

LEVEL 2 HISTORIC BUILDING RECORD

Green Barn
Eaves House Farm
West Bradford
Lancashire
BB7 3JF
NGR: SD 73282 44676



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Job Reference: 6955

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USE OF THIS DOCUMENT

This report is for the private and confidential use of Mr and Mrs O'Gorman for whom this document has been produced and should not be reproduced in whole or in part or relied upon by third parties without the express written permission of Sunderland Peacock and Associates Ltd.

ACKNOWLEDGEMENTS

We would like to thank our clients Mr and Mrs O'Gorman, for this commission.

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NON – TECHNICAL SUMMARY

SUMMARY OF FINDINGS

Sunderland Peacock and Associates Ltd have been commissioned by our client to undertake a Level 2 Historic Building Record to satisfy a condition of both planning permission and listed building consent for the conversion of Green Barn to a dwelling, as well as the partial demolition of the milking parlour and wood store and the conversion of the subsequent remains for garaging and storage. The existing wash house is to be converted for use as a home office.

Eaves House Farmhouse is a grade II listed building and subsequently the wash house / coal store outbuilding to which it adjoins is also a grade II listed building. Green Barn is considered to be a grade II listed building due to its siting within the curtilage of the listed farmhouse. The milking parlour and woodstore outbuilding is not considered to be a listed building due to its detached nature and its age. No parts of the site are a Scheduled Ancient Monument or are located in a Conservation Area or National Park. However, the site is located in the Forest of Bowland National Landscape (formerly the Forest of Bowland Area of Outstanding Natural Beauty).

Green Barn is expected to have been built in 1779 as suggested by the date stone located over the south east cart entry. It was built by an affluent local landowner and owner of Eaves House Farm, Thomas Taylor, the initials of who are also on the date stone as well as those of his wife Catherine. The 1779 barn is stone built and was likely built for the purpose of livestock housing and fodder storage. The barn was enlarged with a single storey addition to the north east gable end between 1850 and 1886 and again between 1886 and 1907 where a shippon was built to the north west as well as additional structures to the north and east.

1.0 INTRODUCTION

1.1 OVERVIEW

- 1.1.1 This historic building record presents the findings of a level 2 programme of historic building recording and analysis at; Green Barn, Eaves House Farm, West Bradford, Clitheroe, Lancashire, BB7 3JF
- 1.1.2 The building appears is considered to date from the late 18th century as suggested by the date stone located over the cart entry to the south west elevation, which is inscribed with the date of '1779'. The building is not listed on its own individual merits but I considered to be a curtilage listed building on account of the farmhouse being a grade II listed building.

1.2 PURPOSE

- 1.2.1 This document has been produced by Sunderland Peacock and Associates Ltd to fulfil condition no. 22 of planning application reference 3/2025/0198 approved on the 26th June 2025 as well as condition no. 14 of listed building consent reference 3/2025/0177, also approved on 26th June 2025.
- 1.2.2 This document has been produced in accordance with national planning policy, specifically, the National Planning Policy Framework (NPPF), revised in December 2024. The relevant national planning policies are contained with chapter 16 of the NPPF in which paragraph 218 states;

“Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted”¹

2.0 SITE LOCATION AND DESCRIPTION

2.1 SITE LOCATION

- 2.1.1 Eaves House Farm lies at NGR SD 73282 44676 and comprises of a farmhouse, barn and a number of other former agricultural buildings, is located in an upland location straddling the border between the parishes of Waddington to the south west and the parish of West Bradford to the south east.

2.2 SITE DESCRIPTION

- 2.1.1 The farm lies some 600m to the north of Waddington Road and is accessed by a tarmac road. This road leads to a parking area directly in front of the house as well as providing access around the rear of the farmhouse and leading to the barn and outbuildings. Directly to the south and east of the farmhouse are gardens enclosed by random rubble stonework boundary walling, with a mixture of carved decorative and plain squared cappings. To the rear of the listed building is a cobbled yard enclosed by the house to the south, the adjoining outbuilding to the east and the barn to the north. A group of former farm buildings lie to the west and are under separate ownership and have been converted to habitable uses.
- 2.1.2 The farm is situated in an upland rural setting comprised largely of open grassland and fields, with clusters of trees and hedges dispersed throughout and denoting field boundaries. Coplow Brook flows along the north west side of the site.

¹ Ministry of Housing, Communities and Local Government (2024) National Planning Policy Framework (Online) Available at https://assets.publishing.service.gov.uk/media/67aaf8f3b41f783cca462511/NPPF_December_2024.pdf



Fig 01: Plans showing the contextual location of Eaves House Farm (NTS). Location denoted by red circle.
 (OS mapping licenced under the Open Government Licence v3.0)

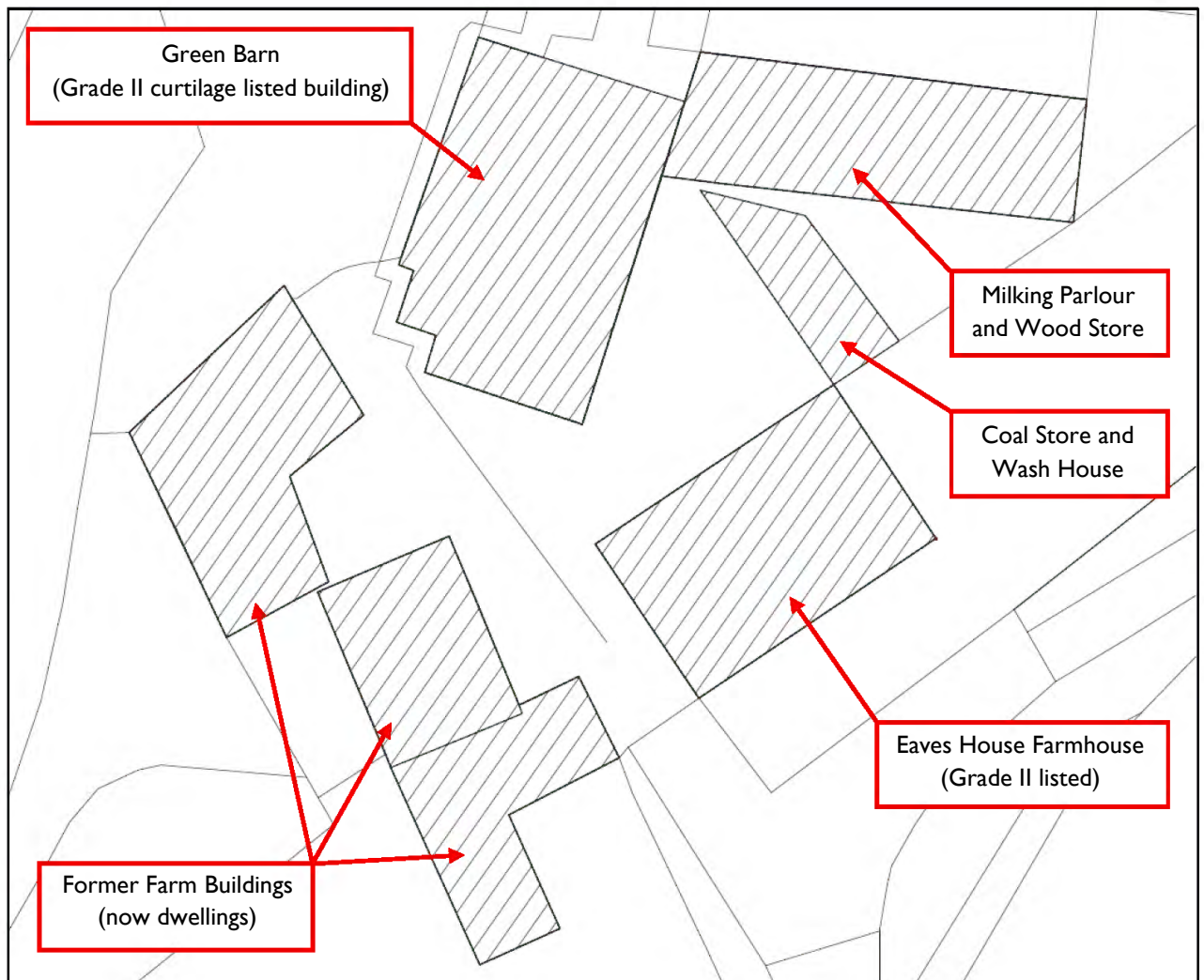


Fig 02: Site Plan of Eaves House Farm (NTS)

2.3 GEOLOGY

- 2.3.1 Clitheroe Limestone Formation and Hodder Mudstone Formation - Mudstone. Sedimentary bedrock formed between 346.7 and 337 million years ago during the Carboniferous period.²

2.4 CURRENT USE

- 2.4.1 The barn is no longer used in an agricultural capacity other and is now used for storage purposes.

3.0 PROJECT CONTEXT

3.1 SUMMARY OF PROJECT CONTEXT

- 3.1.1 Sunderland Peacock and Associates Ltd were approached by Mr and Mrs O’Gorman regarding the conversion of the barn and subsequent applications for planning permission and listed building consent were submitted to Ribble Valley Borough Council in March 2025.

- 3.1.2 The following condition was attached to both the planning permission and listed building consent and reads as follows;

“No works to the application building(s), 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 to level 2-3 as set out in 'Understanding Historic Buildings' (Historic England 2016). This 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. These works shall result in the compilation and deposition of a formal report on the works undertaken and the results obtained. The development shall be carried out in accordance with the agreed details. A digital copy of the report shall be placed in the Lancashire Historic Environment Record. Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.”

4.0 HISTORICAL AND AECHEAEOLOGICAL CONTEXT

4.1 HISTORICAL BACKGROUND

- 4.1.1 This section is intended to give an account of the historical development of the site based on information obtained from secondary research sources.
- 4.1.2 A historic building record has formerly been compiled by Buildings Archaeologist, Stephen Haigh in 2009³ in relation to the former granary, stables and cart shed located to the south west of the barn. The building record provides a brief history of the site and is reproduced below;

“The site of Eaves House has been occupied since the 1740s and probably much earlier, but it is thought that John & Margaret Taylor left the property to their son John around that time: the couple’s initials are those inscribed on a datestone on the former stables. The latter John married in 1744, and in 1752 built another nearby house called Laneside, where the track to Eaves House meets the Waddington - West Bradford road. His son Thomas, born in 1753, lived at Eaves House, and married Catherine Rimmington in 1778, but was widowed in the early years of the 19th century, when he sold Eaves House and later built Waddow Lodge to the south-west of Waddington, in 1824. Thomas is believed to have had Eaves House re-fronted, hence the date of 1782 over its front door and the initials of Thomas and Catherine Taylor. The barn to the rear of the house is also

² British Geological Survey (2025) Geology of Britain, Available at: https://geologyviewer.bgs.ac.uk/?_ga=2.249806406.1553381982.1753186395-880647373.1753186395 (Accessed on 22nd July 2025)

³ Haigh, S. (2009) Farm Buildings at Eaves House, West Bradford, Lancashire: Historic Building Recording (Online) Available at: <https://archaeologydataservice.ac.uk/library/browse/issue.xhtml?recordId=1102500&recordType=GreyLitSeries>

dated, to 1779. Thomas Taylor was therefore a relatively affluent landowner, also known to have been involved in the fulling mill at nearby Feazer, who in later life at least would have been considered minor gentry, rather than a yeoman farmer.”

4.1.3 It is possible that Thomas Taylor sold the farm to the Ireland family who were the current inhabitants by the time of 1851 census return, where the farm was occupied by Farmer, William Ireland and his family and who would occupy the farm for at least the next thirty years. William was noted as being a farmer of 150 acres in 1851 but by 1861 his had decreased to 114 acres. By the time of the 1881 census return, the farm was occupied by the Jackson family, headed by Wiliam Jackson, a farmer of 286 acres, representing a significant increase in the size of the farm by this time. Their occupancy would be somewhat short lived and by 1891 the farm was occupied by farmer Christopher Calvert and his family. The farm would change hands again sometime between 1911 and 1921 and ownership would be under dairy farmer James Aspin and his family. A number of factors suggest possible economic prosperity for the various owners of Eaves House Farm including, the enlargement of the barn throughout the late 19th century, the employment of farm workers and the number of acres farmed.

4.2 MAP REGRESSION ANALYSIS

4.2.1 With the barn expected to have been built in 1779, it first appears on OS 1:10,560 scale mapping from 1850 and can clearly be seen to the north west of the farmhouse. The granary, stables and cart shed are also visible to the south west. The map shows the barn as wholly rectangular, however the accuracy of this particular series of maps cannot be relied upon with regards to the shapes and sizes of individual buildings, given the small scale at which it was produced.



Fig 03: Extract from Ordnance Survey, 6 inch, 1:10,560 scale mapping surveyed 1847 and published 1850 (NTS)

4.2.1 Subsequent 1:2500 scale OS mapping from 1886 shows the building with a greater degree of clarity. The barn is shown as having been enlarged to the north east side as well as to the south end of the north west elevation with a small projecting structure.

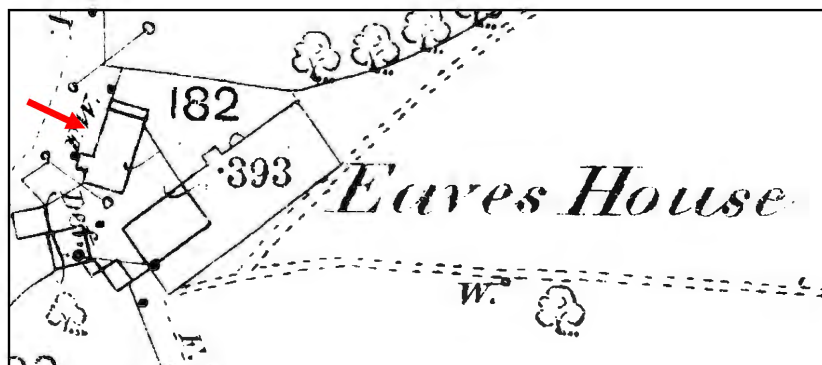


Fig 04: Extract from Ordnance Survey 25 inch, 1:2500 scale mapping surveyed 1894 and published 1886 (NTS)

4.2.3 By the production of the 1:2500 scale OS map dating from 1908, the barn has again been enlarged with the addition of the shippon to the north west side of the barn as well as structures to the north and north east corner of the building. A structure in the approximate location of the wash house is also now present to th north corner of the farmhouse.

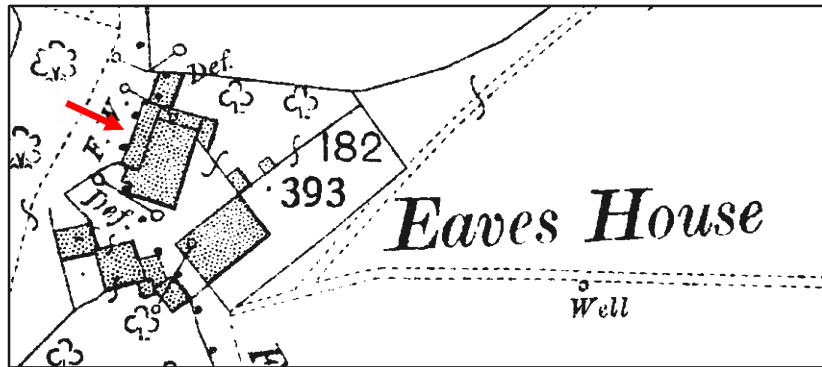


Fig 05: Extract from Ordnance Survey 25 inch, 1:2500 scale mapping published 1908 (revised 1907) (NTS)

5.0 PLANNING CONEXT

5.1 HERITAGE ASSET DESIGNATIONS

- 5.1.1 Green Barn is not a listed building in its own right but is considered to be a curtilage listed building on account of the farmhouse being a grade II listed building.
- 5.1.2 Eaves House Farmhouse is a grade II listed dwelling is designated as such under section 1 (3(a)) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and was listed on the 20th February 1984 for its special architectural and historical interest. The list entry for the farmhouse is as follows;

“T House, 'T C 1782' within door pediment. Sandstone rubble, rendered at front, with sandstone dressings and stone slate roof. Double-pile plan with end stacks. Symmetrical composition of 2 storeys and 3 bays with projecting quoins. Modern imitation sash windows with glazing bars and plain stone surrounds. The door, of 9 raised and fielded panels with fanlight, has a plain stone surround with triangular pediment on console brackets. Stone gutter brackets with moulded band below. At the rear the windows have re-used C17th double-chamfered surrounds. On the ground floor are 2 of 3 lights. On the 1st floor 2 of 2 lights. Between is a tall stair window with 2 transoms and semi-circular head. The door has a chamfered surround with segmental head. A porch with each side of a single stone has a moulded open segmental pediment on moulded brackets.”

5.2 PLANNING HISTORY

- 5.2.1 A search of the Ribble Valley Borough Council online planning application search facility has been undertaken and has yielded the following results at the time of writing with regards to Eaves House Farm. This search was not exhaustive and older applications may exist which are not available to view online.

