

**HISTORIC BUILDING SURVEY REPORT:  
CROW TREES FARM, CROW TREES BROW, CHATBURN, LANCASHIRE**

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**Document Control**

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## Executive Summary

- Pringle Homes commissioned Allen Archaeology Ltd to undertake a historic building survey as part of a planning condition for residential development at Crow Trees Farm, Crow Trees Brow, Chatburn, Lancashire.
- Crow Trees Farmhouse is a Grade II Listed Building within the Conservation Area of Chatburn that lay within a landscape characterised as a modern settlement. The survey comprised seven structures including the farmhouse with a southeast extension. The remaining structures are associated farm buildings and garden structures and are not part of the listing.
- Seven broad phases have been identified with the earliest dating back to the late 17<sup>th</sup> century with construction of the farmhouse. The farmhouse was originally constructed as a two-storey structure with two main rooms on the ground floor and two bedrooms on the first floor. The northwest gabled wings and southeast extension were added in the late 18<sup>th</sup> century along with raising the roof and adding the attic floor to the main house. The modifications conform to a typical double pile plan for a small house of the period. A re-fenestration scheme to the front has been assigned to this second phase along with adding the arbour to the garden of a now larger house. The southeast extension is likely to have been built as accommodation for house or farm workers.
- The farm buildings, including a byre (former stable) with loft and a cart shed were also added to the farm. It is uncertain if the dispersed layout of the farm buildings is the result of an earlier layout or if the structures were dispersed along an existing farm track running from the main road through the farm and to the south. During the third phase in the 19<sup>th</sup> century the small coalhouse was added to the garden and a dairy was built southwest of the byre, which is likely to have prompted blocking of the southeast loft opening. It is proposed that the southeast extension of the main house was repurposed in the late 19<sup>th</sup>/early 20<sup>th</sup> century. It is uncertain at what point the staircase was removed but it is likely the fireplace was blocked when this structure became the main focus for cheese production. The structure contains a rare in situ, early cheese press and a sink and/or salting stone. In the later mid-20<sup>th</sup> century the byre and adjoining dairy underwent modernisation with automatic milking equipment added. It is believed that the cheese processing room southeast of the main house was still in use at this point as suggested by the new render to the lower half of the walls. In the final phase in the later part of the 20<sup>th</sup> century and presumably after the farming practices had ceased the former dairy adjoining the byre was turned into a workshop and the house décor and attic ceiling stems from the last two phases of the 20<sup>th</sup> century.
- The building survey has allowed for the extant structures to be preserved by record and created a broad phasing for the site. The result of the survey is another data set to be used for broader studies into the post-medieval research of chronologies and buildings as set out in the North West Regional Research Framework (PM02, PM03 and PM04) and possibly also research into post-medieval settlement and land use (PM13).

## 1.0 Introduction

- 1.1 Pringle Homes commissioned Allen Archaeology Ltd to undertake a historic building survey on agricultural structures at Crow Trees Farm, Crow Trees Brow in Chatburn, Lancashire, as a condition of planning consent to convert and extend existing buildings as part of a wide residential development. The fieldwork and reporting conformed to current national guidelines, as set out in the Historic England document '*Understanding Historic Buildings: A guide to good recording practice*' (HE 2016), the Chartered Institute for Archaeologists '*Standard and guidance for the archaeological investigation and recording of standing buildings or structures*' (CIfA 2020), and the written scheme of investigation (WSI) prepared by this company (AAL 2023).
- 1.2 The documentation and records generated by the survey will be assembled in accordance with the national guidelines in '*Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation*' (AAF 2011) and local guidelines in '*Guidance for the Deposition of Archaeological Archives*' (LCCMS and Lancashire Records Office 2022). As LCCMS, does not have the facilities to curate digital archives, it will be deposited with Archaeology Data Service (ADS) in accordance with guidance issued by ADS.

## 2.0 Site Location and Description

- 2.1 Chatburn is a village, civil parish and electoral ward in the Ribble Valley, East Lancashire, England. It is about c. 4km to the northeast of Clitheroe. Crow Trees Farm is located on the south side of Crow Trees Brow and is centred on NGR SD 76780 43955 (Figure 1).

## 3.0 Planning Background

- 3.1 Planning permission has been granted for '*39 affordable residential units with access, parking and landscaping. Conversion and extension of former dairy outbuilding to open-market residential unit and refurbishment/modernisation of Crow Trees Farmhouse (open-market dwelling) including reconfiguration, rooflights, side window and extension of two outbuildings to form garages.*' at Crow Trees Farm, Crow Trees Brow, Chatburn, Lancashire (3/2022/0966 And 0967). The Planning Officer (Archaeology) for Lancashire County Council has requested that:

*'No works to the application buildings, including any clearance/demolition or preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological building recording as set out in "Understanding Historic Buildings" (Historic England 2016). The recording should be to Level 3 for Crow Trees farmhouse, and Level 2 for the barn/dairy and other 19<sup>th</sup> century or earlier ancillary buildings. No record is required for the Dutch Barn. Wherever possible the recording of the farmhouse should also include observation and recording during opening-up and other investigative works to the building structure. This work must be carried out by an appropriately qualified and experienced professional contractor to the standards set out by the Chartered Institute for Archaeologists and in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.*

- 3.2 The approach adopted is consistent with the guidelines that are set out in the National Planning Policy Framework (NPPF) (DLUHC 2023).



## 4.0 Historical Background and Listing Details

- 4.1 Crow Trees Farmhouse is a Grade II Listed Building (Listing no 1318160) dating to the late 17<sup>th</sup> century. It lies within the Conservation Area of Chatburn which has retained a mix of 17<sup>th</sup> to 19<sup>th</sup> century buildings. The landscape character map (MARIO) places the farm within the modern settlement, which is surrounded by ancient enclosures to the north, east and south and by modern industry to the west.
- 4.2 A heritage statement for the scheme (Graeme Ives 2022) included features of note highlighted by Lancashire County Council Historic Environment Team. These features include:
- *A short section of timber framed and wattle and daub partition, which may have enclosed an original hallway leading from the front door, has been retained to partly enclose the extended kitchen.*
  - *A stone sink in the 'Cheese Room' (HS 3.15, Figure 3.18).*
  - *The absence of joist holes for a first floor in this room ('Cheese Room'). It is possible that these have been filled and plastered or whitewashed over. The presence of the 'stair-window' would suggest that this section of the building was not originally intended as a common utility space but was of higher status (although the lack of an obvious chimney or flue is a concern for a function such as 'outside servant's' accommodation), but it may just have reflected a particular interest in the production of fine cheese by the builder. This extension may have been connected to the main house at ground floor level in the past (a blocked door is suggested on the plans) but with the information to hand it is not possible to be certain.*
  - *Dairy or Associated Barn that stylistically should be associated with the later 'Cheese Room' extension to the farmhouse and of 18<sup>th</sup> or early 19<sup>th</sup> century origin. The building is of some architectural merit, presumably reflecting the status of the adjacent farmhouse.*
  - *Several images of the interior and exterior of the building are provided in section 10 of the Structural Survey, where it is referred to as the 'Main Barn'. These would suggest that it is indeed of later 18<sup>th</sup> or early 19<sup>th</sup> century origin, with the single-storey extension to the southern gable (SS section 11 'Workshop') being a later addition... Stalls recorded on the ground floor of the barn, of cement and metal, and thus likely to be of mid-19<sup>th</sup> century date or later... The timbers to the first floor are, however, likely to be (original). The originality of the main roof timbers is less certain, with the Survey suggesting that they may have been replaced (SS 10.2, p.31, figure 10.2.3).*
  - *Garden Seat appears to pre-date 1886, and may well be present on the 1847 mapping, but the latter is not particularly clear. The seat is an unusual feature and again points to a raised status for the site.*

