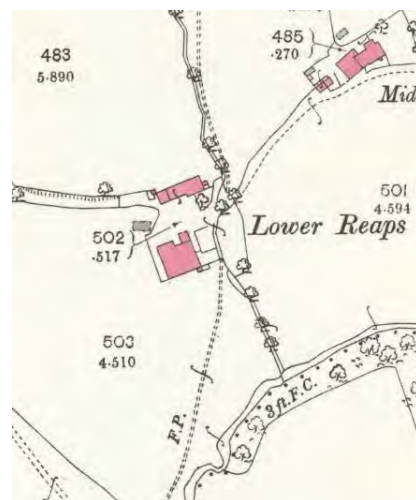


# LOWER REAPS FARM, WHINNEY LANE, MELLOR, LANCASHIRE

Archaeological Building Recording



Clients: BD Structures Ltd

NGR: 366114 430198

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June 2025



<b>The Site</b>	
Site Name	Lower Reaps Farm, Whinney Lane, Mellor
County	Lancashire
NGR	366114 430198
Listing Status and number	House Grade II listed

<b>Planning</b>	
Planning application number	3/2022/1165 and 3/2022/1166
Relevant condition number	7
Level of recording required	3 for house, 2-3 for farm buildings

<b>Client</b>	
Client Name	BD Structures Ltd
Client's architect	Stanton Andrews
'As existing' drawings available?	Yes

<b>Archiving</b>	
Relevant Record Office(s)/Archive Centre(s)	Preston
Relevant HER	Lancashire

<b>Staffing</b>	
Desk-based assessment	Dan Elsworth and Tom Mace
Building recording	Dan Elsworth and Tom Mace
Report writing	Dan Elsworth and Tom Mace
Report editing	Dot Boughton
Illustrations	Tom Mace
Date on site work carried out	23-24/04/2025

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## Non-Technical Summary

Following the submission of a planning application for the refurbishment of the farmhouse, and development of the barn and outbuildings at Lower Reaps Farm, Mellor, Lancashire, Greenlane Archaeology was commissioned to carry out an archaeological building recording. Building This took place in April 2025.

The farmhouse is a Grade II Listed Building and considered to be of early 17<sup>th</sup> century origin, while the barn and outbuildings form part of its curtilage. The history of the site is obscure but it was apparently the property of the Walmsley family in the early 17<sup>th</sup> century and continued to be used as a working farm until the early 20<sup>th</sup> century.

The building recording revealed that the original part of the house does have 17<sup>th</sup> century origins, but was extended to the west twice before the middle of the 19<sup>th</sup> century, and was again modified in the late 19<sup>th</sup> and early 20<sup>th</sup> century, at which point the original staircase and roof structure were removed. The barn too has evidence for early origins, with the initial structure apparently a cruck-framed building, that was later raised in height and enlarged. In both cases the changes made reflect the manner in which the building developed from a relatively high-status yeoman farmer's house into a more traditional farm of the 19<sup>th</sup> century, when changes were largely related to the increased demand for dairy products. The two outbuildings, both of which are of relatively late date, also reflect part of this change.

The farm as a whole represents an interesting example of a site of this type, and the broader trends of the region, albeit considerably altered in its most recent history.

## Acknowledgements

Greenlane Archaeology would like to thank BD Structures Ltd for commissioning the project, in particular Chris Heys and Ben Heys. Further thanks are also due to their architects, Stanton Andrews, for providing the as existing drawings, and the staff at the Lancashire Record Office in Preston, for their assistance with accessing the relevant archive information.

## Introduction

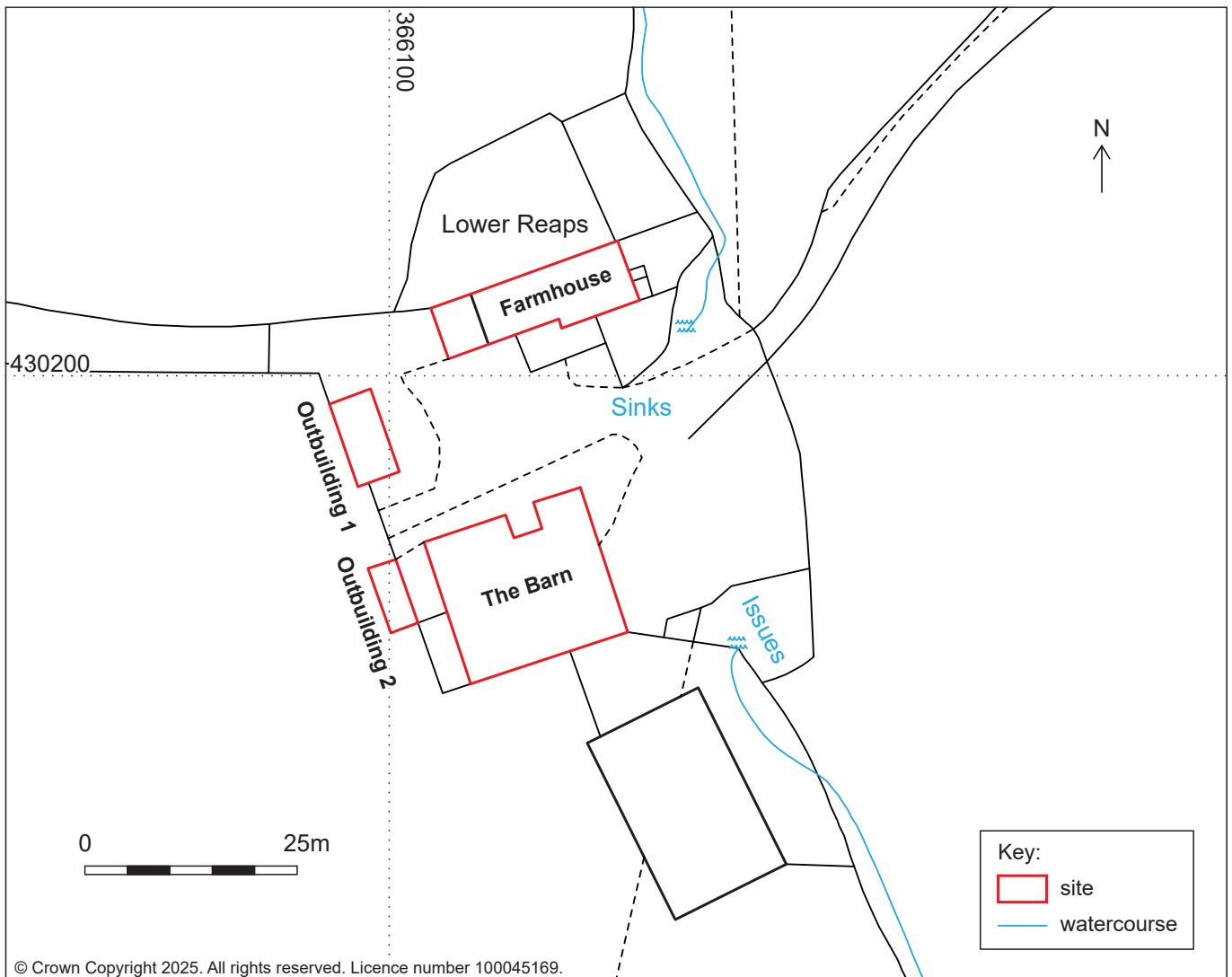
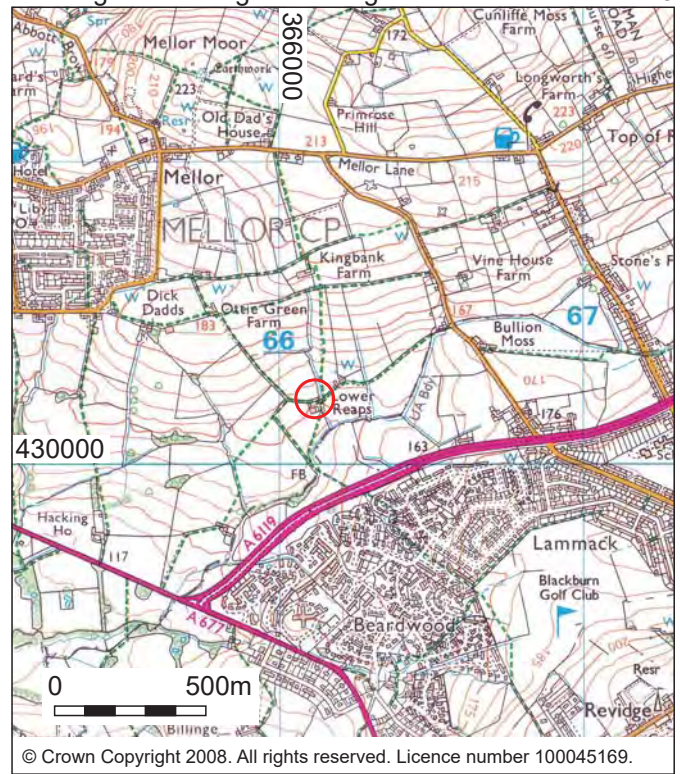
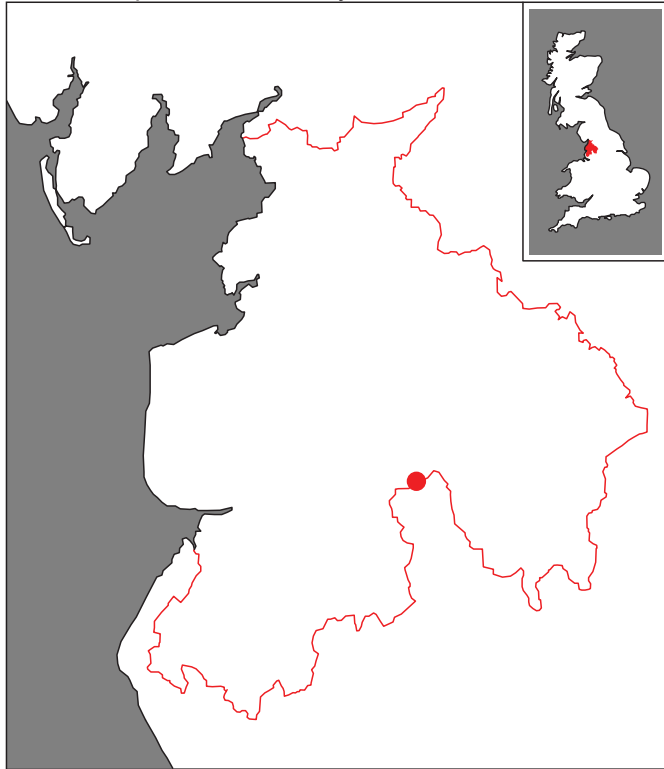
### 1.1 Circumstances of the Project

1.1.1 The circumstances of the project are set out in the tables on the inside cover of this report.

### 1.2 Location, Geology, and Topography

1.2.1 The site is on the outskirts of Blackburn, in the Ribble Valley area, less than a kilometre south-east of the village of Mellor at c150m above sea level (Figure 1; Ordnance Survey 2008). The River Ribble is c4.6km to the north-west.

1.2.2 The area is within the Lancashire Valleys character area. The surrounding area is characterised by an undulating landscape, with scattered settlements on valley sides comprised of old stone buildings (Countryside Commission 1998, 103). Small woodlands are limited and the land principally comprises pastureland, enclosed by hedgerows, stone walls on the higher ground, and post and wire fences (Countryside Commission 1998, 101). The underlying geology of the valleys comprises Coal Measures largely comprising millstone grit, overlain by glacial deposits of mostly till (Countryside Commission 1998, 102).



Client: BD Structures Ltd

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Figure 1: Site location

## 2. Methodology

### 2.1 Introduction

2.1.1 The archaeological building recording provides a record of the structures equivalent to Level 3 (for the house) and 2/3 survey (for the barn and outbuildings) as defined by Historic England (Historic England 2016). The building recording was carried out according to the guidelines of the Chartered Institute for Archaeologists (CIfA 2014a; 2014b). A suitable archive has also been compiled to provide a permanent paper record of the project and its results, also in accordance with CIfA guidelines (CIfA 2014c).

### 2.2 Desk-Based Assessment

2.2.1 A desk-based assessment was carried out in accordance with the guidelines of the Chartered Institute for Archaeologists (CIfA 2014b), building on information provided in an earlier heritage statement (Sunderland Peacock 2022). This principally comprised an examination of early maps of the site and published secondary sources. A number of sources of information were used during the compilation of the desk-based assessment:

**Record Office/Archive Centre:** the majority of original and secondary sources relating to the site are deposited in the relevant Record Office(s) or Archive Centre(s), as specified in the cover sheet of this report. Of principal importance are early maps of the site. These were examined in order to establish the development of the site, date of any structures present within it, and details of land use, in order to set the site in its historical, archaeological, and regional context. In addition, any details of the site's owners and occupiers were acquired where available;

**Online Resources:** where available, mapping such as Ordnance Survey maps and other historical sources were consulted online;

**Greenlane Archaeology:** Greenlane Archaeology's office library includes maps, local histories, and unpublished primary and secondary sources. These were consulted where relevant, in order to provide information about the history and archaeology of the site and the general area.

### 2.3 Building Recording

2.3.1 The building recording was carried out to Historic England Level 3 and 2/3 type standards (Historic England 2016), which provides a relatively detailed record of the building, the former involving a greater level of interpretation, where applicable. The recording comprised the following elements:

**Written record:** descriptive records of all parts of the building were made using Greenlane Archaeology *pro forma* record sheets;

**Photographs:** photographs in colour digital format (as both 12meg jpegs and RAW files) were taken of the main features of the building, its general surroundings, and any features of architectural or archaeological interest. A selection of the colour digital photographs is included in this report, and the remaining photographs are in the project archive;

**Drawings:** 'as existing' architect's drawings were provided by the client's architect. These were plotted at a scale of 1:100 and annotated by hand with additional detail.

### 2.4 Archive

2.4.1 The archive, comprising the drawn, written, and photographic record of the building, will be deposited with the relevant Record Office or Archive Centre, as detailed on the cover sheet of this report, together with a copy of the report. The archive has been compiled according to the standards and guidelines of the CIfA guidelines (CIfA 2014c). In addition, details will be submitted to the Online Access to the Index of archaeological investigationS (OASIS) scheme. This is an internet-based project intended to improve the flow of information between contractors, local authority heritage managers and the

general public. A copy of the report will be provided to the client and a digital copy of the report will be provided for the relevant Historic Environment Record, as detailed on the cover sheet of this report.

### 3. Desk-Based Assessment

#### 3.1 Map and Image Regression

3.1.1 **Introduction:** early county-wide maps of the area of 17<sup>th</sup> and 18<sup>th</sup> century date tend not to be detailed enough to usefully show the site; Yates' map of 1786, for example, shows only two blocks at the site, which is named 'Reaps'. There is no tithe map for the area. The earliest useful plans therefore date from the mid-19<sup>th</sup> century onwards.

3.1.2 **Ordnance Survey, 1848:** this edition of the Ordnance Survey map was surveyed in 1844 to 1846 and produced at a scale of 1:10,560. It shows a linear block in the location of the house, with a jutting section to the east end of the south elevation, and an L-shaped building in the approximate location of the barn (Plate 1).

3.1.3 **Ordnance Survey, 1894:** the 1894 1:2,500 edition of the Ordnance Survey map was re-surveyed in 1892. The buildings are shown in more detail, with internal divisions shown (Plate 2; cf. Plate 1). The house comprises two principal parts, with a small subdivision at the west end. Further to the east, the south elevation steps to the south, and there appears to be a porch or similar on the east elevation. The footprint of the barn had increased enormously. Additions have been made on both the north and south elevations. The small square subdivision on the east side of the north elevation is shown as open-fronted to the north.

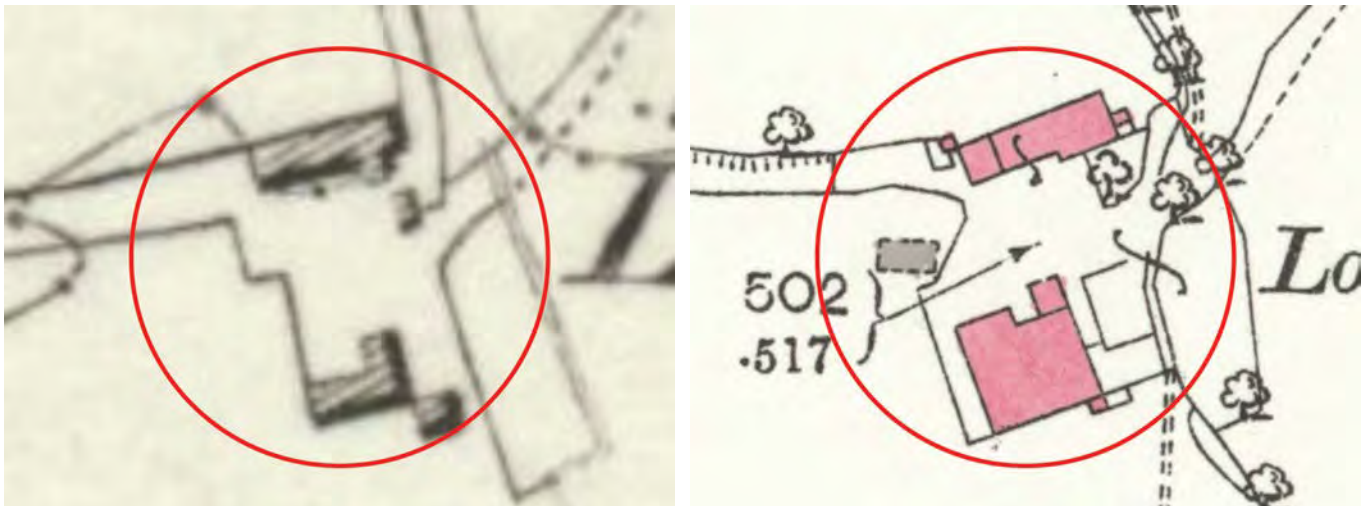


Plate 1 (left): Extract from the Ordnance Survey map of 1848

Plate 2 (right): Extract from the Ordnance Survey map of 1894

3.1.4 **Ordnance Survey, 1911:** the 1911 edition of the Ordnance Survey map (scale: 1:2,500) was revised in 1910. An area is enclosed immediately in front of the jutting out section at the east end of the south elevation of the house and a skew lean-to or similar has also been added to the north side of the west elevation (Plate 3). The barn appears largely the same.

3.1.5 **Ordnance Survey, 1931:** the 1931 edition of the Ordnance Survey map (scale: 1:2,500) was revised in 1929. The site appears unchanged apart from an internal division of the barn which is no longer shown (Plate 4; cf. Plate 3).



Plate 3 (left): Extract from the Ordnance Survey map of 1911

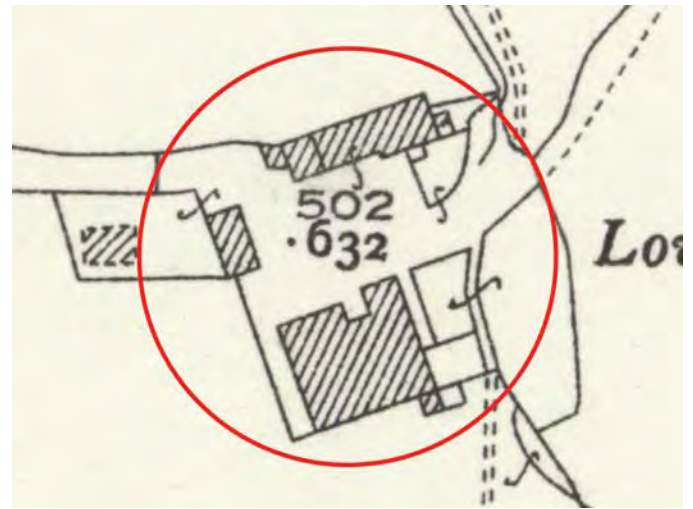


Plate 4 (right): Extract from the Ordnance Survey map of 1931

3.1.6 **Ordnance Survey, 1940:** the 1940 edition of the Ordnance Survey map (scale: 1:2,500) was revised in 1937. An addition has been made to the south side of the east elevation, against the south side of the pre-existing porch or similar (Plate 5; cf. Plate 4). The east end of the north elevation of the barn is again shown to be open-fronted (Plate 5; cf. Plate 2).

3.1.7 **Ordnance Survey, c1947:** the site is shown on a c1947 edition of the Ordnance Survey map (scale: 1:10,560), showing additions in 1938. However, at this scale, the house is shown as a simple rectangle and the barn is shown as a large square (Plate 4).