Application Number: 3/2025/0600

Development Address: Eaves House Farm Waddington Road West Bradford BB7 3JF

Proposals: Approval of details reserved by conditions 14 (landscaping scheme) and 16 (bird/bat boxes) on planning permission 3/2025/0198.

Decision: Approved with conditions

Date: 04.09.2025

Application Number: 3/2025/0601

Development Address: Eaves House Farm Waddington Road West Bradford BB7 3JF

Proposals: Approval of details reserved by conditions 13 (bird/bat boxes) and 14 (historic building record) on planning permission 3/2025/0177.

Decision: To be determined

Date: N/A

Application Number: 3/2025/0328

Development Address: Eaves House Farm Waddington Road West Bradford BB7 3JF

Proposals: Listed Building Consent for proposed ground floor WC room within the existing utility room.

Decision: Approved with conditions

Date: 11.07.2025

Application Number: 3/2025/0198

Development Address: Eaves House Farm Waddington Road West Bradford BB7 3JF

Proposals: Proposed conversion of Green Barn to create 1 no dwelling with associated parking and amenity space. Conversion of Outbuilding 02 to form 2 no storage / workshop spaces to serve the proposed barn conversion and Eaves House Farm. Partial Conversion of Outbuilding 01 to form new home office in relation to the existing listed farmhouse

Decision: Approved with conditions

Date: 26.06.2025

Application Number: 3/2025/0177

Development Address: Eaves House Farm Waddington Road West Bradford BB7 3JF

Proposals: Listed Building Consent for the proposed conversion of Green Barn to create 1 no dwelling with associated parking and amenity space. Conversion of Outbuilding 02 to form 2 no storage / workshop spaces to serve the proposed barn conversion and Eaves House Farm. Partial Conversion of Outbuilding 01 to form new home office in relation to the existing listed farmhouse

Decision: Approved with conditions

Date: 26.06.2025

Application Number: 3/2023/0918

Development Address: Eaves House Farm Waddington Road West Bradford BB7 3JF

Proposals: Planning permission for installation of new sewage treatment plant in adjacent field.

Decision: Approved with conditions

Date: 14.03.2024

Application Number: 3/2023/0907

Development Address: Eaves House Farm Waddington Road West Bradford BB7 3JF

Proposals: Listed Building Consent for removal of existing waste pipework and installation of new waste pipework and below ground drainage.

Decision: Approved with conditions

Date: 14.03.2024

Application Number: 3/2010/0476

Development Address: Eaves House Farm Waddington Road West Bradford BB7 3JF

Proposals: Proposed insertion of 2 no. conservation rooflights into the west (rear) elevation of the roof, reformation of original gable window in south elevation and associated works.

Decision: Approved with conditions

Date: 03.08.2010

Application Number: 3/2009/0959

Development Address: The Stables Eaves House Farm Waddington Road West Bradford Lancashire

Proposals: Application for the discharge of condition no. 2 (relating to materials), condition no. 6 (relating to Velux rooflights) and condition no. 10 (relating to archaeological recording) of planning consent 3/2006/0724P.

Decision: Approved with conditions

Date: 16.12.2009

Application Number: 3/2006/0793

Development Address: The Stables Eaves House Farm Waddington Road West Bradford Lancashire

Proposals: Extension of house into adjacent buildings and construction of extension to facilitate creation of Granny Annex.

Decision: Approved with conditions

Date: 21.11.2006

Application Number: 3/2006/0724

Development Address: The Stables Eaves House Farm off Waddington Road West Bradford BB7 3JF

Proposals: Extension of house into adjacent buildings and construction of extension to facilitate creation of granny annex.

Decision: Approved with conditions

Date: 26.10.2006

Application Number: 3/1999/011N

Development Address: Eaves House Farm Waddington Road West Bradford BB7 3JF

Proposals: General purpose building

Decision: Approved no conditions

Date: 21.05.1999

Application Number: 3/1989/0053

Development Address: Eaves House Farm Waddington Road West Bradford BB7 3JF

Proposals: Approval of reserved matters in respect of the conversion of existing redundant stable building to dwelling house.

Decision: Approved no conditions

Date: 07.03.1989

6.0 AIMS AND OBJECTIVES

6.1 PROJECT AIMS

6.1.1 The aims of the project are as follows;

- To further the current understanding and knowledge of the building through the analysis of the built structure and its fabric.
- To mitigate against the loss of historic fabric through the production of a formal historic building record prior to the commencement of the works.
- To identify, interpret and record the fabric, construction, and development of the building.
- To provide a permanent record of the building prior to its alteration and ensure its availability within the public domain through its deposition with the Lancashire Historic Environment Record.

6.2 PROJECT OBJECTIVES

6.2.1 To achieve the above aims, specific objectives must be successfully met and are comprised of the following;

- A desk-based assessment of published and unpublished documentary evidence will be carried out as well as the analysis of available cartographic evidence.
- An analysis of the existing building will be undertaken in order to determine material types, construction methods, building development and function.
- A formal written, drawn, and photographic record of the building will be compiled in accordance with nationally accepted guidelines and best practice.
- A final report presenting the findings of the above will be compiled.
- Deposition of the completed project archive will be to provide a permanent record of the building that is openly accessible to the public.

7.0 RECORDING STANDARDS

7.1 PROFESSIONAL STANDARDS AND GUIDANCE

7.1.1 As requested by the relevant condition of the listed building consent, the historic building record will conform to the required standard of a level 2 record in accordance with the Historic England Guidance Document “Understanding Historic Buildings” (2016), in which it defines a level 2 recording as the following:

“This is a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged to not require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which the analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.”⁴

7.1.2 All recording works under taken will also be in accordance with the standards set out in the below documents all of which constitute best practice and nationally accepted guidelines for the carrying out, production and archiving of historic building records.

- Chartered Institute of Archaeologists (updated October 2020) Standard and Guidance for historic environment desk-based assessments.
- Chartered Institute for Archaeologists (updated June 2019) Standard and guidance for the archaeological investigation and recording of standing buildings and structures.
- Chartered Institute for Archaeologists (2014) Standard and guidance for the creation, compilation, transfer and deposition or archaeological archives.
- Historic England (2016) Understanding historic buildings: a guide to good recording practice.
- Historic England (2008) Conservation principles, policies and guidance for the sustainable management of the historic environment.

8.0 METHODOLOGY

8.1 RAPID DESK BASED ASSESSMENT

8.1.1 A desk-based assessment of both published and unpublished documentary evidence relating to the building will be carried out and will consist of:

- Census records
- Illustrations
- Historic Ordnance Survey maps
- Tithe maps and apportionments
- Local Histories
- Past site investigations (if present / undertaken)

8.1.2 In order to access the above information, the following sources will be consulted.

- Historic England Online Archive
- Lancashire County Record Office Catalogue
- Lancashire Historic Environment Record
- Clitheroe Library Catalogue

8.1.3 Exhaustive research will not be possible and cost effective and attention will be focused on those documents which are readily available and those which provide an understanding of the history, design and development of the building.

⁴ Historic England (2016) *Understanding Historic Buildings: A Guide to Good Recording Practice (Online)* Available at: <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings/>

8.2 WRITTEN RECORD

8.2.1 A written description of the building will be provided and will be firstly carried out on site through the detailed annotation of the existing detailed survey drawings produced by James Brennan Associates Chartered Surveyors. The drawings (plans and elevations) will be annotated with material types, features, plan forms, function, methods of construction, evidence of phasing, architectural style, decoration and surface finishes and any relevant fixtures and fittings. All notes made during the on-site recording will be appended for inclusion within the completed project archive.

8.2.2 The written description of the building will include the following:

- The precise location of the building as an address and in the form of a National Grid Reference.
- A note of any statutory designations (i.e. listing)
- The date when the record was made, the name of the recorder and the location of any archive material.
- A longer summary statement. This account will summarise the buildings form, function, date and sequence of development. The names of architects, builders, patrons and owners will be given if known.
- An introduction briefly setting out the circumstances in which the record is made, its objectives, methods, scope, limitations, and any constraints. The brief for the project design will also be included / appended.
- Acknowledgements to all those who have made a significant contribution to the making of the record, or who have given permission for copyright items to be produced.
- A discussion of the published sources relating to the building and its setting, an account of its history as given in published sources an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where they exist.
- An account of the buildings overall form (structure, materials, layout) and of its successive phases of development, together with the evidence supporting this analysis.
- An account of the building's past and present use, and of the uses of its parts, with the evidence of these interpretations.
- An analysis of a circulation pattern or of a decorative or liturgical scheme.
- An account of any fixtures or fittings, plant or machinery associated with the building, and their purpose.
- Any evidence for the former existence of demolished structures or removed plant.
- Full bibliographic references of the sources used within the record.

8.3 PHOTOGRAPHIC RECORD

8.3.1 The Photographic record of the building will include the following:

- General views of the building in its wider setting.
- The buildings external appearance including a series of oblique views showing all external elevations of the building, and give an overall impression of its size and shape. Where individual elevations include complex historical information, it may be appropriate to take views at right angles to the plane of the elevation.
- Any further views that reflect the design intentions of the building or architect where these are known from the documentary sources or where they can be inferred from the building or its setting.
- The overall appearance of the principal rooms and circulation areas.
- Any external and internal detail, structural or decorative, which is relevant to the building's design development and use.
- Any machinery or other plant, or evidence of its former existence.
- Any dates, inscriptions or signage which provide a contribution to the understanding of the building.
- Any building contents which have a significant bearing on the building's history.
- Copies of maps, drawings, views and photographs present in the building and illustrating its development of that of its site. This will be done with the owners written consent should this be necessary.

8.3.2 All photographs will be taken using a Nikon 3200 DSLR 24 mega pixel camera with a Nikon AF-S DX Zoom – Nikkor Lens with a focal length of 18 – 55mm (f/3.5-5.6G EDII).

- 8.3.3 The photographs will be taken in focus with the best possible depth of field. All photographs will be taken in natural light in order to produce the best possible results. A tripod will also be used in order to avoid the images being affected by camera shake and distortion.
- 8.3.4 No back lighting will be used for the purpose of the photographic record and every effort will be made to reduce the amount of backlighting internally produced by natural light from outside the building.
- 8.3.5 An appropriate metric scale will be provided within each photograph so as to provide an indication of the size and scale of a particular elevation, feature, detail or object. This will be provided mainly through the use of a 2m ranging pole. Where smaller details and features require photographing then a smaller metric scale will be provided as well as a north point.
- 8.3.6 All photographs will be taken using the RAW picture format to allow for the conversion of each photograph into 8-bit TIFF files for archive purposes.
- 8.3.7 The location and direction at which each photograph is to be taken will be highlighted on plan drawings to show the relation between the object with the photograph and its location.
- 8.3.8 A full photographic register will be compiled and included within the completed project archive and will include the following information;
- Details and location of each photograph
 - Orientation and direction of each photograph
 - Photograph number
 - Feature number
 - Description of photograph

8.4 DRAWN RECORD

- 8.4.1 The drawn record will involve the use of existing measured survey drawings produced by Sunderland Peacock and Associates Ltd and their accuracy will be checked through on-site measurement checks.
- 8.4.2 The drawn record will involve the production of detailed measured floor plans of the building which indicate the arrangement of the floors and show the location and form of significant historical features including; blocked doors and windows, fireplaces, masonry jointing, ceiling and floor beams and changes in floor level. This will also include any fixtures and fittings of significance.
- 8.4.3 A measured cross section of the building will also be created to supplement the floor plans and provide an indication as to the vertical relationships within the building such as floor and ceiling heights as well as the form and construction of roof structures if possible.
- 8.4.4 Measured elevations will be produced where these are necessary to an understanding of buildings design development or function.
- 8.4.5 All drawings will be created using CAD software and will be provided at a suitable scale, namely 1:20 scale, and will be annotated where appropriate. The drawing conventions provided by Historic England (2016) will be implemented and be in accordance with a Level 2 recording.
- 8.4.6 All drawings will contain a drawn metric scale bar, drawn north point, name and address of the building / site details, including the National Grid Reference, the name of the person responsible for production of the drawings, date of the survey and the name of the company responsible for carrying out the survey works. All drawings are to be produced in accordance with paragraph 4.3.3 of the Historic England Documents "Understanding Historic Buildings: A Guide to Good Recording Practice" (2016).

9.0 RECORDING LIMITATIONS

9.1 LIMITATIONS

The following limitations were encountered at the time of recording.

- The buildings to be recorded contained numerous sorted items of varying degrees of quantity. The building was recorded as found at the time of recording and no internal items were moved.
- Areas of land around the west and north side of the building was not under the ownership of our client and was therefore not accessible at the time of recording. The building was recorded as much as possible from the land within our client's ownership.
- Scaffolding was present to the outbuildings at the time of recording which prevented full and clear views of the affected external elevations.

10.0 BUILDING DESCRIPTION

10.1 BARN (including its additions)

General Construction and Plan Form

- 10.1.1 The 1779 barn is of solid stone wall construction, built from rubble sandstone laid randomly. The corners have been constructed using roughly dressed stone quoins. The footprint of the 1779 barn measures approximately 19.7m long and 9.7m wide at the south west end where it is widest. The external walls are approximately 550mm thick. The roof of the 1779 barn is comprised of four king post rough trusses comprised of roughly hewn timber [PL38 / PL40]. The bottom of the king post is secure to the tie beam using a tusk tenon joints, however two pegs have been used to secure the joint as opposed to one. Each roof slope has three rows of hewn timber purlins which have been staggered and trenched over the top of the principal rafters. Modern sawn timber rafters have been laid over the purlins, with differing ages of underlay present above suggesting various phases of re-roofing. The south east roof slope is finished with natural blue slate, whilst the north west roof slope is finished with a mixture of sandstone flags, natural blue slate and modern profiled metal roofing sheets. It is likely that the barn had an original roof covering of sandstone roofing flags.
- 10.1.2 The ground floor of the barn is comprised of a central stone flagged cart entry which is flanked by a shippon and hay loft to the south west [PL33] and a likely hay mew to the north east. There is no specific evidence that would suggest that the central stone flagged area was used for threshing. The south west shippon [PL22 / PL23 / PL24 / PL25] can be accessed via an internal doorway or via an external doorway to the west side of the south west gable end. The shippon has a concrete floor and three timber boskins [PL26] forming stalls, with a drainage channel immediately south west of the stalls. The floor and drainage channel is formed in concrete, although the flooring is currently concealed by a timber floor. Over the shippon are three sawn timber beams forming the floor structure to the hay loft above [PL28]. The south west beam is supported on stone corbels built into the south west gable wall [PL27]. The north east wall of the shippon is formed from timber panelling comprised of chamfered vertical and horizontal framing members, with pegged joints and vertical timber boarding. The internal door to the shippon was comprised of vertical timber boards with timber ledges.
- 10.1.3 The main cart entry is present to the south west end of the central stone flagged area [PL32]. At the opposite end of this area is an opposing doorway of later origins [PL29], with double doors of which the north door is missing, leaving only the south door which is fixed with metal strap hinges [PL35]. The walling is largely in painted brickwork, with a possible forking hole present above with timber head and cill and which has a vertically boarded timber shutter [PL36]. Above this opening is a steel beam which spans the width of the brickwork walling [PL37]. The beam supports stonework walling above. An area of walling adjacent to the south west end of the brickwork walling has been rebuilt in modern concrete blockwork [PL34].
- 10.1.4 The north east end of the barn [PL30] likely served as a hay mew and has a modern concrete floor. A modern vertical timber structure is present to the north west side of this area and its purpose is unknown.

- 10.1.5 The north west shippon **[PL40 / PL41]** is of solid stone wall construction, built from roughly squared and coursed sandstone, with dressed stone quoins to the corners. The shippon measures approximately 13.6m in length and is approximately 6m wide. The external walls of the shippon are approximately 400mm thick but this reduces to 300mm thick to the north east external wall. The roof is of mono-pitch form and is hipped at the north end. The roof structure is comprised of three mono-pitched roof trusses of sawn timber, with two rows of sawn timber purlins, with sawn timber rafters over **[PL48]**. The roof covering is comprised of sandstone roofing flags. The shippon can be accessed from the external doorways to the south west and north **[PL45]** or through the internal door **[PL44]** to the north end of the north west facing wall. The floor of the shippon is in concrete with a set of modern metal stalls present to both the north west and south east sides of the shippon **[PL46 / PL47]**. An area of the floor is raised at the south end of the shippon and is level with the floor to the stone flagged area of the barn **[PL42]**. The purpose for which this raised area of flooring served is unknown.
- 10.1.6 The internal doorway to the north end of the north west wall of the shippon leads into the addition to the north east gable end wall. The doorway has been inserted into the north west wall of the addition and a line of dichotomy is present between the walling of the 1779 barn and the later north east addition **[PL43]**. The addition is comprised of two units **[PL49 / PL50 / PL51 / PL52 / PL53]** and is also of solid stone wall construction, built from roughly squared and coursed sandstone, with dressed stone quoins to the corners. The roof structure is comprised of a single sawn timber purlin to each unit with sawn timber rafters over and a covering sandstone roofing flags. The historic purpose of the units to this particular units is unclear with no evidence present suggesting what their historic use was. A chimney pot is present externally to the roof of the north east addition as well as the north end of the shippon roof but there is no internal evidence to suggest that either of the unit was heated. These could have been used for ventilation purposes but this is unclear.

