


Figure 9 Teewood Farm  
on OS 1:10,000  
mapping surveyed  
1970, published 1972.  
Reproduced at 1:2500.



- PRE. 1819
- PRE. 1886
- PRE. 1907
- POST 1907
- LATE C20
- BLOCKING
- TIMBER



GROUND FLOOR PLAN

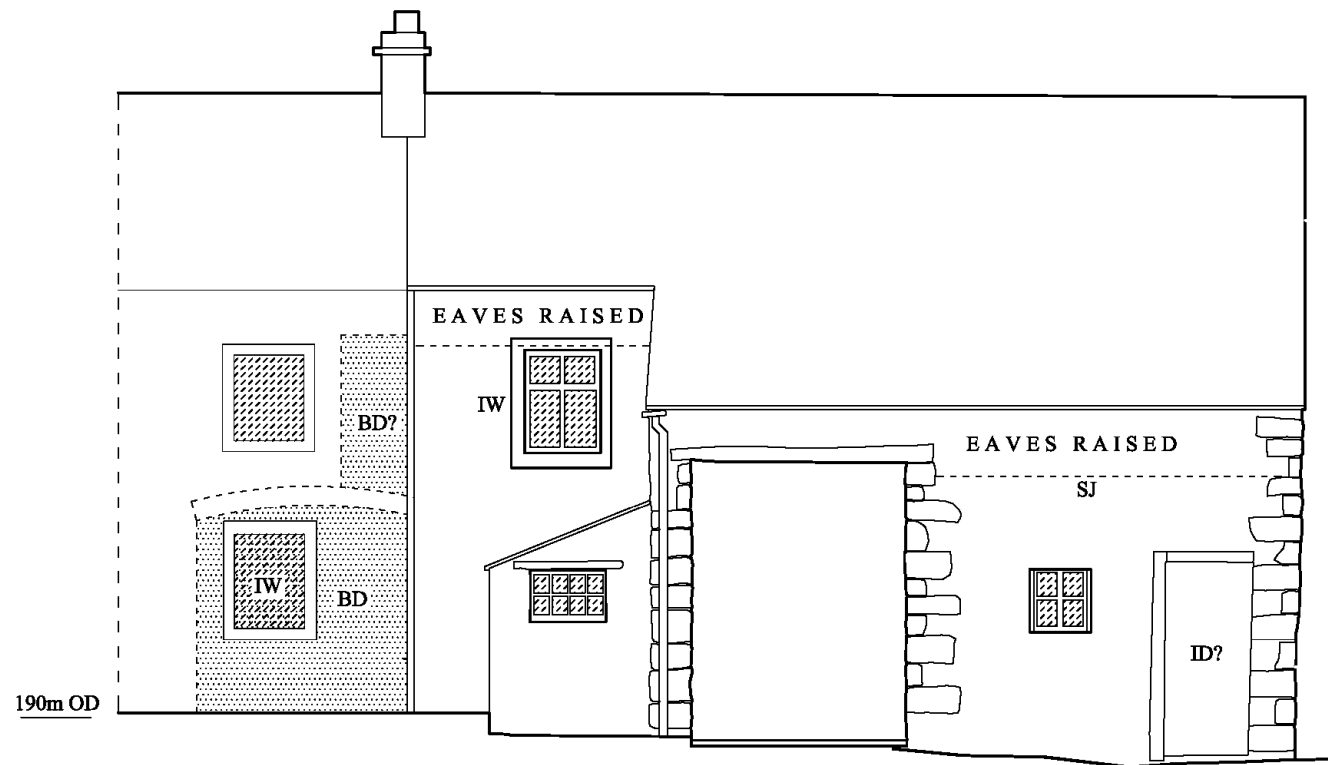
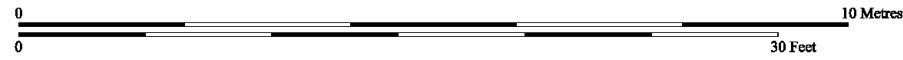
LOFT PLAN

- PHOTO DIRECTION & NUMBER

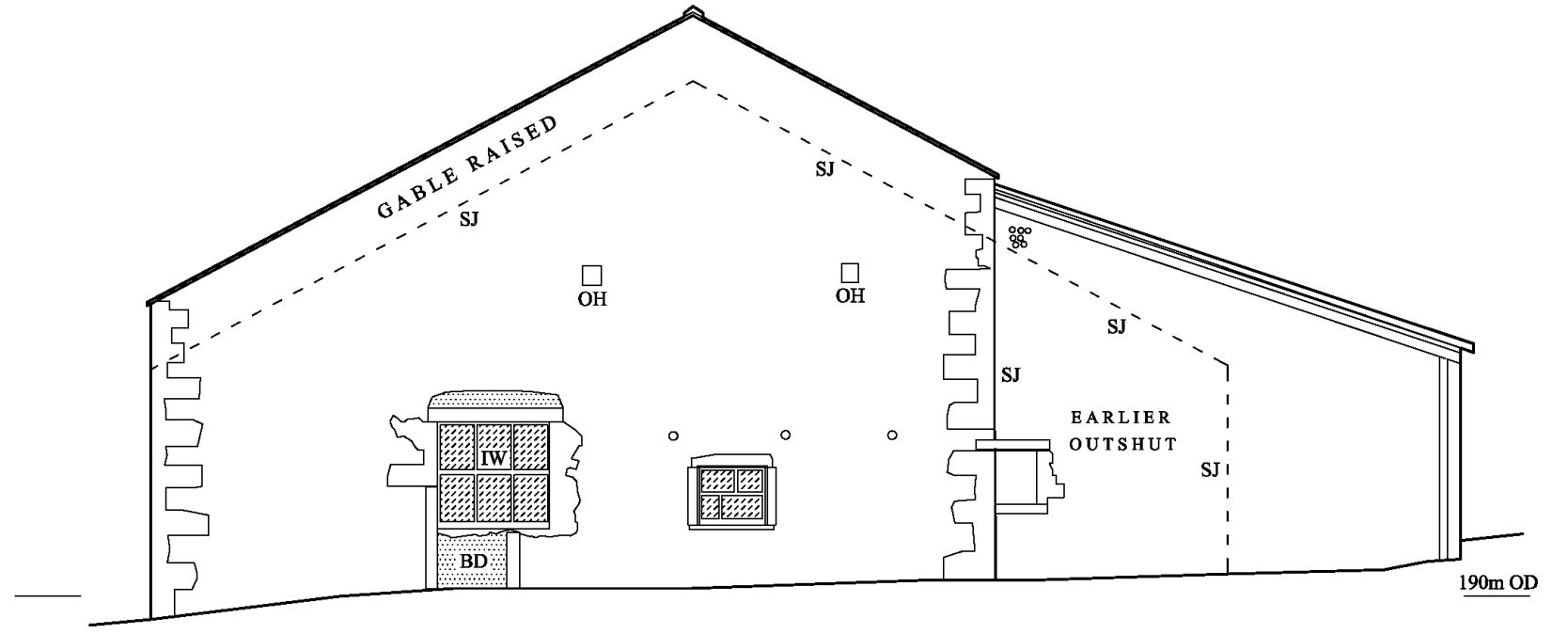
Site: TEEWOOD FARM BARNs, WADDINGTON,  
CLITHEROE, LANCASHIRE  
(OSNGR 372230 445450)