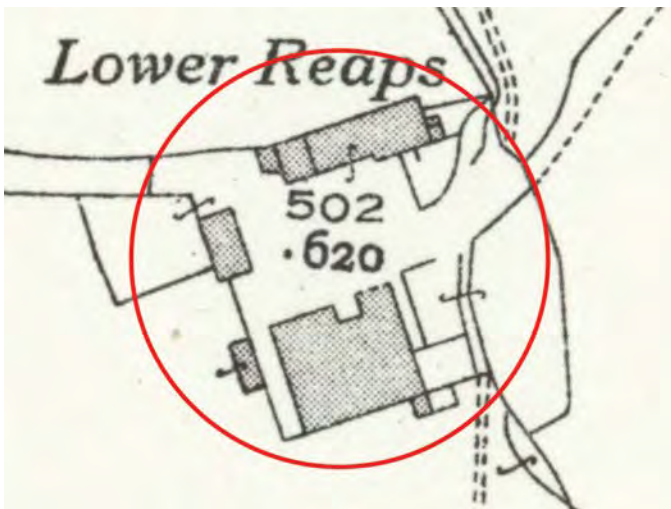


Plate 5 (left): Extract from the Ordnance Survey map of 1940

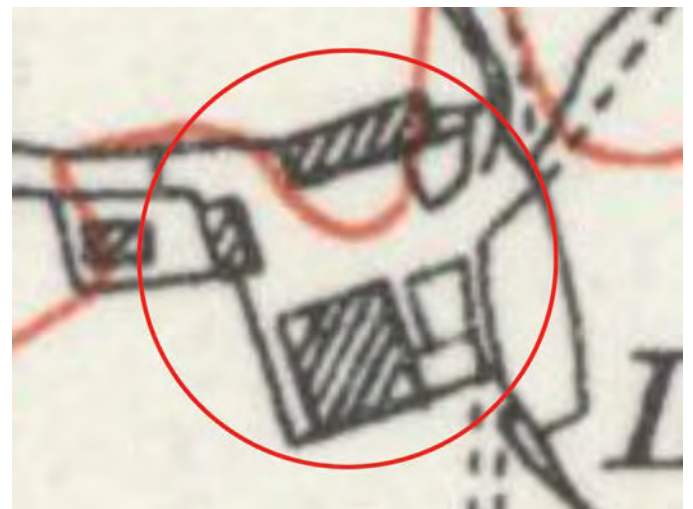


Plate 6 (right): Extract from the Ordnance Survey map of 1947

## 3.2 Site History

3.2.1 **Origins:** the absence of references to Reaps in sources such as *The Place Names of Lancashire* (Ekwall 1922) or the *Victoria County History for Lancashire* (Farrer and Brownbill 1911) makes identifying the origins of the site difficult. As already mentioned, the earliest detailed map of the area refers to the whole area only as 'Reaps' and so distinguishing the different properties making it up, later referred to as Higher and Lower Reaps is difficult.

3.2.2 **Owners:** Reaps is said to have been the seat of the Walmsley family, who are described as '*both of Whitecroft and the Reaps; their status was that of yeoman or lesser gentry*' (Abram 1877, 593). A Richard Walmsley is first mentioned in tax records of 1610/11 and the family are recorded in various documents relating to Mellor throughout the 17<sup>th</sup> century (*ibid*). Abram goes on to state:

*'The branch seated at Reaps, in Mellor, included: - James Walmsley, of the Reaps, who by his wife Ann (she died, a widow, in Dec., 1684), had Giles, born in 1658. Giles Walmsley of Reaps, yeoman, died Sept., 1711. He had issue: - Joyce, born in 1681; James, born in 1685; Henry, died in 1701; Thomas, born in 1691; Michael and Richard, twins, born in 1697 (Michael died in 1699); a second Henry, born in 1702; Martha, born in 1687, died in 1700; and Jane, born in 1700. James Walmsley, of Mellor, who died in 1734, was, I conjecture, the son of Giles. Later members are indistinguishable.'* (*op cit*, 593-594).

3.2.3 A collection of documents held in the archives (LRO DDX 2757/ACC10597/Box 33 Bundle 5/94 late 18<sup>th</sup> – 19<sup>th</sup> century) provide some information about the Reaps estate, the earliest of which is a land tax document of 1799, which refers to properties owned by a John Naworth and Moses Cronkshaw, although none are named. A later document of 1819, records Giles Bulcock purchasing the tithes for the 'Reaps tenement', and it is clear that he was the owner of Lower Reaps at the time as stated in his will of 1821. At that point he left annuities based on the tenancies of the estate to his nephew, William Bulcock and niece Mary Briggs and his properties in trust. Mary Briggs ultimately seems to have acquired the estate, possibly in 1849 or 1852, and following her death in 1864 and that of the last surviving trustee of Giles Bulcock's will (John Hargreaves), in the same year, the estate was split between Mary's seven children. In all of these documents, Lower Reaps is only specifically named from 1864 onwards. The estate appears to have been purchased in 1866 by Daniel Thwaites, at a price of £3,790.

3.2.3 **Occupiers:** the names of the occupiers are not generally given in the documents listed above, except in 1864 and 1865, when a John Jackson is named. The most useful source for the occupiers is the census return, and a summary of the information of the occupiers is provided in Table 1. However, in 1871 Lower Reaps is not referred to by name so we cannot be certain which property it refers to, while in 1851 Lower Reaps accounts for three properties, and in 1861 it is presumably the property just named 'Reaps Farm'. The full details of the census information are provided in *Appendix 2*.

Year	Address	Occupier	Occupation
1851	Lower Reaps	Thomas Smith and family John Jackson and family John Ainsworth and family	Cotton weaver Farmer employing one labourer Cotton weaver
1861	Reaps Farm	Joseph Garner and family Isaac Garner and family	Farmer of 16 acres Silk weaver
1881	Lower Reaps	Thomas Hargreaves and family William Gaskell and family	Farmer of 59 acres No occupation
1891	Lower Reaps	Thomas Hargreaves and family	Farmer
1901	Lower Reaps	Thomas Hargreaves and family	Farmer
1911	Lower Reaps	Moses Walmsley and family	Farmer

**Table 1: Occupiers of Lower Reaps from the Census returns from 1851 to 1911**

3.2.4 The Hargreaves of Reaps were described as a '*well-known Mellor family, some years ago*' in 1929 (Counsell 1929, 136), by which time Higher Reaps had been completely demolished (*op cit*, 135). George Henry Kinder was farming at Lower Reaps by 1929 (*op cit*, 148). By 1999 Frank Houldsworth was resident at Lower Reaps, although he had retired from farming (Summersgill 1999, 117).

3.2.5 **The building:** there are no early descriptions of the farmhouse, and archival documents only refer to a farm (LRO DDX 2757/ACC10597/Box 33 Bundle 5/94 late 18<sup>th</sup> – 19<sup>th</sup> century). The Listed Building details (Historic England 2025; see *Appendix 2*) suggest that the house dates from c1600 while Summersgill describes it as ‘*ancient*’ (Summersgill 1999, 117). He also includes a photograph of the front of the house, presumably taken shortly before 1999.



**Plate 7: Photograph of the front of the farmhouse at Lower Reaps Farm (after Summersgill, facing 104)**

## 4. Building Recording

### 4.1 The Farmhouse – Arrangement and Fabric

4.1.1 **Arrangement:** the farmhouse comprises an essentially rectangular block orientated east/west, on the north side of the site. It is two storeys in height, with a low attic/roof space and comprises the main house part on the east end and a range of obvious extensions to the west, including an area of animal housing, incorporating a small workshop.

4.1.2 **Fabric:** the building is primarily constructed from local yellow sandstone, typically in fairly random courses of irregularly shaped stones, although the west end of the south elevation is finished with dressed blocks. Brick has been used in various areas, both earlier hand-made and later machine-made types, often in areas of rebuild, and concrete has also been used in places, for flooring and areas of rebuild. Timber used within the building is a mixture of hand-made and machine sawn types, but there are no original trusses remaining. The roof is mainly finished with corrugated concrete sheeting, with the exception of a small outshut on the east side of the south elevation, which features grey slate.

### 4.2 The Farmhouse – External Detail

4.2.1 **North external elevation:** the east end is partly covered with remains of limewash and has a substantial bulge extending across first and ground floor level (Plate 8). There are two massive lintels at ground floor level, one above a blocked window on the east side and the second over a boarded over opening (Plate 9). There is a small window over the one to the west, with a chamfered mullion-type surround, blocked internally with brick and with a thin timber frame remaining (Plate 10). The top part of the elevation has been rebuilt and raised by four or five rows of machine-made brick: three rows of stretchers over one row of headers. There is another small window to the west at ground floor, with a thin stone lintel and sill and plain single light casement, and another larger one to the west with a heavy stone lintel and single light casement (Plate 11). There are two further windows at first floor level, both with painted lintels, the east one is possibly stone and the west one is possibly concrete (Plate 11). The one to the west has a thin sill. The east one has a two-light casement; the one on the west side has an eight-light casement. West of that is the quoined end of the original building (Plate 12). The next section has two extant ground floor windows and a blocked one between (Plate 13). The centre and east ones have thin stone lintels; the one to the west has a rough timber lintel. There is a further quoined butt joint in the wall to the west (see Plate 13 and Plate 14). The west end is a very rough build of random courses. There is a narrow timber-lined slot vent on the east side against the quoins, and a small window to the west, with a dressed stone lintel and sill, and a further blocked window to the west, with a rough stone lintel and sill (Plate 14). The blocked window is apparently cut through by a taller window to the west, with a dressed sill, but this is covered by board. The elevation is quoined at the west end (Plate 14).



**Plate 8: North external elevation of the farmhouse, viewed from the north-east**



**Plate 9 (left): East end of the north external elevation of the farmhouse, viewed from the north**



**Plate 10 (right): Small window at the east end of the north external elevation of the farmhouse, viewed from the north**



**Plate 11 (left):** Centre of the north external elevation of the farmhouse, viewed from the north



**Plate 12 (right):** Joint near the centre of the north external elevation of the farmhouse, viewed from the north



**Plate 13 (left):** West of the centre of the farmhouse' north external elevation, viewed from the north



**Plate 14 (right):** East end of the north external elevation of the farmhouse, viewed from the north

**4.2.2 East external elevation:** the south side of the east elevation is quoined at the end and has a plinth at the base (Plate 15). North of that, the lower part of the section is covered by a single storey mono-pitch outshut of rough block build, the roof slates of which are covered by a thick slab of concrete (Plate 16). The return to the north has a doorway on the west side with a rough stone lintel and remains of a timber door frame (Plate 17). The main elevation has a long and narrow first floor window at the south end with a concrete lintel and thin timber sill (Plate 16 and Plate 18). It is boarded over. Brick is evident to the south and used to raise the gable of the main part to the north. South of the centre is a tall narrow chimney, built from machine-made brick, with a single ceramic pot on top (Plate 16 and Plate 18). The main gable has a doorway near to the centre with a stone lintel and modern door in a stop chamfered surround (Plate 19). The upper part of the door is glazed. There is a stone lintel to the north above a blocked window and the elevation is quoined at the end (Plate 19). There is a small window at first floor level on the north side with a thin stone sill and lintel and two-light hinged casement. The top of

the gable has been raised in brick as per the other elevations, with the original gable line still evident (Plate 19).



**Plate 15 (left): South end of the east external elevation of the farmhouse and the south external elevation of the outshut, viewed from the south**



**Plate 16 (right): East elevation of the farmhouse and outshut, viewed from the north-east**



**Plate 17 (left): North elevation of the outshut, viewed from the north**

**Plate 18 (right): General view of the east external elevation of the farmhouse from the east**



**Plate 19: Gable at the north end of the east external elevation of the farmhouse, viewed from the east**

4.2.3 **South external elevation:** the west side of the south elevation comprises very well-dressed course of stone blocks (Plate 20). The top of the elevation is raised by machine-made brick as per the north elevation. There is a doorway on the west side, with dressed surround with narrow stop chamfer (Plate 21). A second doorway to the east is similar but the surround is less well dressed and there is no chamfer (Plate 22). The lower part is blocked with bricks and the glazed part of a door has been inverted and reused to form a window in the space above (Plate 22). There is a metal grill vent above the lintel. The first-floor window at this end is covered by a board above the dressed stone sill (Plate 20). To the east the elevation is a rougher build in smaller stone, quoined at the junction with the west end and

butting the quoined end of the original building to the east (Plate 23). There are two ground floor windows in this section (Plate 23). The one to the west has a wide chamfered surround and square sill; the one to the east has a square sill and lintel and plain jambs. Both have modern two-light casement top-hinged windows. There is a long narrow window over at first floor level, with a concrete lintel in the brick courses above and a thin timber sill (Plate 23). This apparently cut through an earlier, taller window, the infilled lower part of which is still evident. The next section of the building has a very large ground floor window with square stone sill and lintel and modern two-light top-hinged casement (Plate 23 and Plate 24). The elevation returns to the south after the large window as a single storey mono-pitch outshut/porch with a grey slate roof (Plate 25). The south side is early handmade brick, typically 220mm by 60mm by 120mm, and quoined to the west, and it has a plinth at the base (Plate 26). The small, boarded window to the east has a dressed sill and the outshut/porch then butts the main return at its east end (Plate 25 and Plate 26). In the main elevation above this outshut/porch is a long narrow window at first floor level with a concrete lintel in the brickwork above and a thin timber sill (Plate 26). The return to the south at the east end is a gable, the top of which is raised by machine-made brick as per the rest and sawn purlins protrude (Plate 27). There is a plinth at the base and long quoins at the east and west ends (Figure 3). There is a long window at ground floor level with a stone hoodmold (Plate 28). The window itself is boarded over. The window at first floor level is the same style, with small stone mullions forming three lights (Plate 29). The mullions have a broad, slightly curved chamfer and there is a hoodmold. The elevation is extended to the east side by a simple, mono-pitch outshut of rough stone build with irregular quoins (described as part of the east elevation; see Plate 15).



**Plate 20 (left): West end of the south external elevation of the farmhouse, viewed from the south**

**Plate 21 (right): Doorway at the west end of the south external elevation of the farmhouse, viewed from the south**



**Plate 22 (left):** Blocked door at the west end of the south external elevation of the farmhouse, viewed from the south

**Plate 23 (right):** Centre of the south external elevation of the farmhouse, viewed from the south



**Plate 24 (left):** Butt joint near the centre of the south external elevation of the farmhouse, viewed from the south

**Plate 25 (right):** Outshut/porch against the south external elevation of the farmhouse, viewed from the south-west



**Plate 26 (left):** Outshut/porch against the south external elevation of the farmhouse, viewed from the south

**Plate 27 (right):** East end of the south external elevation of the farmhouse, viewed from the south



**Plate 28 (left):** Ground floor window at the east end of the south external elevation of the farmhouse, viewed from the south



**Plate 29 (right):** First floor window at the east end of the south external elevation of the farmhouse, viewed from the south

4.2.4 **West external elevation:** this elevation comprises the gable end (Plate 30). It is a very rough build of small stones in rough courses and a thin concrete render remains in places. It is raised at the top by four to five courses of machine-made brick, with the line of the original gable evident (Plate 31). It is quoined at both ends, although the quoins to the south are better dressed. The elevation returns to the south, the lower part of which is covered by a single storey outshut/porch (Figure 3). A doorway on the west side of the porch has a dressed lintel and modern plank and batten door in a plain surround and the end of the outshut/porch elevation is quoined to the south end (Plate 25). Above the outshut/porch, the main return to the south has a small mullion style window at first floor level, with chamfered stone surrounds (Plate 25 and Plate 32). It is blocked with stone. There are long quoins to the south at the end of the return (Plate 32).



Plate 30 (left): General view of the west external elevation of the farmhouse from the west

Plate 31 (right): Rebuild at the top of the west external elevation of the farmhouse, viewed from the west



Plate 32: Small, high window in the west external elevation of the farmhouse above the outshut/porch, viewed from the west

### 4.3 The Farmhouse – Internal Detail

4.3.1 **Ground floor Room 1 (G1):** the room at the west end of the house has a concrete floor with a narrow drain along the west side and two timber stalls of post and rail construction on the raised east side (Plate 33 and Plate 34). It has a timber ceiling for the hayloft above, with two east/west beams and extra timbers above the stalls, and joists and sawn planks on top (Plate 35). The walls are finished with limewash and plaster mostly. The north elevation has a window on the west side with a thin timber lintel (Plate 36). There is a small window with a timber lintel and remains of a timber casement where the plaster is missing from the east side (Plate 37). To the east side again is a timber plank ladder and there

is a narrow timber vent to the east of that (Plate 37). The east elevation has a doorway to the north with a thin lintel, bricks in the south jamb, and a tongue and groove plank and batten door, with "The Grotto" painted on it (Plate 38). There is a plinth along the base of the wall north of that doorway. South of it there is a blocked doorway lined with thin timber. Otherwise, the elevation is plain with a very rough plaster applied. The south elevation has an opening on the east side: a partly blocked doorway with a window inserted roughly made from the upper glazed part of a door (Plate 39). The extant doorway to the west has a dressed stone surround but no door (Plate 40). The west elevation is plain with a vertical line running up the centre and a corbel at the top below the roof.



**Plate 33 (left): Channel in the floor of G1, viewed from the south-east**



**Plate 34 (right): East side of G1, viewed from the south-west**



**Plate 35 (left): Ceiling in G1, viewed from the south-west**



**Plate 36 (right): West side of the north elevation of G1, viewed from the south**



**Plate 37 (left): East side of the north elevation of G1, viewed from the south**

**Plate 38 (right): Door in the east elevation of G1, viewed from the west**



**Plate 39 (left): East door in the south elevation of G1, viewed from the north**

**Plate 40 (right): West door in the south elevation of G1, viewed from the north**

4.3.2 **Ground floor Room 2 (G2):** this room, “The Grotto”, probably has a concrete floor, although much of it is obscured by rubbish. It has a plaster ceiling, with later panel repairs, and rough worktops set against walls with plaster and limewash (Plate 41 and Plate 42). The north elevation has two windows with rough timber lintels and splayed jambs (Plate 43 and Plate 44). The east elevation has a blocked opening filled with handmade brick, each 230mm by 110mm by 80mm (Plate 45). The rest has been plastered over. Graffiti on the wall says “I cry, I scream, I jump for joy...” and there is an early corner cupboard to the south side (Plate 45). The south elevation is plain apart from the graffiti (e.g. “down with...” and a rendering of the devil) and an attached tool rack (Plate 46 to Plate 48). The west elevation is plain except for the doorway, which houses a plank and batten door on strap hinges, and further tool racks to the north (Plate 49).



**Plate 41 (left): General view of G2 from the west**



**Plate 42 (right): General view of G2 from the east**



**Plate 43 (left): West window in the north elevation of G2, viewed from the south-west**



**Plate 44 (right): East window in the north elevation of G2, viewed from the south-west**



Plate 45 (left): General view of the east elevation of G2 from the west



Plate 46 (right): Graffiti to the east on south elevation of G2, viewed from the north



Plate 47 (left): Graffiti to the west on south elevation of G2, viewed from the north

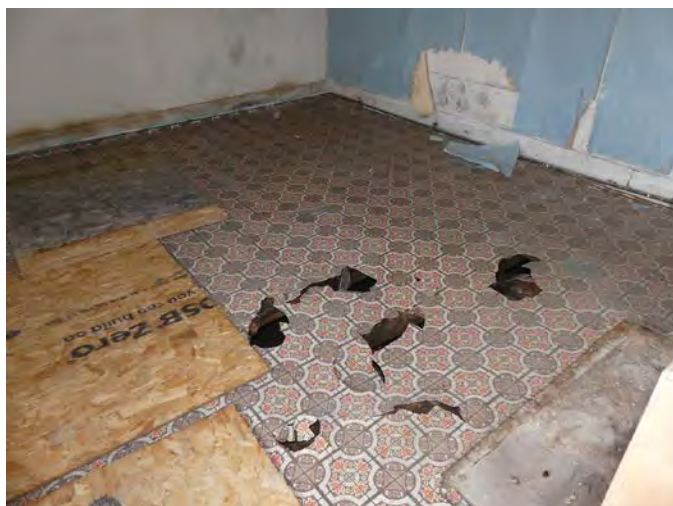


Plate 48 (right): Tool board on the south elevation of G2, viewed from the north-east



**Plate 49: West elevation of G2, viewed from the east**

4.3.3 **Ground floor Room 3 (G3):** this room has a lino floor over timber boards and raised joists in very poor (mildly hazardous) condition (Plate 50). It has a flat plaster ceiling and the walls are finished with plaster and wallpaper and plain skirting (Plate 51 and Plate 52). The north and west elevations are plain (Plate 51 and Plate 52). The east elevation has a projecting chimneybreast with a mid-20<sup>th</sup> century tiled fire surround (Plate 53). The door to the south has a moulded surround but a plain panel door (Plate 54). It steps down to G4 (Figure 4). There are two windows in the south elevation, both with moulded surrounds, timber sills, splayed jambs and modern two-light casements (Plate 55 and Plate 56).