South East Elevation

- 10.1.7 The south east elevation **[PL01]** is considered to be front principal elevation of the barn. There is a central cart entry door opening **[PL02]** formed from segmental stone jambs and an arched head comprising of stone voussoirs **[PL03]**. The opening has a set of harr-hung doors which are ledged and braced. Over the arched head of the cart entry is an inscribed dates stone with the inscription T. C. T. 1779 **[PL04]**. The cart entry is flanked on the south side by three 'breathers' all of which have been blocked up **[PL06]**. A ground floor window is also present to the south side of the cart entry. The window is formed with stone head, jambs and cill, which have a furrowed finish. The window is modern and is in timber with a top hung casement. To the north side of the cart entry is a further three 'breathers' in similar positioning and all of which have not been blocked up **[PL05]**.

South West Elevation:

- 10.1.8 The south west gable end **[PL07]** is asymmetrical due to the lower eaves' height to the north west elevation. To the ground floor is a single door opening **[PL08]** on the west side of the elevation, with segmental stone jambs and a large timber lintel over. The door itself is modern. The door opening is flanked on the east side by two former door openings which have been infilled and now serve as windows **[PL09 / PL10]**. The former door openings match the style of the external door opening on the elevation. The windows are modern and are in timber with top hung casements. This arrangement is indicative of a central feeding passage arrangement to the ground floor shippon, with the central doorway serving the feeding passage and the two flanking door openings serving as cattle entry doors. However, this arrangement is no longer represented internally within the shippon. A square owl hole is present below the ridge. The south west elevation of the north west shippon **[PL14]** contains an external door opening formed in stone jambs, head and threshold, with a furrowed finish. The door is vertically boarded, ledged and braced **[PL15]**.

North West Elevation

- 10.1.9 The north west elevation presents two additions to the north west side of the 1779 barn. A modern structure is present to the west end of the elevation **[PL11 / PL12]** and is constructed from concrete blockwork with a cement render external wall finish. This particular part of the elevation is representative of a similar form shown on historic OS mapping and this is likely a later rebuilding of this element. The blockwork structure appears to be used for storage

purposes **[PL13]**. A shippon has also been built on to this particular elevation **[PL17]**. The north west elevation of the shippon contains three window openings which are later insertions and have brickwork jambs internally. The window openings have been formed using plain stone jambs, heads and cills.

North East Elevation

- 10.1.10 The north east elevation **[PL18]** also shows the two additions at this location. The external door to the north end of the shippon **[PL20]** is formed with stone jambs and head, with a furrowed finish. No door is present to the shippon doorway. This is also the same as the doorway leading into the north east addition **[PL19]**. The door is a stable type door comprising of painted timber vertical boarding and is ledged and braced. The top of the north east gable of the 1779 barn is visible above the roof of the north east addition **[PL21]**. There is a circular owl hole present below the ridge and four open 'breathers'.

10.2 MILKING PARLOUR AND WOOD STORE

General Construction and Plan Form

- 10.2.1 The outbuilding is comprised of a former milking parlour and wood store and is constructed from solid brickwork wall construction, with an external cement render finish. The building is approximately 22m in length and 6m in width. The walls are approximately 230mm thick throughout. The former milking parlour **[PL69 / PL70 / PL72 / PL73]**, the largest of the two units, occupies nearly two thirds of the building on its west side. The floor is in concrete and there is a modern concrete milking step / platform which runs along the full length of the milking parlour on its north side **[PL71]**. All stalls and milking equipment have been removed. The milking parlour and wood store are divided by a modern concrete blockwork wall. There are no features of interest within the wood store **[PL75 / PL76 / PL77 / PL78]**. The roof structure over the building **[PL74 / PL79]** is of mono-pitch form and is comprised of four sawn timber principal rafters, the bottom end of which are seated onto masonry piers. The tops of the principal rafters are built into the north wall and are supported by a vertical timber post and a raking strut, both of which are supported by a masonry corbel. There are four rows of sawn timber purlins spanning between the end walls and the principal rafters, with sawn rafters over and a covering of natural blue slate.

South Elevation

- 10.2.2 An external door opening **[PL65]** is present to the west side of the elevation **[PL66]**, with a concrete lintel over and may have been a widened opening. No door is present to the opening. There is a total of five window openings to the elevation and all are centrally positioned in between the internal masonry piers to the south wall. The windows are in timber with opening casements. No window is present to the eastmost window to the wood store. There is nothing of any particular interest.

North Elevation:

- 10.2.3 There is a doorway to the east side of the elevation **[PL68]** where the door and frame are missing. There is nothing of any particular interest.

East Elevation

- 10.2.4 The east elevation **[PL67]** has a single door and window opening both of which are missing with only the frames remaining in situ. There is nothing of any particular interest.

10.3 COAL STORE AND WASH HOUSE

General Construction and Plan Form

- 10.3.1 This particular outbuilding is comprised to two units and is constructed from coursed and squared stonework to the south east **[PL54]** and south west external walls. However, the north **[PL58]** and north east elevations **[PL59]** have been built from brickwork to the coal store only, the north east wall of the wash house is built in matching stonework. This suggests that the coal store is a later addition to the wash house and could suggest a degree of rebuilding in brickwork. The outbuilding is 11.7m in length on its south west side and approximately 9.9m in length on its north east side. The south west elevation wall is approximately 450mm thick whilst the north and north east walls are approximately 100mm thick.
- 10.3.2 The north west unit is the largest of the two units and is primarily used as a coal store **[PL62 / PL63 and PL64]** but also houses the oil storage tank which serves the heating system to the farmhouse. The north wall of the outbuilding rakes in relation to the south west and north east walls and is parallel to the south wall of the milking parlour outbuilding. The roof structure over the coal store is of mono-pitch form and comprised of a single timber purlin with timber rafters over and a concrete / asbestos roof tile finish. The coal store contains little of interest.
- 10.3.3 The wash house **[PL60 / PL61]** is the smaller of the two units and contains the existing coal fired boiler which serves the farmhouse. The wash house contains little of interest. A single timber purlin is present to the roof structure and is encased within timber boxing. The underside of the roof has been finished with painted timber boarding. The roof covering is comprised of natural blue slate.

South West Elevation

- 10.3.4 The south west elevation contains little of any great interest. The external door to the coal store **[PL55]** is formed with plain, squared stone jambs, head and threshold. The door itself is comprised of painted timber planks and is ledged and braced. The doorway to the wash house **[PL56]** is also formed in plain stone surrounds. The wash house external door is modern and in timber with timber frames and a glazed vision panel. The wash house external door is flanked by a window opening **[PL57]** formed in plain, squared stone head, jambs and cill. The window is modern and is comprised of a timber, top-hung casement window.

North Elevation:

- 10.3.5 The north elevation is comprised of a blank brickwork wall opening with no features of interest.

North East Elevation

- 10.3.6 Again the north east elevation of the building has little of interest. A small modern window is present to the coal store side of the elevation.

11.0 PHOTOGRAPHIC RECORD

11.1 LIST OF PHOTOGRAPHS

Number	Description
01	View of the south east elevation of the barn from the south.
02	View of the cart entry doors to the south east elevation of the barn.
03	View of the segmental stone head over the cart entry doors to the south east elevation of the barn.
04	View of breather detail to the south east elevation of the barn.
05	View of breather detail to the south east elevation of the barn.
06	View of blocked breather to the south east elevation of the barn.
07	View of the south west elevation of the barn from the south west.
08	View of the door opening to the south west elevation of the barn.
09	View of the central former door opening (now window) to the south west elevation of the barn.
10	View of the former doorway (now window) to the east side of the south west elevation of the barn.
11	View of the south end of the north west elevation of the barn.
12	View of the modern concrete blockwork structure to the north west elevation.
13	View within the modern concrete blockwork structure to the north west elevation.
14	View of the south west elevation of the shippon to the north west side of the barn.
15	View of the south doorway to the shippon.
16	View of the north west elevation from the south west.
17	View of the shippon to the north west side of the barn from the south west.
18	View of the north east elevation of the shippon to the north west side of the barn.
19	View of the doorway to the north east elevation of the barn, leading into store 02 [GF-06].
20	View of the north door of the shippon.
21	View of the exposed north east gable end of the barn from the north west.
22	View east within the former shippon to the south end of the barn [GF-01].
23	View north east within the former shippon to the south end of the barn [GF-01].
24	View south west within the former shippon to the south end of the barn [GF-01].
25	View west within the former shippon to the south end of the barn [GF-01].
26	View of a timber boskin within the former shippon to the south end of the barn [GF-01].
27	View of a stone corbel detail to the south west side of the former shippon to the south end of the barn [GF-01].
28	View of the floor structure over the former shippon to the south end of the barn [GF-01].
29	View north west of infill brickwork opposite the south east cart entry doors [GF-04].
30	View north within the barn towards the former hay mew [GF-05].
31	View south east within the former hay mew [GF-05].
32	Internal view of the cart entry doors to the south east elevation of the barn.
33	View south west within the barn, towards the shippon [GF-01] and hay loft [FF-01].
34	View of modern concrete blockwork present to the west side of the hay loft [FF-01].
35	View of the internal doorway located to the north west side of the barn core, opposite the south east cart entry [GF-04].
36	View of possible forking hole present over the doorway to the north west side of the barn core.
37	View of steel beam located above the possible forking hole to the north west side of the barn core.
38	View of the timber king post roof trusses and associated roof structure preset over the south end of the barn core.
39	View of the timber king post roof trusses and associated roof structure over the north end of the barn core.
40	View north east along the shippon to north west side of the barn [GF-03].
41	View south west along the shippon to north west side of the barn [GF-03].
42	View of the raised concrete floor to the south end of the shippon [GF-03] leading from the core of the barn.
43	View of the later stonework and doorway to the west end of store 02 [GF-06].
44	View of the doorway to the west end of store 02 [GF-06].
45	Internal view of the north doorway of the shippon [GF-03].
46	View of the stalls to the east side of the shippon [GF-03].
47	View of the stalls to the west side of the shippon [GF-03].

48	View of the lean-to roof trusses and associated roof structure to the shippon [GF-03].
49	View south east within store 02 [GF-06].
50	View north west within store 02 [GF-06].
51	View North west within store 03 [GF-07].
52	View south east within store 03 [GF-07].
53	View south east within store 03 [GF-07].
54	View of the south west elevation of the coal store [GF-10] and wash room [GF-11].
55	View of the external doorway to the south west side of the coal store [GF-10].
56	View of the external doorway to the south west side of the wash house [GF-11].
57	View of the window to the south west side of the wash house [GF-11].
58	View of the coal store outbuilding from the north west.
59	View of the coal store [GF-10] and wash house [GF-11] from the north east.
60	View north west within the wash house [GF-11].
61	View south east within the wash house [GF-11].
62	View north west within the coal store [GF-10].
63	View south east within the coal store [GF-10].
64	View west within the coal store [GF-10].
65	View of the external doorway to the south elevation of the former milking parlour [GF-08].
66	View of the south elevation of the former milking parlour [GF-08] and wood store [GF-09] from the east.
67	View of the east elevation of the woodstore [GF-09].
68	View of the north elevation of the former milking parlour [GF-08] and wood store [GF-09].
69	View west within the former milking parlour [GF-08].
70	View north west within the former milking parlour [GF-08].
71	View of the concrete floor and milking step within the former milking parlour [GF-08].
72	View east within the former milking parlour [GF-08].
73	View south west within the former milking parlour [GF-08].
74	View of the timber roof structure over the former milking parlour [GF-08].
75	View east within the wood store [GF-09].
76	View north east within the wood store [GF-09].
77	View west within the wood store [GF-09].
78	View south west within the wood store [GF-09].
79	View of the timber roof structure over the wood store [GF-09].



PL01: View of the south east elevation of the barn from the south.



PL02: View of the cart entry doors to the south east elevation of the barn.



PL03: View of the segmental stone head over the cart entry doors to the south east elevation of the barn.



PL04: View of the inscribed datestone over the head of the cart entry doors to the south east elevation of the barn.



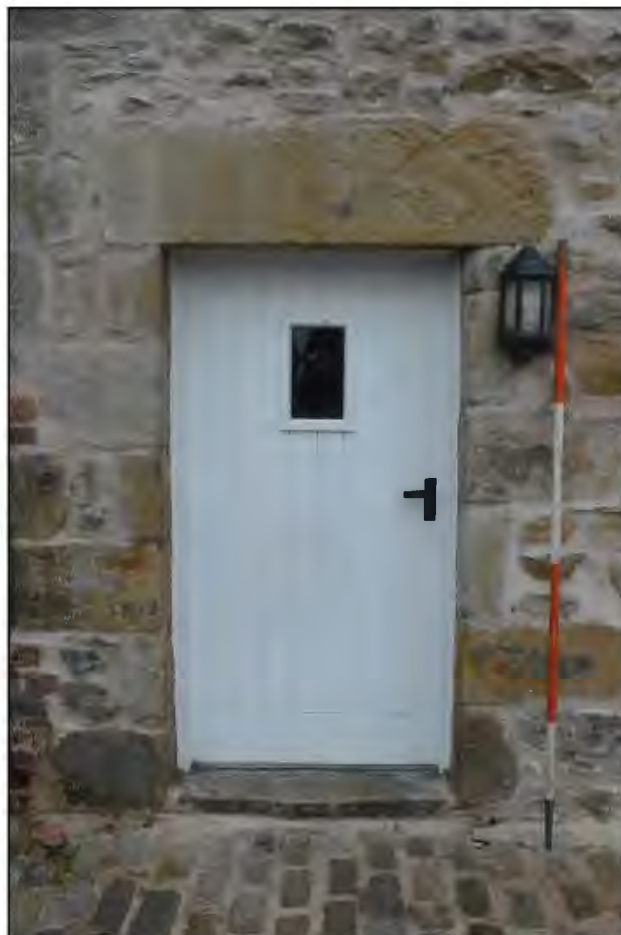
PL05: View of breather detail to the south east elevation of the barn.



PL06: View of blocked breather to the south east elevation of the barn.



PL07: View of the south west elevation of the barn from the south west.



PL08: View of the door opening to the south west elevation of the barn.



PL09 (left): View of the central former door opening (now window) to the south west elevation of the barn. PL10 (right): View of the former doorway (now window) to the east side of the south west elevation of the barn.



PL11: View of the south end of the north west elevation of the barn.



PL12: View of the modern concrete blockwork structure to the north west elevation.



PL13: View within the modern concrete blockwork structure to the north west elevation.



PL14 (left): View of the south west elevation of the shippon to the north west side of the barn. PL15 (right): View of the south doorway to the shippon.



PL16 View of the north west elevation from the south west.



PL17: View of the shippon to the north west side of the barn from the south west.



PL18: View of the north east elevation of the shippon to the north west side of the barn.



PL19 (left): View of the doorway to the north east elevation of the barn, leading into store 02 [GF-06]. PL20 (right): View of the north door of the shippon.



PL21: View of the exposed north east gable end of the barn from the north west.



PL22: View east within the former shippon to the south end of the barn [GF-01].



PL23: View north east within the former shippon to the south end of the barn [GF-01].



PL24: View south west within the former shippon to the south end of the barn [GF-01].



PL25: View west within the former shippon to the south end of the barn [GF-01].



PL26: View of a timber boskin within the former shippon to the south end of the barn [GF-01].



PL27: View of a stone corbel detail to the south west side of the former shippon to the south end of the barn [GF-01].



PL28: View of the floor structure over the former shippon to the south end of the barn [GF-01].



PL29: View north west of infill brickwork opposite the south east cart entry doors [GF-04].



PL30: View north within the barn towards the former hay mew [GF-05].



PL31: View south east within the former hay mew [GF-05].



PL32: Internal view of the cart entry doors to the south east elevation of the barn.



PL33: View south west within the barn, towards the shippon [GF-01] and hay loft [FF-01].



PL34: View of modern concrete blockwork present to the west side of the hay loft [FF-01].



PL35: View of the internal doorway located to the north west side of the barn core, opposite the south east cart entry [GF-04].



PL36: View of possible forking hole present over the doorway to the north west side of the barn core.



PL37: View of steel beam located above the possible forking hole to the north west side of the barn core.



PL38: View of the timber king post roof trusses and associated roof structure preset over the south end of the barn core.



PL39: View of the timber king post roof trusses and associated roof structure over the north end of the barn core.



PL40: View north east along the shippon to north west side of the barn [GF-03].



PL41: View south west along the shippon to north west side of the barn [GF-03].



PL42: View of the raised concrete floor to the south end of the shippon [GF-03] leading from the core of the barn.



PL43 (left): View of the later stonework and doorway to the west end of store 02 [GF-06]. PL44 (right): View of the doorway to the west end of store 02 [GF-06].