## 5.0 Aims and Objectives

- 5.1 The purpose of the historic building recording is to make a permanent record of the building in its current form prior to any alterations.
- 5.2 The aim is furthermore for the survey results to aid wider research and analysis following the North West Regional Research Framework:

Post-medieval research questions – Chronologies and buildings

PM02: *How does the transition from timber to stone or brick differ according to building types and across the region?*

PM03: *How do large domestic buildings relate to their wider social context?*

PM04: *Where to 16<sup>th</sup> to 17<sup>th</sup> century structures survive and how does this inform our understanding of the chronology and evolution of brickwork during this period?*

Settlement and Land use

PM13: *Where do 16<sup>th</sup> and 17<sup>th</sup> century structures survive and how does this inform our understanding of the evolution of settlement patterns during this period?*

## 6.0 Methodology

6.1 The works were carried out in accordance with the standards and guidance set out for a level 2-3 in the Historic England document: *'Understanding Historic Buildings, A Guide to Good Recording Practice'* (Historic England 2016). The site was visited by Tobin Rayner of AAL on 19<sup>th</sup> January 2024. Photographs were taken with a Nikon D5300 DSLR Camera with 24.2-megapixel DX format sensor. All photographs taken during the survey will be archived as TIFF files. Where safe and accessible, photos were taken of the following:

- All external elevations
- All internal elevations, including internal walls and subdivisions
- The roof structure of the buildings, internally and externally, where visible
- The relationship of the structures to their surroundings
- Architectural details, i.e. windows, doors, decorative brickwork, and other significant features, fixtures or fittings. Generally a single representative shot was taken of particular features such as windows or openings of a single type that occur more than once within the structure
- A general internal photographic record. Photographs were taken of each room/discrete internal space from sufficient points to show the form, general appearance and methods of construction.

6.2 Metric scales of appropriate length were used when required and possible, with all photos annotated and linked to a measured floor plan provided by the client and checked on site (Figure 2-Figure 7) and described in (Appendix 1). In addition to the photographic record, a full written description is included within the report. Any identified phasing has been recorded plans and elevation drawings provided by the client, checked on site and amended where required (Figure 3-Figure 8) and included in the written narrative.

6.3 Map regression (Figure 9) and the study of readily available documentary sources are included to provide a historical context to the site.

### **Site constraints**

- 6.4 Due to health and safety concerns the roof space above the northwest and northeast wings were only inspected through an opening from the main attic which only allowed photographs from restricted angles. Likewise, the recently added roof space above the attic in the southwest part of the building was only photographed via a ceiling hatch.

## **7.0 Results (Figure 2-Figure 8)**

- 7.1 The survey comprises six separate structures: the farmhouse (A1 and extension A2), a coal shed (B), an arbour (C), cart shed/animal shelter (D), a byre with loft above (E) and an adjoining workshop (F). On occasions where there are more than one room present these have been given a number (e.g. ground floor kitchen 1.1, first floor bathroom 2.1 etc) and are noted on respective floor plans. Each structure will be described separately starting with an exterior description followed by an interior account.

### **Farmhouse (A1) - Exterior (Figure 2 and Figure 8)**

- 7.2 The farmhouse measures approximately 12m by 10m and is three storeys high with an attic and cellar. It has two projecting gabled wings with M-shaped roof and a flat central valley, to the rear and facing Crow Trees Brow. The stone-built structure is completely rendered, and the roof is covered in diminishing courses of stone slates. The slates are likely to be replacements of an earlier roof as all stones appear in good condition and are regularly cut. Kneelers decorate the eaves, and two stone chimney stacks extend through the gable ends to the northeast and southwest. The same style kneelers are also seen on the southeast extension (A2), the byre (Structure E), the adjacent and converted barn as well as the listed manor house cottage and barn (Listing no 1072166) on Bridge Road. Both the northwest and the southeast facades are asymmetrical in their appearance and have undergone some re-fenestration in the past. The render hides any alterations to the openings.



*Plate 1 (shot 94): Northwest elevation of the farmhouse, looking south-southeast, 2m scale*

- 7.3 The small, mullioned window on the ground floor is likely to be original and has not been matched on the opposite side in the west bay (Plate 2). All other windows including the tall staircase window are fitted with wooden frames. The guttering varies and include modern replacements, the cast-iron downpipe and hopper draining the central valley from within the roof space is likely to be of late 19<sup>th</sup> century to early 20<sup>th</sup> century date (Plate 3). A plain stone canopy has been fitted above the main entrance which also holds a later door.



*Plate 2 (shot 95): Small ground floor, mullioned window on the northwest elevation, looking south*





*Plate 3 (shot 98): Close up of staircase window, cast iron gutter and entrance with plain canopy, looking south-southeast*

- 7.4 Two windows, a doorway and ventilation to the cellar were observed on the northeast elevation. The southwest elevation has no openings or features of note (Plate 4-Plate 6).



*Plate 4 (shot 93): Northeast elevation abutted by extension A2 to the left, looking south, 2m scale*



*Plate 5 (shot 89): Ventilation brick for the cellar, looking southwest, 0.5m scale*



*Plate 6 (shot 104): Southwest elevation, looking east-southeast*

- 7.5 The southeast elevation gives an equally asymmetrical appearance as the northwest (Plate 7). The irregular layout and mismatch of the windows could suggest a later rearrangement of the floorplans. The section devoid of openings relates to the position of the interior partition wall, just east of the doorway, something one might expect in a cross passage house. There was no evidence for a third chimney within the structure, but this is not impossible considering the thickness of the central wall and all other fireplaces being built into the exterior walls. The render masks any changes there may be in the masonry.



*Plate 7 (shot 108): Southeast elevation with extension A2 to the right, looking north-northwest, 2m scale*



- 7.6 The wide, mullioned, ground floor stone window (Plate 8), in this case of five lights, is typical for the region. The size of the window in the 16<sup>th</sup> and 17<sup>th</sup> century often reflected the status of the room. The view from this window is offered from the extant living room and this may always have been the case, alternatively it may have doubled up as a dining room (Plate 9). The ovolo shaped mullions are very eroded.



*Plate 8 (shot 113): Mullioned 5-light window on the southeast elevation, looking north-northwest, 0.5m scale*

- 7.7 All other stone surrounds are plain and could reflect later instalments. The glass is all later, windows on the first floor and on the southwest half of the elevation are casements (Plate 9).



*Plate 9 (shot 109): Close up of first floor window with moulded surround, looking north-northwest*

- 7.8 On the southeast part of the elevation, both ground floor and first floor have paired vertical sashes with two lights to the top and bottom, separated by thin glazing bars and no horns (Plate

10). The four-light sash is a mid-Victorian feature but the lack of horns suggests a possible slightly earlier date. The paired sash windows were a feature in the late 18<sup>th</sup> century to overcome window tax. Finally, the second floor displays two horizontal (Yorkshire) sashes to the west and a casement window to the east. A central mullion has been added to each, possibly for extra support or remains from an earlier casement window and all are of different shapes (Plate 11).