**Plate 50 (left): General view of the floor in G3 from the south-east**  
**Plate 51 (right): North elevation of G3, viewed from the south-east**



**Plate 52 (left): West elevation of G3, viewed from the east**

**Plate 53 (right): East elevation of G3, viewed from the west**



**Plate 54 (left): Door in the east elevation of G3, viewed from the west**

**Plate 55 (right): South elevation of G3, viewed from the north-west**



**Plate 56: East window in the south elevation of G3, viewed from the north-west**

4.3.4 **Ground floor Room 4 (G4):** this room has a concrete floor and plaster ceiling. There are two hand-finished beams, north/south (Plate 57 to Plate 60). The one to the west is slightly chamfered; the one to the east is stop chamfered and continues into the wall return to the north. The walls are all plastered and painted or else wallpapered. There is a simple beaded skirting to all but the north side, which is concrete. An area to the west side of the north elevation is infilled with lath and plaster on the west side, possibly covering a blocked opening (Plate 60 and Plate 61). To the east of it there is a long narrow window with a plain timber surround and sill (Plate 60). The east elevation returns on the north side and there is a door to the south, with plain surround and panel door (Plate 62). The south elevation has “punk rock” scrawled on it to the east side and there is a tall window to the west (Plate 63 and Plate 64). The window has a plain timber sill and modern two-light casement. The west elevation has a door on the south side, with a wide moulded surround, and a projecting chimneybreast in the centre with a modern stone-clad hearth (Plate 65 to Plate 67). There is an alcove to the north side inside a wider doorway that has been part-blocked with machine-made brick and an earlier brick blocking behind (Plate 68). It has a stone lintel over and timber lining and shelves inserted.



**Plate 57 (left): West beam in G3, viewed from the south-east**



**Plate 58 (right): General view of the beams in G3 from the south-west**



**Plate 59 (left): Stop chamfer on the east beam in G3, viewed from the north-west**



**Plate 60 (right): General view of the north elevation of G3 from the south**



**Plate 61 (left):** Blocked area in the north elevation of G3, viewed from the south

**Plate 62 (right):** General view of the east elevation of G3 from the west



**Plate 63 (left):** General view of the south elevation of G3 from the north

**Plate 64 (right):** Graffiti on the south elevation of G3, viewed from the north



Plate 65 (left): West elevation of G3, viewed from the east

Plate 66 (right): Door to the south side of the west elevation of G3, viewed from the east



Plate 67 (left): Fireplace in the west elevation of G3, viewed from the east

Plate 68 (right): Alcove to the north side of the west elevation of G3, viewed from the east

4.3.5 **Ground floor Room 5 (G5):** this small corridor with a lobby at the north end has a concrete floor with a raised stone post block and wall at the cross wall, with an early rough timber post and lintel *in situ* (Plate 69 to Plate 71). This suggests the floor has been lowered. The room has a plaster ceiling, with

added panels to the south, and the walls are plastered and painted or wallpapered. The north elevation has a small, central window with splayed jambs and a timber panel sill (Plate 72). The east elevation has a doorway on the north side with a stop chamfered surround and beaded tongue and groove door (Plate 73). There is a further door to the south with a plain, wide surround and slightly arched lintel (Plate 74). The south elevation has a doorway with a thick timber lintel, plain surround and modern panel door with a single light (Plate 75). The west elevation has a door on the south side, with a plain surround and door (Plate 76). The return to the west in the lobby (beyond the dividing wall at the north end) is plain except for an attached shelf and the continuation of the beam from G4 set on a corbel at the north end (Plate 77).



**Plate 69 (left): Dividing door in G5, viewed from the north**

**Plate 70 (right): Dividing door in G5, viewed from the south**



**Plate 71 (left): Post pad to the east side of the dividing door in G5, viewed from the north**



**Plate 72 (right): General view of the north elevation of G5 from the south**



**Plate 73 (left): North door on the east elevation of G5, viewed from the west**



**Plate 74 (right): South door on the east elevation of G5, viewed from the west**



Plate 75 (left): South elevation of G5, viewed from the north



Plate 76 (right): Door in the west elevation of G5, viewed from the east



Plate 77: Beam at the north end of the west elevation of G5, viewed from the east

4.3.6 **Ground floor Room 6 (G6):** this room has a concrete floor and mono-pitch roof clad with modern sheets over tongue and groove boards (Plate 78). There is a single chamfered purlin east/west. The walls are painted plaster and it has concrete skirting. The north elevation has a wide alcove on the west

side with a sloping sill and splayed jambs and possible remains of a hoodmold over (Plate 79). The doorway to the east side has a plain surround and panel door. The east elevation is plain (Plate 80). The south elevation too is plain except for a small window with splayed jambs (Plate 81). The west elevation has a doorway on the north side with plain square jambs and modern plank and batten door (Plate 82).



**Plate 78 (left): Purlin in G6, viewed from the north-east**

**Plate 79 (right): Alcove in the north elevation of G6, viewed from the south**



**Plate 80 (left): General view of the east elevation of G6 from the west**

**Plate 81 (right): General view of the south elevation of G6 from the north-east**



**Plate 82: General view of the west elevation of G6 from the east**

**4.3.7 Ground floor Room 7 (G7):** this room has a concrete floor and remnants of lino still attached. The ceiling is plastered flat, although there is a beam along the south side and the underside of the stairs is boxed with planks in the south-west corner (Plate 87). The walls are plaster and limewash. The north elevation is plain except for a small window on the west side with fairly square jambs, a timber sill and six-light hinged casement (Plate 83). There is a slightly projecting line below the ceiling and at mid-height. The latter continues to the east elevation up to the position of the blocked window, with a rough lintel exposed (Plate 84). The south elevation is plain except for stone benches sat on stone uprights (Plate 85 and Plate 86). There is some brick evident in the wall (possibly a later addition) and a shelf on modern brackets. The west elevation is plain except for the doorway, which has a timber lintel and plank and batten door, with one stone step up to G5 (Plate 87).



**Plate 83 (left): Window in the north elevation of G7, viewed from the south**

**Plate 84 (right): General view of the east elevation of G7 from the west**



**Plate 85 (left): Benches along the south elevation of G7, viewed from the north-west**

**Plate 86 (right): Benches along the south elevation of G7, viewed from the north-east**



**Plate 87: General view of the west elevation of G7 from the east**

**4.3.8 Ground floor Room 8 (G8):** this room has a concrete floor with remains of vinyl tiles on top. It has a lath and plaster ceiling. The walls are plaster and paint. The north elevation has a staircase on the west side, with beaded tongue and groove planks cladding the east side (Plate 88). The stairs being accessed from the south via a plank and batten door in rebated surround (Plate 89). The rest of the north elevation is plain, with brick below the thick east/west beam, which sits on a post at the west side (Plate 90). The east elevation has a door on the north side with a modern door with glazed top (Plate 91 and Plate 92). The tiled alcove to the south houses the boiler (Plate 93). The south elevation has a stone mullion window of four lights (Plate 94); the mullions are cusped. There is a possible beam along the top of the south elevation. The west elevation has fittings for units and a modern door to the north with a curved lintel (Plate 95).



**Plate 88 (left): Staircase in G8, viewed from the south-east**



**Plate 89 (right): Stairs in G8, viewed from the south**



**Plate 90 (left): General view of the north elevation of G8 from the south**



**Plate 91 (right): General view of the east elevation of G8 from the west**



Plate 92 (left): Door in the east elevation of G8, viewed from the west



Plate 93 (right): Boiler in the alcove in the east elevation of G8, viewed from the west



Plate 94 (left): General view of the south elevation of G8 from the north



Plate 95 (right): General view of the west elevation of G8 from the east

4.3.9 **Ground floor Room 9 (G9):** this small outshut to the east side of the house has a concrete floor and is open to the sawn rafters of the mono-pitch roof. The walls are limewash over stone and there is a shelf to the east and door to the north with a stone lintel (Plate 96).



**Plate 96: General view of G9 from the north-west**

4.3.10 **First floor Room 1 (F1):** this room was inaccessible due to the poor condition of the floor, and only viewed via the hatch on the north-east side. The room is open to the corrugated sheet roof and purlins (Plate 97). The walls are mostly plain, limewashed, and raised with brick to the north, south, east and west. It has a blocked doorway on the north side of the east elevation and a window to the west side of the south elevation (Plate 98).



**Plate 97 (left): General view of the roof above F1 from the north-east**



**Plate 98 (right): General view of the south elevation of F1 from the north-east**

4.3.11 **First floor Room 2 (F2):** this room has a sawn board floor east/west (Plate 99). The ceiling is plastered and slopes down to the north, with beaded boxing over the purlin (

**Plate 102).** The walls are plaster and paint with beaded skirting. The north elevation has a small window with splayed jambs and a timber lintel and sill and three-light modern mullion (Plate 100). The east

elevation has a stud wall stepping out round the door and beaded plank and batten door in moulded surround (Plate 101). The south wall is a lathe and plaster stud wall. The west elevation has a deep alcove on the north side (a blocked door to F1;

Plate 102).



Plate 99 (left): Floor of F2, viewed from the south-east



Plate 100 (right): Window in the north elevation of F2, viewed from the south-west



Plate 101 (left): Door in the east elevation of F2, viewed from the west



Plate 102 (right): General view of the west elevation of F2 from the east

4.3.12 **First floor Room 3 (F3)**: this room has sawn board floor, aligned east/west, plastered ceiling and beaded boxing over the purlin on the south side (Plate 103). The walls are plastered and painted with beaded skirting. The north elevation is a plain stud wall running up to and over an alcove in the west wall (Figure 5; Plate 104). The doorway on the east side has a beaded plank and batten door in a moulded surround (Plate 105). The east elevation has a projecting chimneybreast with a stone hearth (Plate 106). The fireplace has a plain surround, with a slight chamfer, below a simple mantle on two scrolled brackets (Plate 107). The opening is boarded over. The south elevation has a long narrow four-light modern mullion style window with splayed jambs and a plain surround and timber sill (Plate 108). The west elevation is plain except for an alcove on the north side, which is partly covered by the north wall (Figure 5).



Plate 103 (left): Beam in F3, viewed from the north-east



Plate 104 (right): General view of the north elevation of F3 from the south-west



Plate 105 (left): Door in the north elevation of F3, viewed from the south



Plate 106 (right): General view of the east elevation of F3 from the west



**Plate 107 (left):** Fireplace in the east elevation of F3, viewed from the west

**Plate 108 (right):** General view of the south elevation of F3 from the north

4.3.13 **First floor Room 4 (F4):** the L-shaped corridor along the north side of the house, turning south on the west end, has wide sawn floorboards north/south (Plate 109). The plaster ceiling slopes down to the north and south and is open to the corrugated sheeting to the south where it is supported by sawn rafters and a purlin (see Plate 113). The walls are plaster and paint; the east side of the south elevation is a fairly modern stud wall. There are two windows to the north, with fairly square jambs and plain surrounds and an eight-light pivoting casement in the one to the west and two-light top-opening casement in the one to the east (Plate 110). The east elevation has a doorway with moulded surround and sawn-off bases of an earlier surround in the floor (Plate 111 and Plate 112). The east wall is very thick. The south elevation has a doorway on the east side, up a very slight step, with a very tall plain surround and beaded plank door. The elevation returns to the south at the west end and is plain (Plate 113). The west elevation has a central square chimneybreast and a doorway to the north. The doorway is up two steps from the west, but there is no door (Plate 114). Here, again, the wall is very thick.



**Plate 109 (left): Floor in F4, viewed from the east**

**Plate 110 (right): General view of the north elevation of F4 from the south-west**



**Plate 111 (left): Door in the east elevation of F4, viewed from the west**

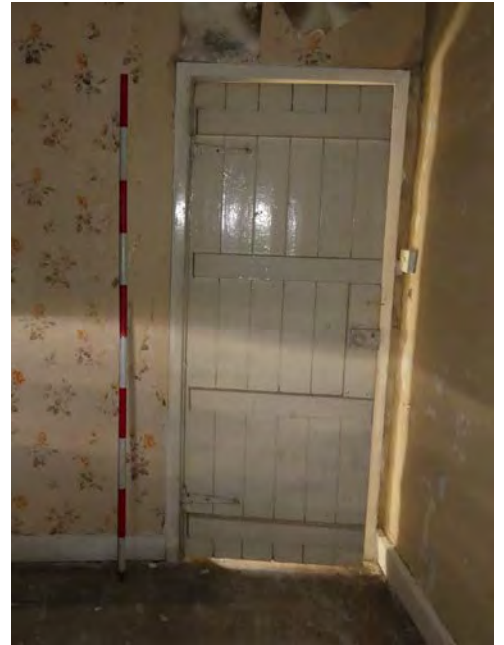
**Plate 112 (right): Sawn off bases of an earlier surround in the doorway in the east elevation of F4, viewed from the west**



**Plate 113 (left): West side of the south elevation of F4, viewed from the north**

**Plate 114 (right): North end of the west elevation of F4, viewed from the north-east**

4.3.14 **First floor Room 5 (F5)**: this room has sawn floorboards orientated east/west, some of which have been replaced on the west side. The plaster ceiling slopes down to the south (see Plate 117). The walls are plastered and painted and have plain skirting. The north elevation is a stud wall with a doorway on the east side with a beaded plank door (Plate 115 and Plate 116). The east and west elevations are plain (Plate 117). The south elevation has a low, four-light, modern mullion type casement window, with fairly square jambs and a plain timber surround and sill (Plate 118).



**Plate 115 (left): General view of the north elevation of F5 from the south-west**

**Plate 116 (right): Door in the north elevation of F5, viewed from the south**



**Plate 117 (left): General view of the east elevation of F5 from the north-west**

**Plate 118 (right): General view of the south elevation of F5 from the north**

4.3.15 **First floor Room 6 (F6)**: this small landing at the top of the stairs has modern ply over the floor and plastic corrugated sheeting above the stairs forming a skylight (Plate 119). The rest of the ceiling is plastered. The walls are plastered and painted or wallpapered. The north elevation has a small alcove in a former window with a plain timber surround and sill (Plate 120). The east elevation is a stud wall with a door on the south side with a plain surround and panel door (Plate 121). The south elevation has a door on the east side the same (Plate 121). The elevation returns as a stud wall to the west, alongside the very plain timber stairs, with a modern handrail to the west (Plate 122). The west elevation has a doorway, up two steps, with a plain surround and slightly squint jambs (Plate 123).



**Plate 119 (left): Skylight above the stairs in F6, viewed from the north**



**Plate 120 (right): General view of the north elevation of F6 from the south**



**Plate 121 (left): Doors in the south and east elevations of F6, viewed from the north-west**



**Plate 122 (right): General view of the stairs to the south from F6 from the north**



**Plate 123: Door in the west elevation of F6, viewed from the south-east**

4.3.16 **First floor Room 7 (F7)**: this room has plywood over the floor. The plaster ceiling slopes down on the north side. The walls are plaster and painted or wallpapered and there is some tiling (Plate 124). The south and west walls are modern stud partitions, with a door at the south end of the west elevation. The north elevation is plain. The east elevation has a small two-light hinged casement window, with slightly splayed jambs in a plain surround and tiled sill (Plate 125).



**Plate 124 (left): North and west elevations of F7, viewed from the south-east**

**Plate 125 (right): General view of the east elevation of F7 from the north-west**

4.3.17 **First floor Room 8 (F8)**: this room has sawn floorboards north/south with a hearth on the east side (Plate 126). The ceiling slopes down to the east and west. The walls are plastered and painted/wallpapered. The north elevation is a lath and plaster stud partition over the stairs to the west and modern stud partition to the east with a modern door (Plate 127). The east elevation is plain except

for a window to the south with a plain surround and modern four-light mullion window (Plate 128). The south elevation has an original stone mullion of three lights (Plate 129). It is of rough stone and painted. The west elevation is plain, with a step in the slope of the roof on the north side, which is also present to the east.



Plate 126 (left): Hearth to the east in F8, viewed from the north-west



Plate 127 (right): General view of the north elevation of F8 from the south



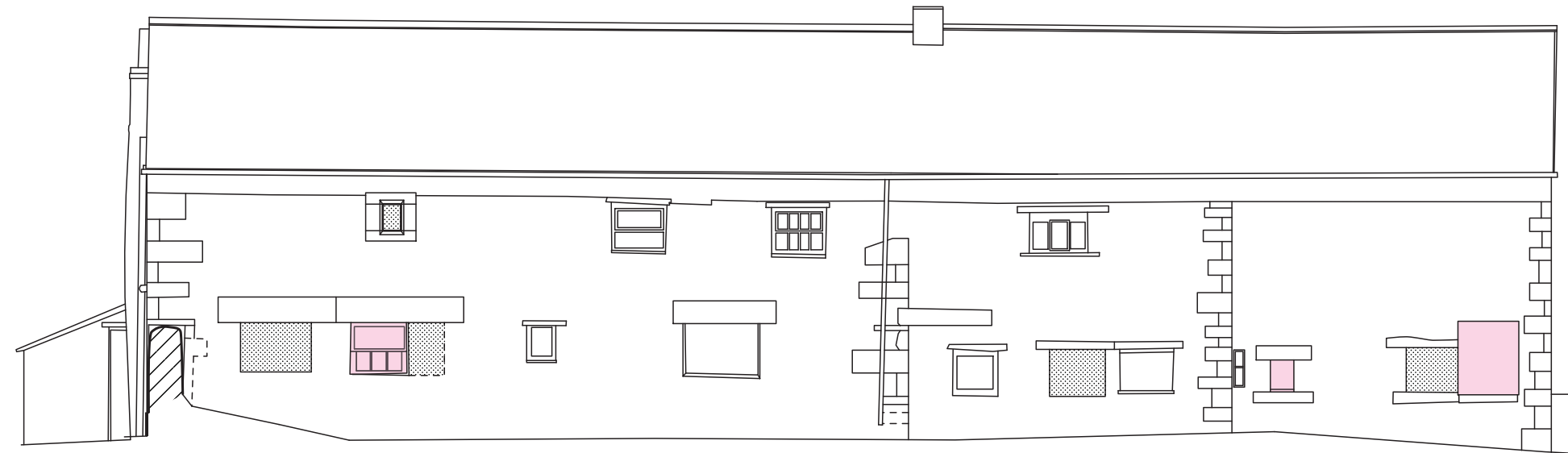
Plate 128 (left): Window at the south end of the east elevation of F8, viewed from the west



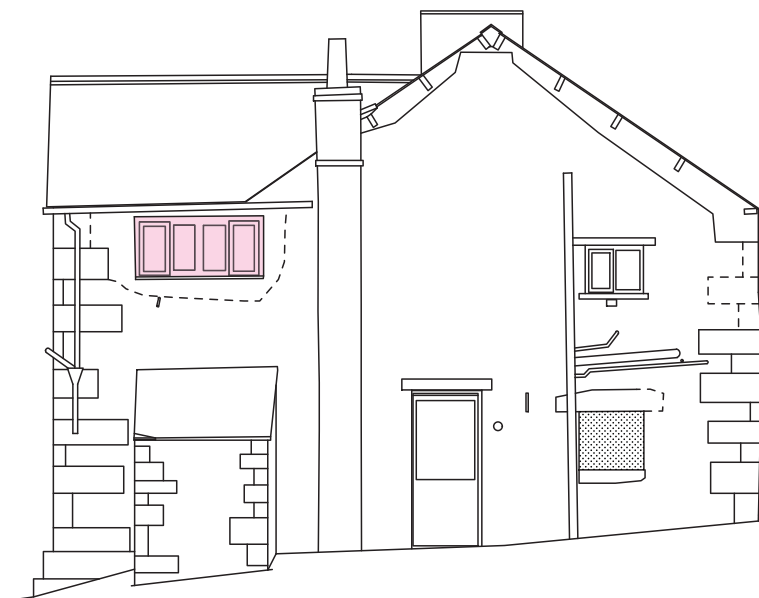
Plate 129 (right): General view of the south elevation of F8 from the north

4.3.18 **Roof space above F4 and F5:** the space above F4 and F5 is open to the corrugated sheet roof, which is entirely supported by sawn purlins and additional uprights in the centre. The east and west ends are stone, raised with brick. The west end has a continuation of the flue, also brick, but with an access hatch, truncated at the top.