PL45: Internal view of the north doorway of the shippon [GF-03].



PL46: View of the stalls to the east side of the shippon [GF-03].



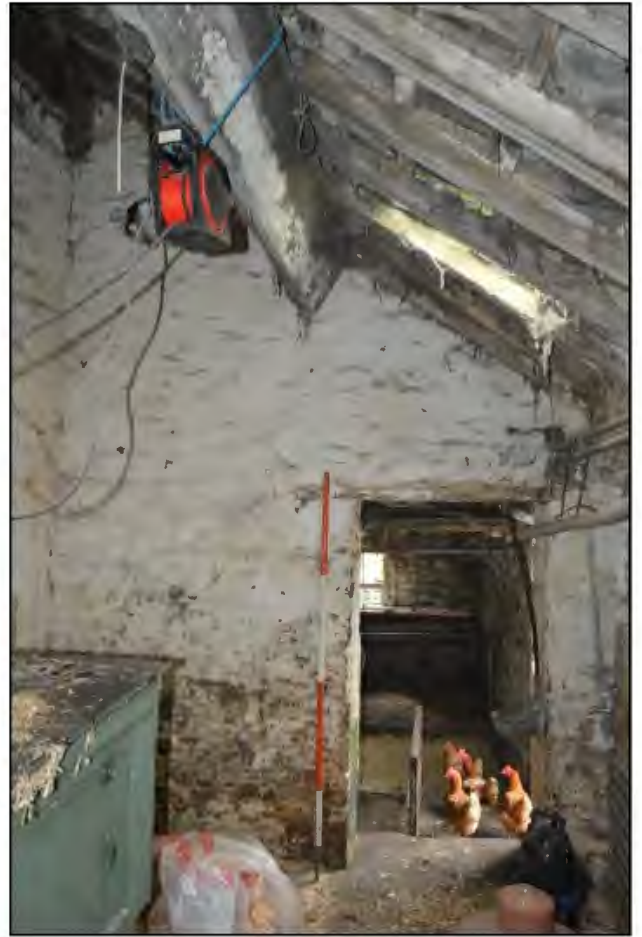
PL47: View of the stalls to the west side of the shippon [GF-03].



PL48: View of the lean-to roof trusses and associated roof structure to the shippon [GF-03].



PL49 (left): View south east within store 02 [GF-06].



PL50 (right): View north west within store 02 [GF-06].



PL51: View North west within store 03 [GF-07].



PL52 (left): View south east within store 03 [GF-07].



PL53 (right): View south east within store 03 [GF-07].



PL54: View of the south west elevation of the coal store [GF-10] and wash room [GF-11].



PL55 (left): View of the external doorway to the south west side of the coal store [GF-10]. PL56 (right): View of the external doorway to the south west side of the wash house [GF-11].



PL57: View of the window to the south west side of the wash house [GF-11].



PL58: View of the coal store outbuilding from the north west.



PL59: View of the coal store [GF-10] and wash house [GF-11] from the north east.



PL60: View north west within the wash house [GF-1 I].



PL61: View south east within the wash house [GF-1 I].



PL62: View north west within the coal store [GF-10].



PL63: View south east within the coal store [GF-10].



PL64: View west within the coal store [GF-10].



PL65: View of the external doorway to the south elevation of the former milking parlour [GF-08].



PL66: View of the south elevation of the former ming parlour [GF-08] and wood store [GF-09] from the east.



PL67: View of the east elevation of the woodstore [GF-09].



PL68: View of the north elevation of the former milking parlour [GF-08] and wood store [GF-09].



PL69: View west within the former milking parlour [GF-08].



PL70: View north west within the former milking parlour [GF-08].



PL71: View of the concrete floor and milking step within the former milking parlour [GF-08].



PL72: View east within the former milking parlour [GF-08].



PL73: View south west within the former milking parlour [GF-08].



PL74: View of the timber roof structure over the former milking parlour [GF-08].



PL75: View east within the wood store [GF-09].



PL76: View north east within the wood store [GF-09].



PL77: View west within the wood store [GF-09].



PL78: View south west within the wood store [GF-09].



PL79: View of the timber roof structure over the wood store [GF-09].

APPENDIX A

WRITTEN SCHEME OF INVESTIGATION

Programme of Level 2 Historic Building Recording and Analysis

Green Barn
Eaves House Farm
West Bradford
Lancashire
BB7 3JF
NGR: SD 73282 44676



Sunderland Peacock and Associates Ltd

Hazelmere, Pimlico Road, Clitheroe, Lancashire, BB7 2AG

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WRITTEN SCHEME OF INVESTIGATION

Programme of Level 2 Historic Building Recording and Analysis

At

Green Barn

Eaves House Farm

West Bradford

Lancashire

BB7 3JF

NGR: SD 73282 44676

Prepared on behalf of: Mr and Mrs O’Gorman

Date compiled: July 2025

Author: Matthew Fish *B.Sc (Hons) M.Sc (BldgCons) MCIAT IHBC*

Local Planning Authority: Ribble Valley Borough Council

Planning Approval Reference: 3/2025/0198 & 3/2025/0177

Site National Grid Reference: SD 73282 44676



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DOCUMENT ISSUE

Issue	Date	Recipient
Issue 01	August 2025	Planning Issue

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1.0 INTRODUCTION

1.1 This document constitutes a written scheme of investigation (WSI), prepared by Sunderland Peacock and Associates Ltd, on behalf of our client, Mr and Mrs O’Gorman, detailing a programme of level 2 historic building recording and analysis that is proposed at;

Green Barn, Eaves House Farm, West Bradford, Lancashire, BB7 3JF

1.2 This written scheme of investigation will set out the methodology that will administer the implementation of historic building recording and analysis that is designed to record the existing barn prior to the commencement of its conversion to a dwelling.

1.3 The implementation of a programme of historic building recording and analysis has been requested by way of a planning condition attached to both the planning permission and listed building consent for the conversion of the barn into a dwelling.

1.4 This document has been produced in accordance with national planning policy, specifically, the National Planning Policy Framework (NPPF), revised in December 2023. The relevant national planning policies are contained with chapter 16 of the NPPF in which paragraph 211 states;

“Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted”¹

2.0 LOCATION AND CURRENT USE

2.1 Eaves House Farm, comprising of a farmhouse, barn and a number of other former agricultural buildings, is located in an upland location straddling the border between the parishes of Waddington to the south west and the parish of West Bradford to the south east.

3.0 SITE DESCRIPTION

3.1 The farm lies some 600m to the north of Waddington Road and is accessed by a tarmac road. This road leads to a parking area directly in front of the house as well as providing access around the rear of the farmhouse and leading to the barn and outbuildings. Directly to the south and east of the farmhouse are gardens enclosed by random rubble stonework boundary walling, with a mixture of carved decorative and plain squared cappings. To the rear of the listed building is a cobbled yard enclosed by the house to the south, the adjoining outbuilding to the east and the barn to the north. A group of former farm buildings lie to the west and are under separate ownership and have been converted to habitable uses.

3.2 The farm is situated in an upland rural setting comprised largely of open grassland and fields, with clusters of trees and hedges dispersed throughout and denoting field boundaries. Coplw Brook flows along the north west side of the site.

¹ Ministry of Housing, Communities and Local Government (2023) National Planning Policy Framework (Online) Available at https://assets.publishing.service.gov.uk/media/669a25e9a3c2a28abb50d2b4/NPPF_December_2023.pdf (Accessed on 31st July 2024)

4.0 GEOLOGY

- 4.1 Clitheroe Limestone Formation and Hodder Mudstone Formation - Mudstone. Sedimentary bedrock formed between 346.7 and 337 million years ago during the Carboniferous period.²

5.0 PROJECT CONTEXT

- 5.1 Sunderland Peacock and Associates Ltd were approached by Mr and Mrs O’Gorman regarding the conversion of the barn and subsequent applications for planning permission and listed building consent were submitted to Ribbles Valley Borough Council in March 2025.

- 5.6 The following condition was attached to both the planning permission and listed building consent and reads as follows;

“No works to the application building(s), 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 to level 2-3 as set out in 'Understanding Historic Buildings' (Historic England 2016). This 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. These works shall result in the compilation and deposition of a formal report on the works undertaken and the results obtained. The development shall be carried out in accordance with the agreed details. A digital copy of the report shall be placed in the Lancashire Historic Environment Record. Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.”

6.0 SUMMARY OF HISTORICAL AND ARCHAEOLOGICAL CONTEXT

- 6.1 As brief history of the site is detailed by Stephen Haigh (2009)³ and is reproduced below;

“The site of Eaves House has been occupied since the 1740s and probably much earlier, but it is thought that John & Margaret Taylor left the property to their son John around that time: the couple’s initials are those inscribed on a datestone on the former stables. The latter John married in 1744, and in 1752 built another nearby house called Laneside, where the track to Eaves House meets the Waddington - West Bradford road. His son Thomas, born in 1753, lived at Eaves House, and married Catherine Rimington in 1778, but was widowed in the early years of the 19th century, when he sold Eaves House and later built Waddow Lodge to the south-west of Waddington, in 1824. Thomas is believed to have had Eaves House re-fronted, hence the date of 1782 over its front door and the initials of Thomas and Catherine Taylor. The barn to the rear of the house is also dated, to 1779. Thomas Taylor was therefore a relatively affluent landowner, also known to have been involved in the fulling mill at nearby Feazer, who in later life at least would have been considered minor gentry, rather than a yeoman farmer.”

- 6.2 Ordnance survey mapping of the site shows that the farmhouse and barn were all extant by the mid-19th century, along with the stables, granary and cart shed preset to the west end of the site. Outbuildings 01 and 02 are expected to be of mid-20th century construction.

² British Geological Survey (2025) Geology of Britain, Available at: https://geologyviewer.bgs.ac.uk/?_ga=2.249806406.1553381982.1753186395-880647373.1753186395 (Accessed on 22nd July 2025)

³ Haigh, S. (2009) Farm Buildings at Eaves House, West Bradford, Lancashire: Historic Building Recording (Online) Available at: <https://archaeologydataservice.ac.uk/library/browse/issue.xhtml?recordId=1102500&recordType=GreyLitSeries>

7.0 SUMMARY DESCRIPTION OF THE BUILDING

- 7.1 Green Barn at Eaves House Farm is of rectangular plan form, with later additions to its north west and north east sides. Green barn is fairly large in size and is of solid stone wall construction with roughly dressed stonework to the quoins and wall openings. The gable ends of the barn are asymmetrical with the eaves to the south east side being higher than the eaves to the north west. The roof has a covering of natural blue slate, which likely replaced an earlier sandstone flag roof covering, with stone ridge tiles, many of which are missing from the south end of the ridge. Part of the rear north west roof slope is covered with profiled sheeting.
- 7.2 The south east elevation, has a large cart entry door opening, with segmental jambs and head. A datestone is present centrally over the opening. A single window opening is present to the south end of the south west elevation, which has dressed stone head, cill and jambs, all with a furrowed finish. To the north of the cart entry are a number of slit breathers.
- 7.3 The south gable end has a single doorway leading into the stable, with a further two former doorways now infilled to form window openings. However, this arrangement of former doorways indicates that the former stable was once a shippon, with a central feeding passage and with the outer most doors providing entry for the cattle on each side of the shippon.
- 7.4 The north west and north east elevations of the barn are largely concealed by later additions of lean-to form, with stone slate roof coverings and solid stone walls matching those of the barn. The north west addition was a former shippon, whilst the addition to the north east likely formed access leading from the shippon and into outbuilding 02. Part of the north east gable end of the barn is visible and has a dressed stone owl hole beneath the ridge as well as a number of breathers.
- 7.5 Green barn has three internal bays, the southernmost acting as a stable, with a hayloft over and the northmost possibly being a former shippon or hay mew. The central bay likely acted as a cart entry of threshing bay. The opposing cart entry door to the north east wall of the barn is now largely infilled with brickwork. The barn has a traditional timber roof structure comprising of 4no. timber kingpost roof trusses, with three rows of staggered and trenched purlins to each roof slope.

8.0 PLANNING CONTEXT

- 8.1 Eaves House Farmhouse is a grade II listed dwelling is designated as such under section 1 (3(a)) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and was listed on the 20th February 1984 for its special architectural and historical interest. The list entry for the farmhouse is as follows;

“T House, 'T C 1782' within door pediment. Sandstone rubble, rendered at front, with sandstone dressings and stone slate roof. Double-pile plan with end stacks. Symmetrical composition of 2 storeys and 3 bays with projecting quoins. Modern imitation sash windows with glazing bars and plain stone surrounds. The door, of 9 raised and fielded panels with fanlight, has a plain stone surround with triangular pediment on console brackets. Stone gutter brackets with moulded band below. At the rear the windows have re-used C17th double-chamfered surrounds. On the ground floor are 2 of 3 lights. On the 1st floor 2 of 2 lights. Between is a tall stair window with 2 transoms and semi-circular head. The door has a chamfered surround with segmental head. A porch with each side of a single stone has a moulded open segmental pediment on moulded brackets.”

- 8.2 The barn at Eaves House Farm is not listed on its own individual merit but is located within the curtilage of the listed farmhouse and is subsequently considered to be a grade II listed curtilage structure

9.0 PROJECT SCOPE

9.1 The aims of the project are as follows;

- To further the current understanding and knowledge of the building through analysis of the standing structure and documentary sources.
- To mitigate against the loss of further historic fabric and features through the production of a full and formal historic building record of the building.
- To identify, interpret and record the fabric, construction and development of the building, prior to the undertaking of refurbishment works and following stripping out works.
- To provide a permanent project archive of the existing building and ensure its availability within the public domain through deposition at appropriate archival services.

9.2 In order to achieve the above aims, specific objectives must be successfully completed and are as follows:

- A desk-based assessment of published and unpublished documentary evidence will be carried out as well as the analysis of existing cartographic evidence.
- An analysis of the existing building will be undertaken in order to determine material types, construction methods, building development, function and relationship with the existing building and natural landscape.
- A formal written, photographic and drawn record of the building will be compiled in accordance with nationally accepted guidance and best practice documents.
- A final report presenting the findings of the above will be compiled.
- Deposition of the completed project archive will be to provide a permanent record of the building that is openly accessible to the public.

10.0 RECORDING STANDARDS

10.1 A record of level 2 - 3 has been requested as per the condition imposed by Ribbles Valley Borough Council. The barn will be recorded using level 2 standards given that the barn is to remain standing whilst still allowing for full drawn and photographic coverage of the barn. The Historic England guidance document 'Understanding Historic Buildings' (2016), defines a level 2 record as the following;

*"This is a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged to not require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which the analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project."*⁴

10.2 All recording works undertaken will also be produced in accordance with the standards and guidance provided by the following documents, all of which constitute best practice guidance and nationally accepted guidance for the undertaking, production and archiving of historic building records;

- Chartered Institute of Archaeologists (updated October 2020) Standard and Guidance for historic environment desk-based assessments.
- Chartered Institute for Archaeologists (updated June 2019) Standard and guidance for the archaeological investigation and recording of standing buildings and structures.

⁴ Historic England (2016) *Understanding Historic Buildings: A Guide to Good Recording Practice* (Online) Available at: <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings/> (Accessed 30th 2024).

- Chartered Institute for Archaeologists (2014) Standard and guidance for the creation, compilation, transfer and deposition or archaeological archives.
- Historic England (2016) Understanding historic buildings: a guide to good recording practice.
- Historic England (2008) Conservation principles, policies, and guidance for the sustainable management of the historic environment.

11.0 RECORDING METHODOLOGY

11.1 Desk Based Assessment:

11.1.1 A desk-based assessment of both published and unpublished documentary evidence relating to the building will be carried out and will consist of:

- Census records
- Illustrations
- Historic Ordnance Survey maps
- Tithe maps and apportionments
- Local Histories
- Past site investigations (if present / undertaken)

11.1.2 In order to access the above information the following sources will be consulted.

- Historic England Online Archive
- Lancashire County Record Office Catalogue
- Lancashire Historic Environment Record
- Clitheroe Library Catalogue

11.1.3 Exhaustive research will not be possible and cost effective and attention will be focused on those documents which are readily available and those which provide an understanding of the history, design and development of the building.

11.2 Written Record:

11.2.1 A written description of the building will be provided and will be firstly carried out on site through the detailed annotation of the existing detailed survey drawings produced by Sunderland Peacock and Associates Ltd. The drawings (plans and elevations) will be annotated with material types, features, plan forms, function, methods of construction, evidence of phasing, architectural style, decoration and surface finishes and any relevant fixtures and fittings. All notes made during the on-site recording will be appended for inclusion within the completed project archive.

10.2.2 The written description of the building will include the following:

- The precise location of the building as an address and in the form of a National Grid Reference.
- A note of any statutory designations (i.e. listing)
- The date when the record was made, the name of the recorder and the location of any archive material.
- A longer summary statement. This account will summarise the buildings form, function, date and sequence of development. The names of architects, builders, patrons and
- owners will be given if known.