*Plate 10 (shot 119): Close up of ground floor, recessed, sash window with glazing bars and no horn, looking north-northwest*



*Plate 11 (shots 117, 121 and 115): Second floor Yorkshire sashes with variation of mullions, looking north-northwest*

7.9 The doorway is surrounded by a plain neoclassical surround with mid-20<sup>th</sup> century door (Plate 12).





*Plate 12 (shot 112): Close up of modern door and neoclassical surround, looking north-northwest, 2m scale*

### ***Farmhouse (A1) - Interior (Figure 3-Figure 5)***

7.10 The structure has three floors and a cellar. The cellar is accessed via the stairs northeast of the main partition on ground floor, adjacent to what was presumably a former pantry (1.4).

#### **Cellar (Figure 3)**

7.11 The cellar (Plate 13-Plate 14) consists of one room measuring c.3m long by 2.5m wide with the interior completely covered in plaster and limewash. The floor is covered in flagstones. It has a vaulted ceiling from which several meat hooks are suspended. Along the northwest and southeast walls are stone benches with holes and gullies for drainage, with shelving below from which any dripping substance could be captured, or other items stored (Plate 15). The small ventilation/window on the northeast wall has been bricked up from the exterior (Plate 16).



*Plate 13 (shot 233): General view of the cellar, looking east-northeast, 1m scale*



*Plate 14 (shot 235): General view of the cellar towards the staircase, looking southwest, 1m scale*



*Plate 15 (shot 236): Close up of stone shelf with drainage and shelving below, looking south-southeast, 0.5m scale*

7.12 The limited opening of the window would have helped to keep stored items cool.



*Plate 16 (shot 234): Bricked up ventilation/window, looking east-northeast, 0.5m scale*

#### Ground floor (Figure 3)

- 7.13 The ground floor consists of a living room (1.2) and a sitting room (1.3) to the south, and the doglegged staircase splits the front into a kitchen to the northwest (1.1), a former pantry (1.4) and a bathroom (1.5) to the northeast.
- 7.14 The 20<sup>th</sup> century kitchen showed few features of note with the main interest perhaps lying in the pantry along the partition wall into the living room (1.2). Part of the original northwest stone wall has been removed between the kitchen and the pantry thus creating more open space



(Plate 17-Plate 19). It is possible a former staircase linking to the first-floor staircase was once positioned here and the built in cupboards are of later date.



*Plate 17 (shot 142): Segment of wall removed between pantry and extant kitchen (1.1), looking southwest, 2m scale*



*Plate 18 (shot 144): View of altered wall between pantry and kitchen, looking east-northeast, 2m scale*



*Plate 19 (shot 143): General view of the kitchen towards the front door, looking north, 2m scale*

- 7.15 A blocked up doorway on the northeast wall of the pantry is seen from the adjacent living room (1.2). It has an exposed panel of wattle and daub infill (Plate 20). The doorway may have accessed the putative former staircase.



*Plate 20 (shot 165): Blocked doorway to pantry with wattled panel above, looking west-northwest, 1m scale*

- 7.16 It is unlikely that the partition wall conceals any further historical material, with electric wiring hidden within it. There was some evidence to suggest that timber-frame panelling may have continued further into the living room (1.2), creating a corridor from the front door to the rear staircase. A post on the corner of the partition shows an empty mortice facing southeast with a potentially later mortice for a strike plate. It is of course possible the timber may have been reused.
- 7.17 There were few historic and decorative features left in the house. The doorway between the corridor and the living room was the most ornate with a simple fielded panel above. Part of the central wall has had to be removed in order to accommodate the doorframe and panelling following an 18<sup>th</sup> century style (Plate 21). The style of panelling is also seen in the thin, Georgian style door hung on strap hinges with tapered ends.



*Plate 21 (shot 166): Doorway between the corridor and the living room (1.2), notice empty mortices for a possible strike plate on the post to the left, looking north-northeast, 2m scale*

- 7.18 The living room measured c.4m by 5m. Two main beams (Plate 22) follow the length of the ceiling, one showing notches from former joists which could suggest the beam has been reused, or that the ceiling is later and is hiding notches on the opposing beam (Plate 23). Both beams show regular kerf marks suggesting they were sawn on a mechanical saw and then chamfered.



*Plate 22 (shot 156): General view of the living room (1.2) towards the later wood burner and possibly later added niches, looking southwest, 2m scale*



*Plate 23 (shot 167): Close up of main beam in living room with notches, looking south-southeast*

- 7.19 The two round arched niches on either side of the modern fireplace gives a nod to the 18<sup>th</sup> century display cabinets often found in this position, although their form was usually with a curved back with rounded shelves. In the spirit of the late 19<sup>th</sup> century Arts and Crafts style, a window seat has been built beneath the mullioned window overlooking the garden (Plate 24).





*Plate 24 (shot 158): Arts and Crafts style window seat along the mullioned window, looking southwest, 2m scale*

7.20 The adjacent sitting room (1.3) had few features of note. The fireplace has been modernised with a cast-iron log burner, the ceiling and main beam covered in wallpaper. The potential blocked doorway to the southeast extension (A2) should be located southeast of the fireplace. There was no visible evidence of a blocked opening from the sitting room and it is likely modern plasterboard masks the masonry beneath. 20<sup>th</sup> century skirting would thus post-date any blocking of an opening. Parts of the carpet had been stripped back in the relevant corner exposing a modern solid floor, which therefore did not reveal any evidence of a former opening or earlier floor boards.



*Plate 25 (shot 169): General view of sitting room (1.3) with wood burner in former fireplace, looking east-northeast, 2m scale*



- 7.21 The shutters within the window reveal follows the 18<sup>th</sup> century style of fielded and raised panelling, this is repeated in the top of the reveal as well and mirrors the panelling seen in the doorway in the adjacent living room (1.2).



*Plate 26 (shot 171): Close up of window with panelled shutters, looking south-southeast, 0.5m scale*

- 7.22 There is a small room adjacent to the sitting room (1.4) which measures c.2m by 3m. Its proximity to the cellar and the dairy (A1) makes it a likely contender for a pantry, however, a bricked-up fireplace was observed to the northwest (Plate 28).



*Plate 27 (shot 179): General view of small room (1.4), looking east-northeast, 1m scale*



*Plate 28 (shot 182): Close up of bricked up opening, suggesting a former fireplace with a hob grate, looking north-northwest, 0.5m scale*

- 7.23 Although its recent use may have been a pantry as suggested by the concrete floor and the shelves, the potential fireplace suggest the possibility that it once housed one of the farm helpers or household staff. There is no chimney breast, suggesting that the thick wall would have contained an internal flue, like those seen on the gabled walls. There were no indications in the above room or in the attic of a flue, nor could an exterior chimneystack be seen. As such, this survey could not verify whether this was once a working fireplace or simply a blind feature introduced at a much later date.
- 7.24 It was noted that the floor level in this room was higher than the surrounding rooms which is likely to accommodate for the vaulted ceiling of the cellar (see Plate 13) and may indicate a miscalculation when the house was originally built by not digging the cellar deep enough thus having to raise the floor level of the room above.
- 7.25 The room in the northeast corner of the house has been converted to a bathroom with a later wall inserted for the WC (1.5). With a complete modernisation the only historical feature left was the small, three-light, mullioned window facing northwest with a central top light opening inwards, like a hopper window (Plate 29). If this window once had accompanying shutters all evidence thereof has been removed. It is uncertain whether this small room originally functioned as a small parlour or if it housed a small service room or even a kitchen. A plank and batten door (Plate 30-Plate 31) on the northeast wall linking to the garden beyond and the north doorway of the southeast extension would suggest at least a later use as a service room (A2).