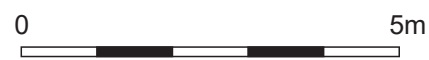
4.3.19 **Roof space above F6 and F8:** the space above F6 to F8 is open to the corrugated sheet roof, supported by sawn purlins and upright central posts. There is one reused early purlin on the north side, which is hand-finished. The stud wall forming F6 extends to this level on the west side. The walls to the east and west are stone raised by brick.



NORTH EXTERNAL ELEVATION OF THE FARMHOUSE



EAST EXTERNAL ELEVATION OF THE FARMHOUSE

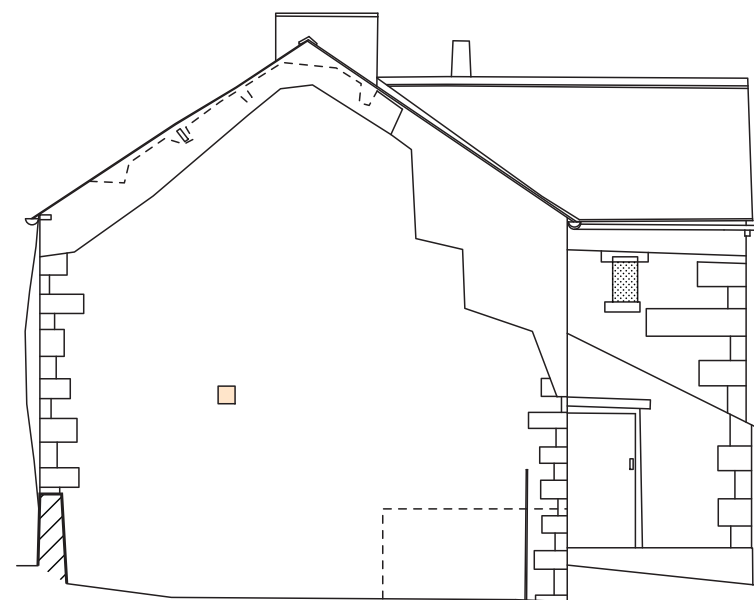
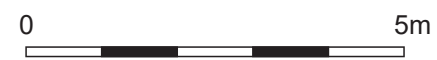


Key: --- edge uncertain	▨ cross-sectional wall
▨ blocked feature	▭ boarded



SOUTH EXTERNAL ELEVATION OF THE FARMHOUSE

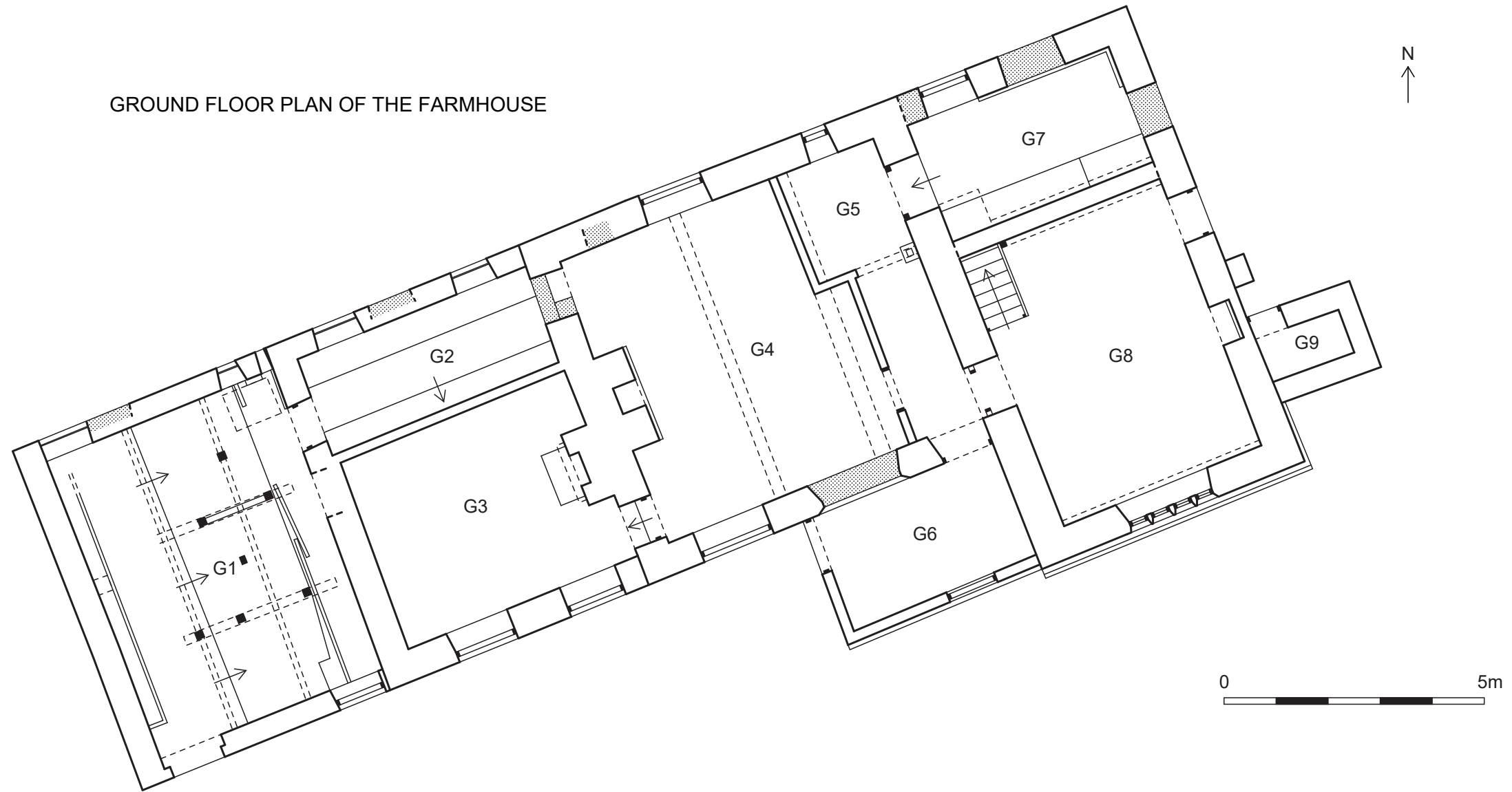
Key: --- edge uncertain    / cross-sectional wall  
 ■ blocked feature    ■ boarded    ■ void



WEST EXTERNAL ELEVATION OF THE FARMHOUSE

Figure 3: South and west external elevations of The Farmhouse

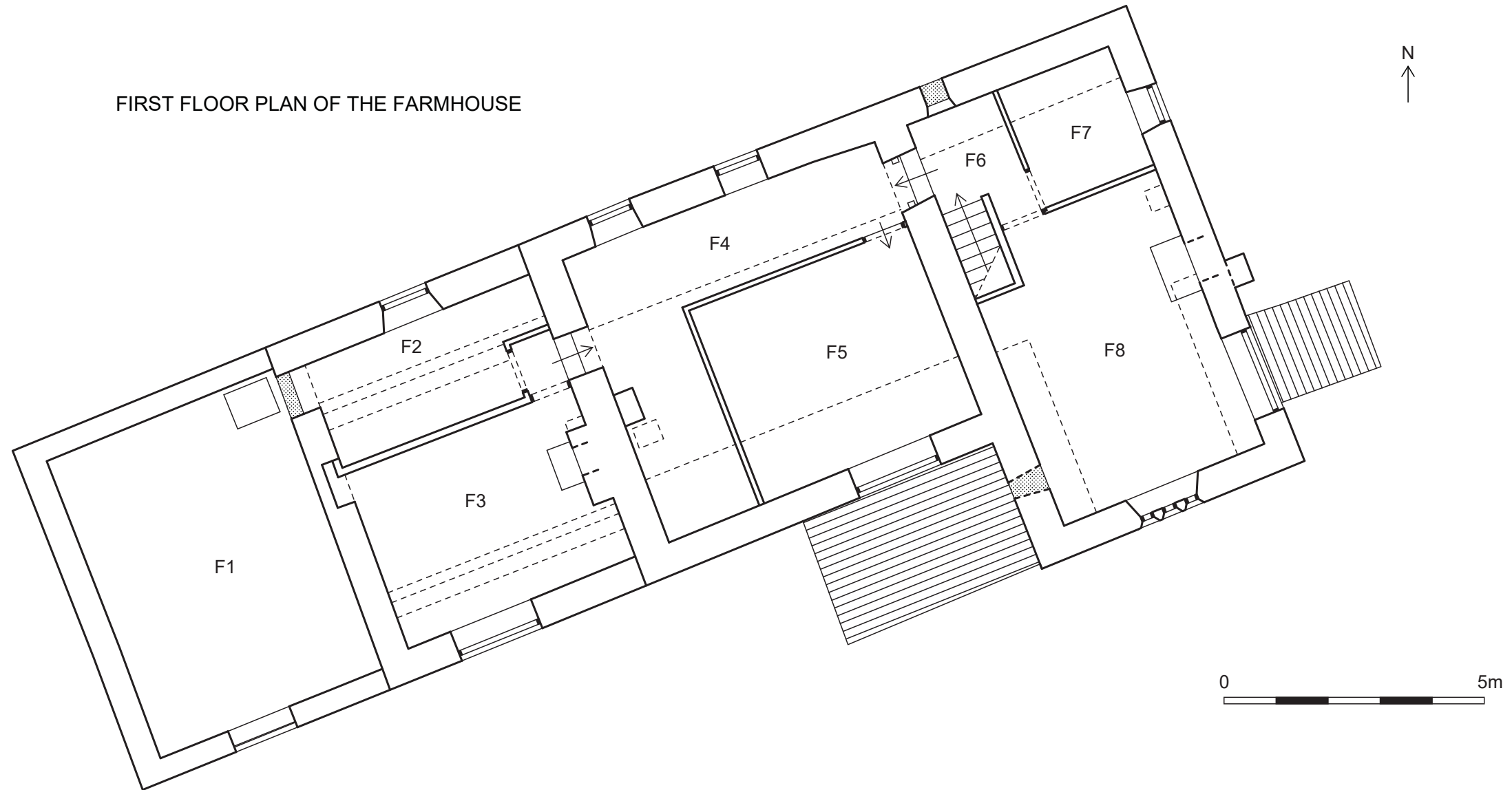
GROUND FLOOR PLAN OF THE FARMHOUSE



Key: --- overhead feature    ■ cross-sectional timber    ▨ blocked feature  
→ step up (in direction of arrow)    G1 room number    A1 ↗ cross-section

Figure 4: Ground floor plan of The Farmhouse

FIRST FLOOR PLAN OF THE FARMHOUSE



Key: --- overhead feature    ■ cross-sectional timber    ▨ blocked feature  
 → step up (in direction of arrow)    F1 room number    A1 ↑ cross-section

Figure 5: First floor plan of The Farmhouse

## 4.4 The Barn – Arrangement and Fabric

4.4.1 **Arrangement:** the barn is essentially square in plan; the main section is located east/west on the south side and this has been extended by mono-pitch outshuts to the north and south.

4.4.2 **Fabric:** the barn is of local sandstone construction, mostly in rough blocks and courses, with more-dressed detailing. Some brick and concrete block is also used. The roof to the main part is stone flags and ridge tiles. The outshuts are roofed with corrugated concrete sheets, although there are many missing panels, and there is significant collapse or the roof has been removed altogether elsewhere. The timber is all sawn.

## 4.5 The Barn – External Detail

4.5.1 **North external elevation:** the north elevation is mostly covered by later outshuts (Plate 130). The outshut on the east side is open on the north side and without a roof (Plate 131). It has a dividing concrete block wall between the two jambs. The elevation returns at a wagon doorway with a timber lintel and remains of a pair of large two-panel doors with moulding in a very well-finished surround, which is clearly fairly modern (Plate 132). It features a porch roof. The west side of the elevation is covered by another outshut and the elevation is quoined at the west end (Plate 133). This outshut has a doorway on the east side with dressed, square stone surround and a plank and batten door with a single light cut through (Plate 134). There are two windows to the west of that, with dressed stone sills and lintels and remains of six-light top opening windows in each (Plate 135). Between these two windows is a vent slot, blocked with brick.



Plate 130 (left): North external elevation of the barn, viewed from the north-west

Plate 131 (right): East side of the north external elevation of the barn, viewed from the north



Plate 132 (left): Wagon door in the north external elevation of the barn, viewed from the north

Plate 133 (right): West side of the north external elevation of the barn, viewed from the north



Plate 134 (left): Pedestrian door in the north external elevation of the barn, viewed from the north

Plate 135 (right): East window in the north external elevation of the barn, viewed from the north

4.5.2 **East external elevation:** the east elevation comprises the gable end of the main barn with the outshut to the south butting the main part, but continuous to the north (Plate 136). The outshut to the south side has a doorway at the south end, with square dressed stone surround, and two windows to the north, one above the other (Plate 137 and Plate 138). Both windows have dressed sills and lintels; the upper-level window is smaller and more basic, with blocking above a lower sill (Plate 138). This outshut is against the quoined end of the main gable. The main gable has a doorway on the south side, which is blocked with stone (Plate 139). There are quoins in the jambs and it has a thin stone lintel. There is an owl hole near the apex and other small vents and slots elsewhere, including one lower down, which is blocked. Stonework high on the north side is clearly different and comprises larger blocks. This marks the line of an earlier gable above the owl hole, and there is modern repointing to the south. The outshut to the north butts the quoined end of the main gable and is plain (Plate 140). All the stonework to this side is heavily eroded.



**Plate 136: General view of the east external elevation of the barn from the west**



**Plate 137 (left): Door at the south end of the east external elevation of the barn, viewed from the east**

**Plate 138 (right): Windows and doors to the south side of the east external elevation of the barn, viewed from the east**

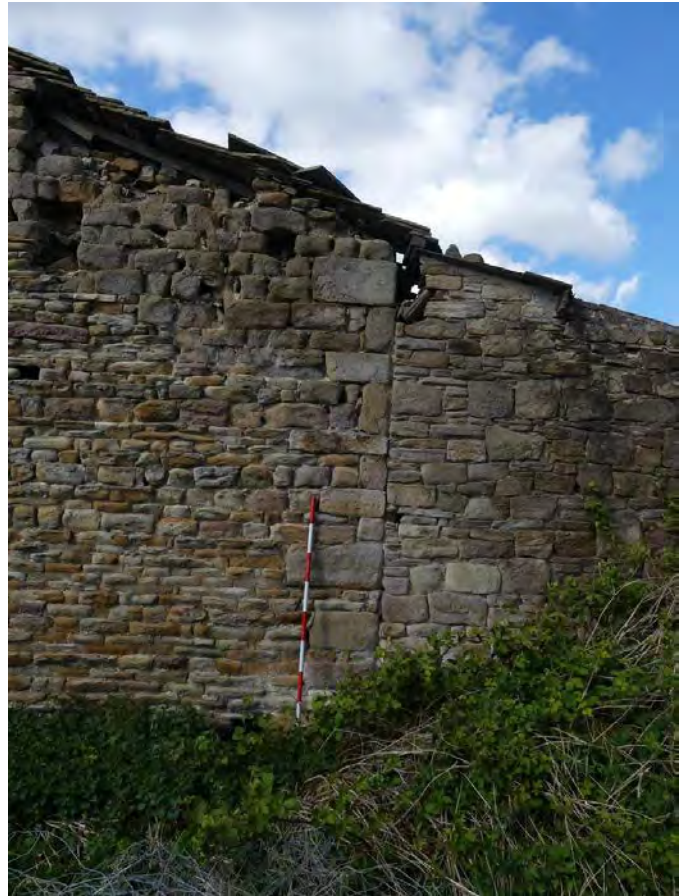


Plate 139 (left): Blocked door on the east external elevation of the barn, viewed from the east

Plate 140 (right): North end of the east external elevation of the barn, viewed from the east

4.5.3 **South external elevation:** the south elevation of the main barn is covered by a low outshut of more rubble-type build in very rough courses (Plate 141). There are dressed quoins to the east and west ends (Plate 142 and Plate 143) and there are more stones like actual quoins used around the windows. There are three windows, all with dressed sills and lintels and remains of timber surrounds (Plate 144 to Plate 146). There are two areas of collapse in the wall, including part of the east window, exposing some brick in the jambs.



**Plate 141: General view of the south external elevation of the barn from the south**



**Plate 142 (left): Quoins at the west end of the south external elevation of the barn, viewed from the south**



**Plate 143 (right): Quoins at the east end of the south external elevation of the barn, viewed from the south**



**Plate 144 (left): West window in the south external elevation of the barn, viewed from the south**



**Plate 145 (right): Centre window in the south external elevation of the barn, viewed from the south**



**Plate 146 (right): East window in the south external elevation of the barn, viewed from the south**

4.5.4 **West external elevation:** the north side of the west elevation merges continuously into the outshut from the main barn, and is quoined at the north end (Plate 147). There is a small window to the north side of the elevation, with a dressed sill and lintel, and a pair of ceramic vents above (Figure 7; Plate 148). The doorway to the south (in the main gable) has a dressed square stone surround (Plate 148), and there is graffiti in the wall to the south, that reads “JL” on one block and “FH” on another (Plate 149 and Plate 150). There is an upper-level pitching window in the apex, with dressed stone surround with rebate for shutters, and hinges to the south (Plate 151). There is a small slot (vent) above the north side and a metal vent to the south (Figure 7). The elevation is continuous into the outshut to the south, which has lower- and upper-level windows, each with a dressed sill and lintel, though the upper one is very basic (Plate 152). The doorway at the south end has a dressed square stone surround.



**Plate 147 (left): General view of the west external elevation of the barn from the north-west**

**Plate 148 (right): North door and north window in the west external elevation of the barn, viewed from the west**



**Plate 149 (left): “JL” graffiti in the west external elevation of the barn, viewed from the west**

**Plate 150 (right): “FH” graffiti in the west external elevation of the barn, viewed from the west**



**Plate 151 (left): Pitching window in the west external elevation of the barn, viewed from the west**

**Plate 152 (right): South side of the west external elevation of the barn, viewed from the north-west**

## 4.6 The Barn – Internal Detail

4.6.1 **Ground floor Room 1 (G1):** the outshut to the north side at the east end was originally a single room. It was later subdivided by a concrete block wall and concrete blocks also once filled the north side. It has a concrete floor, obscured by debris on the east side. The floor on the west side is stepped up on the south side and there is a raised block to the north-west corner with iron fixings (Plate 153 and Plate 154). The roof is missing except for two purlins, which are very weathered. The walls inside are exposed stone, with traces of limewash on the south and west walls (e.g. Plate 157 and Plate 156). The east and west elevations are plain, with concrete over the south side of the west elevation (Plate 155 and Plate 156). The south elevation has larger blocks in the upper part (Plate 157 and Plate 158). There is a blocked opening low on the east side, with a thin lintel and conspicuously large quoin to the west (Plate 157).



**Plate 153 (left): West side of the floor in G1, viewed from the north**

**Plate 154 (right): Concrete platform in G1, viewed from the south-east**



**Plate 155 (left): East elevation of G1, viewed from the north-west**



**Plate 156 (right): West elevation of G1, viewed from the north-east**



**Plate 157 (left): East side of the south elevation of G1, viewed from the north**



**Plate 158 (right): West side of the south elevation of G1, viewed from the north**

4.6.2 **Ground floor Room 2 (G2):** the outshut to the north side at the west end was not accessible beyond the doorway to the north because the roof had collapsed (Plate 159). It has a concrete floor, which is raised on the north and south sides (the south side has concrete edging), leaving an east/west channel. The south side has four concrete stalls and iron rails along the south side with iron water troughs (Plate 160). The room is open to the roof, which has now collapsed. What remains of the roof comprises just the purlins and a single surviving principal rafter running north/south, all in very poor condition. The second principal rafter to the east has collapsed, but the remains of an upper floor loft were still evident to the west (Plate 160). The walls are finished with limewash over stone. There is a blocked doorway on the west side of the south elevation, a blocked window to the west of this, a window on the south side of the west elevation and a doorway in the south side of the east, plus a doorway and two windows to the north.