- An introduction briefly setting out the circumstances in which the record is made, its objectives, methods, scope, limitations, and any constraints. The brief for the project design will also be included / appended.
- Acknowledgements to all those who have made a significant contribution to the making of the record, or who have given permission for copyright items to be produced.
- A discussion of the published sources relating to the building and its setting, an account of its history as given in published sources an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where they exist.
- An account of the buildings overall form (structure, materials, layout) and of its successive phases of development, together with the evidence supporting this analysis.
- An account of the building's past and present use, and of the uses of its parts, with the evidence of these interpretations.
- An analysis of a circulation pattern or of a decorative or liturgical scheme.
- An account of any fixtures or fittings, plant or machinery associated with the building, and their purpose.
- Any evidence for the former existence of demolished structures or removed plant.
- Full bibliographic references of the sources used within the record.

11.3 Drawn Record:

- 11.3.1 The drawn record will involve the use of existing measured survey drawings produced by Sunderland Peacock and Associates Ltd and their accuracy will be checked through on-site measurement checks.
- 11.3.2 The drawn record will involve the production of detailed measured floor plans of the building which indicate the arrangement of the floors and show the location and form of significant historical features including, blocked up doors and windows, masonry jointing, ceiling and floor beams, roof structures and changes in floor level. This will also include any fixtures and fittings of significance.
- 11.3.3 A measured cross section of the building will also be created to supplement the floor plans and provide an indication as to the vertical relationships within the building such as floor and ceiling heights as well as the form and construction of roof structures if possible.
- 11.3.4 Measured elevations will be produced where these are necessary to an understanding of buildings design development or function.
- 11.3.5 All drawings will be created using CAD software and will be provided at a suitable scale, namely 1:50 scale, and will be annotated where appropriate. The drawing conventions provided by Historic England (2016) will be implemented and be in accordance with a Level 2 recording. All drawings will contain a drawn metric scale bar, drawn north point, name and address of the building / site details, including the National Grid Reference, the name of the person responsible for production of the drawings, date of the survey and the name of the company responsible for carrying out the survey works. All drawings are to be produced in accordance with paragraph 4.3.3 of the Historic England Documents "Understanding Historic Buildings: A Guide to Good Recording Practice" (2016).
- 11.3.6 An initial measured survey of the site and building has previously been undertaken and will be utilised as part of the record. Check measurements will be undertaken by Sunderland Peacock and Associates Ltd and the drawings will be updated to reflect current site conditions.

11.4 Photographic Record:

- 11.4.1 The Photographic record of the building will include the following:

- General views of the building in its wider setting.
 - The buildings external appearance including a series of oblique views showing all external elevations of the building, and give an overall impression of its size and shape. Where individual elevations include complex historical information, it may be appropriate to take views at right angles to the plane of the elevation.
 - Any further views that reflect the design intentions of the building or architect where these are known from the documentary sources or where they can be inferred from the building or its setting.
 - The overall appearance of the principal rooms and circulation areas.
 - Any external and internal detail, structural or decorative, which is relevant to the building's design development and use.
 - Any machinery or other plant, or evidence of its former existence.
 - Any dates, inscriptions or signage which provide a contribution to the understanding of the building.
 - Any building contents which have a significant bearing on the building's history.
 - Copies of maps, drawings, views and photographs present in the building and illustrating its development of that of its site. This will be done with the owners written consent should this be necessary.
- 11.4.2 All photographs will be taken using a Nikon 3200 DSLR 24 mega pixel camera with a Nikon AF-S DX Zoom – Nikkor Lens with a focal length of 18 – 55mm (f/3.5-5.6G EDII).
- 11.4.3 The photographs will be taken in focus with the best possible depth of field. All photographs will be taken in natural light in order to produce the best possible results. A tripod will also be used in order to avoid the images being affected by camera shake and distortion.
- 11.4.4 If further lighting is required the integral camera flash will be utilised if deemed necessary and appropriate at the time of the on-site inspection. No back lighting will be used for the purpose of the photographic record and every effort will be made to reduce the amount of backlighting internally produced by natural light from outside the building.
- 11.4.5 An appropriate metric scale will be provided within each photograph so as to provide an indication of the size and scale of a particular elevation, feature, detail or object. This will be provided mainly through the use of a 2m ranging pole. Where smaller details and features require photographing then a smaller metric scale will be provided as well as a north point.
- 11.4.6 All photographs will be taken using the RAW picture format to allow for the conversion of each photograph into 8-bit TIFF files for archive purposes.
- 11.4.7 The location and direction at which each photograph is to be taken will be highlighted on plan drawings to show the relation between the object with the photograph and its location.
- 11.4.8 A full photographic register will be compiled and included within the completed project archive and will include the following information:
- Details and location of each photograph
 - Orientation and direction of each photograph
 - Photograph number
 - Feature number
 - Description of photograph

12.0 PROGRAMME AND MONITORING

12.1 All recording works will be undertaken as soon as possible following the approval of this written scheme of investigation by Ribble Valley Borough Council.

13.0 LIMITATIONS

13.1 The derelict state of the building raises health and safety concerns which are likely to impact on the ability to record areas of the building. The need to record any particular areas of the building will not override any health and safety concerns raised at the time of survey or safe working practices. Any further limitations identified at the time of recording will be fully noted and described within the historic building record.

14.0 HEALTH AND SAFETY

14.1 During the programme of on-site recording, the necessary health and safety practices will be observed, adhered to and carried out in accordance with the Health and Safety at Work Act 1974 and all other health and safety legislation and codes of practice. Personal protective equipment will be used if considered necessary at the time of recording. The health and safety policy of Sunderland Peacock and Associates Ltd will be adhered to and is in accordance with statutory regulations and controls. A risk assessment will also be produced prior to the recording of the building and will take into consideration site specific risks relating to the existing building.

15.0 REPORT PREPARATION

15.1 On completion of the site recording works, a report is to be produced which presents the results of the historic building recording and will contain the following sections:

- Contents page
- List of photographs
- Non-technical summary
- Introduction
- Site location and description
- Project context
- Historical and archaeological context
- Planning context
- Aims and objectives
- Recording standards
- Methodology
- Documentary research
- Discussion and conclusions
- Photographs
- Location of completed project archive and deposition details
- References
- Appended written scheme of investigation

16.0 ARCHIVING

16.1 An electronic copy of the completed project archive will be submitted to the following depository in accordance with the wording of the relevant condition imposed by Ribble Valley Borough Council;

- Lancashire Historic Environment Record, Planning and Environment Service, PO Box 100, County Hall, Pit Street, Preston, Lancashire, PR1 0LD

16.2 The completed project archive will also be deposited at:

- Lancashire County Archives, Bow Lane, Preston, Lancashire, PR1 2RE (subject to consultation).
- Archaeology Data Service via the OASIS (Online Access to the Index of Archaeological Investigations) database.

16.3 Prior to archiving, the intended archival depositories will be contacted (if required) in order to determine any specific requirements regarding archiving, depositions, curation and any cost implications for depositing the project archive. All deposition procedures will be fully adhered to.

16.4 The project archive will be submitted to the archival depositories within 6 months following written approval of the completed project archive by the local planning authority.

16.5 It is intended that the completed project archive will be fully indexed and internally consistent with archive depositions.

17.0 TIMETABLE

17.1 Recording works will commence in due course following written approval of this written scheme of approval.

18.0 PERSONNEL

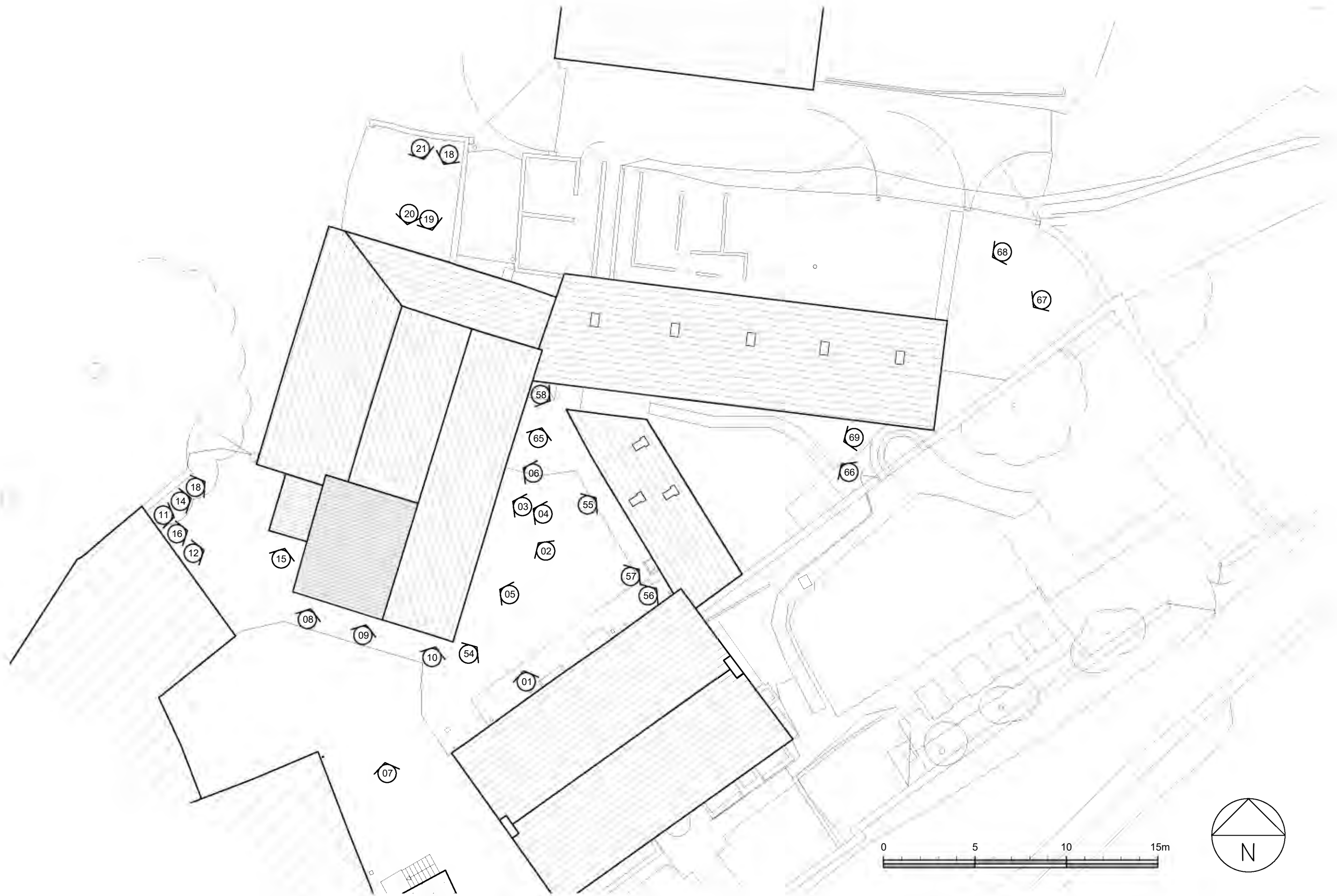
18.1 Matthew Fish of Sunderland Peacock and Associates Ltd has been nominated to undertake the recording of the building.


18.2 Matthew Fish B.Sc. (Hons) M.Sc. MCIAT IHBC, of Sunderland Peacock and Associates Ltd, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds a Master's Degree in Building Conservation and Regeneration and is a full accredited member of the Institute of Historic Building Conservation (IHBC) and is experienced in the surveying, analysis and recording of historic buildings as well as the specification of repairs and alterations to historic buildings. Matthew has a specific interest in vernacular dwellings and farm buildings.

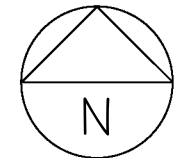
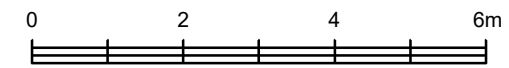
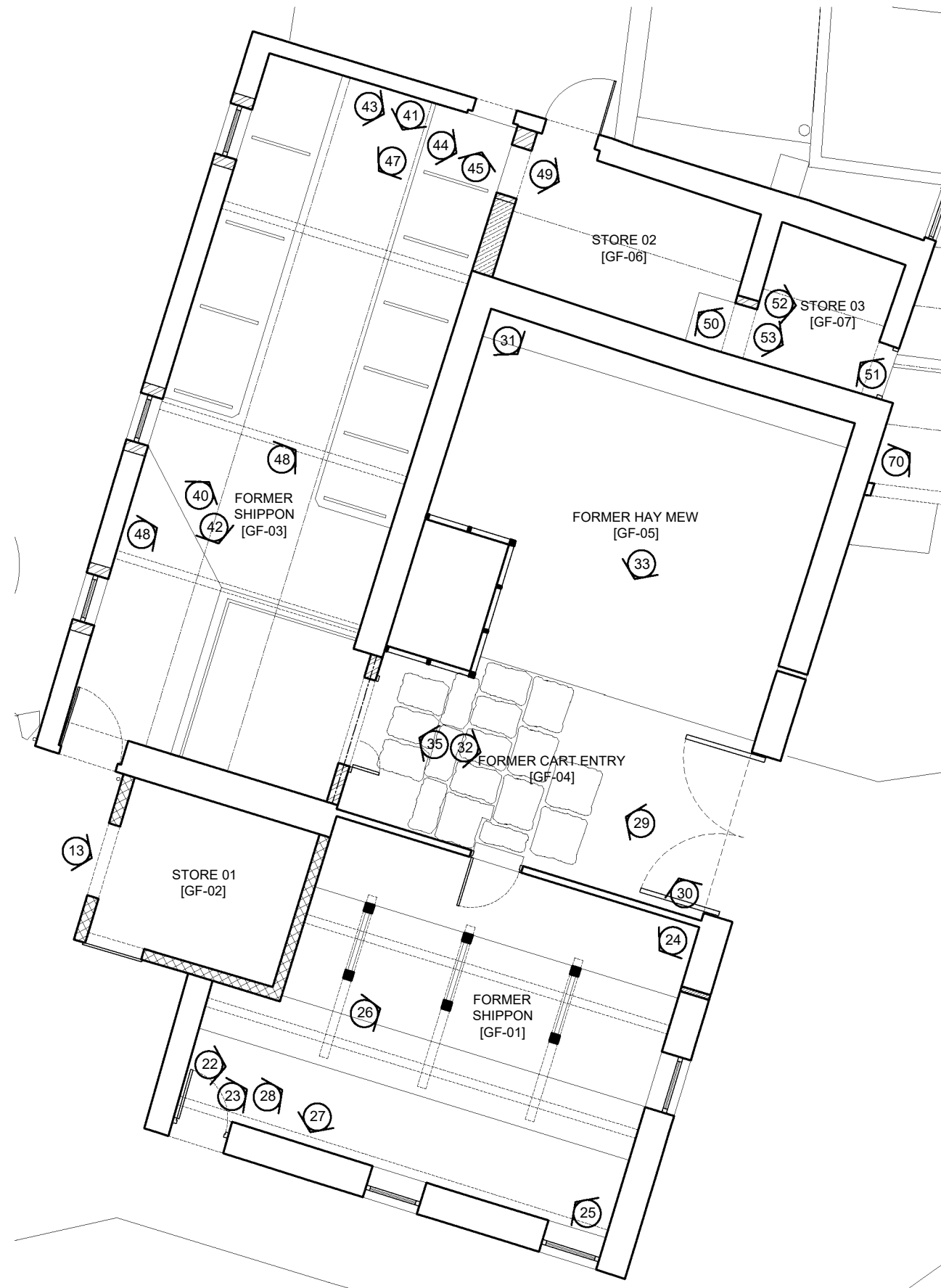
19.0 INSURANCE

19.1 Sunderland Peacock and Associates Ltd maintains professional Indemnity Insurance up to the amount of £2,000,000 (Two million pounds).