*Plate 29 (shot 177): Mullioned window facing the road of Crow Trees Brow, looking north-northwest, 0.5m scale*



*Plate 30 (shot 176): General view of the converted bathroom and WC, looking east-northeast, 2m scale*



*Plate 31 (shot 175): Plank and batten door with later brace, looking east-northeast, 2m scale*

First floor (Figure 4)

- 7.26 The dog-legged staircase to the first floor has been modernised and carpeted and as such displays no historical features. The northwest-facing gables contains a bathroom (2.1) and a small bedroom (2.5) with a second staircase to the second floor within the southwest part of the house with bedrooms (2.2) and (2.3), and a fourth master bedroom (2.4) in the southeast part of the house.
- 7.27 The bathroom contained only late 20<sup>th</sup> century features with no hint towards its former use as a probable bedroom. Two short stud walls enclose the bathtub along the southeast wall, the southwest one forming one side of a built-in cupboard in the southwest corner (Plate 32).



*Plate 32 (shot 193): General view of first-floor bathroom (2.1), looking southwest*

7.28 Bedrooms (2.2) and (2.3) are both positioned within the southwest half of the house. It is possible a corridor wall has been removed from bedroom (2.2), following the alignment of the main beam north of the chimneybreast and that the partition between the two rooms were created around the same time (Plate 33). This would only be the case should the theory of an earlier staircase from ground floor to first floor be true. There were no signs of a blocked up opening on the southeast staircase wall, but this could have been obscured or removed by any alterations to the wall. It is unknown what the material is within this wall.



*Plate 33 (shot 202): General view of bedroom (2.2) looking towards the staircase wall, looking north-northwest, 2m scale*



- 7.29 In all likelihood a fireplace has been blocked along the southwest wall. The skirting boards are of modern date, thus post-dating the blocking of the fireplace (Plate 34).



*Plate 34 (shot 199): Blocked up fireplace along the southwest wall of bedroom (2.2), looking south-southwest, 2m scale*

- 7.30 The adjacent bedroom showed little of interest with modern décor hiding any historical features. The casement window mirrors that within bedroom (2.2) (Plate 35). Both the handle and the stay have a spiral (monkey tail) design as seen in the living room window below.



*Plate 35 (shot 194): General view of bedroom (2.3), looking south, 2m scale*

- 7.31 Bedroom (2.4) is the largest room on the first floor, taking up the entire southeast part of the house. Again, few features were of note. Any blocked fireplace is hidden behind a row of fitted cupboards along the northeast wall (Plate 36).



*Plate 36 (shot 204): View of first floor bedroom (2.4), looking south-southeast, 2m scale*

- 7.32 The sash windows and raised panelled shutters from the sitting room below is repeated once more, offering a seat in the window with a view of the garden (Plate 37).



*Plate 37 (shot 205): Close up of first floor bedroom window in (2.4), looking south-southeast, 0.5m scale*

- 7.33 Bedroom (2.5) in the northeast corner of the house, once again, revealed no historical features with wallpaper covering all walls (Plate 38). With reference to the potential blocked fireplace on ground floor below, there were no indications of a chimneybreast along the southeast wall (Plate 39).



*Plate 38 (shot 209): General view of bedroom (2.5), looking northeast, 2m scale*



*Plate 39 (shot 211): The southeast wall in bedroom (2.5), looking south, 2m scale*

Second floor - Attic (Figure 5)

- 7.34 The attic is accessible via the staircase flanking bedroom (2.2) and hidden behind a plank and batten door. Modern rails were fixed on either side of the straight staircase (Plate 40).





*Plate 40 (shot 198): View of staircase to second floor, looking southwest, 2m scale*

7.35 The attic has been converted of late with new plastered ceiling and walls in the southwest part of the house (Plate 41). The chimneybreast is exposed along the southwest wall, in front of which is a new roof hatch. It is the only protruding chimney breast in the house as the wall thickness is thinner throughout on the second floor, otherwise this only occurs in the staircase and the ground floor kitchen pantry. A mix of occasional narrower floorboards between wider examples are likely to indicate repairs of the original floor. This room is lit by two horizontal sash windows (Plate 42).



*Plate 41 (shot 212): View of room (3.1) towards the chimney breast and modern roof hatch, looking southwest, 1m scale*



*Plate 42 (shot 215): View of vertical sash in room (3.1), looking south-southeast, 1m scale*

- 7.36 Room (3.2) was open to the roof. Unlike the visible chimneybreast in the adjacent room, stained plaster indicates the position of the chimney flue hidden within the wall (Plate 43). The floorboards are overall slimmer and more regular in size than in the adjacent room which suggests they are likely to be of later date.



*Plate 43 (shot 225): General view towards the northeast wall in room (3.2), looking east, 2m scale*

- 7.37 Four, large, machine sawn purlins span the length of the house and continue into the roof space above room (3.1) and into the opposing gable. There are no principal rafters which is likely down to the thick stone walls. The central wall is also used to carry the roof structure. The purlins presumably act as ties (Plate 44) as well as support for the common rafter roof. All are positioned vertically unlike the purlins on edge in the roof space over the northwest gables. The common rafters are regularly cut and it is likely these have been replaced since the house was first constructed. All walls, including the gables within the roof space above room (3.1), were plastered and limewashed up to the apex of the roof. Any evidence of additions or blocked openings were as such hidden from view and it was not possible to determine whether the northwest gables were later added extensions.



*Plate 44 (shot 224): General view towards the northeast gable, looking north-northwest, 2m scale*

- 7.38 A hatch in the northwest walls in both room (3.1) and (3.2), offered access into the roof space of the northwest gables. Again, there was no evidence of a former chimneybreast along the northwest wall in the northeast part of the attic. If there was one, it would have fallen on the similar alignment as the hatch (Plate 44). If the hatch opening was created later, any existing flue would have made it easier to break through.
- 7.39 Both roof spaces within the northwest gables were covered in debris and were only seen from the squared openings from the adjacent rooms (3.1 and 3.2). The debris presumably originates from an earlier roof covering (Plate 45). The M-shaped roof with a central valley consists of two purlins and a ridge beam supporting common rafters of a later date in both gables. A plastered, stone, dwarf wall effectively supported the wall plates towards the northeast (and the southwest in the northeast gable, Plate 46). The first-floor ceiling is constructed on a separate level and frame to the joists exposed in the roof spaces. Remains of wall plaster on the gable ends was only observed within the northeast gable where it also covered the dwarf wall (Plate 46).





*Plate 45 (shot 217): Roof space within the northwest wing, seen from room (3.1), looking north-northwest*



*Plate 46 (shot 229): Roof space within the northeast gable showing a dwarf wall in the background below the rafters, looking west-northwest*

**Farmhouse extension (A2) - Exterior (Figure 2 and Figure 8)**

7.40 The southeast extension (A2) measures c.3m by 7m and is two and a half storeys high, tall enough to have offered a potential access into the second-floor attic of the main house. It may have been used as farm accommodation and later converted to a dairy to produce cheese. It is also built in stone and completely rendered. The gabled roof is covered in diminishing courses of slate with low parapets covered in copings that terminate by the moulded kneelers. Protruding through the northeast gable is a seemingly capped off chimneystack (Plate 47).



*Plate 47 (shot 79): View of the extension (A2) and farmhouse (A2), notice the partially reduced chimneystack, looking northwest*

- 7.41 The southeast elevation has a plank and batten entrance with a tall, two-light, fixed window at first-floor level (Plate 48.)