Title: BARN B GROUND FLOOR AND LOFT PLANS

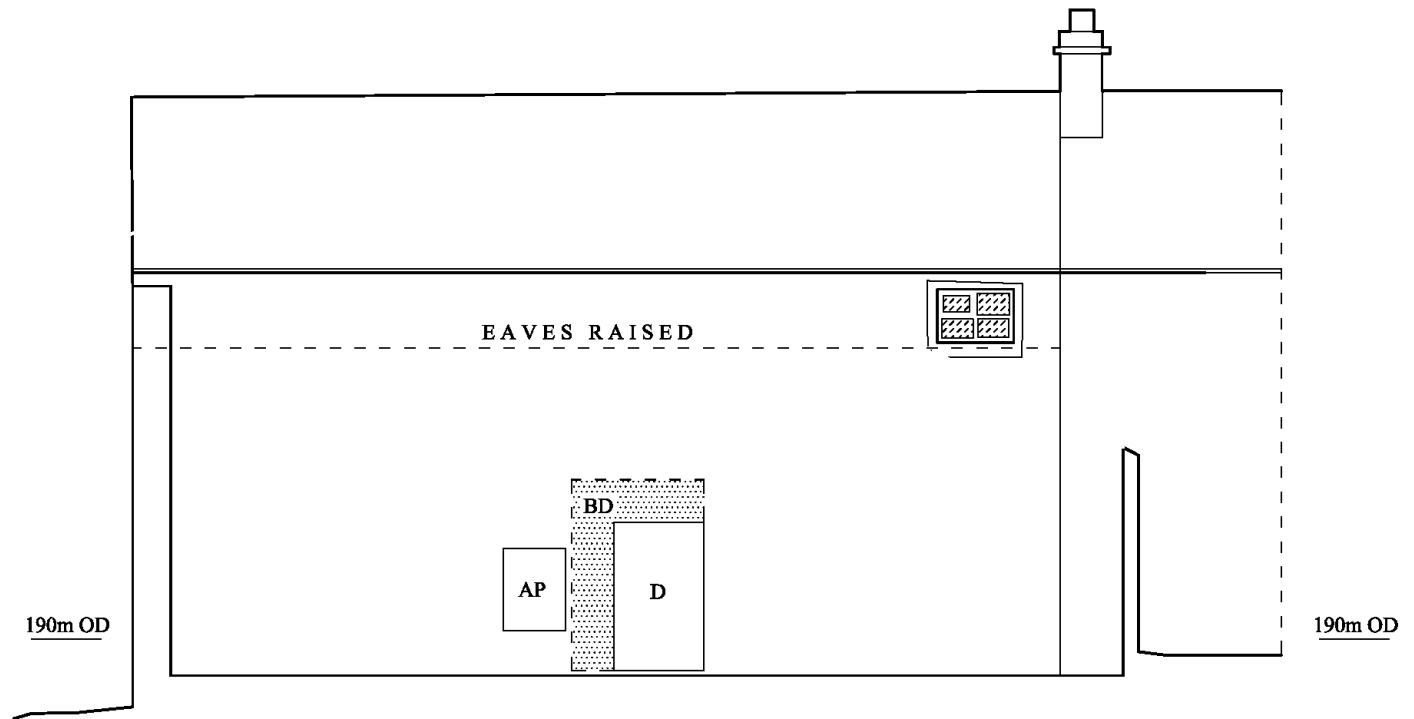
Sept 2021	S. P.	Sheet 1 of 4 Sheets
As for scale bar	S. P. & M. F.	Figure 10



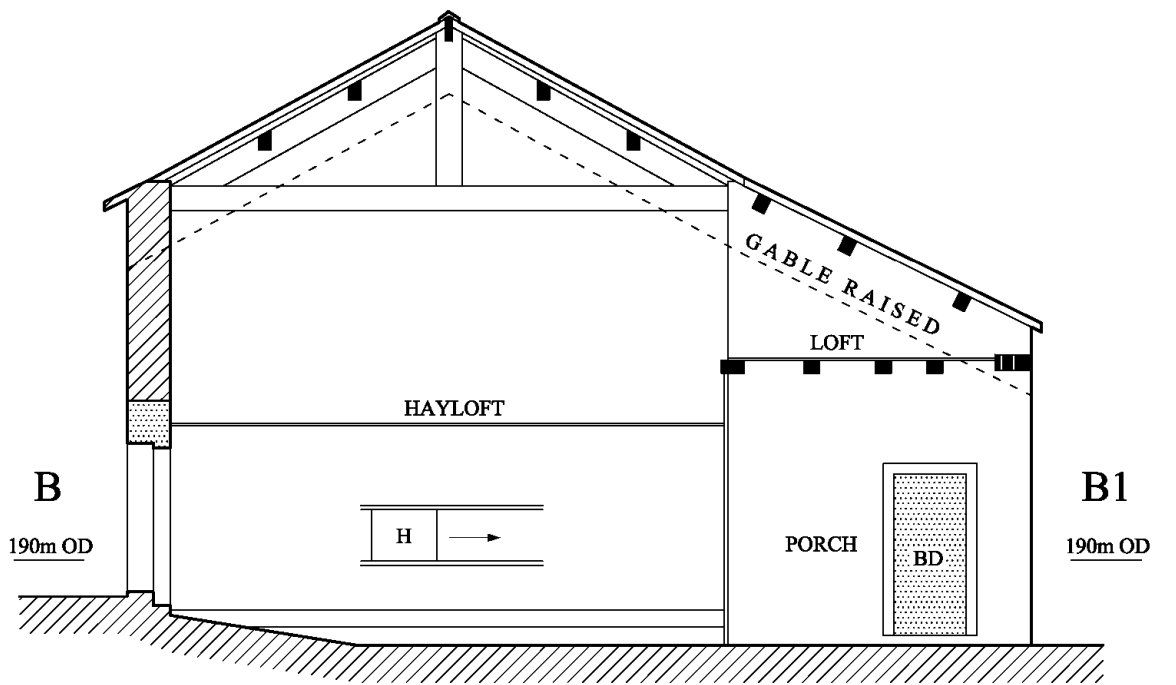
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



CROSS SECTION B - B1

Site: TEEWOOD FARM BARNS, WADDINGTON,  
CLITHEROE, LANCASHIRE  
(OSNGR 372230 445450)