APPENDIX B



<p>TITLE</p> <p>EXISTING SITE PLAN SHOWING LOCATION OF EXTERNAL PHOTOGRAPHS</p>	<p>DRAWN BY</p> <p>MJF</p>	<p>DATE</p> <p>SEPT 2025</p>	<p>SCALE</p> <p>1:200 @ A3</p>	<p>SURVEY OF BARN AND OUTBUILDINGS AT EAVES HOUSE FARM WEST BRADFORD CLITHEROE LANCASHIRE BB7 3JF NGR: SD 73282 44676</p>	<p>DRAWING REF</p> <p>HBR - 01</p>	<p>NOTES</p>	 <p>SUNDERLAND PEACOCK ARCHITECTS SURVEYORS</p> <p><small>SUNDERLAND PEACOCK & ASSOCIATES LTD. HAZELMERE, PIMLICO ROAD, CLITHEROE LANCASHIRE, BB7 2AG T 01200 423178 F 01200 427328 E info@sunderlandpeacock.com www.sunderlandpeacock.com</small></p>
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TITLE
 EXISTING BARN GROUND FLOOR PLAN
 SHOWING LOCATION OF INTERNAL
 PHOTOGRAPHS

DRAWN BY
 MJF

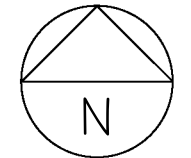
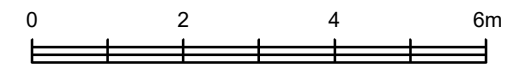
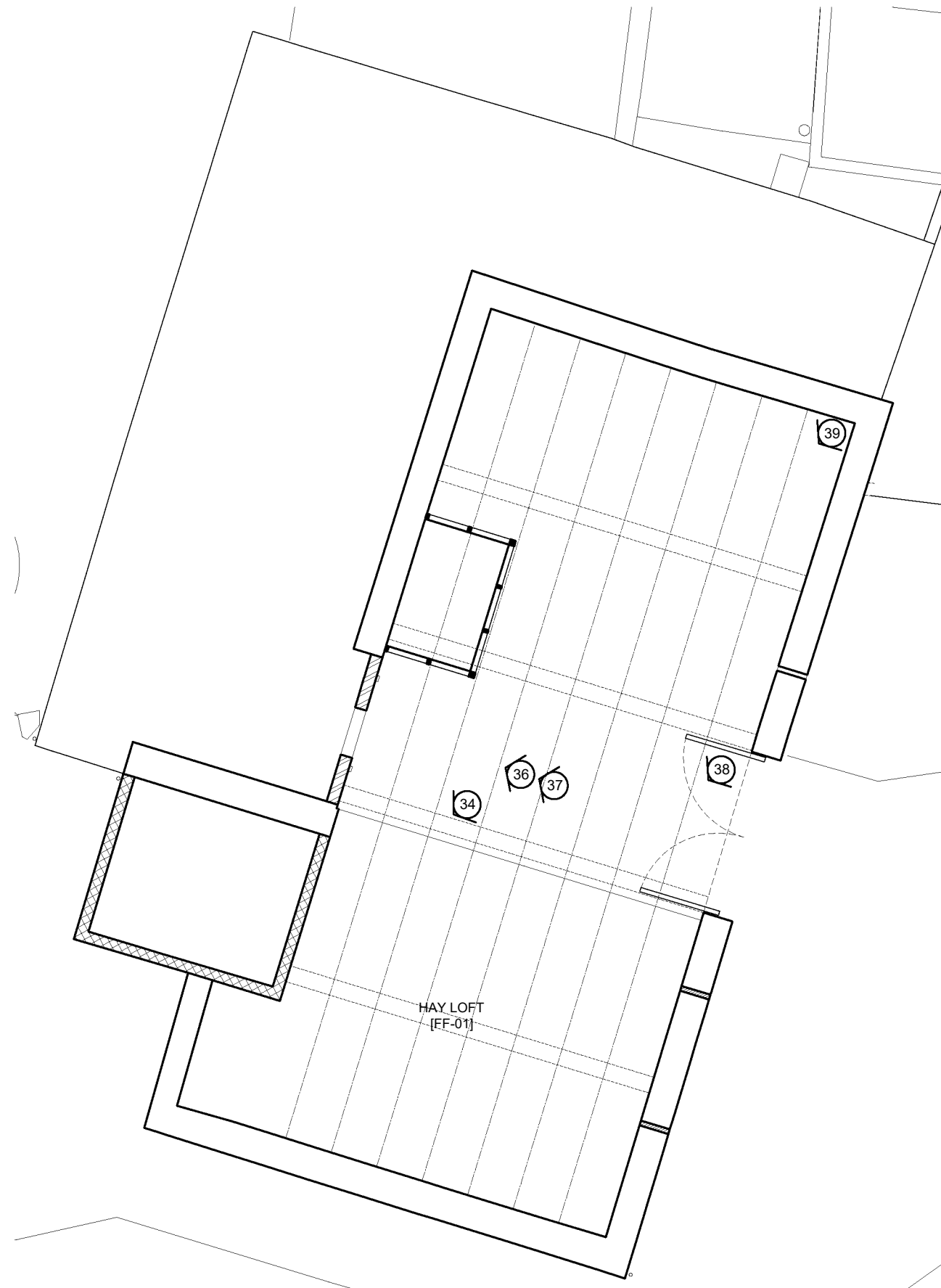
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SURVEY OF BARN AND OUTBUILDINGS AT
 EAVES HOUSE FARM
 WEST BRADFORD
 CLITHEROE
 LANCASHIRE
 BB7 3JF
 NGR: SD 73282 44676

DRAWING REF
 HBR - 02

NOTES



TITLE

EXISTING BARN FIRST FLOOR PLAN
SHOWING LOCATION OF INTERNAL
PHOTOGRAPHS

DRAWN BY

MJF

DATE

SEPT 2025

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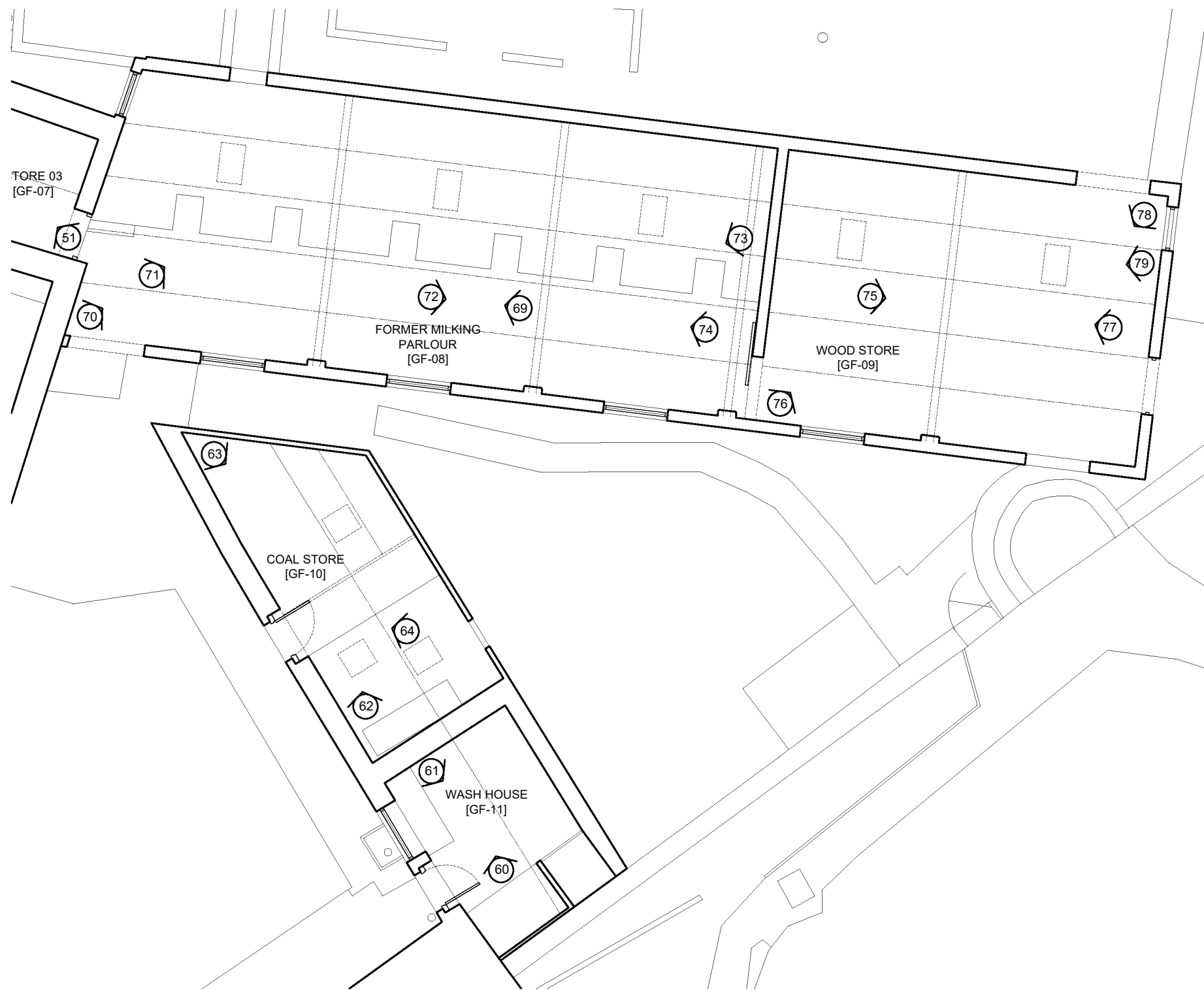
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SURVEY OF BARN AND OUTBUILDINGS AT
EAVES HOUSE FARM
WEST BRADFORD
CLITHEROE
LANCASHIRE
BB7 3JF
NGR: SD 73282 44676

DRAWING REF

HBR - 03

NOTES



TITLE

EXISTING OUTBUILDING GROUND FLOOR
PLANS SHOWING LOCATION OF INTERNAL
PHOTOGRAPHS

DRAWN BY

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DATE

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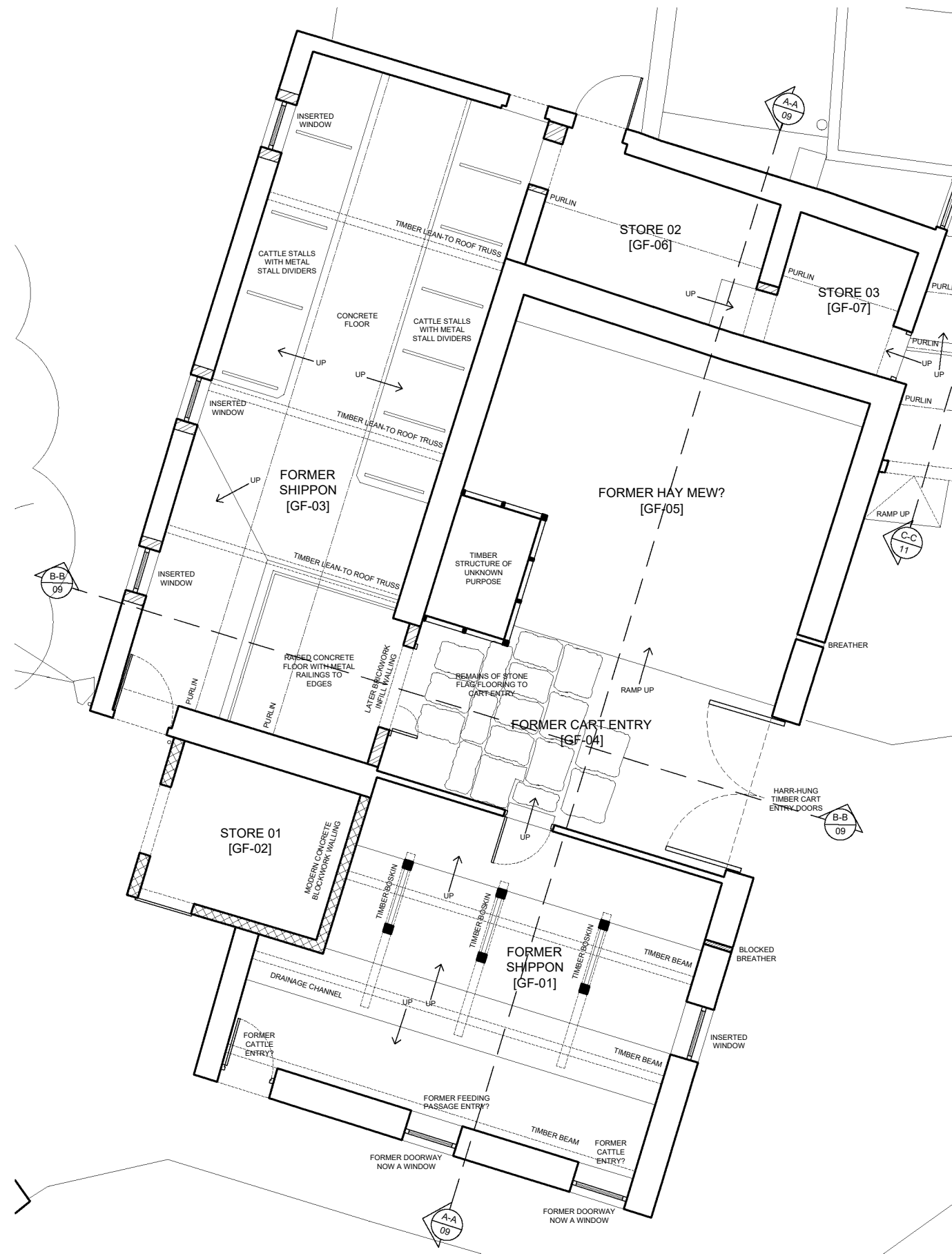
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SURVEY OF BARN AND OUTBUILDINGS AT
EAVES HOUSE FARM
WEST BRADFORD
CLITHEROE
LANCASHIRE
BB7 3JF
NGR: SD 73282 44676

DRAWING REF

HBR - 04

NOTES



TITLE
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DRAWN BY
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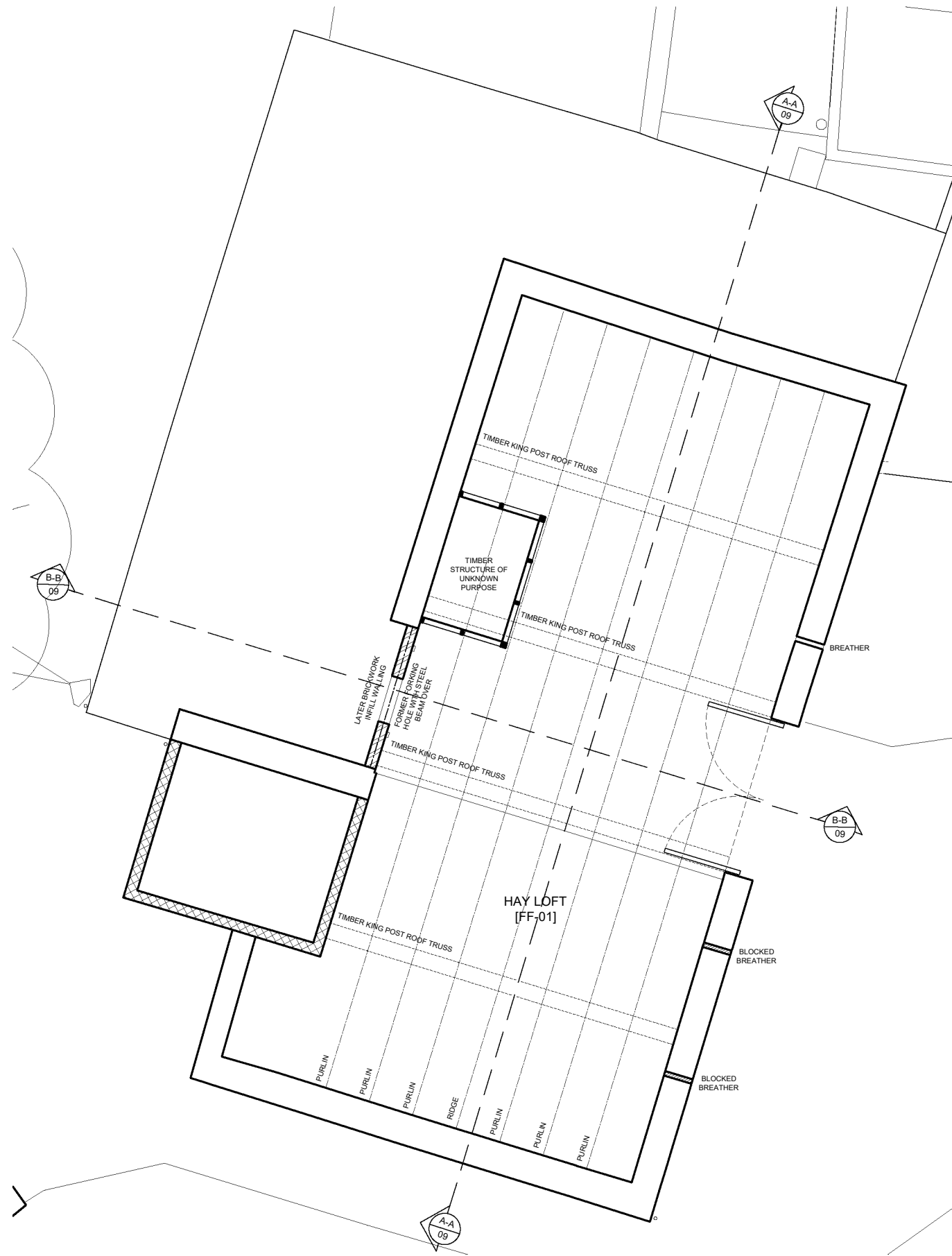
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WEST BRADFORD
CLITHEROE
LANCASHIRE
BB7 3JF
NGR: SD 73282 44676