*Plate 48 (shot 85): Northwest elevation, looking south-southeast, 2m scale*



- 7.42 A second entrance is located on the southwest corner of the structure, it too with a plank and batten door and a plain stone surround (Plate 49).



*Plate 49 (shot 122): The southwest entrance to extension (A2), looking east-northeast, 2m scale*

- 7.43 The southeast elevation was only partially visible due to overgrown vegetation, it showed a tall, former staircase window with eleven lights (likely to have originally been twelve) slightly offset from the centre towards the southeast corner of the building, suggesting this would have been the location of the former staircase (Plate 50).



*Plate 50 (shot 111): Southeast elevation of extension (A2), looking north-northwest*

***Farmhouse extension (A2) - Interior (Figure 3 and Figure 4)***

- 7.44 The extension interior consists of a single room open to the roof. The walls are largely covered in plaster and whitewash, covering any evidence of any previous openings or joist holes. That the structure once comprised two storeys is evident, despite the lack of in situ joists or visible holes from removed timbers. The distinct horizontal line of plaster terminating on the gables may suggest there was once an interior ceiling present (Plate 51). Where one might expect to find evidence of first floor joists holes there is a change in the plaster which has a slight downwards slope on the northeast wall (Plate 52). This line of change in the plaster can be followed along all the walls. Further evidence of a first floor is the tall window above the entrance from the northwest. On its lintel are two protruding nails, likely to have held a simple curtain (Plate 53). However, the most evident of features is the staircase window on the southeast wall (Plate 54). It is slightly offset from the centre and away from the entrance from the southwest, suggesting a dog-legged staircase was present in the southeast corner in the same position where the cheese press is situated. This would suggest that the dairy would be a later use of the structure and postdate the staircase or that the press has been relocated into its present position.



*Plate 51 (shot 128): Purlin roof structure and niche or blocked opening on the southeast wall, first floor level, notice the lack of thick plaster on the gables, see arrow, looking southeast*



*Plate 52 (shot 130): View of extension, looking south-southeast, 2m scale*





*Plate 53 (shot 126): Close up of northwest first floor window with two protruding iron nails on the lintel, looking north-northwest*



*Plate 54 (shot 130): General view towards the staircase window, looking south-southeast, 2m scale*

7.45 It is unfortunate that the exterior masonry could not be viewed which makes the interpretation more uncertain of the recess starting on first floor level and extending beyond the height of the staircase window (Plate 54). It may have accommodated storage shelves or be the remains of a shallow built-in cupboard. It is unlikely to represent a blocked window even with a lintel present. Likewise, a doorway seems unlikely with the bottom ledge tapering downwards, and not suited for a threshold. A similar feature but without the lintel was observed on ground floor which was created to accommodate the southwest door opening inwards (Plate 55-Plate 56). This recess, however, is shallower than that on the first floor. The possibility of a door opening inwards from the southwest corner also seem implausible as there is no adjoining building, and the first floor is not a loft over a traditional farm building such as a barn where once might expect a loft door.



*Plate 55 (shot 132): Recess to accommodate the door in the southeast wall, 2m scale*



*Plate 56 (shot 133): Close up of southwest plank and batten door, looking southwest, 2m scale*

- 7.46 The potential blocked opening displayed on the architects plans along the southwest wall, could not be observed on site, however it seems likely that there may have been access to the main house.
- 7.47 The concrete floors and the added cement to the lower parts of the walls are later features. The cement does not run into the southeast corner where the early style cheese press stands and therefore likely postdates the positioning and fixing of this feature (Plate 57). The press has a stone platform with channels for the whey to drain and a timber frame to support the press. The stone press within the frame is a large, square stone hooked up to an iron lever which would have lowered the press onto a vat with curd. In front of the press is a small (c.0.30m wide) and square stone platform with three iron fittings, its purpose unknown but likely associated with the cheese making process.



*Plate 57 (shot 135): In situ cheese press and associated platform in front, looking east-northeast, 2m and 0.5m scales*



*Plate 58 (shot 134): Square platform with three fixtures related to the cheese press, looking south-southeast, 0.5m scale*

- 7.48 Another feature added to the building is the salting trough or sink along the southwest wall. The trough sits within a later concrete or rendered plinth (Plate 59).





*Plate 59 (127): Sink or salting trough along the southwest wall, notice the cement on the lower half of the walls, looking southwest, 0.5m scale*

7.49 A feature which was not visible but is likely present on the northeast wall is a blocked-up fireplace. The plaster carries the same greyish yellow hue as seen in front of the chimney flue in the attic of the main house. The capped off chimney on the extension is visible from the exterior. A fireplace is a common feature within a farm worker's accommodation, whilst dairies and cheese rooms are generally kept cool. However, heating of milk could have occurred depending on what kind of cheese was produced on the farm. Therefore, it is uncertain if the fireplace would have been disused prior to or during the structure's use as a dairy. There were no signs of shelves within this structure. As with the attic in the main house the walls were inspected for evidence of removed cheese racks, but none were encountered. The shelves could have been freestanding and leaving no trace of their existence. If there was access into the main house attic from this structure it is plausible this is where the cheese was stored, however the cheese press, as mentioned above, must have been fixed somewhere else in the structure if this were the case.

#### ***Coalhouse (B) (Figure 2, Figure 6 and Figure 8)***

7.50 The coalhouse (Plate 60) is a small, stone-built structure directly southwest of the main house. It measures 2.5m by 3.5m and follows the same northwest-southeast orientation as the house. It is built in unsorted, square cut stone laid in random courses. Brackets beneath the bargeboards on the gables have been moulded to mimic the kneelers seen on the farmhouse and other structures on the farm. The double pitched gabled roof is covered in slate. The entrance is from the northwest as best accessed from the house and it has a small coal chute on the southwest wall. It consists of a single room with a later dwarf brick wall partition in the centre (Plate 61).



*Plate 60 (shot 62): The coalhouse southwest of the farmhouse, looking south-southeast, 2m scale*



*Plate 61 (shot 63): Interior view of the coalhouse, looking east-southeast*



**Arbour (C) (Figure 2, Figure 6 and Figure 8)**

- 7.51 At the south end of the garden there is a stone arbour, semicircular in plan (Plate 62). A large, segmental arched opening frames the curved stone seating area, with plastered walls within. This structure does not offer any views towards the farmyard but rather focuses its views on the garden and the farmhouse (Plate 63).



*Plate 62 (shot 65): General view of the arbour from the garden to the northwest, looking south-southeast, 2m scale*



*Plate 63 (shot 66): Stone seating with view of the garden, looking southeast, 2m scale*

- 7.52 The curved seat comprises seven stone legs in rough cut stone covered by stone slabs measuring c.0.5m in length and c.0.03cm in thickness.



***Cart shed/Animal shelter and small store (D) - Exterior (Figure 2, Figure 6 and Figure 8)***

- 7.53 A three-bay cart shed, later used as an animal shelter and store is positioned in the southeast corner of the site and faces the terminating end of the farm track running from the main road (Plate 64-Plate 66), a track that once continued southeast across the railway track. This structure is built in roughly hewn stone with a mono-pitched slate roof.



*Plate 64 (shot 76): Cart shed/animal shelter, looking southwest, 2m scale*



*Plate 65 (shot 71): Southwest elevation of cart shed and storage, looking east-northeast*





*Plate 66 (shot 74): Small storage abutting the northwest wall, looking south-southeast, 2m scale*

***Cart shed/Garage and small store (D) - Interior (Figure 2, Figure 6 and Figure 8)***



*Plate 67 (shot 81): Reused main beam as wall plate, looking northeast*

- 7.54 The interior has been whitewashed and of late used as storage. A tethering ring was observed in the southeast bay suggesting cattle were once held here, presumably after the shed was no longer utilized as a cart shed. The front wall plate for the centre and northwest bay (c.5m long) is a reused main beam showing notches from former joists. It appears to have been shortened and may have originated from one of the structures on site.