Title: BARN B EXTERNAL ELEVATIONS AND CROSS  
SECTION B - B1

Aug 2023





M. F.

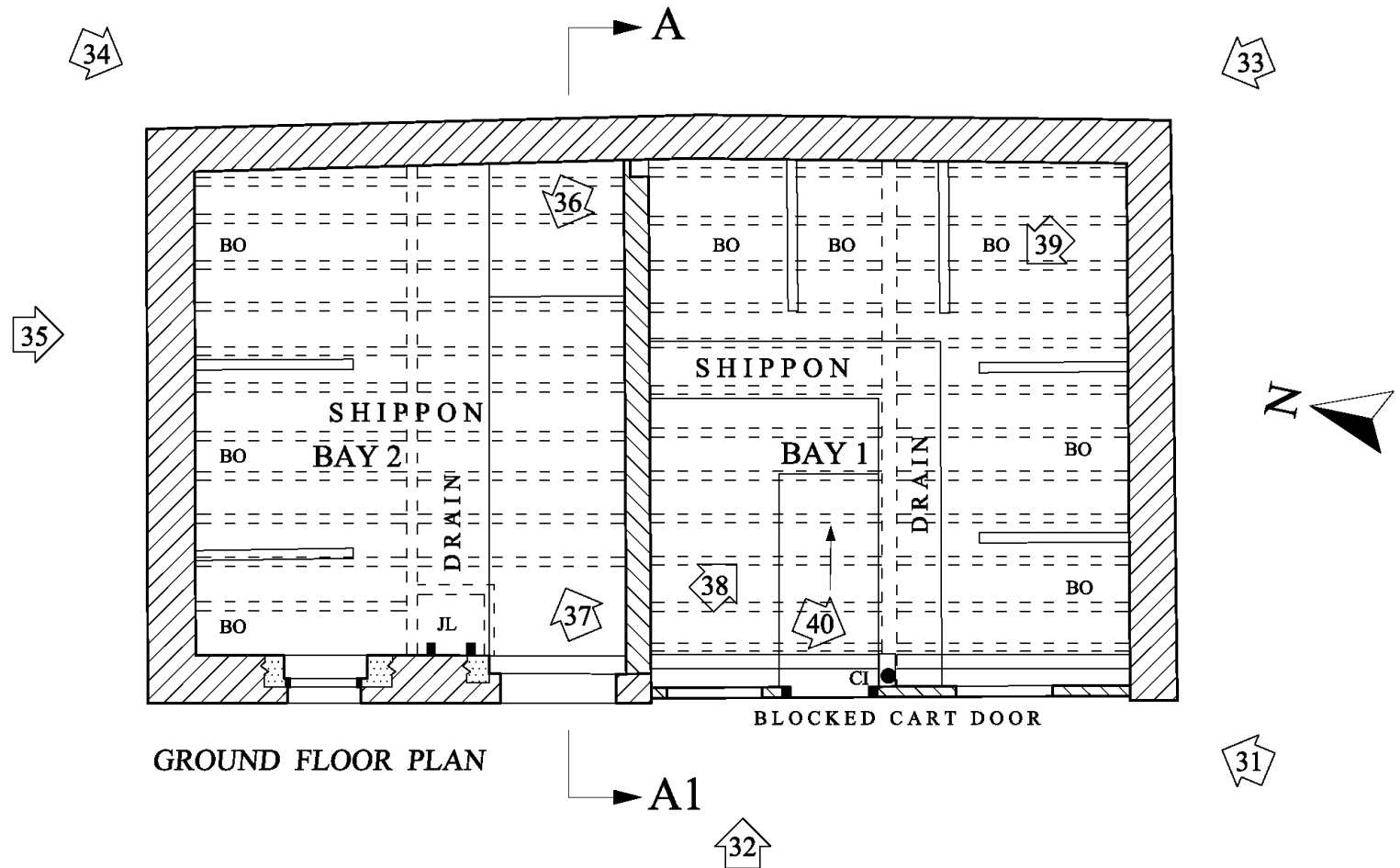
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4 Sheets

As for scale bar

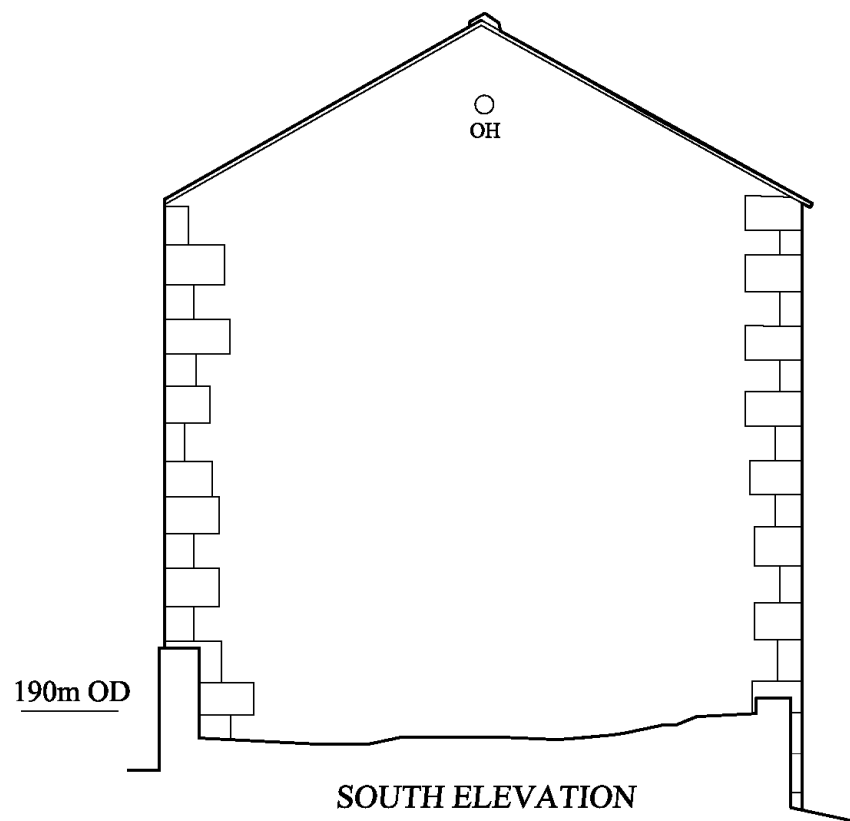
M. F.