**Plate 159 (left): East side of G2, viewed from the north-east**

**Plate 160 (right): West side of G2, viewed from the north**

**4.6.3 Ground floor Room 3 (G3):** this L-shaped room – the main barn – projects to the north on the east side. The floor is mostly exposed earth but there are setts on the west side (Plate 161 and Plate 162) and in front of the wagon doorway on the north side. There is an iron grate just inside the door on the west side and two square-socketed post stones in the sett floor (Plate 163 and Plate 164). The room is open to the roof. There are four north/south king post trusses with angled braces bolted to the tie beams (Plate 165 and Plate 166). There is a pair of purlins per pitch and an extra one on the south side and a ridge plank. The trusses have carpenter's marks on the east face of all but the eastern one. The east of centre truss has 'IIIX' on the south side (Plate 167); the west of centre truss has 'X' at the junction of the kingpost and tie beam and elsewhere and 'IIII' on the king post (Plate 168 and Plate 169). The west truss has 'III' or 'IIII' at most junctions (Plate 170 to Plate 173; Figure 10). The north side of the roof features stone flags whereas the south is made from corrugated concrete sheets. The walls are exposed stone with remains of limewash.



**Plate 161 (left): Floor to the south-west side of G3, viewed from the east**

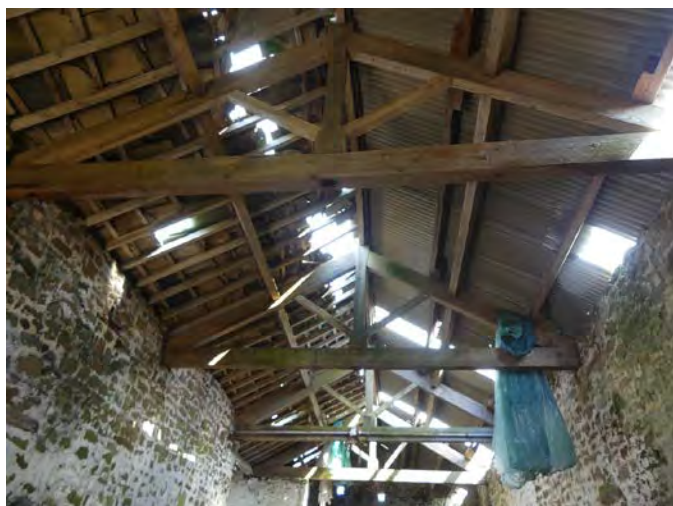
**Plate 162 (right): Floor to the south-west side of G3, viewed from the north-east**



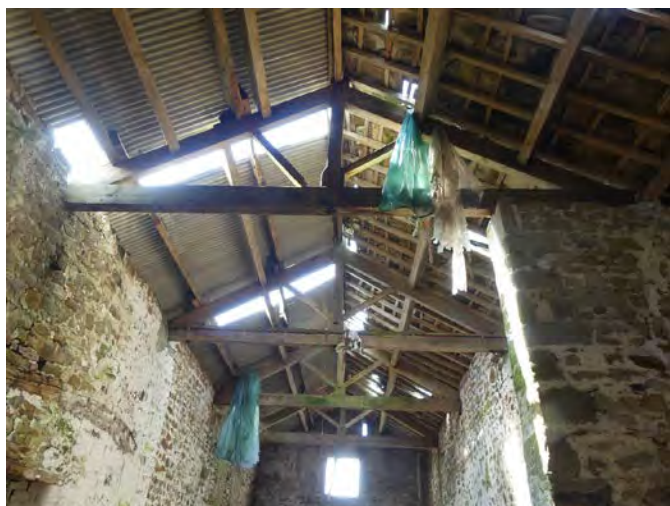
**Plate 163 (left): Drain to the west in the floor of G3, viewed from the east**



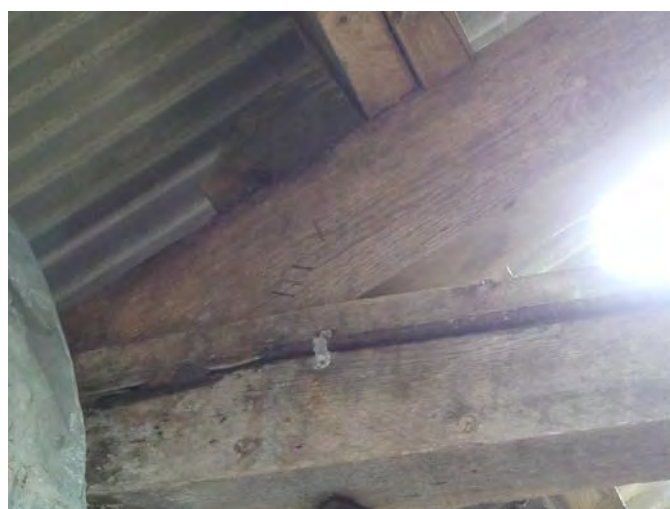
**Plate 164 (right): Post base in the floor of G3, viewed from the north**



**Plate 165 (left): Trusses in G3, viewed from the east**



**Plate 166 (right): Trusses in G3, viewed from the west**



**Plate 167: Carpenter's marks on the east of centre truss in G3, viewed from the east**



**Plate 168 (left): Carpenter's marks on king post and tie-beam of the west of centre truss in G3, viewed from the east**

**Plate 169 (right): Carpenter's marks on the north junction of the west of centre truss in G3, viewed from the east**



**Plate 170 (left): Carpenter's marks at the south junction of the west truss in G3, viewed from the east**

**Plate 171 (right): Carpenter's marks on the king post and tie-beam of the west truss in G3, viewed from the east**



**Plate 172 (left):** Carpenter's marks on brace of the west truss in G3, viewed from the east

**Plate 173 (right):** Carpenter's marks at the north junction of the west truss in G3, viewed from the east

4.6.4 The north elevation has a blocked doorway on the west side below a rough timber lintel (Plate 174 to Plate 176). There is a window to the east, blocked with brick, also with a timber lintel and sill (Plate 175 and Plate 177), and there is a projecting boulder to the east at ground level (Plate 178). There is a further timber set high up to the east and a blocked slot vent (towards the centre of Plate 174). The elevation returns to the east for a wagon doorway with a porch. There is a clear butt joint on the west side and a door beyond with dressed stone surround and high step and plank and batten door (Plate 179). The elevation extends to the north where there appears to be a line of large quoins in the external elevation before those at the end (along the outer east side of G2; Plate 180). The east side of the porch is initially plain, but butts to the south (at the south end of G1; Plate 181). There is a second apparent butt joint to the south of this and an upper-level window with a sawn lintel (Plate 182). The elevation returns at the quoined end. The opposing side has a very obvious butt joint with long quoins and lintel to the north and stone corbel over (Plate 183). The return to the east has two rough and reused horizontal timbers and a blocked door to the east with a similar lintel and rough quoins (Plate 184).



**Plate 174 (left):** General view of the north elevation of G3 from the south-west

**Plate 175 (right):** Blocked features to the west side of the north elevation of G3, viewed from the south



**Plate 176 (left):** Blocked door to the west side of the north elevation of G3, viewed from the south

**Plate 177 (right):** Blocked window and other blocked feature to the west side of the north elevation of G3, viewed from the south



**Plate 178 (left):** Projecting stone at the base of the north elevation of G3, viewed from the south

**Plate 179 (right):** General view of the west side of the porch from the south-east



**Plate 180 (left):** Quoins to the north end of the west elevation of the porch, viewed from the north-east

**Plate 181 (right):** General view of the east side of the porch from the south-west



**Plate 182 (left):** Butt joint and window in the east side of the porch, viewed from the south-west

**Plate 183 (right):** East side of the porch wall, viewed from the east



**Plate 184 (left): General view of the east side of the north elevation of G3, viewed from the south**

**Plate 185 (right): General view of the east elevation of G3 from the west**

4.6.5 The east elevation is the gable end (Plate 185). It is mostly plain except for two square vents at the top and a blocked doorway on the south side, with a rough timber lintel (Plate 186). There is a possible blocked vent near the centre, which is more clearly visible from outside (Plate 187).



**Plate 186 (left): Blocked door to the south side of the east elevation of G3, viewed from the west**

**Plate 187 (right): Possible blocked vent in the east elevation of G3, viewed from the west**

4.6.6 The east side of the south elevation is mostly plain. There is a square vent blocked with stone and a doorway to the west with quoins in the east jamb (Plate 188). The west side of the opening is finished with bullnose bricks, each 230mm long by 80mm thick. This is below a large, rough, reused timber lintel for a wagon doorway, the original west jamb of which is unclear. There is a further doorway inserted to the west with brick in the jambs (Plate 189). It has bullnose bricks in the east jamb and is blocked with brick to the south, leaving an alcove. It has a sawn timber lintel with parallel saw marks on

the north face (Plate 190). The area above is filled with brick below a second rougher timber lintel (Plate 189). There is a pair of small windows to the west, with sawn timber lintels and thin stone sills (Plate 191 and Plate 192). Both are blocked with brick and again there is some brick in the wall above. There is a projecting boulder below a low blocked aperture opposing that on the north elevation, both of which were perhaps originally for crucks (Figure 8; Plate 193). The west elevation has a doorway on the north side, with a sawn timber lintel and outer surround stepped back, and there is a window high in the centre with a sawn timber lintel.



**Plate 188 (left): East door in the south elevation of G3, viewed from the north**  
**Plate 189 (right): West door in the south elevation of G3, viewed from the north**



**Plate 190 (left): Lintel above the west door in the south elevation of G3, viewed from the north**  
**Plate 191 (right): General view of the west end of the south elevation of G3 from the north-west**



**Plate 192 (left):** Blocked windows to the south side of south elevation of G3, viewed from the north

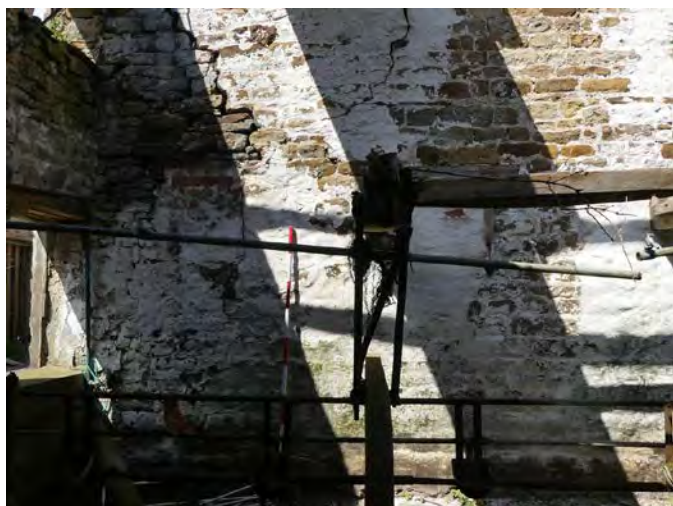
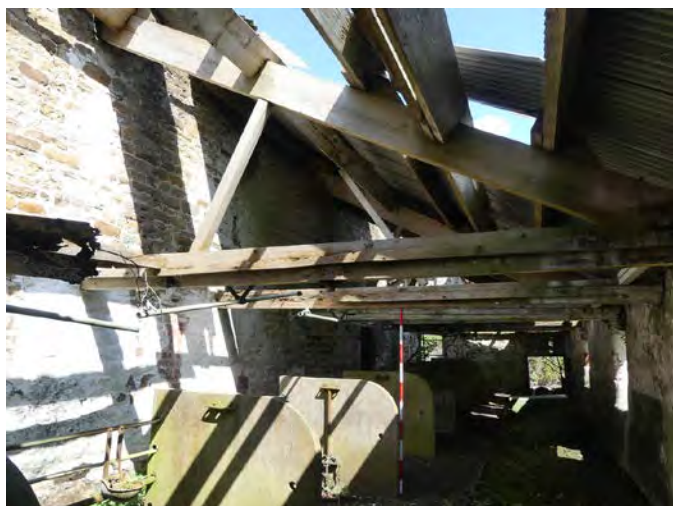
**Plate 193 (right):** Boulder protruding from the base of the south elevation of G3, viewed from the north

4.6.7 **Ground floor Room 4 (G4):** this room has a concrete floor, which is lower along the south side to form a channel. There are eight concrete stalls along the raised north side with iron rails along the north sides with water troughs (Plate 194 and Plate 195). It is open to the roof and there are the remains of seven half-trusses of simple tie-beam type with angled brace typically to the principal rafters (Plate 196). There are five purlins overlapping at the trusses and with wedges (Figure 10). The walls are limewashed stone.



**Plate 194 (left):** General view of the trusses and stall in G4 from the south-east

**Plate 195 (right):** Stall detail in G4, viewed from the south



**Plate 196 (left): General view of the trusses and stall in G4 from the west**

**Plate 197 (right): Blocked windows in the north elevation of G4, viewed from the south**

4.6.8 The north elevation has a pair of small blocked windows on the west side with timber lintels (Plate 197). The lintel over the west window is charred, while the east is sawn and there are also brick in the jambs. There is a blocked doorway to the east, with a damaged timber lintel and brick blocking that continues into the jambs (Plate 198). There are remains of a large wagon doorway to the east, with a flat voussoir arch of dressed stones above and quoins evident to the east (Plate 199). It is mostly blocked on the west side below a rough timber lintel to leave a smaller doorway to the east, with bullnose bricks in the west jamb. There is also a slight plinth along the elevation (Plate 200 and Plate 201).



**Plate 198 (left): West door in the north elevation of G4, viewed from the south**

**Plate 199 (right): East door in the north elevation of G4, viewed from the south**



**Plate 200 (left):** General view of the plinth along the north elevation of G4, viewed from the south-east

**Plate 201 (right):** West end of the plinth along the north elevation of G4, viewed from the south-east

4.6.9 The east elevation butts the north. At the north side there is an upper-level pitching window, with blocking below the sill, and a lower-level window, both with timber lintels (Plate 202 to Plate 204). There is concrete over the lower one, extending across the wall to the south (Plate 202 and Plate 204). The doorway at the south end has a rough timber lintel and remains of a plank and batten door (Plate 205).



**Plate 202 (left):** General view of the east elevation of G4 from the west

**Plate 203 (right):** Upper window in the east elevation of G4, viewed from the west



**Plate 204 (left): Lower window in the east elevation of G4, viewed from the west**

**Plate 205 (right): Door to the south side of the east elevation of G4, viewed from the west**

4.6.10 The south elevation has a row of three windows, with sawn timber lintels, bullnose bricks in the jambs and concrete over sloping sills (Plate 206 and Plate 207).



**Plate 206 (left): General view of the south elevation of G4 from the north-east**

**Plate 207 (right): Window in the south elevation of G4, viewed from the north**

4.6.11 The doorway on the south side of the west elevation has bullnose bricks in the jambs (Plate 208 and Plate 209). There is a window to the north, with random bricks in the south jamb and a timber lintel and concrete over the sill (Plate 210). The window above at upper-floor level has brick in the south jamb and a timber lintel (**Error! Reference source not found.**).



**Plate 208 (left): General view of the west elevation of G4 from the east**

**Plate 209 (right): Door to the south side of the west elevation of G4, viewed from the east**



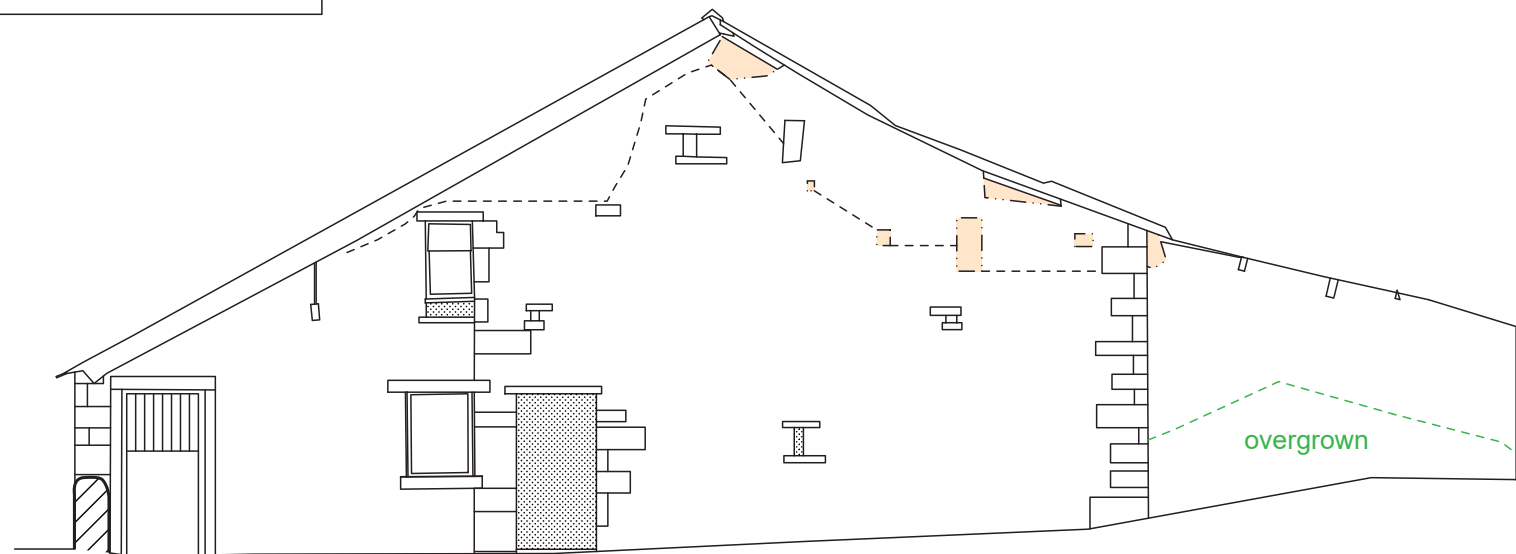
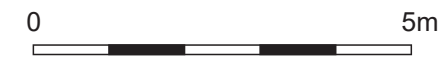
**Plate 210 (left): Lower window to the north side of the west elevation of G4, viewed from the east**

**Plate 211 (left): Upper-floor level window featuring brick in the south jamb and timber lintel**

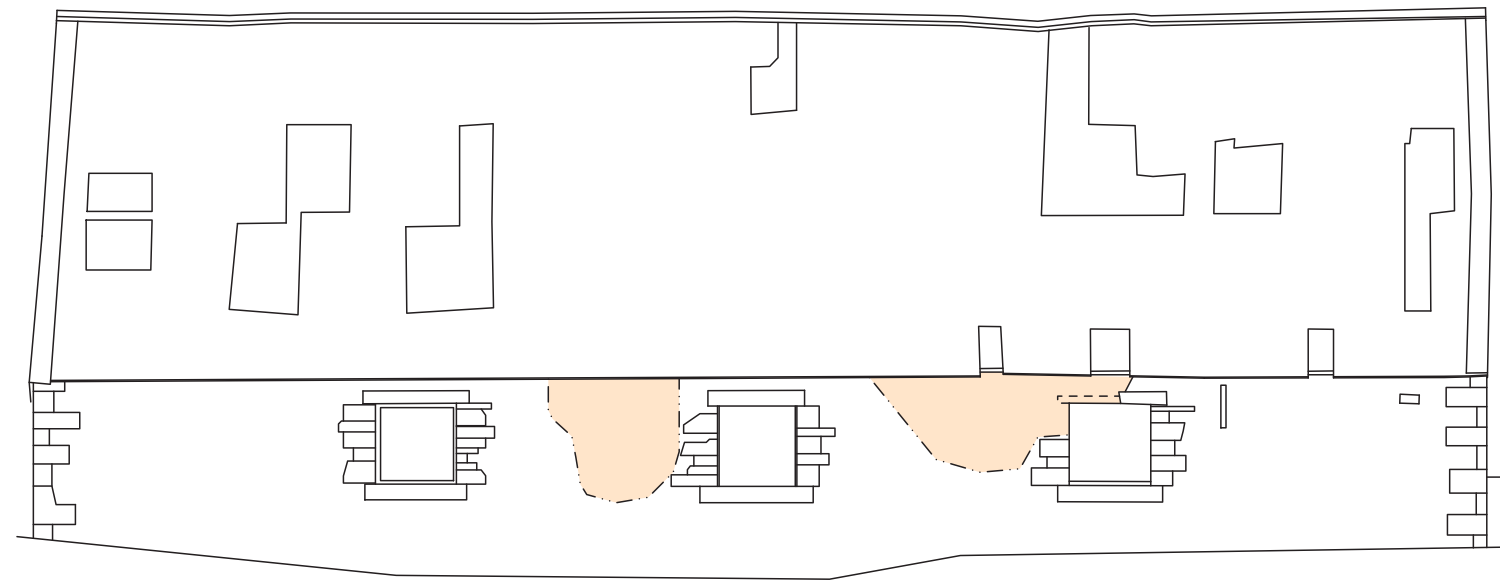


NORTH EXTERNAL ELEVATION OF THE BARN

Key: --- edge uncertain    ▨ cross-sectional wall  
▤ blocked feature    ■ wall core exposed