DRAWING REF
HBR - 05

NOTES



TITLE
EXISTING BARN FIRST FLOOR PLAN

DRAWN BY
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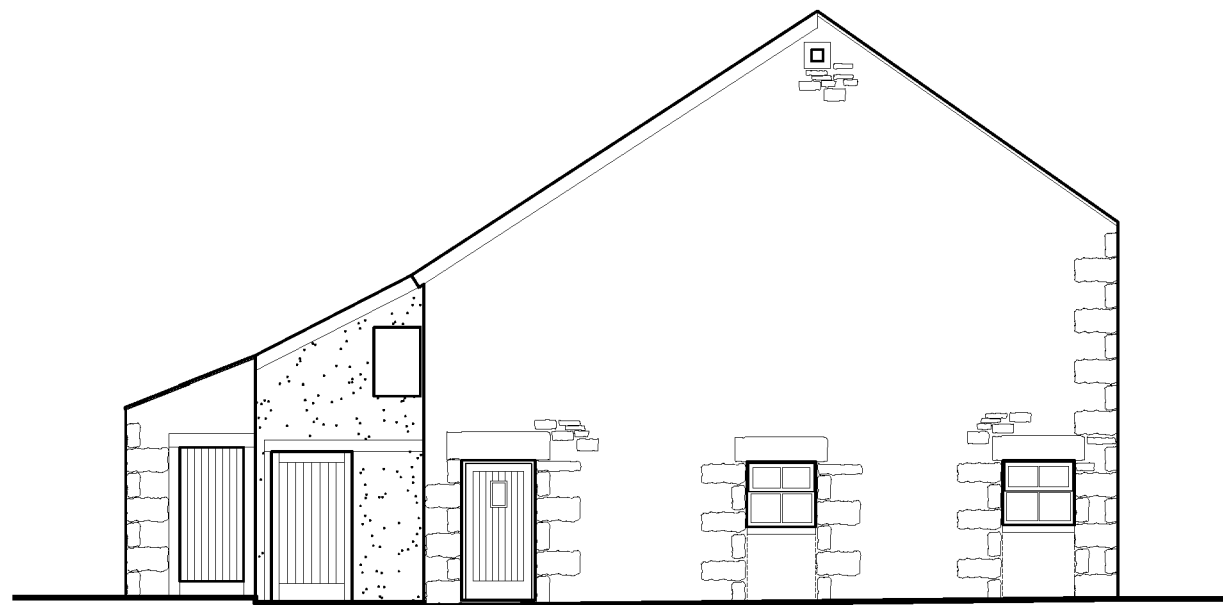
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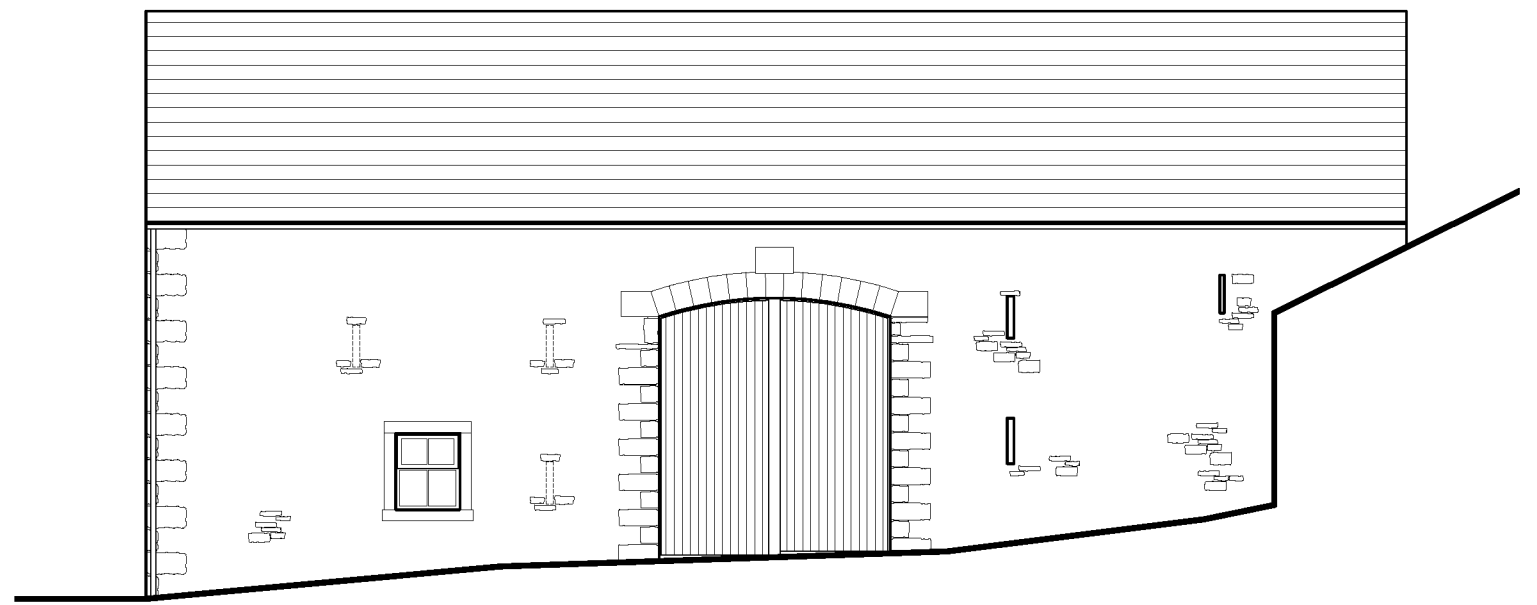
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BB7 3JF
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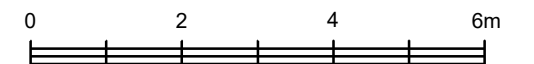
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EXISTING SOUTH WEST ELEVATION



EXISTING SOUTH EAST ELEVATION



TITLE

EXISTING SOUTH WEST AND SOUTH EAST ELEVATIONS

DRAWN BY

MJF

DATE

SEPT 2025

SCALE

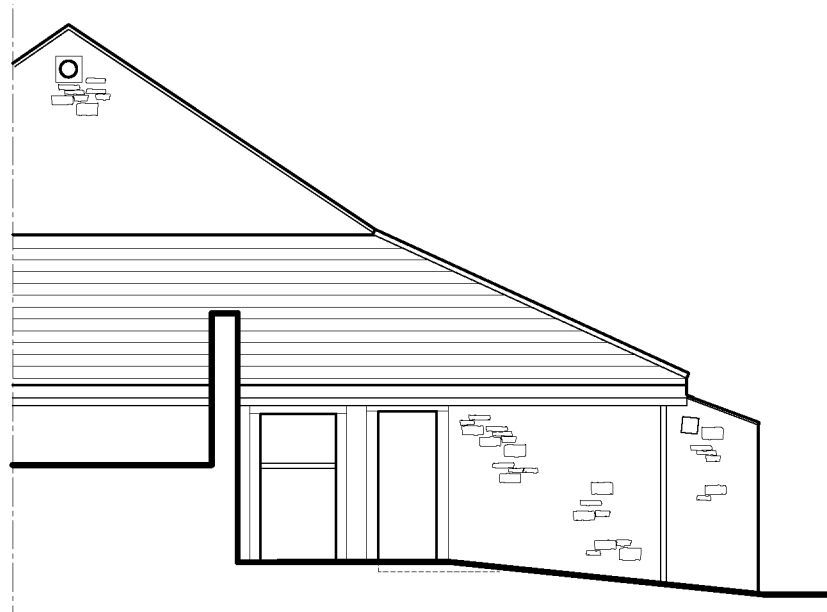
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SURVEY OF BARN AND OUTBUILDINGS AT
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WEST BRADFORD
CLITHEROE
LANCASHIRE
BB7 3JF
NGR: SD 73282 44676

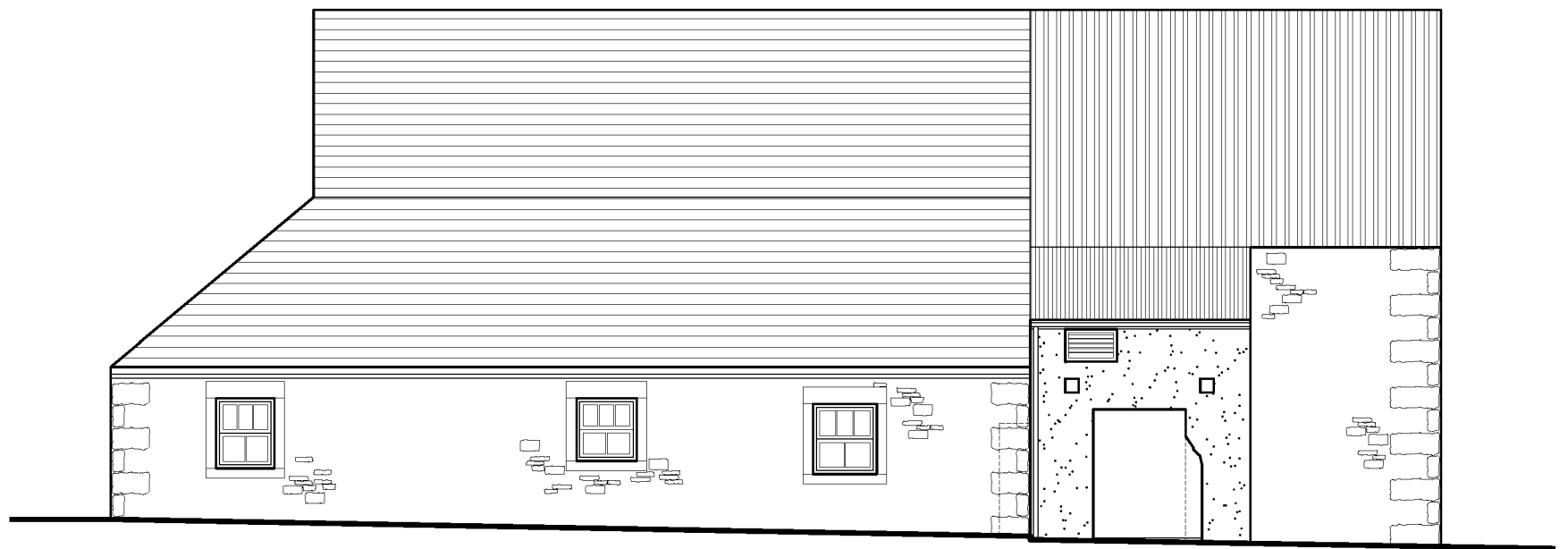
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HBR - 07

NOTES



EXISTING NORTH EAST ELEVATION



EXISTING NORTH WEST ELEVATION



TITLE

EXISTING NORTH EAST AND SOUTH WEST ELEVATIONS

DRAWN BY

MJF

DATE

SEPT 2025

SCALE

1:100
@ A3

SURVEY OF BARN AND OUTBUILDINGS AT
EAVES HOUSE FARM
WEST BRADFORD
CLITHEROE
LANCASHIRE
BB7 3JF
NGR: SD 73282 44676

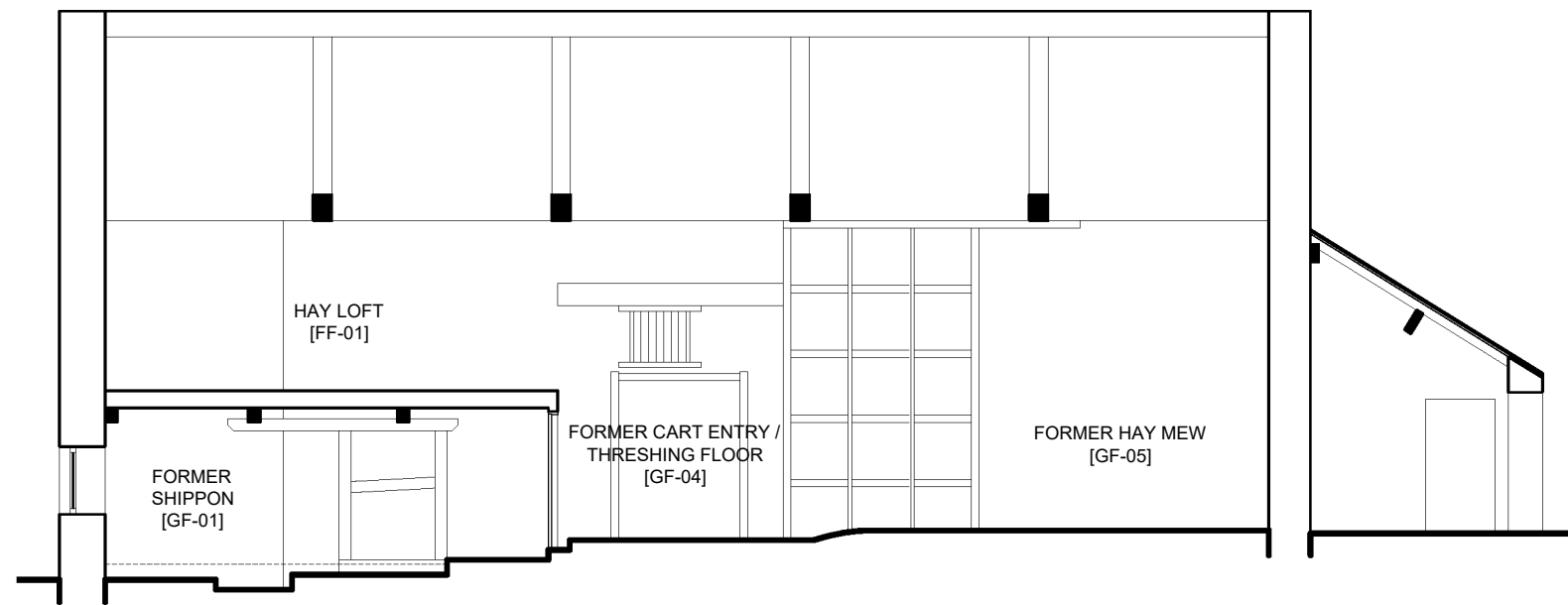
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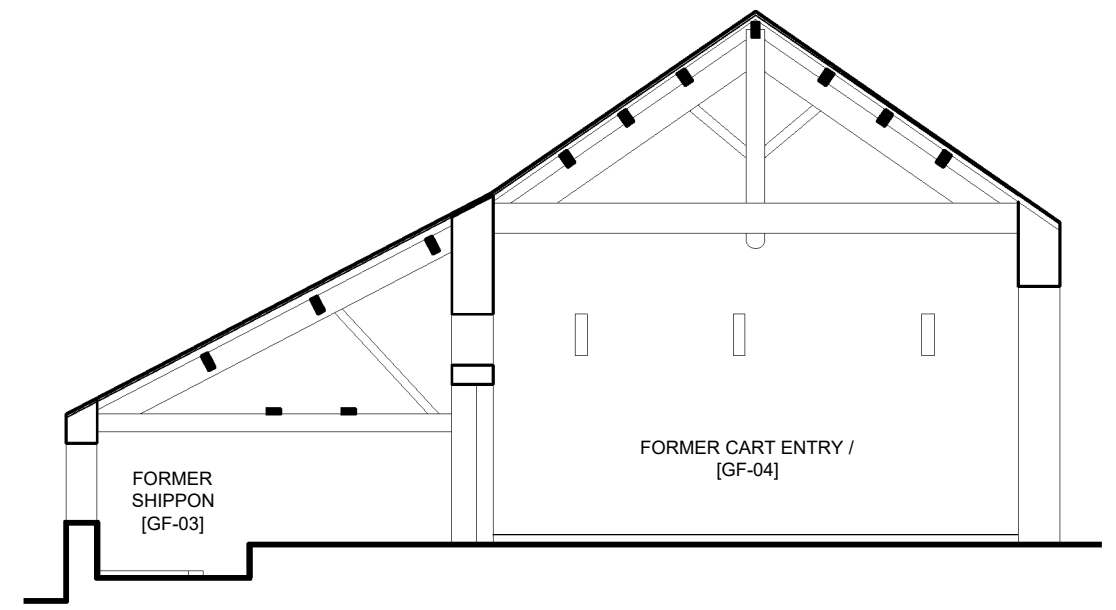
NOTES