Figure 11

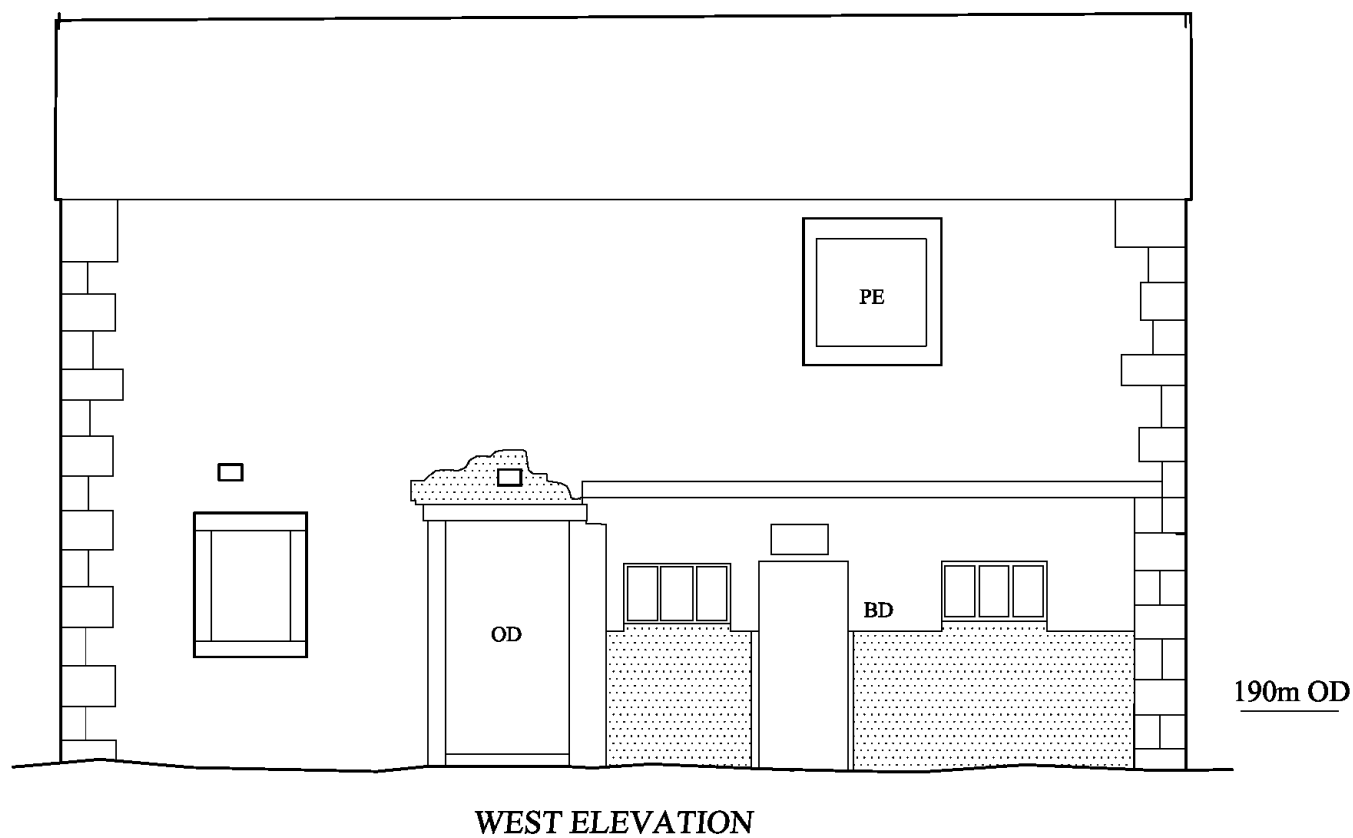
-  - 1886-1907
-  - POST 1907?
-  - BLOCKING
-  - TIMBER CLADDING



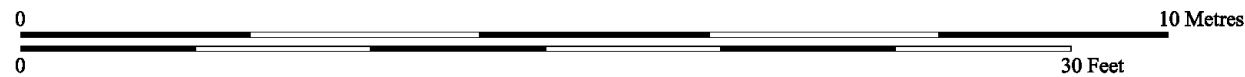
GROUND FLOOR PLAN



SOUTH ELEVATION



WEST ELEVATION



 - PHOTO DIRECTION & NUMBER

Site: TEWOOD FARM BARNs, WADDINGTON,  
CLITHEROE, LANCASHIRE  
(OSNGR 372230 445450)