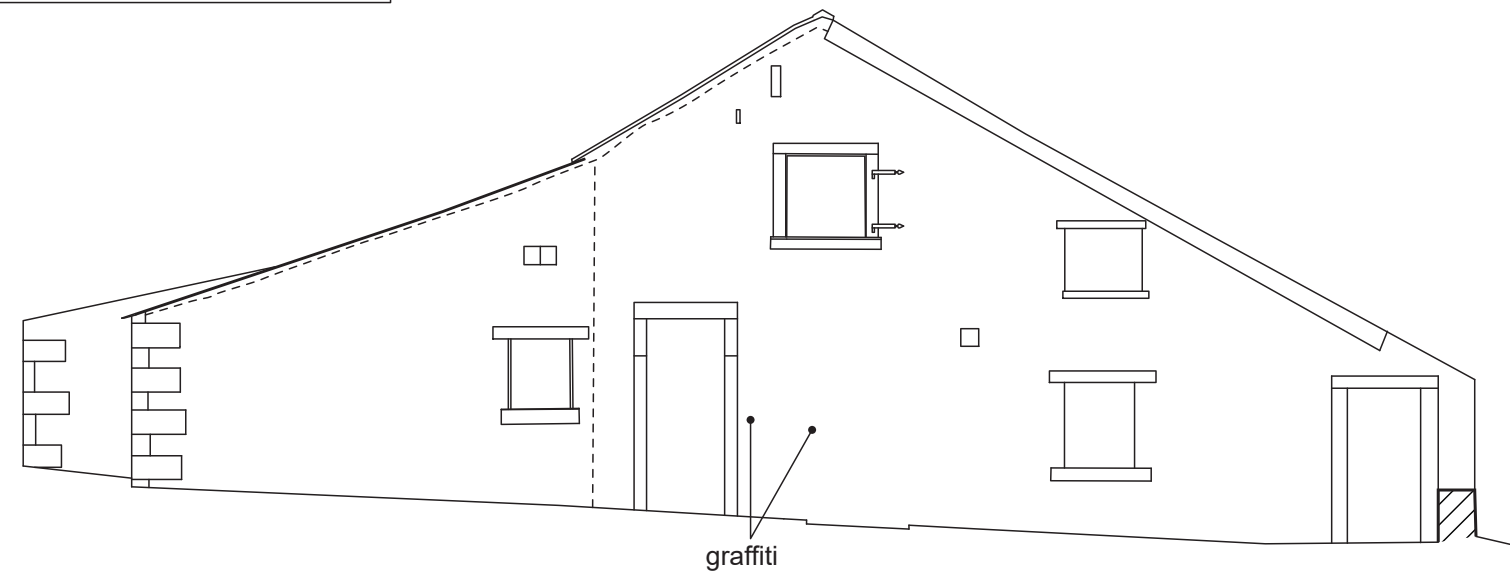
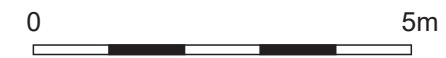


EAST EXTERNAL ELEVATION OF THE BARN



SOUTH EXTERNAL ELEVATION OF THE BARN

Key: --- edge uncertain    ▨ cross-sectional wall    - - - overgrown  
 ▩ blocked feature    ■ wall core exposed    ···· collapse



WEST EXTERNAL ELEVATION OF THE BARN

Figure 7: South and west external elevations of The Barn

Key: --- overhead feature    ■ cross-sectional timber    ▨ blocked feature  
→ step up (in direction of arrow)    G1 room number    A1 ↗ cross-section

GROUND FLOOR PLAN OF THE BARN

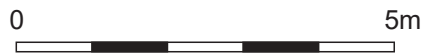
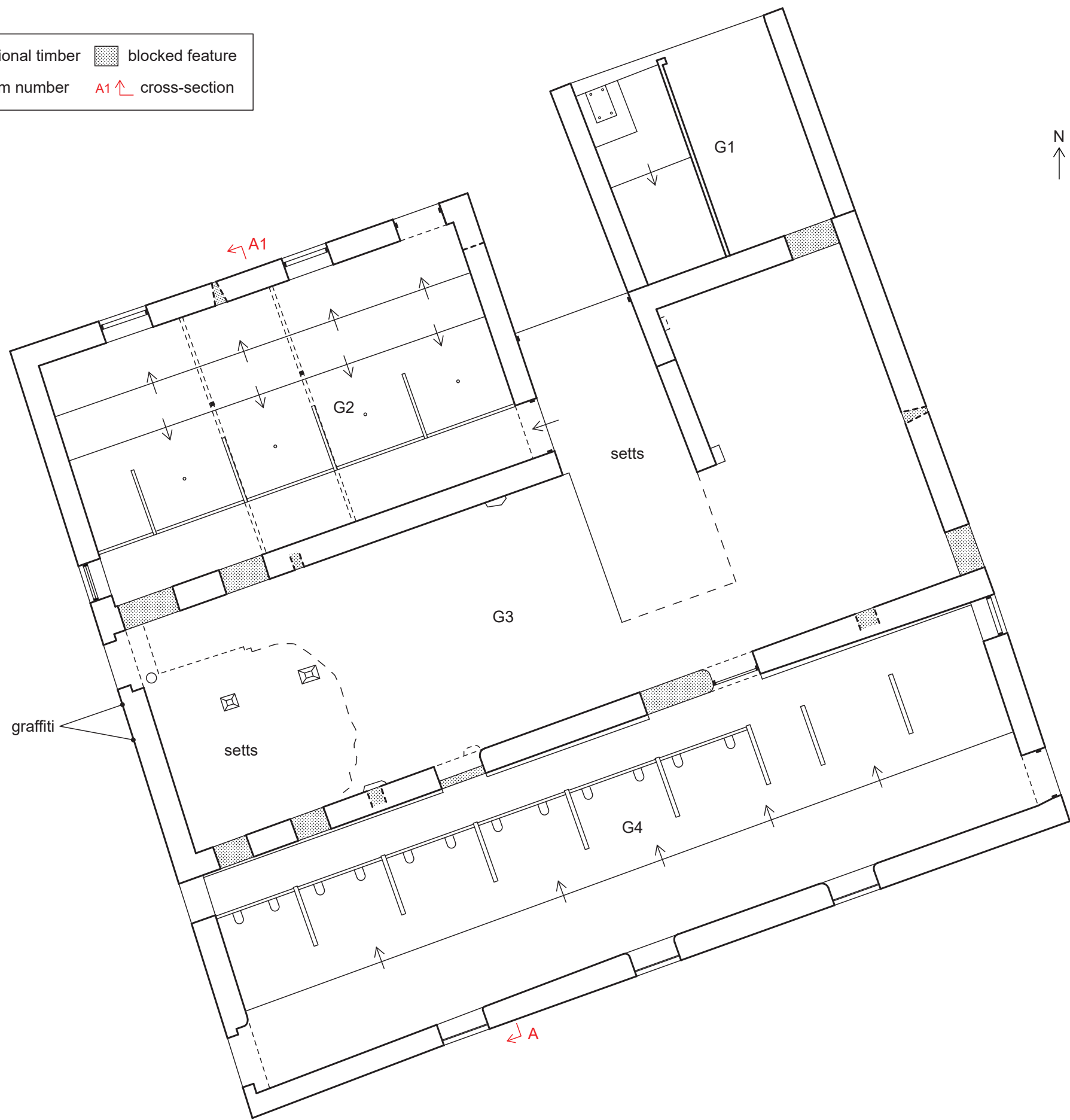


Figure 8: Ground floor plan of The Barn

Key: --- overhead feature    ■ cross-sectional timber    ▨ blocked feature  
→ step up (in direction of arrow)    F1 room number    A1 ↗ cross-section

FIRST FLOOR PLAN  
OF THE BARN

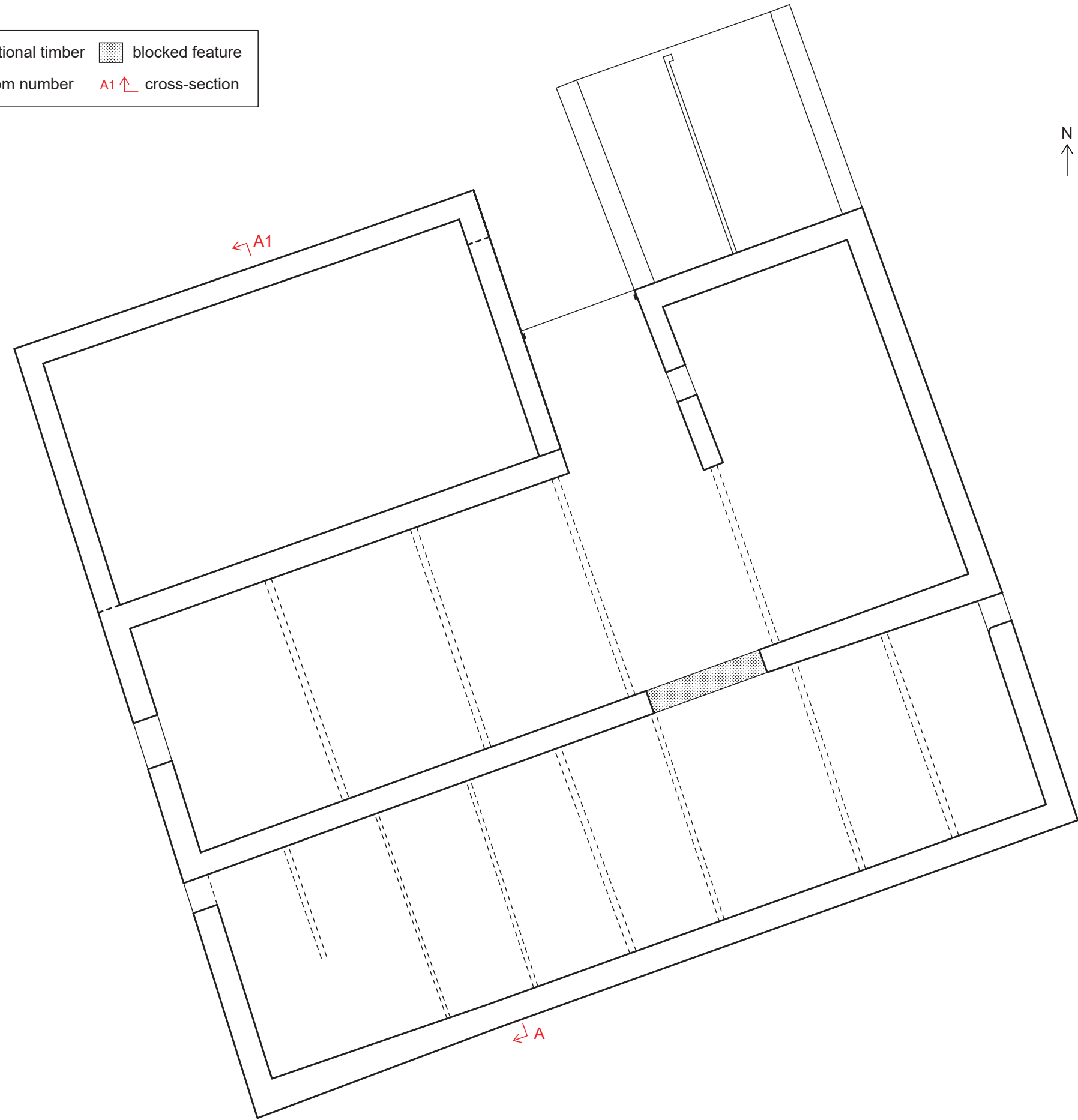
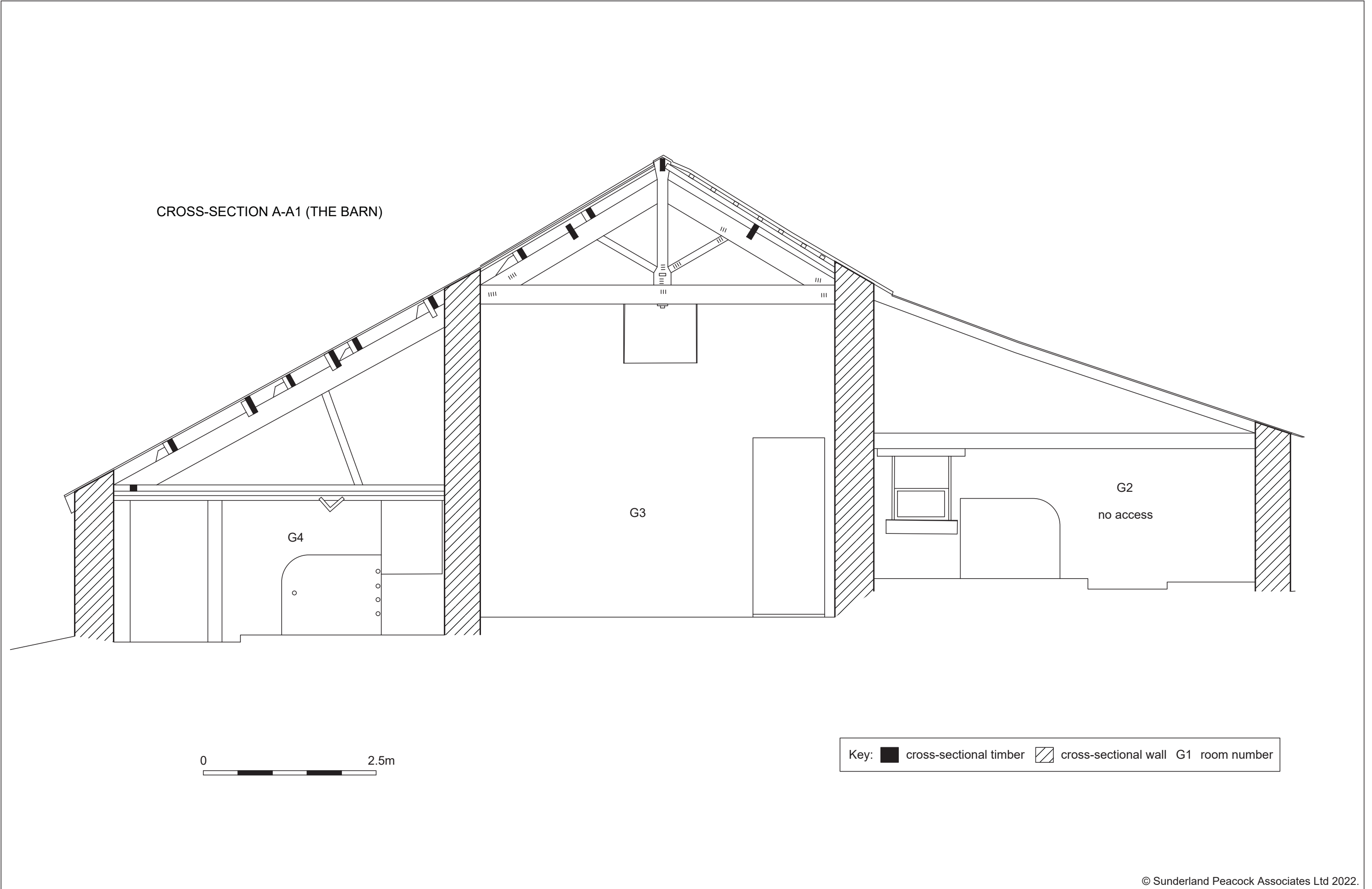
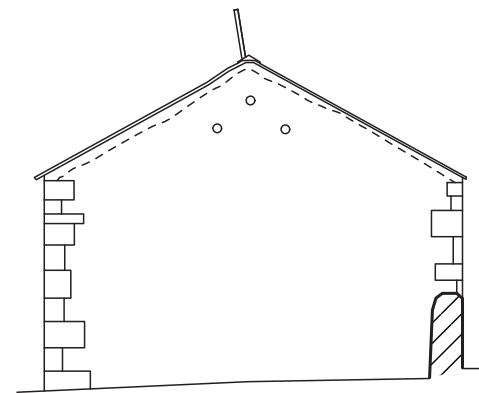
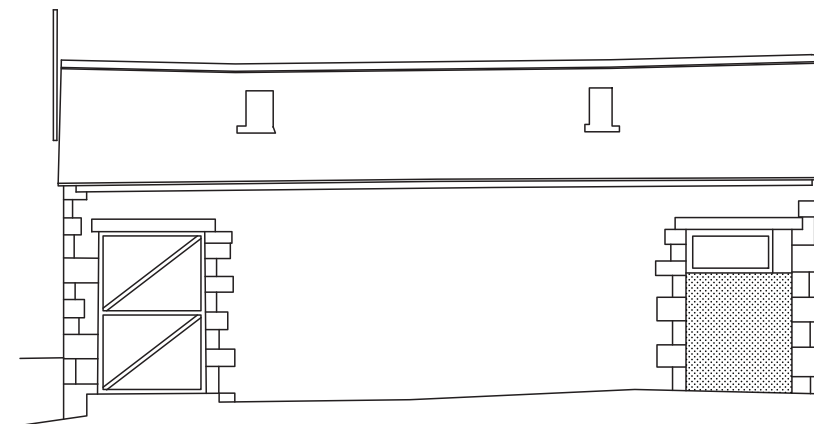


Figure 9: First floor plan of The Barn

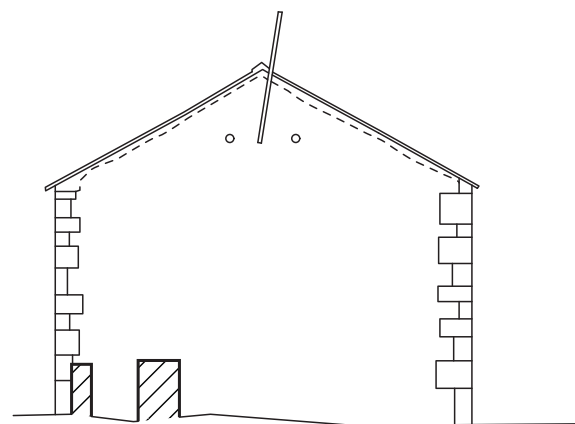




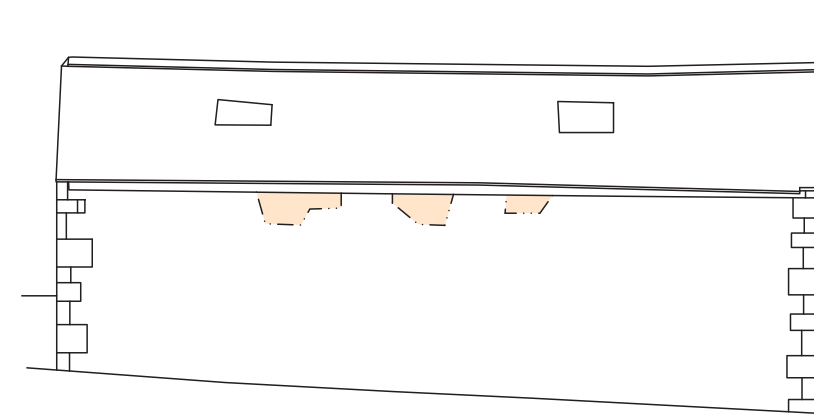
NORTH EXTERNAL ELEVATION OF OUTBUILDING 1