***Byre and loft (E)- Exterior (Figure 2, Figure 6-Figure 8)***

7.55 The byre with loft above flanks the southwest side of the farm track (Plate 68-Plate 69). The loft and windows suggest this likely started out as a stable. It measures c.6.5m by 10.5m and is orientated northwest to southeast. It is built of bonded, unsorted rubble stone occasionally roughly squared. The double pitched gabled roof is covered in slate and the copings above the shallow parapets terminate in kneelers, as seen elsewhere on the site. Large stone quoins decorate the corners, all openings have plain stone surrounds. The northeast elevation has two doorways with plank and batten doors and two ground floor casement windows with the top half opening inwards (Plate 70). There is a central, circular pitching eye on loft level, directly northwest of which is a blocked up, square opening. As the wall has been rebuilt to the south it was not possible to determine if there was a second blocked window southeast of the pitching eye.



*Plate 68 (shot 1): Northeast elevation of the byre, looking south, 2m scale*



*Plate 69 (shot 241): Northeast elevation of the byre, looking southwest, 2m scale*





*Plate 70 (shot 4): Timber window with top opening in with plain stone surround, looking southwest, 0.5m scale*

- 7.56 The southwest elevation facing away from the track has been repaired or partially rebuilt on several occasions. There are two extant openings (Plate 71); a repaired ground floor window with brick infill around the frame and a reduced first floor opening, with wooden plank door (Plate 72-Plate 73).



*Plate 71 (shot 48): Southwest elevation, looking northeast, 2m scale*



*Plate 72 (shot 49): Repaired ground floor window, looking northeast, 0.5m scale*



*Plate 73 (shot 51): Reduced first floor opening, looking northeast*

### ***Byre and loft (E)- Interior (Figure 6-Figure 7)***

#### ***Ground Floor (Figure 6)***

- 7.57 The ground floor of the byre has been modified in the 20<sup>th</sup> century with the addition of a concrete floor with central drainage channel and a feeding passage in front of the stalls (Plate 74-Plate 75). There is a hatch in the feeding aisle to access the loft. There are four stalls accommodating two cattle each which are separated by mid-20<sup>th</sup> century concrete partitions. Empty mortices along the chamfered main beams are likely the result of removed timbers from earlier wooden stalls. Four steel posts with timbers support the two main beams to the southwest corner. The joists and main beams have been regularly cut and are homogeneous in size. Pipework for milking is secured above the stalls and runs the length of the ceiling which



terminates in the adjacent former dairy, now workshop. All walls and ceilings have been whitewashed and along all the walls apart from the southwest wall the lower parts are covered in cement and hide any potential blocked openings.



*Plate 74 (shot 10): View of ground floor in the byre, looking south, 2m scale*



*Plate 75 (shot 11): General view of drainage channel and cow stalls, looking northeast, 2m scale*

- 7.58 For most stalls there is a galvanised drinker (one labelled Lindley patent), a tethering bar or ring to the side and a galvanised post or concrete partition in the centre (Plate 76).



*Plate 76 (shot 18): Representative shot of a two bay stall with galvanised drinkers and tethering bars (right hand side removed), looking southwest, 2m scale*

- 7.59 The two entrances have plank and batten doors, that in the centre has narrow, un-beaded planks and battens and may date to the latter part of the 19<sup>th</sup> century. It is hung on plain, tapered strap hinges (Plate 77).



*Plate 77 (shot 14): Close up of plank and batten door in later 19<sup>th</sup> century style, notice the small drainage channel to the left of the door, looking northeast, 2m scale*

- 7.60 The door on the southeast corner has battens across narrow, beaded planks and may date to the early 19<sup>th</sup> century (Plate 78). The lower end has broken off in the past and has been repaired and a piece of ovolo moulded door frame has been attached to the opening side. It is hung on longer and wider, plain strap hinges. The stone flags on the floor in front of this door lead to the southwest feeding aisle. They are slightly sealed by the later cement floor and may represent surviving elements of an earlier floor.



*Plate 78 (shot 15): Early 19<sup>th</sup> century style plank and batten door with beaded narrow planks, looking northeast, 2m scale*

Loft (Figure 7)

- 7.61 The loft is vented by three ventilation holes on each gable and it is open to the roof. The roof supported by two king-post trusses with a ridge plank and two purlins (Plate 79-Plate 80). The purlins support the common rafters above which are laths, felt and slate. The rafters have recently been sanded or cleaned showing the light hue of the wood. Extant rusty bolts protrude through the tie-beam connected to the kingpost, which is common for 19<sup>th</sup> century trusses. The loft walls are a patchwork of repaired sections with a potential rebuild of the upper sections above the openings and the gable ends. Due to the myriad of repairs, it was not possible to distinguish against the gable walls if this change in the upper sections were the results of raising the roof level or simply rebuilding. This change is best seen on the southwest and southeast walls above the modified window/pitching hole and the blocked loft door (Plate 81-Plate 82). The latter could not be seen from the exterior due to the repairs and later pointing of masonry.





*Plate 79 (shot 26): General view of the north half of the loft, arrow points to blocked window*



*Plate 80 (shot 27): Kingpost roof truss, looking northwest*





*Plate 81 (shot 29): Modified and reduced window/pitching hole, notice the horizontal line in the stonework on truss level, looking southwest, 2m scale*



*Plate 82 (shot 22): Blocked loft door on the southeast wall, notice the horizontal line between the door and the two ventilation holes, looking southeast, 2m scale*

**Workshop/Former Dairy (F)- Exterior (Figure 2, Figure 6 and Figure 8)**

7.62 The workshop abuts the byre to the southeast and measures c.8m by 6.5m. It is a single storey structure and its construction may have necessitated the blocking of the loft opening on the southeast gable of the byre (Plate 83). This structure is also built in square cut and rubble stone with large quoins at the southern corners. The double pitched gabled roof is covered in regular sized slate, probably a later addition (Plate 84-Plate 85). The two windows to the rear follow the same style as seen on the byre with the top opening in. The windows are different in size with three over three and four over four lights. There are no stone surrounds to the windows,

possibly as they face away from the farm track this would have been seen as an unnecessary embellishment.



*Plate 83 (shot 44): View of the setting for the byre and workshop, looking north*



*Plate 84 (shot 45): Southwest elevation, looking northeast, 1m scale*

- 7.63 There are two openings on the northeast elevation, the wider opening with double doors is of 20<sup>th</sup> century date. It is possible this wall has been rebuilt in brick as the wall is much thinner than the other exterior walls (Plate 85).