Title: BARN A GROUND FLOOR PLAN AND SOUTH AND  
WEST EXTERNAL ELEVATIONS

Aug 2023

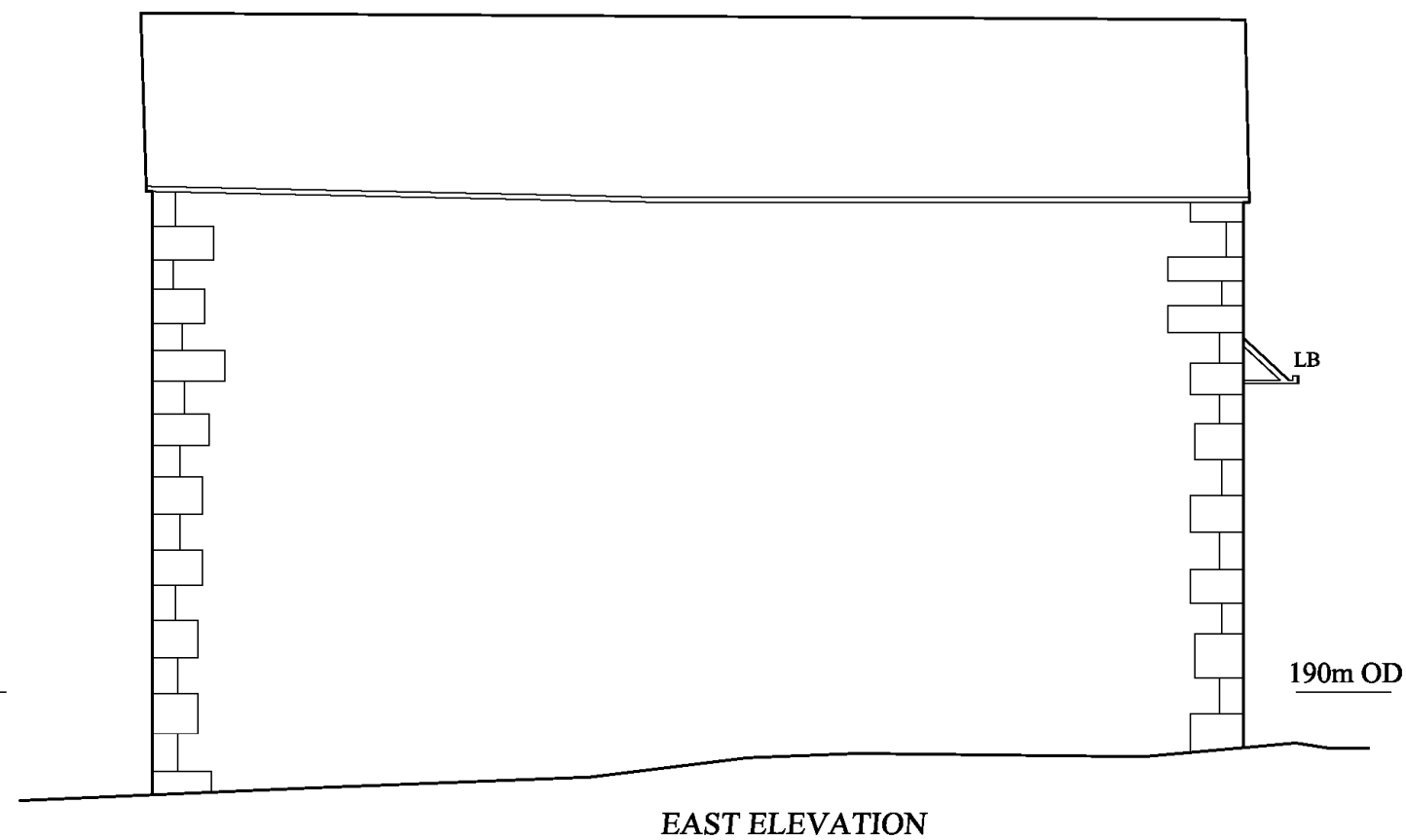
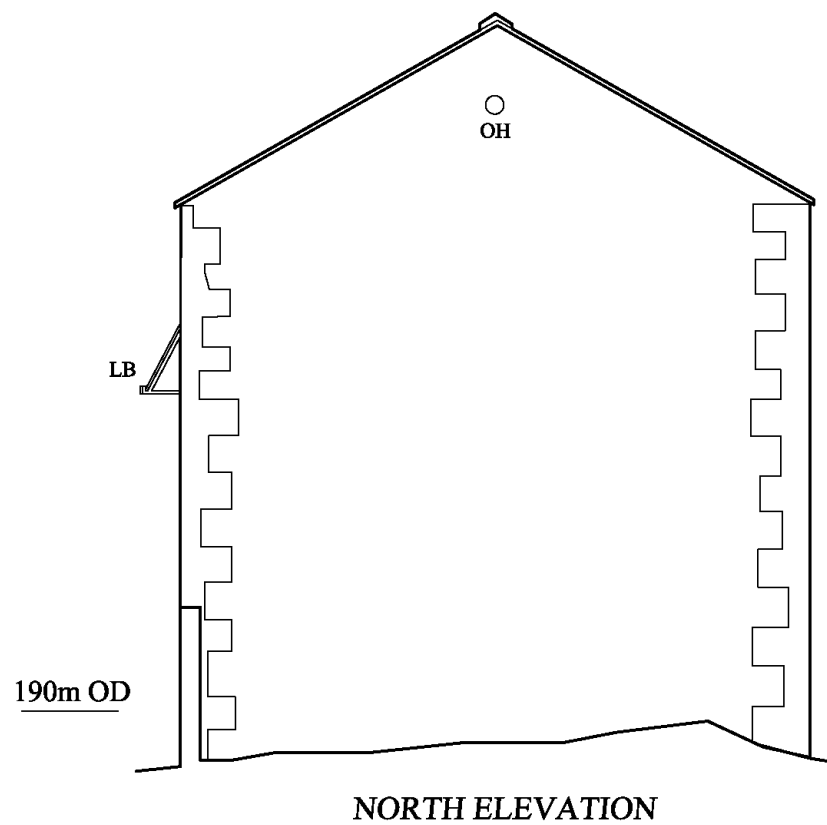
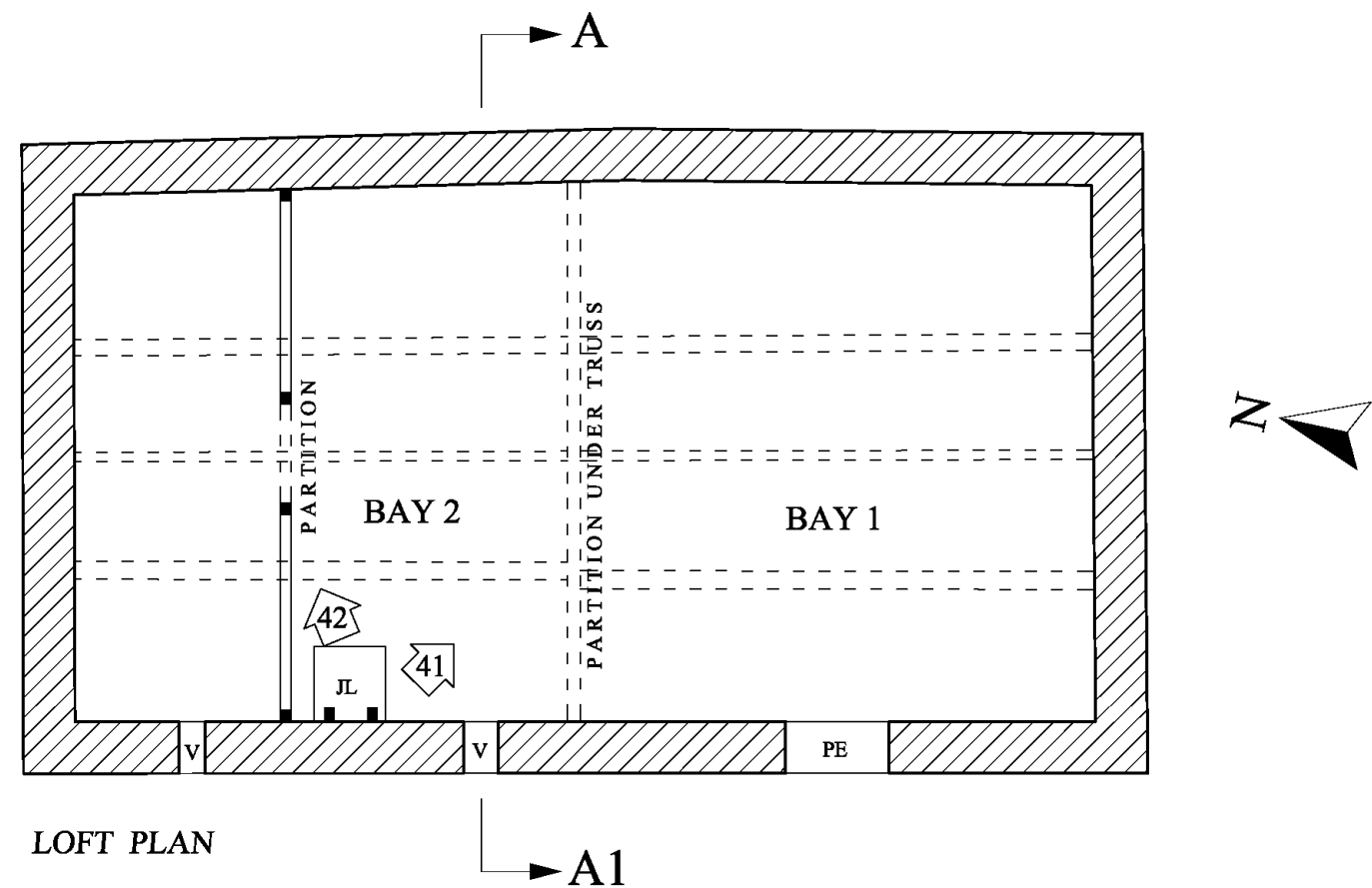
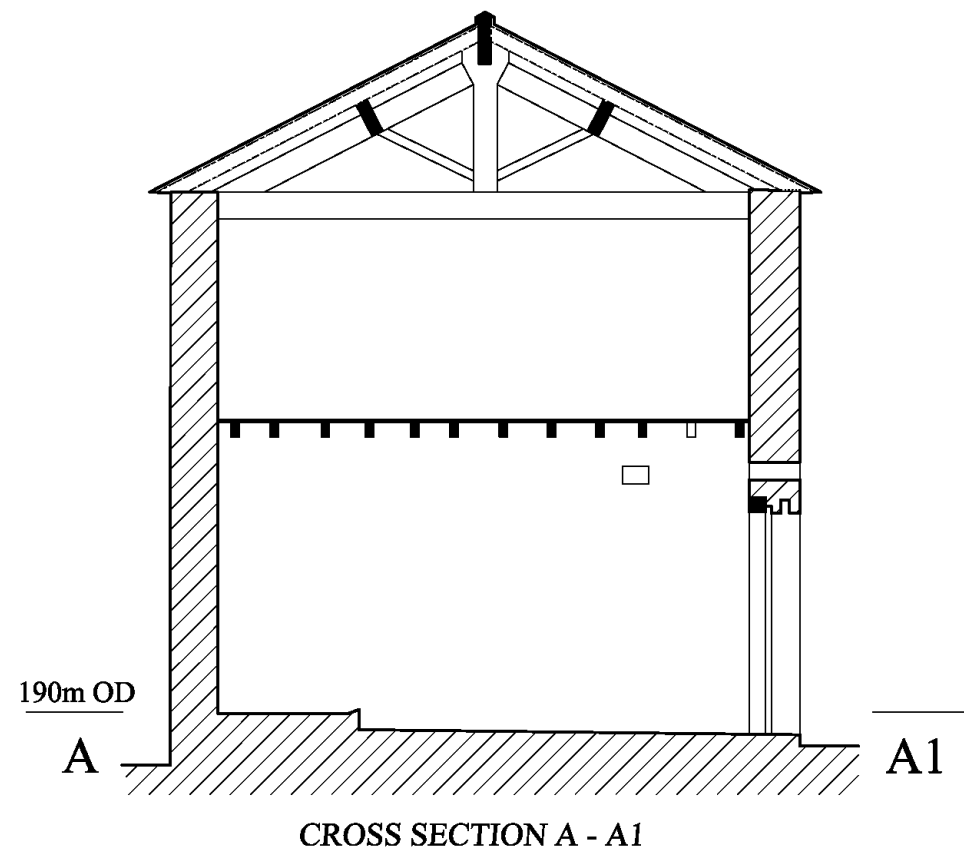
S. P.