EAST EXTERNAL ELEVATION OF OUTBUILDING 1



SOUTH EXTERNAL ELEVATION OF OUTBUILDING 1



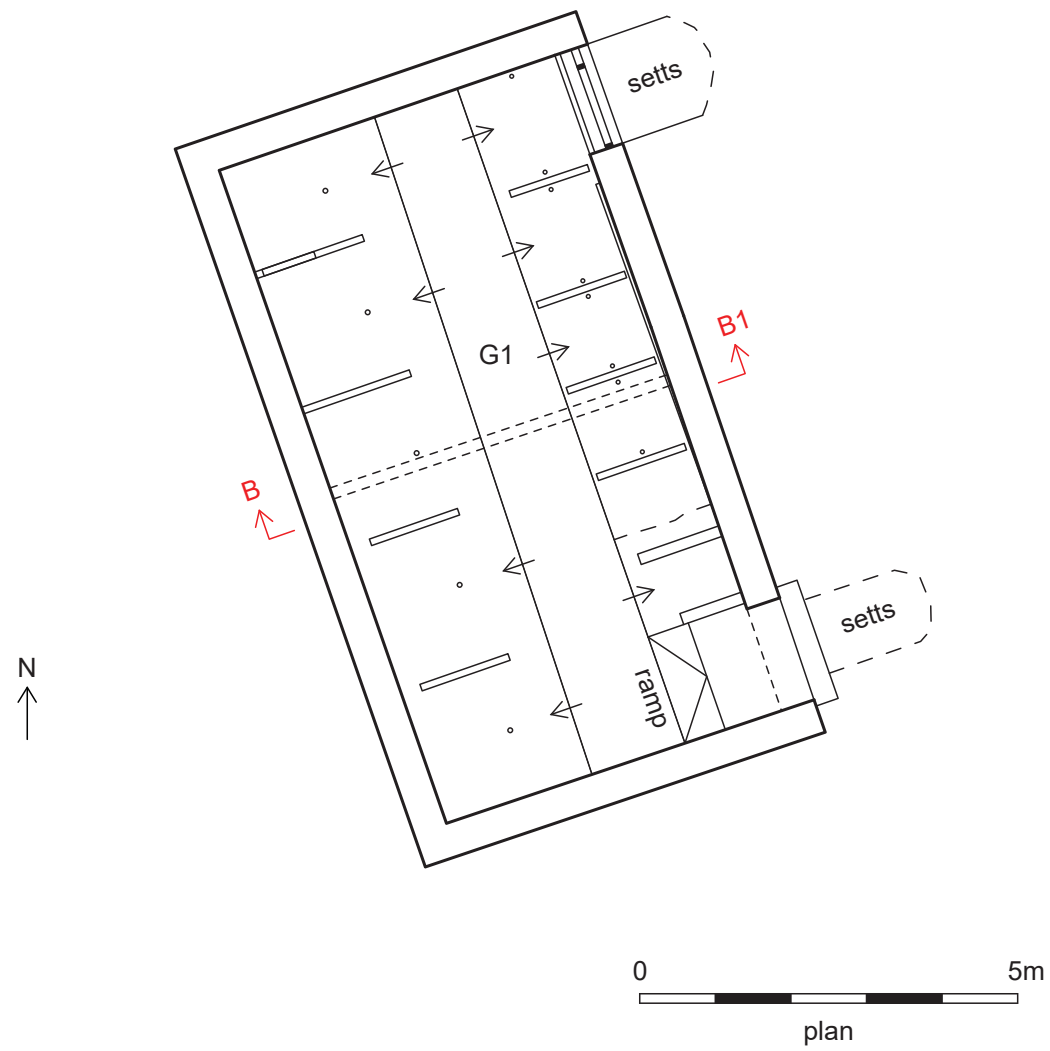
WEST EXTERNAL ELEVATION OF OUTBUILDING 1



Key: ---	edge uncertain	▨	cross-sectional wall	⋯	collapse
▨	blocked feature	■	wall core exposed		

Figure 11: External elevations of Outbuilding 1

GROUND FLOOR PLAN OF OUTBUILDING 1



Key: --- overhead feature    ■ cross-sectional timber    ▨ cross-sectional wall  
 → step up (in direction of arrow)    G1 room number    B1 ↗ cross-section

CROSS-SECTION B-B1 (OUTBUILDING 1)

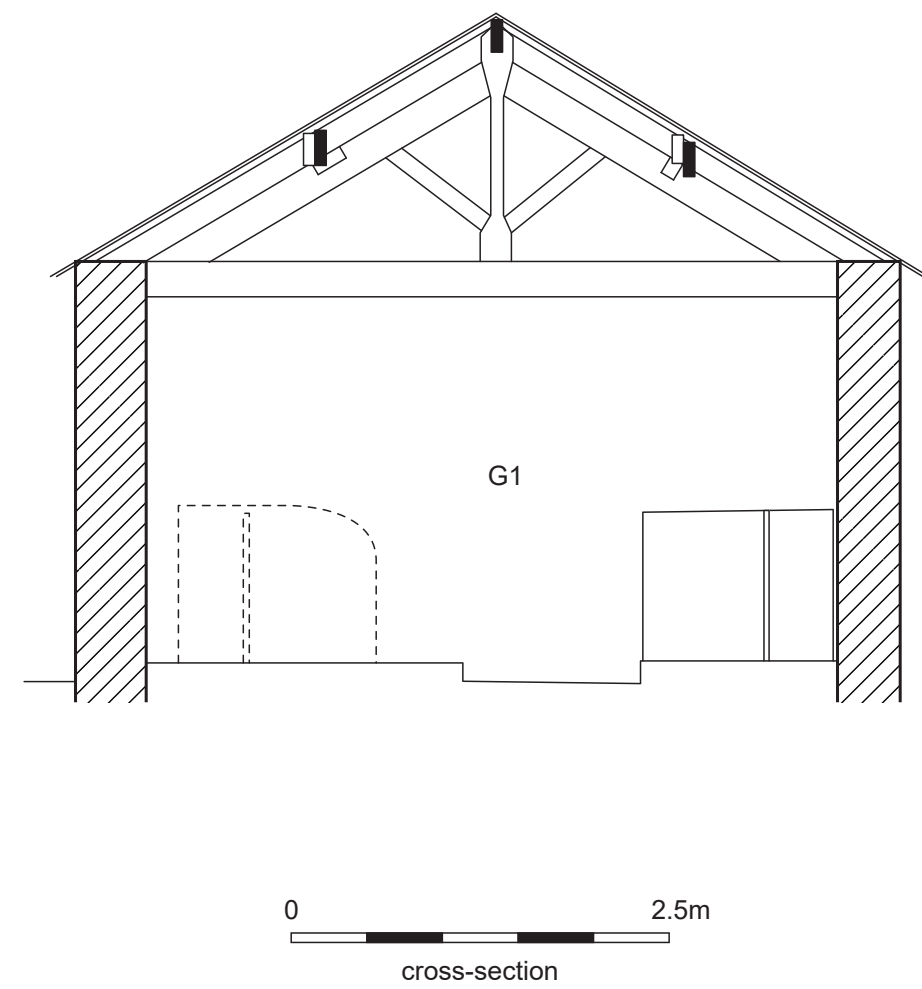
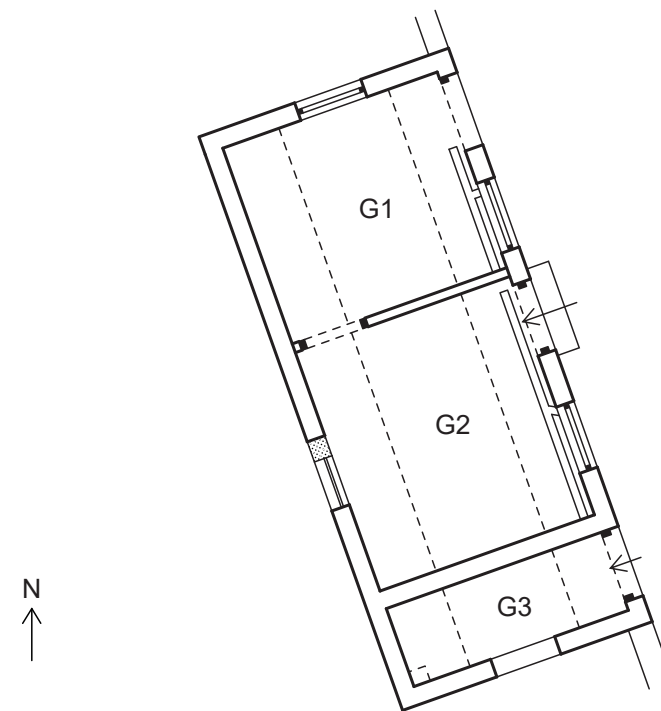


Figure 12: Ground floor plan of Outbuilding 1 and cross-section B-B1 (Outbuilding 1)

## GROUND FLOOR PLAN OF OUTBUILDING 2



Key: --- overhead feature    ■ cross-sectional timber    ▨ blocked feature  
→ step up (in direction of arrow)    G1 room number

Figure 13: Ground floor plan of Outbuilding 2

## 4.7 Outbuilding 1 – Arrangement and Fabric

4.7.1 **Arrangement:** Outbuilding 1 comprises a single storey structure, orientated north/south.

4.7.2 **Fabric:** Outbuilding 1 is built in local yellow sandstone in rough blocks and random courses. It has a stone flag roof with ceramic bonnet ridge tiles. Concrete is used internally and there are sawn timbers in the roof.

## 4.8 Outbuilding 1 – External Detail

4.8.1 **North external elevation:** the north elevation of Outbuilding 1 is the plain gable. It is quoined at the ends and there are three ceramic pipe vents near the apex (Plate 212).



Plate 212: General view of the north external elevation of Outbuilding 1 from the north

4.8.2 **East external elevation:** there is a doorway on the south side of the east elevation (Plate 213). It has quoined jambs and a dressed lintel and modern metal panel door (Plate 214). There remains an iron rail in the overlong stone step in front for a sliding door (Plate 215). There is a further door at the north end, the lower part of which is blocked with stone leaving a single light over with an ill-fitting casement inserted. It has a dressed lintel and quoins (Plate 216).



Plate 213 (left): General view of the east external elevation of Outbuilding 1 from the east

Plate 214 (right): Door to the south side of the east external elevation of Outbuilding 1, viewed from the east



Plate 215 (left): Detail of the step in front of the door to the south side of the east external elevation of Outbuilding 1, viewed from the east



Plate 216 (right): North door in the east external elevation of Outbuilding 1, viewed from the east

4.8.3 **South external elevation:** the south elevation forms the opposing gable end. It is plain except for the quoined ends and two ceramic vents at the apex and attached timber (Plate 217).



Plate 217: General view of the south external elevation of Outbuilding 1, viewed from the south

4.8.4 **West external elevation:** this plain side elevation is quoined at the ends and has timber attached (Plate 218 and Plate 219). There is some collapse along the top edge, exposing the wall core (Figure 11).



**Plate 218 (left):** General view of the west external elevation of Outbuilding 1, viewed from the west

**Plate 219 (right):** Quoins at the south end of the west external elevation of Outbuilding 1, viewed from the west

## 4.9 Outbuilding 1 – Internal Detail

4.9.1 **Ground floor Room 1 (G1):** this building has one room. The concrete floor is raised on the east and west sides, and includes some setts at the south end on the east side (Plate 220 and Plate 221). There are two concrete stalls, one timber stall, and a scar for a fourth stall to the west side of the room (Plate 222), and three timber stalls and one concrete stall to the east (Plate 220). The timbers used are thick planks (e.g. Plate 223). The room is open to the roof (obscured by scaffolding presently), with a single tie-beam truss with angled struts (Plate 224; Figure 12). There is a single purlin per pitch and ridge plank. All of the timber is sawn. The walls are limewashed stone. The north, south and west elevations are plain. The east elevation has a partly blocked doorway to the north and extant doorway to the south, both with sawn timber lintels (Plate 225 and Plate 226).



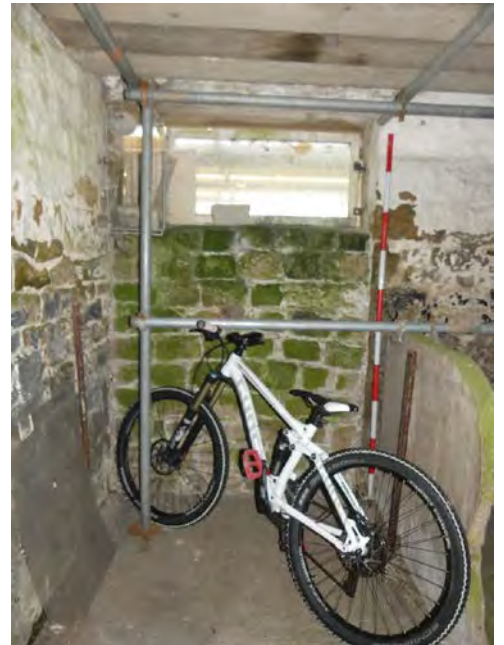
**Plate 220 (left):** General view of the stalls to the east side of G1 from the south-west

**Plate 221 (right):** Setts to the south-east side of the floor in G2, viewed from the north-west



**Plate 222 (left): General view of the stalls to the west side of G1 from the south-east**

**Plate 223 (right): Timber stalls in G1, viewed from the west**



**Plate 224 (left): Truss in Outbuilding 1, viewed from the south**

**Plate 225 (right): North door in the east elevation of G1, viewed from the west**



**Plate 226: South door in the east elevation of G1, viewed from the west**

## 4.10 Outbuilding 2 – Arrangement and Fabric

4.10.1 **Arrangement:** Outbuilding 2 is a single storey, aligned north/south, divided internally into three rooms.

4.10.2 **Fabric:** Outbuilding 2 is of brick construction, each machine-made brick typically 230mm by 110mm by 80mm, with bullnose bricks in the jambs. It has thin concrete tiles on the roof and ceramic bonnet ridge tiles, with sawn timbers in the roof, and four vents and moulded cast-iron gutter. Concrete has been used throughout for elements such as floor and window/door lintels and sills.

## 4.11 Outbuilding 2 – External Detail

4.11.1 **North external elevation:** the north elevation is the gable end, comprising brick laid in English Garden Bond in a ratio of 5:1 (Plate 227). There is a central window with remains of a 9-light top-opening casement, with bullnose brick sill and concrete lintel. There is concrete pointing below the roofline.



Plate 227: General view of the north external elevation of Outbuilding 2 from the north

4.11.2 **East external elevation:** the east elevation is brick in English Garden Bond in a ratio of 5:1 (Plate 228). There are three doorways and two windows, all with thin concrete lintels (Plate 229 to Plate 231). The windows have bullnose brick sills and remains of nine-light top-opening casements. The doors have remains of neatly chamfered surrounds and there is a plank and batten door in the central one. There is a stone step to the central door and possibly also the one to the south (covered in mud). There is a row of 11 bullnose brick corbels supporting moulded cast-iron gutter on this side.



Plate 228 (left): General view of the east external elevation of Outbuilding 2 from the north-east

Plate 229 (right): North side of the east external elevation of Outbuilding 2, viewed from the east



**Plate 230 (left): Centre of the east external elevation of Outbuilding 2, viewed from the east**

**Plate 231 (right): South side of the east external elevation of Outbuilding 2, viewed from the east**

4.11.3 **South external elevation:** this is the gable end, comprising brick in English Garden Bond in a ratio of 5:1 (Plate 232). It is plain apart from a central window with concrete lintel and bullnose brick sill. There is a small chimney at the top on the west side.



**Plate 232: General view of the south external elevation of Outbuilding 2 from the south**

4.11.4 **West external elevation:** the west elevation has a moulded cast-iron gutter supported on 10 bullnose bricks (Plate 233 to Plate 234). There is a window south of centre, with a concrete lintel and bullnose brick sill (Plate 235). It is partly blocked with rough brick courses on the north side and has a single sheet of glass in the opening. There is the stub of a small chimney on the south-west corner (Plate 236). The brick is English Garden Bond in a ratio of 5:1 as per the rest.



Plate 233 (left): General view of the west external elevation of Outbuilding 2 from the west

Plate 234 (right): Detail of the gutter on the west external elevation of Outbuilding 2, viewed from the south-west



Plate 235 (left): Window in the west external elevation of Outbuilding 2, viewed from the west

Plate 236 (right): Chimney at the south-west corner of Outbuilding 2, viewed from the south-west

## 4.12 Outbuilding 2 – Internal Detail

4.12.1 **Ground floor Room 1 (G1)**: the room at the north end of Outbuilding 2 has a concrete floor with a north/south channel in the east side to a drain in the base of the wall (Plate 237). The ceiling is finished with beaded tongue and groove boards, and has early light fittings and two openings (Plate 238), and the walls are skimmed with concrete. There is a nine-light casement window in the centre of the north

elevation (Plate 239). The east elevation has a doorway to the north, with a rebated timber surround and nine-light casement window to the south (Plate 240). The south elevation has a central tiled section with iron brackets for a tank(?) at the top and a ceramic pipe through the wall (Plate 241). There are two more L-shaped iron brackets high up to the east of a doorway, which also has a rebated surround. The west elevation is plain.



**Plate 237 (left): Drain to the east side of the floor in G1, viewed from the north-west**

**Plate 238 (right): Ceiling in G1, viewed from the north-east**



**Plate 239 (left): General view of the north elevation of G1 from the south**

**Plate 240 (right): General view of the east elevation of G1 from the west**



**Plate 241: General view of the south elevation of G1 from the north**

4.12.2 **Ground floor Room 2 (G2):** the central room in Outbuilding 2 has a concrete floor with a channel along the east side to a drain through the wall (Plate 242). The ceiling is finished with tongue and groove beaded boards with two openings and early light fittings (Plate 243). The walls are skimmed with concrete. The north elevation has a door on the west side with a stop chamfered surround (Plate 244). There is a ceramic pipe to the east. The east elevation has a doorway on the north side with a plank and batten door and rebated surround (Plate 245). The window to the south has a nine-light top-opening casement. The south elevation is plain. The west elevation has a partly blocked window on the north side and there are timber brackets and pipes fixed to the north (Plate 246).



**Plate 242 (left): Drain to the east side of the floor in G2, viewed from the south-west**

**Plate 243 (right): Ceiling in G2, viewed from the north-east**



**Plate 244 (left): General view of the north elevation of G2 from the south**



**Plate 245 (right): General view of the east elevation of G2 from the west**



**Plate 246: General view of the north side of the west elevation of G2 from the east**

4.12.3 **Ground floor Room 3 (G3):** the very small room at the south end of Outbuilding 2 was not accessible. It has a concrete floor, covered by debris, and beaded tongue and groove planks over the ceiling with a single hatch (Plate 247). The north and south walls are skimmed with concrete. The north elevation is plain. The door to the east has a rebated surround (stop chamfered externally). The south elevation has a window but no casement. The west elevation is exposed brick (in English Garden Bond in a ratio of 5:1) and there is a projecting brick flue for a chimney high on the south side (Plate 248).



**Plate 247 (left): Ceiling in G3, viewed from the east**

**Plate 248 (right): General view of G3 from the east**

## 5. Discussion

### 5.1 Introduction

5.1.1 The lack of available documentary information about the origins of the property and the relatively poor condition of the farm house and loss of significant original elements, specifically the roof trusses, makes a detailed understanding of the site difficult. It certainly seems plausible that it originated in the early 17<sup>th</sup> century, as suggested by the listing, and as such was probably constructed by the Walmsley family. While the farm house evidently represents an interesting and early survival of a yeoman farmer's house from this period, the barn also contains evidence for much earlier origins than are immediately apparent from the exterior.

### 5.2 Phasing

5.2.1 **Introduction:** the limited documentary evidence combined with the results of the building recording have allowed five phases of development to be determined, primarily for the house and barn (Figure 14 and Figure 15).

5.2.2 **Phase 1 (early 17<sup>th</sup> century):** the house originated as a much smaller structure, accessed by the front door in the centre of the south side (now enclosed within Rooms G6), connected to a probable cross or through-passage (Room G5), which most likely led directly to a staircase in the wider north end of Room G5 – the remains of the door surround dividing the space at this point presumably correspond to the access to a staircase. The passage allowed access between the 'high' and 'low' end of the house; in this case the high end was in the projecting wing to the east, which probably contained a parlour (Room G8) and some form of service room, such as a scullery, behind (Room G7), with the low end to the west comprising the main functional room of the property, known as the 'house' or 'housebody' (Room G4), which contained the main fireplace. In this regard Lower Reaps is similar to the general arrangement of such properties in the wider region, although the through passage normally crossed the entire property, connecting to a rear door (Pearson 1985, 58-59). However, Lower Reaps also seems to have had a gable entry on the north side of the west elevation, evident in Room G4, where it had been blocked to form a cupboard. The doorway in the north side of the east wing is probably a later addition. Dating this phase with certainty is difficult, but the presence of mullion windows throughout east wing, and the evident remains of a blocked one between Rooms G4 and G6, the chamfered beams in Room G4, and comparative examples from the local area (Pearson 1985), indicate that a 17<sup>th</sup> century date (probably early 17<sup>th</sup> century) is certainly likely.

5.2.3 There is also evidence that the barn existed in this period; the projecting boulders in the north and south walls of Room G3 and the corresponding slots in the wall, as well as the evidently lower and steeper original roof line evident in the east gable, indicates that it originally comprised a cruck framed building of at least three bays. It is not clear how far it extended to the west but it is likely it was as long as the current building and apparently had a version of the projection to the north on the east end. Again, given how little of this structure now survives, and in the absence of elements such as the cruck blades or any corresponding timber, it is difficult to date but is likely to be 17<sup>th</sup> century.

5.2.4 **Phase 2 (late 17<sup>th</sup> to early 18<sup>th</sup> century):** the house was extended to the west at an early date, with a single bay, probably originally comprising a single room on each floor (Rooms G2 and G3, although it is not clear if these were originally two rooms, and F2/3). This was probably intended to provide additional service rooms to the original building, but the first-floor doorway in the west end suggests that the upper level also served a functional purpose, perhaps something industrial. Dating this phase is also difficult, but the chamfered window surround in the south elevation is suggestive of a late 17<sup>th</sup> or early 18<sup>th</sup> century date.