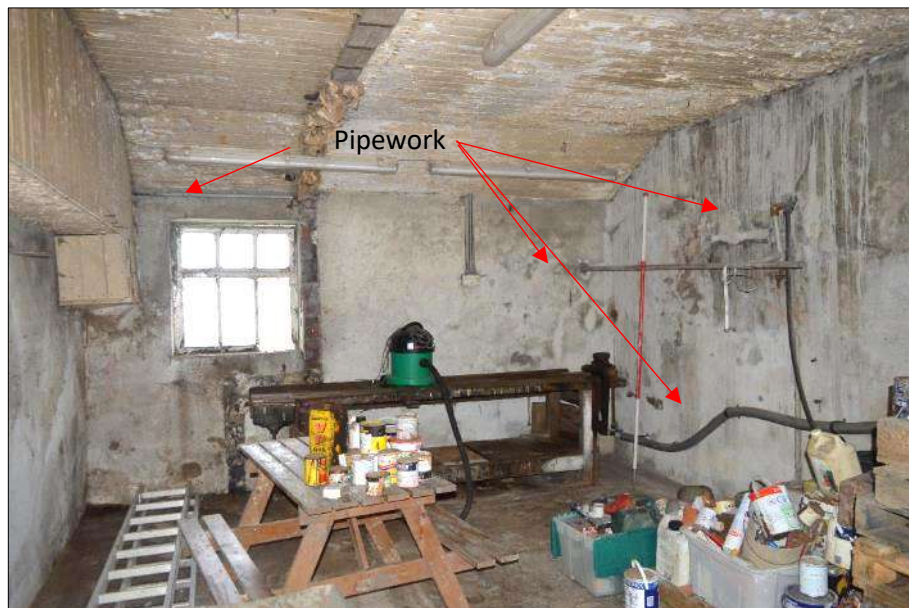




*Plate 85 (shot 31): Northeast elevation of the workshop, looking south, 2, scale*

#### **Workshop/Former Dairy (F)- Interior (Figure 6)**

7.64 The workshop and former dairy consist of three rooms (1.1-1.3). The brick partitioning is later, and it is uncertain if this structure contained any partitions previously. There is a slight difference in size between the largest room (1.1) abutting the byre measuring c.4m wide compared to the adjacent room (1.2) with a c.3.5m width. Residual pipework from dairy production is present throughout the building with the northwest wall receiving pipes from the adjacent byre (Plate 86). All floors are concreted. This dairy is associated with processes post-dating hand milking on the farm and may have replaced earlier dairying in the structure that could have been contemporary with the cheese making processes in the dairy in A2.



*Plate 86 (shot 35): General view of room (1.1), notice pipework from adjacent byre to the right, looking southwest, 2m scale*



*Plate 87 (shot 37): Close up of window in room (1.1) and adjacent scar from removed feature, looking southwest, 0.5m scale*



*Plate 88 (shot 38): Close up of cast iron column along the northeast wall, looking southeast, 1m scale*

- 7.65 The tongue and grooved ceiling is an oddity not usually seen within later dairies and it stretches across both main rooms. The narrow boards follow a later 19<sup>th</sup> century style. There are small metal hooks fixed to the panelling close to the small, suspended cupboard in the southwest corner. Below and adjacent to the window and in the ceiling is a scar from a removed feature. Its removal postdates the render on the walls and may have coincided with the disuse of the dairy and conversion to workshop (Plate 86-Plate 87). Another oddity within the room is a single cast iron column keyed into the northeast wall in the southeast corner (Plate 88). The roof space was inaccessible, and the column's structural purpose is uncertain.



- 7.66 The adjacent room (1.2) had few features of note other than the hipped tongue and grooved ceiling and remains of pipework.



*Plate 89 (shot 40): General view of room (1.2), looking south-southeast, 2m scale*

- 7.67 The smallest room (1.3) measured 2m by 2m and had no ceiling, however the ceiling joists from (1.2) were visible protruding through the brick wall, suggesting the tongue and groove ceiling is contemporary with the partitions. The brick partition consists of red, machine-made bricks. Residual pipework was seen on the southeast wall and the partition wall (Plate 90). Room (1.3) contained a concrete platform with no fixtures, above which was a workbench.



*Plate 90 (shot 34): Restricted view of workshop room (3.1), looking south*

## 8.0 Discussion and Conclusions (Figure 3-Figure 9)

- 8.1 The survey has recorded seven structures comprising a farmhouse with ancillary structures and associated agricultural buildings, probably spanning the late 17<sup>th</sup> to 20<sup>th</sup> centuries. All structures apart from the coal house are present on Ordnance Survey mapping from the 1840s, the coal house is first present on the map published in 1886 (Figure 9). The land was owned and rented out by the Robinson family of Chatburn and was in the late 19<sup>th</sup> century once referred to as 'Mr Robinson's Crow Trees Farm' (Blackburn Standard 1886).
- 8.2 The extant Crow Trees Farmhouse is an example of a rural, stone-built, small house following a typical double piled plan, with two main front rooms and two to the rear divided by a staircase. In this case a small room and cellar is also provided, as well as an attic. Although this plan was utilised within larger houses from the late 17<sup>th</sup> century, it was only more widespread within smaller houses such as the rural farmhouses, towards the later part of the 18<sup>th</sup> century, which may put in question the late 17<sup>th</sup> century origin as suggested in the listing for the property. However, the mullioned windows are typical of a 16<sup>th</sup> to 17<sup>th</sup> century date. In regions where stone was a predominant building material small houses as well as cottages continued to use simple chamfered mullioned windows throughout the 18<sup>th</sup> and 19<sup>th</sup> century, albeit they tend to be of a two- or three-light style. The front five-light window could therefore be earlier, and the lack of hood mould would indicate a late 17<sup>th</sup> century date.
- 8.3 It seems likely the first phase of Crows Trees farmhouse has its origins in the late 17<sup>th</sup> century, (certainly the Robson family was active in the area around this point), it is likely it was only a two-storey structure with two main rooms on each floor, with a smaller heated room to the rear of the southeast parlour and a staircase from ground floor located in the southwest living room.
- 8.4 During the second phase in the late 18<sup>th</sup> century, the structure would have gained its current double piled form by raising the original roof and adding an attic and two projecting northwest wings. New fenestration was added to the front and rear but keeping the five-light mullion window to the front. The narrow partition seen between bedrooms 2.2 and 2.3 may have been added at this time, and the internal ground to first floor staircase removed, and enlargement of the kitchen created by removing parts of the southwest-northeast wall and blocking of the former staircase doorway. Cheese making may have occurred within the northeast part of the house at this point. The cheese press within the southeast extension appears to be of an early date. With gaining extra accommodation on the first floor, the small, and potentially heated room on the ground floor could have been repurposed into a service room and the fireplace blocked off. The stone arbour is likely to have been added, creating a popular feature to the garden. The associated farm buildings, then stable and not byre, cart-shed and the two-storey southeast extension for farm staff accommodation were also likely constructed at this time. Accommodating farm help was more common in this part of England than it was in the south as argued in one of the regional newspapers as late as the 20<sup>th</sup> century (Clitheroe Advertisement and Times 1941). The dispersed placement of the farm buildings may indicate the extant buildings have replaced earlier structures although the farm track may have been the deciding factor as all structures flank the track.
- 8.5 Structure A2 would in all likelihood have accommodated household and/or farm staff. This domestic function is indicated by the presence of a staircase window and a removed chimneybreast on the northeast wall but render on the walls obscures any further evidence for a former staircase. As noted in the Historical Background above (4.2), the preceding observations of the southeast extension noticed the lack of joist holes. As the walls were completely covered in render and whitewash, former joist holes could not be distinguished,

however, a distinct change all around the walls on first floor level was observed during this survey, with an irregular band of 'sloping' render where any first-floor joists could have been situated. It is also of note that the recess, possibly for shelving on the southeast wall occurs on the same first floor level. There is no evidence on the existing historical mapping to support a once adjoining structure to the southeast, as such a blocked doorway seems unlikely. Also, the base of the recess is not flush but tapered, making it an unlikely threshold. This survey could not confirm or deny the existence of an opening into the second floor of the main house as the masonry could not be examined. Cheese making farms often stored the produce on cheese racks in the attic of the farmhouse. Although no shelving or racks were encountered on the second floor of the house, the racks would have left minimal traces, easily obscured by another coat of plaster or limewash.