Sheet 3 of  
4 Sheets

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Figure 12



4 - PHOTO DIRECTION & NUMBER

Site: TEWOOD FARM BARNs, WADDINGTON,  
CLITHEROE, LANCASHIRE  
(OSNGR 372230 445450)

Title: BARN A LOFT PLAN, NORTH AND EAST  
EXTERNAL ELEVATIONS, AND CROSS  
SECTION A - A1

Aug 2023

S. P.

Sheet 4 of  
4 Sheets

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S. P.

Figure 13



Plate 1. Barn B, south elevation, with farmhouse to left, viewed from south-east.



Plate 2. Barn B, south elevation, showing relationship with farmhouse. Property boundary indicated by downspout.



Plate 3. Barn B, south elevation, bay 1, viewed from south-west.



Plate 4. Barn B, south elevation, viewed from south-west.



Plate 5. Barn B, east elevation, viewed from Slaidburn Road, from south-east.



Plate 6. Barn B, east elevation, viewed from north-east.



Plate 7. Barn B, east elevation, viewed from south-east.



Plate 8. Barn B, east elevation, blocked doorway replaced by window, viewed from east.



Plate 9. Barn B, north elevation, property boundary with farmhouse is indicated by change in roof covering between Welsh slate over farmhouse and stone slabs over barn.



Plate 10. Barn B, porch interior, viewed from south-west.



Plate 11. Barn B, porch interior, viewed from south-east.



Plate 12. Barn B, bay 1, viewed from south-east.



Plate 13. Barn B, bay 1, viewed from north-east.



Plate 14. Barn B, bay 2, double doors and porch, viewed from north.



Plate 15. Barn B, bay 2, partially blocked doorway in north wall, viewed from south.



Plate 16. Barn B, bay 2, viewed from south.



Plate 17. Barn B, bay 2, showing timber partition with hayloft over, viewed from north-west.



Plate 18. Barn B, bay 3, looking into southernmost boskin, viewed from east.



Plate 19. Barn B, bay 3, showing range of boskins, viewed from south-east.



Plate 20. Barn B, bay 3, northernmost boskin, viewed from south-east.



Plate 21. Barn, bay 3, doorway at north end, viewed from south.



Plate 22. Barn B, bay 3, looking into central boskin, viewed from east.



Plate 23. Barn B, outshut in bay 3, showing southernmost boskins, viewed from north-east.



Plate 24. Barn B, outshut added within angle to west of porch, blocked doorway visible to right, viewed from south-west.

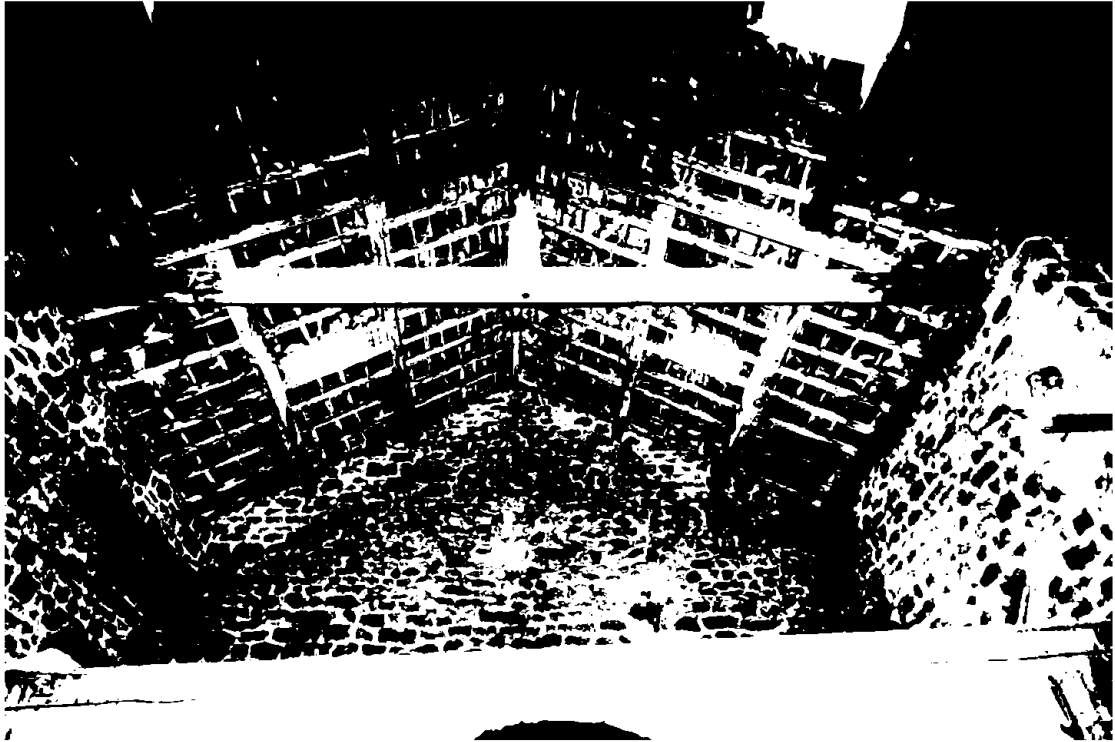


Plate 25. Barn B, roof structure over bays 2 and 3, viewed from west.



Plate 26. Barn B, bay 3, hayloft level, viewed from west.