spa
ARCHITECTS
SURVEYORS

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EXISTING SECTION A-A



EXISTING SECTION B-B



TITLE
EXISTING SECTION DRAWINGS THROUGH
THE BARN

DRAWN BY
MJF

DATE
SEPT 2025

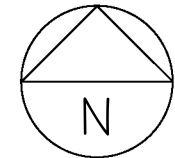
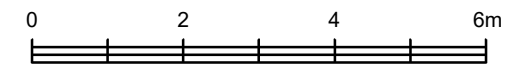
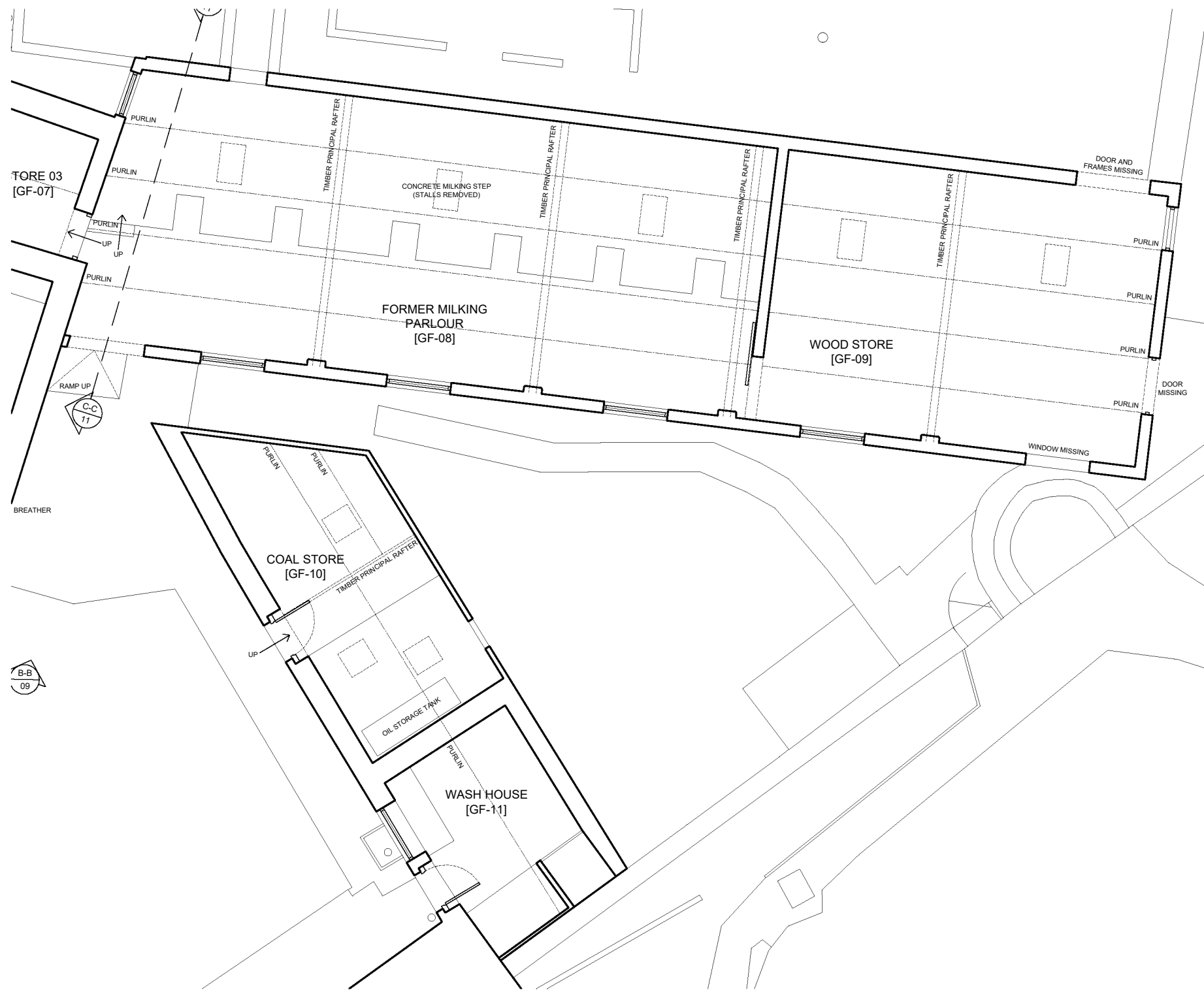
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SURVEY OF BARN AND OUTBUILDINGS AT
EAVES HOUSE FARM
WEST BRADFORD
CLITHEROE
LANCASHIRE
BB7 3JF
NGR: SD 73282 44676

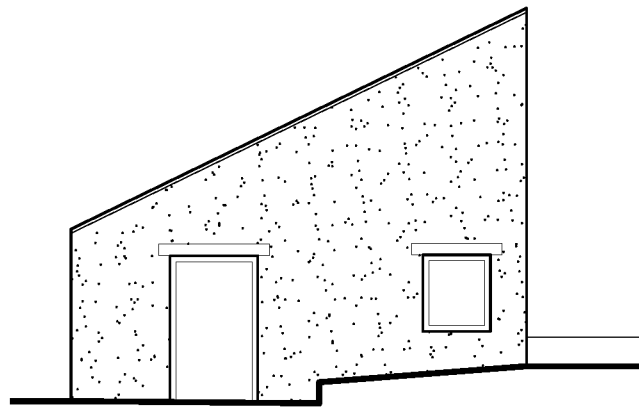
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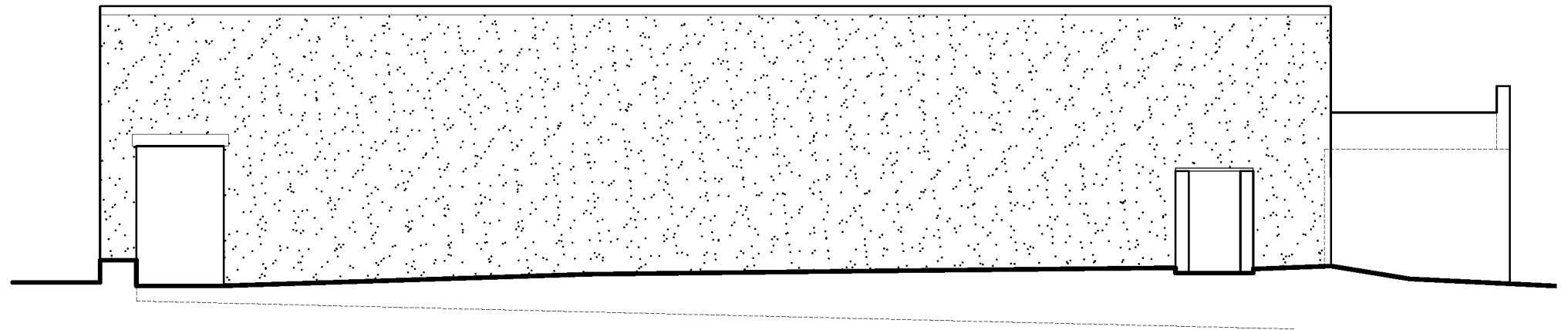
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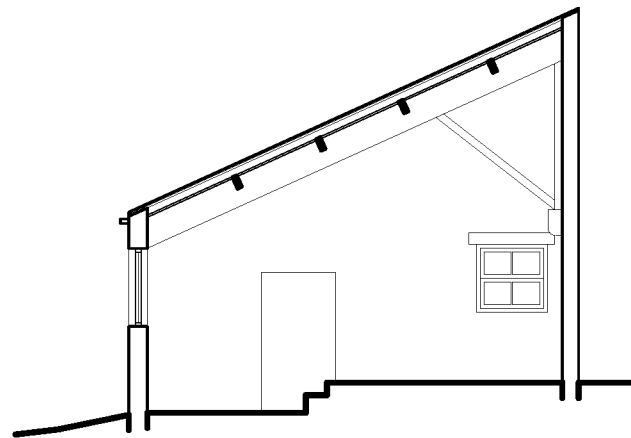
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EXISTING OUTBUILDING GROUND FLOOR PLANS	MJF	SEPT 2025	1:100 @ A3		HBR - 10	 <p>SUNDERLAND PEACOCK & ASSOCIATES LTD. HAZELMERE, PIMLICO ROAD, CLITHEROE LANCASHIRE, BB7 2AG T 01200 423178 F 01200 427328 E info@sunderlandpeacock.com www.sunderlandpeacock.com</p>



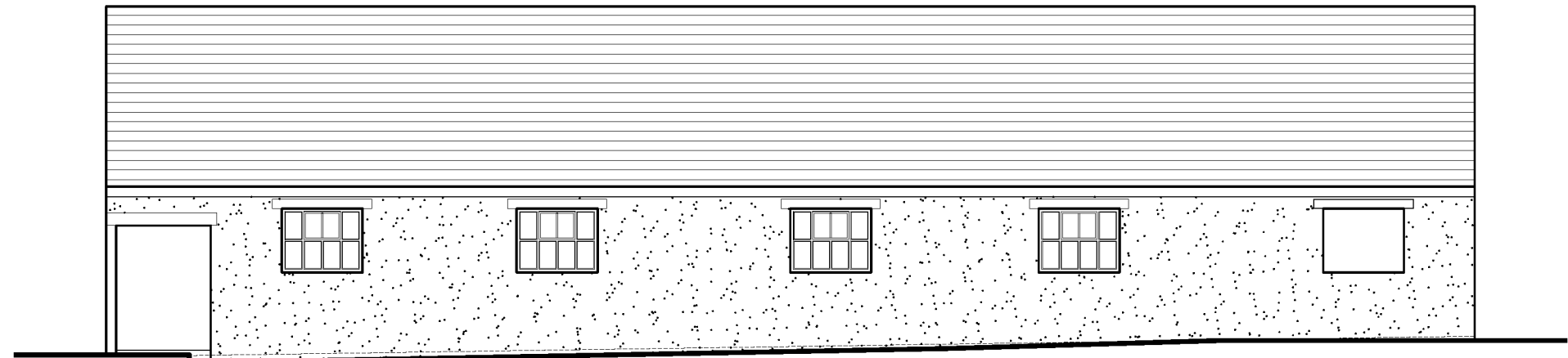
EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



EXISTING SECTION C-C



EXISTING SOUTH ELEVATION



TITLE

EXISTING ELEVATIONS - MILKING
PARLOUR & WOOD STORE

DRAWN BY

MJF

DATE

SEPT 2025

SCALE

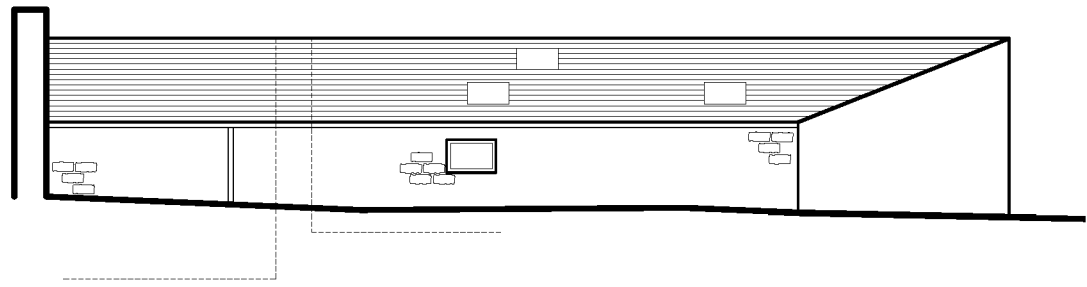
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SURVEY OF BARN AND OUTBUILDINGS AT
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WEST BRADFORD
CLITHEROE
LANCASHIRE
BB7 3JF
NGR: SD 73282 44676

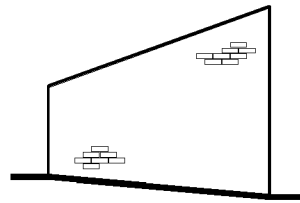
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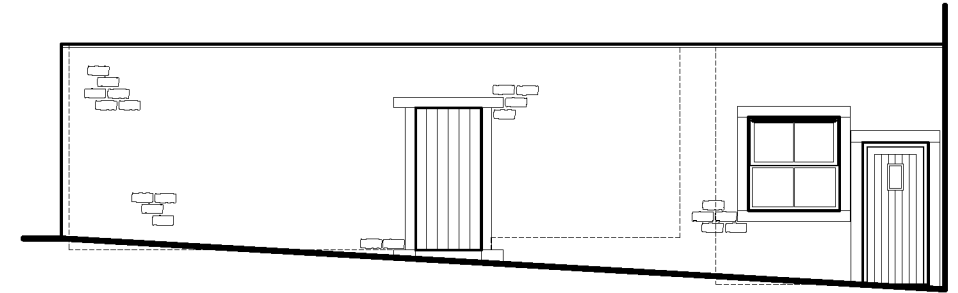
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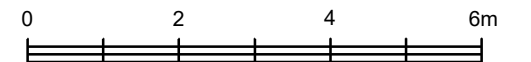
EXISTING NORTH EAST ELEVATION



EXISTING NORTH ELEVATION



EXISTING SOUTH WEST ELEVATION



TITLE
EXISTING ELEVATIONS - COAL STORE
AND WASH HOUSE

DRAWN BY
MJF

DATE
SEPT 2025

SCALE
1:100
@ A3

SURVEY OF BARN AND OUTBUILDINGS AT
EAVES HOUSE FARM
WEST BRADFORD
CLITHEROE
LANCASHIRE
BB7 3JF
NGR: SD 73282 44676

DRAWING REF
HBR - 12

NOTES

APPENDIX C

APPENDIX C – CENSUS RETURNS

1921 CENSUS RETURN			
NAME	RELATION TO THE HEAD OF THE HOUSEHOLD	AGE	OCCUPATION
James Aspin	Head		Dairy Farmer
Sarah jane Aspin	Wife		Home duties
Thomas Henry Aspin	Son		Farmer - dairy
William Simpson Aspin	Son		Cow man – Shepherd
James Varley Aspin	Son		Farm labourer
John Smithson	Servant		Horse man
James Walsh	Servant		Harvester - hay
Sarah Ann Harrison	Servant		General servant

1911 CENSUS RETURN			
NAME	RELATION TO THE HEAD OF THE HOUSEHOLD	AGE	OCCUPATION
William Calvert	Head	36	Farmer (grazier)
Emily Calvert	Wife	34	Assisting in business
Millie Calvert	Daughter	9	School
Christopher Calvert	Son	2	
Annie Brown	Neice	21	Domestic work on farm
Benjamin Hill	Servant	24	Farm labourer
William Bell	Servant	19	Farm labourer
Alfred Hinchcliffe	Servant	16	Farm labourer

1901 CENSUS RETURN			
NAME	RELATION TO THE HEAD OF THE HOUSEHOLD	AGE	OCCUPATION
Christopher Calvert	Head	57	Farmer
Ellen Calvert	Wife	55	
William Calvert	Son	26	Farmers son
Annie Brown	Granddaughter	11	
Dinah Hodgson	Servant	17	General servant
James Greenwood	Servant	26	Carter on farm
Robert Robinson	Servant	45	Horseman on farm

1891 CENSUS RETURN			
NAME	RELATION TO THE HEAD OF THE HOUSEHOLD	AGE	OCCUPATION
Christopher Calvert	Head	47	Farmer
Ellen Calvert	Wife	43	
William Calvert	Son	17	Farmers son
Jane Calvert	Daughter	12	Scholar
Annie Brown	Granddaughter	1	
John Booth	Servant	40	Farm servant

1881 CENSUS RETURN

NAME	RELATION TO THE HEAD OF THE HOUSEHOLD	AGE	OCCUPATION
William Jackson	Head	40	Farmer of 286 acres
Ellen Jackson	Wife	36	
Stephen Jackson	Son	15	Farmers son
Millicent Jackson	Daughter	12	Farmers daughter
Jane Jackson	Daughter	11	Farmers daughter
Mary Jackson	Daughter	6	Scholar
Ann Jackson	Daughter	5	Scholar
Ellen Jackson	Daughter	3	
Margaret Jackson	Daughter	2	
William Jackson	Son	6 mo	

1871 CENSUS RETURN

NAME	RELATION TO THE HEAD OF THE HOUSEHOLD	AGE	OCCUPATION
William Ireland	Head	78	Farmer of (illegible) acres, employing 2 men
Ann Ireland	Wife	76	Farmers wife
James Ireland	Son	54	Agricultural labourer
Jonathan Ireland	Son	35	Farm servant indoors
Elizabeth Ireland	Granddaughter	21	Servant domestic
Henry Ireland	Grandson	9	Scholar
William Ireland	Grandson	6	
Elizabeth Ann Ireland	Granddaughter	4	

1861 CENSUS RETURN

NAME	RELATION TO THE HEAD OF THE HOUSEHOLD	AGE	OCCUPATION
William Ireland	Head	68	Farmer of 114 acres
Ann Ireland	Wife	66	Farmers wife
Margaret Ireland	Daughter	38	Farmers daughter
Jonathan Ireland	Son	25	Farmers son
Ann Ireland	Daughter in law	32	
Elizabeth Ireland	Granddaughter	11	Scholar
Walter Ireland	Grandson	18	Farmers son

1851 CENSUS RETURN

NAME	RELATION TO THE HEAD OF THE HOUSEHOLD	AGE	OCCUPATION
William Ireland	Head	57	Farmer of 150 acres
Ann Ireland	Wife	55	Farmers wife
Richard Ireland	Son	29	Son employed on farm
David Ireland	On	25	Son employed on farm
Margaret Ireland	Daughter	18	Daughter employed on farm
Jonathan Ireland	Son	16	Son employed on farm
Henry Ireland	Grandson	3	

1841 CENSUS RETURN

NAME	RELATION TO THE HEAD OF THE HOUSEHOLD	AGE	OCCUPATION
William Ireland		45	Farmer
Ann Ireland		45	
William Ireland		20	
Richard Ireland		20	
John Ireland		15	
David Ireland		15	
Elizabeth Ireland		12	
Ann Ireland		10	