- 8.6 During the third phase in the 19<sup>th</sup> century the coalhouse was added and the lofted stable (E) underwent alterations which included a new bolted king-post roof structure. This may have coincided with blocking up a loft window and constructing the abutting single-storey dairy. As it is highly likely that horses were still used as draught animals on the farm, the stable is unlikely to have been repurposed at this point. The farm, which had been occupied by Mr James Mercer, was let out in 1845. The farm was described as containing '*... a good house, with commodious outbuildings, and several closes of arable meadow and pastureland, containing by admeasurement 79a/ 2r 1p*' (Blackburn Standard 1845). The acreage associated with the farm was 20 times more than the proposed development area and may have extended further south, prior to the railway line and Ashcroft House being built in the late 19<sup>th</sup> century. Other articles relating to Crow Trees Farm are advertisement for a laundress and servant for Mrs Watson (Liverpool Mercury 1882a and 1882b) and reference to a servant called Charles Dutton (Blackburn Standard 1881). It is uncertain if Mrs Watson is the lady of the house or housekeeper. The farm was occupied or run by Charles Coates before he died in 1911 (Lancashire Evening Post 1911).
- 8.7 During the fourth phase in the late 19<sup>th</sup> to the early 20<sup>th</sup> century, the two-storey southeast extension became disused as farm accommodation and repurposed into the main cheese processing room. The presence of a sink and/or salting stone and an existing cheese press is of importance as these are rarely found in situ. A similar press is present within Ryedale Folk Museum in North Yorkshire (also see fig 8.33 in Hall 2005). It is uncertain at what time the staircase (in A2) would have been removed and for what reason. The remains of a chimney suggest that the accommodation had been heated, so by the time the building was repurposed, the fireplace is likely to have been blocked. Repurposing the stable into a byre is likely to have occurred at this stage. Alterations to the southwest window in the now byre loft may have occurred at this stage but could also be of a later date.
- 8.8 A notice in the paper in the 1930s suggest the farming husbandry at Crow Trees farm was mixed and that dairy production was only one part. When Colonel F.D. Robinson died in 1931 the executors of his will ordered a sale of his entire herd of '*purebred milk recorded dairy shorthorns, flock of Kerry hill sheep, and Berkshire and cross-bred pigs*' at Crow Trees Farm (Lancashire Evening Post 1931). At the time the farm bailiff was known as John Simpson (ibid.). In the same year and after their wedding Mr Fred Webster and Miss Elisabeth Alice Frankland made Crow Tree Farm their new home (see reference below) (Burnley Express 1931). A Robert Walker is also mentioned in association with Crow Tree farm four years later (Lancashire Evening Post 1935) and may have been one of the farmhands. Charles Coates, a possible nephew of Mr Charles Coats the elder (see above) was named as the man running Crow Tree Farm when he died in 1936 (Clitheroe Advertiser and Times 1936). It is stated he took charge of the farm for Colonel A.I. Robinson 25 years before his death suggesting the land was still in possession of the Robinson family.



- 8.9 In the later mid-20<sup>th</sup> century and the fifth phase, the dairy production on the farm became modernised, introducing automatic milking equipment under Mr Websters occupation. Old timber partitions were removed, and more modern partitions and metal posts added in the byre along with a concrete floor with drainage channels. Despite the new equipment the old cheese press in the southeast extension was probably still in use judging by the cement covering the lower walls and floor which are a 20<sup>th</sup> century addition. In 1940 Mr Webster is acknowledged as lending his land at Crow Trees Farm for a demonstration by Ministry of Agriculture Silage Campaign on ensiling (Clitheroe Advertisement and Times 1940a and 1940b). In the mid-1940s prior to her death in 1946, Mrs Webster was looking for help in the household (Clitheroe Advertiser and Times 1944, 1946 and 1948). Fred Webster was still at the farm in 1953 and the following year advertisement for selling his dairy stock is evidence that dairy production was still occurring (Clitheroe Advertiser and Times 1953 and 1954). In 1960 Mr Webster amongst other villagers objected to the planning consent for Ribblesdale Cement Ltd to quarry 51.5 acres of land at Quarry Farm as the lime dust covered and affected his meadows and pastures (Clitheroe Advertiser and Times 1960). This suggests the farm was still active at the time and in all likelihood, dairying was still a major part.
- 8.10 In the sixth phase in the late 20<sup>th</sup> century presumably after the farming had ceased, the former dairy associated with the byre was turned into a workshop. Most of the decor in the farmhouse stems from the last two phases of the 20<sup>th</sup> century period including the ceiling introduced in the southwest half of the attic.

## 9.0 Effectiveness of Methodology

- 9.1 The methodology for the survey was appropriate to the scope of works however the rendered walls limited the visibility of the masonry beneath to identify phasing, repairs, blocked openings etc. The survey has however allowed for the structures to be preserved by record prior to any alteration. Map regression was of little help for this survey as all structures were present on the Ordnance Survey map of 1886 and studying of readily available records revealed little site-specific information. Broad phasing of the site was thus largely based on the evidence gathered on site.
- 9.2 This survey has created a record of a house with possible 17<sup>th</sup> century origins and given another data set for further research relating to post-medieval research questions PM02, PM03 and PM04 in chronologies and buildings and PM13 in post-medieval settlement and land use in the North West Regional Research Framework.

## 10.0 Acknowledgements

- 10.1 Allen Archaeology would like to thank Pringle Homes for this commission.

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#### Maps and plans

Ordnance Survey map: Lancashire LXVIII.7, surveyed 1844, published 1886. NLS

#### Online Resources

##### **MARIO Lancashire County Council**

<https://lancashirecc.maps.arcgis.com/apps/webappviewer/index.html?id=28466a7354574ebf952e6a8a6f909577> (accessed: 29/02/2024)

##### **Lancashire Archives**

<https://archivecat.lancashire.gov.uk/CalmView/Record.aspx?src=CalmView.Catalog&id=DDX%201637&pos=1> (accessed: 19/08/2024)

##### **North West Regional Research Framework**

<https://researchframeworks.org/nwrf/sample-page/post-medieval/> (accessed: 19/08/2024)

##### **The British Library Board - British Newspaper Archive**

Blackburn Standard 1845, Wednesday 22<sup>nd</sup> January, p1

Blackburn Standard 1881, Saturday 23<sup>rd</sup> July, p3

Blackburn Standard 1886, Saturday 22<sup>nd</sup> May, p7

Burnley Express 1931, Saturday 31<sup>st</sup> October, p12

Clitheroe Advertiser and Times 1936, Friday 17<sup>th</sup> January, p11

Clitheroe Advertiser and Times 1940a, Friday 2<sup>nd</sup> August, p1

Clitheroe Advertiser and Times 1940b, Friday 16<sup>th</sup> August, p6

Clitheroe Advertiser and Times 1941, Friday 4<sup>th</sup> April, p4

Clitheroe Advertiser and Times 1944, Friday 22<sup>nd</sup> December, p8

Clitheroe Advertiser and Times 1946, Friday 10<sup>th</sup> May, p8

Clitheroe Advertiser and Times 1948, Friday 22<sup>nd</sup> October, p6

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Lancashire Evening Post 1911, Saturday 14<sup>th</sup> January, p3

Lancashire Evening Post 1931, Wednesday 7<sup>th</sup> October, p10

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