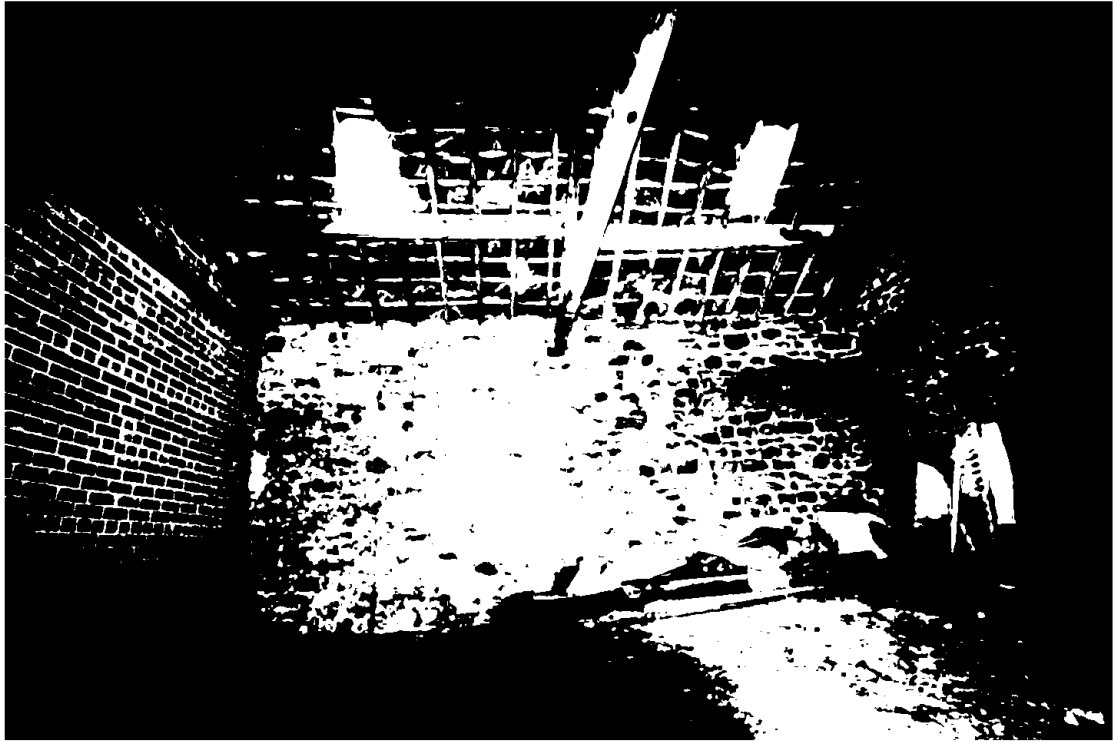


Plate 27. Barn B, bays 2 and 3, hayloft level, bay 1 blocked off to left, viewed from south.



Plate 28. Barn B, bays 2 and 3, hayloft level, viewed from north.



Plate 29. Barn B, bay 3, outshut loft, viewed from south.

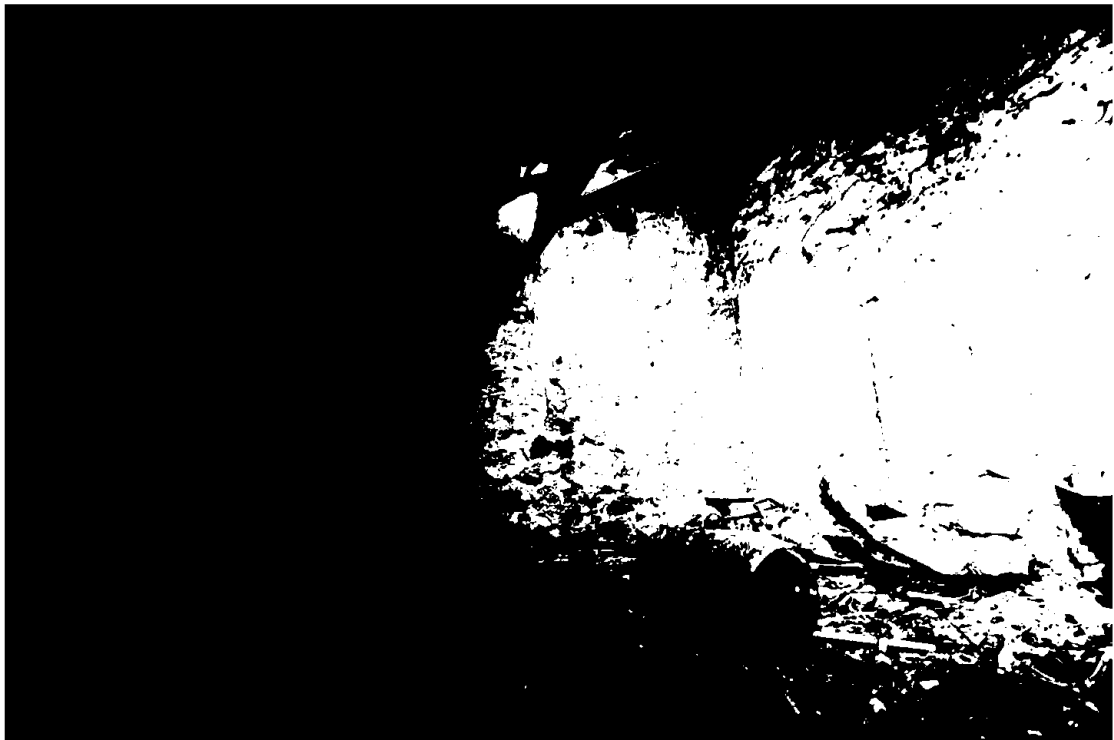


Plate 30. Barn B, bay 3, outshut loft, viewed from east.



Plate 31. Barns B (left) and A (right), viewed from south-west.



Plate 32. Barn A, west elevation, viewed from west.

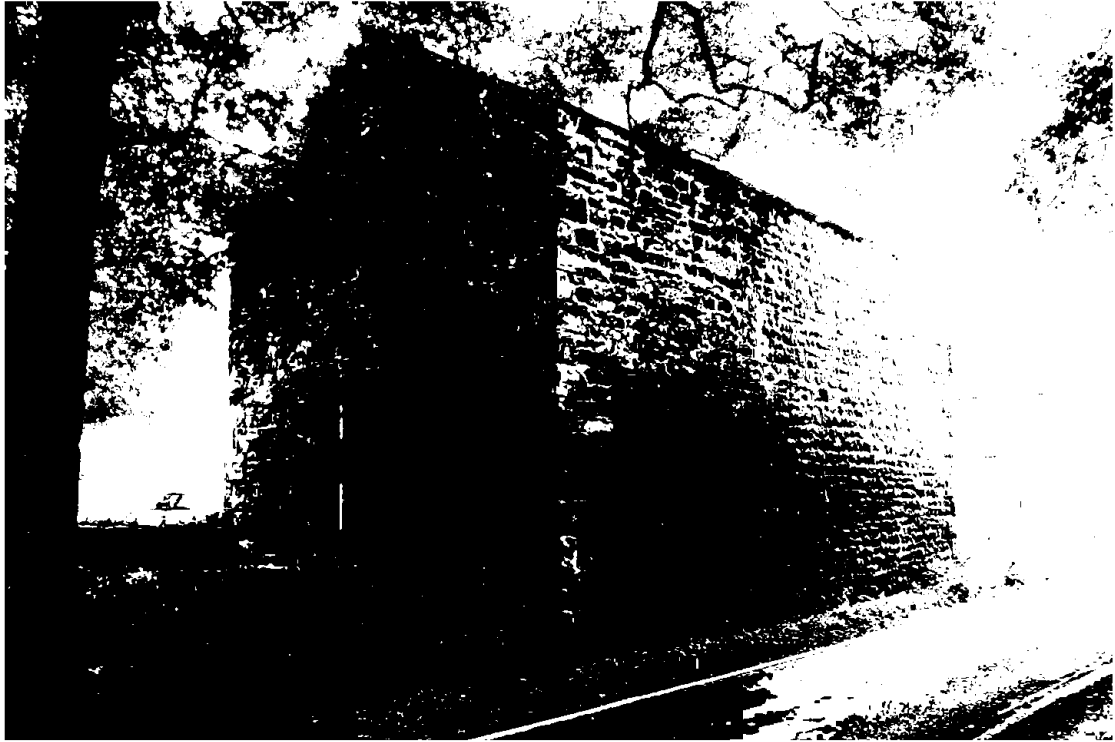


Plate 33. Barn A, south (left) and east (right) elevations, viewed from Slaidburn Road, viewed from south-east.

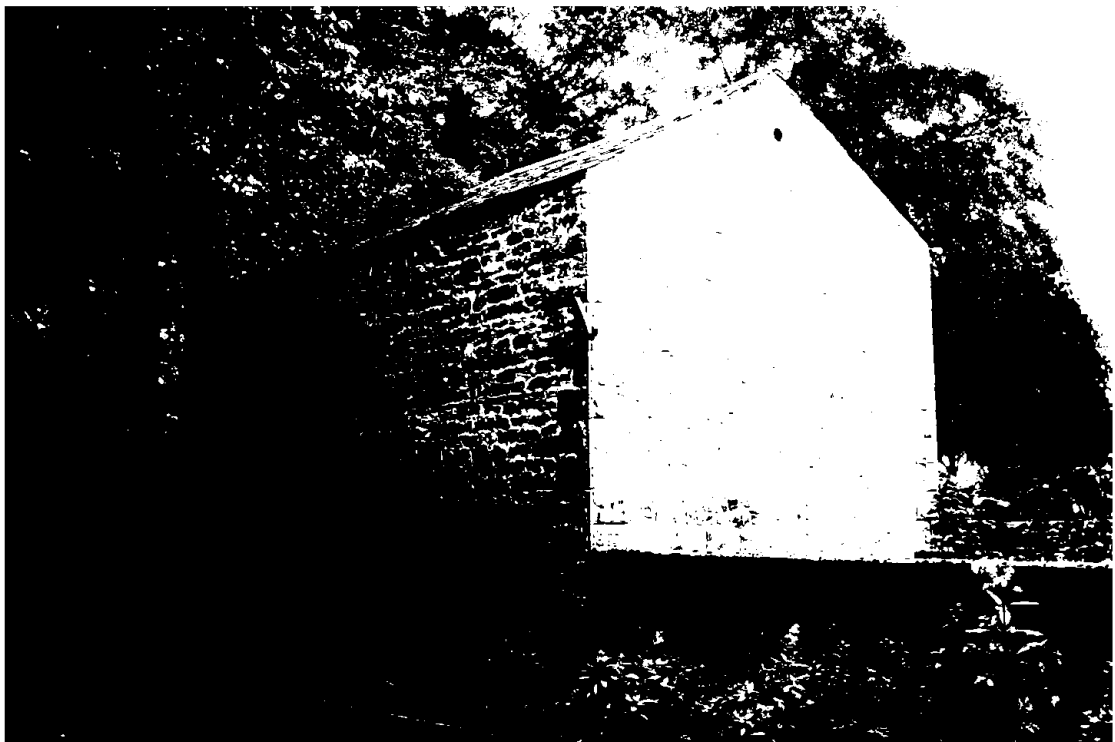


Plate 34. Barn A, east (left) and north (right) elevations, viewed from Slaidburn Road, viewed from north-east.



Plate 35. Barn A, north elevation, viewed from north.



Plate 36. Barn A, bay 2, viewed from south-east, Jacob's Ladder to left of scale.



Plate 37. Barn A, bay 2, viewed from south-west.



Plate 38. Barn A, bay 1, viewed from north-west.



Plate 39. Barn A, bay 1, viewed from south-east.



Plate 40. Barn A, bay 1, showing cast-iron column supporting pair of parallel I-section iron beams.

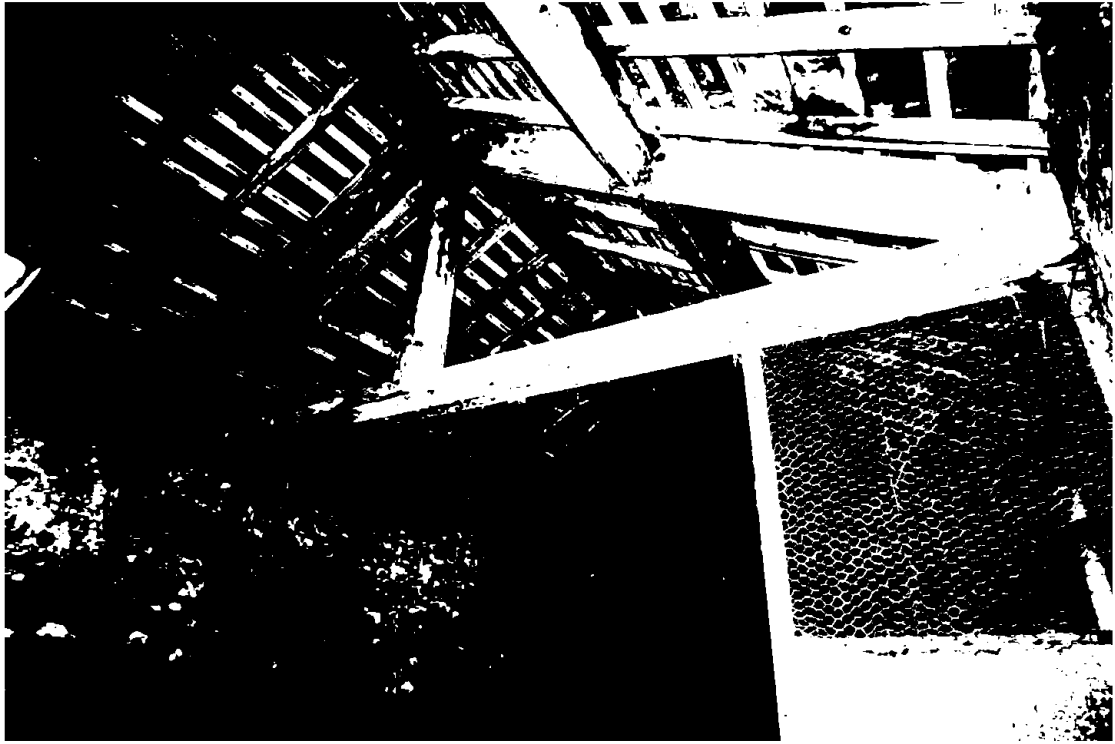


Plate 41. Barn A, roof structure at loft level, viewed from bay 2, viewed from north-west.



Plate 42. Barn A, bay 2, loft level, viewed from south-west.