5.2.5 **Phase 3 (late 18<sup>th</sup> to early 19<sup>th</sup> century):** the house was extended to the west again at an early date; the map evidence demonstrates that it was before the mid-19<sup>th</sup> century, with the creation of another single room (G1) with a loft above (F1). This was clearly constructed as accommodation for animals, presumably originally stabling for horses. Again, dating is difficult, but the finish of the stonework and dressed door and window surrounds suggests it is likely to be late 18<sup>th</sup> century or early 19<sup>th</sup>. A small

monopitch porch, built in brick around the front door (Room G6) was also apparently added during this period; the hand-made bricks suggest a date before c1850 (Hammond 2001, 30), resulting in the blocking of what is presumably a mullion window in the south side of Room G4. At about the same time the barn was substantially rebuilt and evidently raised in height. This formed a substantial threshing barn with opposing wagon doorways, the north covered by a projecting porch built around the earlier structure. The resulting form was essentially a 'Lancashire barn'; a type of combination barn that allowed for the accommodation of cattle in the wider end and processing of grain in the main part, with a threshing floor between the two wagon doorways (Brunskill 2007, 111-113; Grundy 2015).

**5.2.6 Phase 4 (late 19<sup>th</sup> century):** the map evidence confirms that the barn had reached essentially its current form by the end of the 19<sup>th</sup> century, with additions added to the north (Room G2) and south side (Room G4) primarily to provide additional animal housing, the latter blocking the former wagon door into Room G3, and both leading to the blocking of windows but probably also the insertion of a doorway between Rooms G3 and G4. Changes to the house at this stage were less substantial but still important to the arrangement of the building, with a second staircase added (between Rooms G8 and F6) and associated reorganisation of the internal room divisions. A small outshut containing an outside toilet was also added to the east end (Room G9). It is likely, as suggested by the census returns, that the property was sub-divided into at least two dwellings during this period, with the original staircase serving the west and the new staircase serving the east. This probably also resulted in the blocking of some earlier windows, although this could also have occurred later.

**5.2.7 Phase 5 (20<sup>th</sup> century):** the house underwent one substantial, and very damaging alteration during this phase; the removal of the original roof structure and raising or rebuilding of the tops of the walls in brick. Whether this was simply modernisation, or as a result of a structural issue or fire is not clear, but it led to the total loss of the roof trusses, the reconstruction of the central chimney, the loss of a chimney on the east end, and the addition of a new external brick chimney stack, serving a boiler in Room G8. In addition, probably much more recently, the original staircase was removed from Room G5, and access was added between Rooms F4 and F6 above, perhaps as a result of the large-scale replacement of the original floors with concrete. This clearly lowered the floor level in Room G5, leaving the former doorway raised off the floor. This change was perhaps connected to the excavation of a channel along the north side of the building, which presumably intended to help with damp but ultimately map have destabilised the wall. Several windows were probably also blocked during this period as the uses of the internal space changed, although some could have been earlier. Changes to the barn during this period are less apparent; Room G1 was clearly divided in two by a concrete block room, perhaps to form plant room on the west side (as denoted by the concrete engine base) and a garage to the east. Outbuildings 1 and 2 were clearly also added during this phase; the map evidence shows that Outbuilding 1 was added between 1911 and 1931 and Outbuilding 2 between 1931 and 1940. The former was clearly to provide additional animal housing, presumably for cattle, while the latter appears to have been for dairying facilities.

## 5.4 Conclusion and Recommendations

**5.4.1** The building recording has demonstrated that the farm house represents an interesting, but substantially modified, example of an early 17<sup>th</sup> century yeoman farmer's house, from a time when, across the region, people of that status were becoming wealthier and were able to build larger and more impressive properties (see Pearson 1985, 58; Giles 1986, 106-107; Miller 2002, 87). Such houses in a sense mimicked the larger gentry houses, with decorative elements such as mullion windows and projecting wings, but to a smaller and less extravagant extent. Ultimately, however, such houses remained primarily functional, and, as aptly demonstrated at Lower Reaps Farm, continued to be adapted to serve the primary function: as the farmhouse of a working farm. This has led to a number of changes that dramatically changed the historic arrangement of the building and led to the loss important elements, such as the roof trusses, and the obscuring of other features, such as the main front door and adjoining mullion window, now hidden inside a porch.

**5.4.2** The barn too is an interesting and good example of the type of structure serving farms in the region, with the typical change in emphasis from the processing of grain to the keeping of cattle as the

demand for dairy products increased throughout the 19<sup>th</sup> century (Brunskill 2007, 67), very evident. The evidence for it originating as a cruck-framed building only serve to make it more interesting and indicate that it was probably first constructed at the same time as the house.

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PHASE PLAN OF THE FARMHOUSE  
(GROUND FLOOR)



Key: --- overhead feature	■ cross-sectional timber	■ Phase 1	■ Phase 2	■ Phase 3
→ step up (in direction of arrow)	G1 room number	■ blocked feature	■ Phase 4	■ Phase 5

Figure 14: Phase plan of The Farmhouse (ground floor)

Key: --- overhead feature    ■ cross-sectional timber    ■ Phase 1    ■ Phase 2  
 → step up (in direction of arrow)    G1 room number    ■ Phase 3    ■ Phase 4  
 ⤿ cruck base    ■ blocked feature    ■ Phase 5

PHASE PLAN OF THE BARN (GROUND FLOOR)



0 5m

Figure 15: Phase plan of The Barn (ground floor)

## 6. Bibliography

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## Appendix 1: Census information 1841-1911

1841 Census (HO107/Piece 504/Book 5/District 1/Folio 5/Page 2-3 1841)

Place	Name	Age		Profession	Whether born in same county
Higher Reaps	Richard Aspden	45		Cotton weaver	Yes
	Betty Aspden	45			Yes
	George Aspden	25			Yes
	Henry Aspden	20			Yes
	Josiah Aspden	12			Yes
	Betty Aspden	16			Yes
	Elen Aspden	8			Yes
Higher Reaps	John Cook	70		Cotton weaver	Yes
	Betty Cook	65			Yes
	Emey Cook	30			Yes
	Betty Cook	15			Yes
Higher Reaps	Joseph Fish	25		Cotton weaver	Yes
	Jane Fish	25			Yes
	Levi Fish	4			Yes
	Thomas Fish	1			Yes
	Thomas Howarth	15			Yes

1851 Census (HO107/Piece 2257/Folio 413/Page 2-3 1851)

Place	Name	Age	Relationship to head	Profession	Place of birth
Higher Reaps	Richard Aspden	57	Head	Farmer	Lancashire, Mellor
	Betty Aspden	58	Wife	Housemaid	Lancashire, Mellor
	Ellen Aspden	18	Daughter	Cotton weaver	Lancashire, Mellor
	Eli Earnshaw	12	Grandson	Cotton weaver	Lancashire, Mellor
Lower Reaps	Thomas Smith	42	Head	Cotton weaver	Lancashire, Mellor
	Mary Smith	41	Wife	Cotton weaver	Lancashire, Osbaldeston
	Mary Smith	12	Daughter		Lancashire, Mellor
	Henry Croasdale	27	Lodger	Cotton weaver	Lancashire, Mellor
Lower Reaps	John Jackson	40	Head	Farmer employs one labourer	Yorkshire, Grindleton
	Mary Jackson	17	Daughter	Employed in farm	Lancashire, Ramsgreave
	Catherine Jackson	11	Sister	Employed in farm	Lancashire, Ramsgreave
	Margaret Collinson	60	Widow	House keeper	Lancashire, Mandsley[?]
Lower Reaps	John Ainsworth	28	Head	Cotton weaver	Lancashire, Salmesbury
	Sarah Ainsworth	28	Wife	Cotton weaver	Lancashire, Salmesbury
	Rachel Ainsworth	5	Daughter		Lancashire, Mellor
	Ellen Ainsworth	3	Sister		Lancashire, Mellor
	Richard Ainsworth	1	Brother		Lancashire, Mellor
	Jane Corbridge	30	Lodger	Cotton weaver	Lancashire, Ribchester

**1861 Census** (RG 9/Piece 3092/Folio 32/Page 10-11 1861)

Place	Name	Age	Relationship to head	Profession	Place of birth
Reaps Farm	Joseph Garner	52	Head	Farmer of 16 acres of land	Lancashire, Mellor
	Beggy Garner	52	Wife	Farmer's wife	Lancashire, Mellor
	William Garner	20	Son	Cotton weaver	Lancashire, Mellor
	Thomas Garner	4	Son	Scholar	Lancashire, Mellor
Reaps Farm	Isaac Garner	22	Head	Silk weaver	Lancashire, Mellor
	Margaret Garner	21	Wife	Cotton weaver	Yorkshire
Higher Reaps Farm	John Jackson	50	Head	Farmer of 38 acres of land employs 1 man and 1 boy	Yorkshire
	Margaret Jackson	41	Wife	Farmer's wife	Lancashire, Mellor
	John Handson	51	Servant	Labourer	Yorkshire
	Isabella Tomlinson	12	Servant	Servant	Yorkshire
Higher Reaps Farm	Anthony Pickles	48	Head	Cotton weaver hand loom	Yorkshire
	Betty Pickles	43	Wife	Cotton weaver hand loom	Lancashire, Mellor
	Mary Ann Pickles	11	Daughter	Cotton weaver hand loom	Lancashire, Mellor
	John Pickles	9	Son	Scholar	Lancashire, Mellor
	Jane Pickles	6	Daughter	Scholar	Lancashire, Mellor
	Richard Pickles	3	Son	Scholar	Lancashire, Mellor
	Thomas Pickles	1	Son	Scholar	Lancashire, Mellor
	Mary Greenbank	18	Step daughter	Cotton weaver	Lancashire, Mellor

**1871 Census** (RG10/Piece 4170/Folio 28/Page 10 1871)

Place	Name	Age	Relationship to head	Profession	Place of birth
1 Middle Reaps	Isaac Garner[?]	31	Head	Farmer of 10 acres	Lancashire, Mellor
	Margaret Garner	31	Wife	Farmer's wife	Lancashire, Mellor
	Joseph Garner	9	Son	Scholar	Lancashire, Mellor
	Mary Garner	8	Daughter	Scholar	Lancashire, Mellor
	John Garner	4	Son		Lancashire, Mellor
	William Garner	2	Son		Lancashire, Mellor
	Ellen Garner	8 mo	Daughter		Lancashire, Mellor
2 Reaps	Thomas Hargreaves	29	Head	Farmer of 41 acres	Lancashire, Witton
	Alice Hargreaves	30	Wife	Farmer's wife	Lancashire, Clayton-le-Dale
	Elizabeth Hargreaves	2	Daughter		Lancashire, Mellor
	Esther Hargreaves	10 mo	Daughter		Lancashire, Mellor
	James Hargreaves	17	Servant	Farm servant indoor	Lancashire, Mellor
3, Reaps	William Gaskell	73	Head	Retired mechanic	Lancashire, Wigan

Place	Name	Age	Relationship to head	Profession	Place of birth
	Jane Gaskell	71	Wife	Retired mechanic's wife	Lancashire, Blackburn
4, Reaps	George Crook	41	Head	Farmer of 18 acres	Lancashire, Blackburn
	Jane Crook	36	Wife	Farmer's wife	Lancashire, Blackburn
	Sarah Smalley	8	Niece	Scholar	Lancashire, Blackburn

**1881 Census** (RG11/Piece 4179/Folio 29/Page 10 1881)

Place	Name	Age	Relationship to head	Profession	Place of birth
Middle Reaps Farm House	William E Monk	20	Son	Farmer	Lancashire, Mellor
	Elizabeth Monk	21	Daughter	Farmer's daughter	Lancashire, Mellor
	Matilda Monk	14	Daughter	Farmer's daughter	Lancashire, Blackburn
Lower Reaps Farm House	Thomas Hargreaves	29	Head	Farmer of 59 acres	Lancashire, Witton
	Alice Hargreaves	40	Wife	Farmer's wife	Lancashire, Clayton-le-Dale
	Elizabeth Hargreaves	12	Daughter	Scholar	Lancashire, Mellor
	Clard H Hargreaves	8	Daughter	Scholar	Lancashire, Mellor
	Mary Hargreaves	6	Daughter	Scholar	Lancashire, Mellor
	Esther Hargreaves	4	Daughter		Lancashire, Mellor
	Willam Whalley	18	Servant	Farmer's servant	Lancashire, Blackburn
	Margaret Price	21	Servant	General servant domestic	Wales
Lower Reaps Farm House	William Gaskell	83	Head	No occupation	Lancashire, Billinge
	Josiah Coulthard Gaskell	57	Son	Mechanic	Lancashire, Wigan
Higher Reaps	Phoebe Gaskell	43	Daughter-in-law	Housekeeper domestic	Lancashire, Liverpool

**1891 Census** (RG12/Piece 3394/Folio 3/Page 2 1891)

Place	Name	Age	Relationship to head	Profession	Place of birth
Higher Reaps	Robert Nuttall	33	Head	Quarryman	Lancashire, Longridge
	Agness Nuttall	33	Wife		Lancashire, Longridge
	Edmund Nuttall	12	Son	Creeler in cotton mill	Lancashire, Longridge
	Thomas Nuttall	10	Son	Creeler in cotton mill	Lancashire, Longridge
	Jane Nuttall	9	Daughter	Scholar	Lancashire, Longridge

Place	Name	Age	Relationship to head	Profession	Place of birth
	Henry Nuttall	4	Son		Lancashire, Longridge
	Peter Nuttall	2	Son		Lancashire, Longridge
	Alice Nuttall	1 mo	Daughter		Lancashire, Mellor
Lower Reaps	Thomas Hargreaves	49	Head	Farmer	Lancashire, Witton
	Mary Hargreaves	35	Wife		Lancashire, Mellor
	Clarissa Hargreaves	18	Daughter	Farmer's daughter	Lancashire, Mellor
	Mary Hargreaves	16	Daughter	Farmer's daughter	Lancashire, Mellor
	Esther Hargreaves	14	Daughter	Farmer's daughter	Lancashire, Mellor
	Fred Hargreaves	1	Son		Lancashire, Mellor
	Ethel Hargreaves	6 mo	Daughter		Lancashire, Mellor
	Robert Hall	22	Servant	Farm servant	Yorkshire, Leeds
Middle Reaps	Thomas Richmond	45	Head	Farmer	Lancashire, Blackburn
	Lucy E Richmond	50	Wife		Lancashire, Liverpool
	Horace Richmond	17	Son	Farmer's son	Lancashire, Blackburn
	Mary Richmond	16	Daughter	Farmer's daughter	Lancashire, Blackburn
	Thomas Richmond	13	Son	Farmer's son	Lancashire, Blackburn
	William Ingham	37	Servant	Farm servant	Lancashire, Blackburn

### 1901 Census (RG13/Piece 3903/Folio 11/Page 13 1901)

Place	Name	Age	Relationship to head	Profession	Place of birth
Higher Reaps	Agnes Nuttall	43	Head	Charwoman	Lancashire, Thornley
	Jane Nuttall	19	Daughter	Drawer at a cotton mill	Lancashire, Longridge
	Henry Nuttall	14	Son	Cotton creeler	
	Peter Nuttall	12	Son		
	Alice Nuttall	10	Daughter		Lancashire, Mellor
	William Nuttall	7	Son		Lancashire, Mellor
Lower Reaps	Thomas Hargreaves	59	Head	Farmer	Lancashire, Witton
	Mary Hargreaves	45	Wife		Lancashire, Mellor
	Elizabeth Hargreaves	32	Daughter	Dressmaker	Lancashire, Mellor
	Esther Hargreaves	24	Daughter	Farmer's daughter	Lancashire, Mellor
	Fred Hargreaves	11	Son		Lancashire, Mellor
	Ethel Hargreaves	10	Daughter		Lancashire, Mellor

Place	Name	Age	Relationship to head	Profession	Place of birth
	Horace B Lain	20	Servant	Agricultural labourer	Norfolk, Rockland
	Agnes Long	18	Servant	General servant domestic	Lancashire, Stainton Dalton in Furness
Middle Reaps	Thomas Richmond	56	Head	Farmer	Lancashire, Blackburn
	Lucy E Richmnond	60	Wife		Lancashire, Liverpool
	Thomas Richmond	23	Son	Farmer's son and help	Lancashire, Blackburn
	Jane White	22	Servant	General servant domestic	Cumberland, Cleta Moor

**1911 Census** (RG14/Piece 25020 1911)

Place	Name	Age	Relationship to head	Profession	Place of birth
Farmer Lower Reaps, Mellor	Moses Walmsley	36	Head	Farmer	Lancashire, Thornley
	Esther Walmsley	34	Wife		Lancashire, Mellor
	Thomas Hargreaves Walmsley	7	Son	School	Lancashire, Mellor
	Harold Walmsley	5	Son	School	Lancashire, Mellor
	Henry Stuthart	27	Servant	Waggoner on farm	Yorkshire, Gisburn

## Appendix 2: Listed Building Information Summary

**List Entry Name:** LOWER REAPS FARMHOUSE (Historic England 2025)

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1362343

**Date first listed:** 13-Mar-1986

**Statutory Address:** LOWER REAPS FARMHOUSE

**County:** Lancashire

**District:** Ribble Valley (District Authority)

**Parish:** Mellor

**National Grid Reference:** SD 66119 30211

**Details:** Lower Reaps Farmhouse; House, probably c1600, altered. Slobbered rubble with eaves height raised in brick and roof replaced by asbestos sheets mid-20<sup>th</sup> century. Main part of façade has a six-pane sash with plain reveals on the ground floor, with a lean-to porch to its right covering a blocked mullioned window. On the first floor is a modern window with plain reveals. At the left, beyond a straight joint, is an addition which has two sashed windows with plain reveals on the ground floor and a modern window with plain reveals above. At the right of the façade is a one-bay cross-wing which has mullioned windows with hollow chamfer, outer chamfer, and hoods. The ground-floor one is of four lights, the first-floor of three lights. Chimney in line with straight joint. Chimney cap removed from cross-wing. Inside, the room to the left of the door has one exposed original chamfered beam.

## Appendix 3: Photograph Record Index

Project name:		Lower Reaps Farm, Whinney Lane, Mellor, Lancashire: Archaeological Building Recording			Film type:	Digital
Project Code:		G1629	Site Code:	LR25	Film No.:	1
Shot No.	Area	From	Description	Scale size	Initial/date	
01	External	NW	Barn, N external	2m	DWE23/04/2025	
02	External	N	Barn, N external, E side	2m	DWE23/04/2025	
03	External	N	Barn, N external, centre	2m	DWE23/04/2025	
04	External	NE	Barn, N external, W side	2m	DWE23/04/2025	
05	External	N	Barn, N external, W side	2m	DWE23/04/2025	
06	External	N	Barn, N external, W side, door	2m	DWE23/04/2025	
07	External	N	Barn, N external, W side, window	2m	DWE23/04/2025	
08	External	N	Barn, N external	2m	DWE23/04/2025	
09	External	NW	Barn, W external	2m	DWE23/04/2025	
10	External	NW	Barn, W external, centre	2m	DWE23/04/2025	
11	External	W	Barn, W external, N door and N window	2m	DWE23/04/2025	
12	External	W	Barn, W external, pitching window	-	DWE23/04/2025	
13	External	NW	Barn, W external, S side	10cm	DWE23/04/2025	
14	External	W	Barn, W external JL graffiti	10cm	DWE23/04/2025	
15	External	W	Barn, W external FH graffiti	2m	DWE23/04/2025	
16	External	S	Barn, S external	2m	DWE23/04/2025	
17	External	S	Barn, S external, W window	2m	DWE23/04/2025	
18 a+b	External	S	Barn, S external, W quoins and E quoins	2m	DWE23/04/2025	
19	External	S	Barn, S external, centre window	2m	DWE23/04/2025	
20	External	S	Barn, S external, E window	2m	DWE23/04/2025	
21	External	E	Barn, E external	2m	DWE23/04/2025	
22	External	E	Barn, E external, S end and door	2m	DWE23/04/2025	
23	External	E	Barn, E external, windows/doors	2m	DWE23/04/2025	
24	External	E	Barn, E external, blocked door	2m	DWE23/04/2025	
25	External	E	Barn, E external, N end	2m	DWE23/04/2025	
26	External	N	Outbuilding 1, N external	2m	DWE23/04/2025	
27	External	SW	Outbuilding 1, W external	2m	DWE23/04/2025	
28	External	W	Outbuilding 1, W external	2m	DWE23/04/2025	
29	External	W	Outbuilding 1, W external quoins	2m	DWE23/04/2025	
30	External	S	Outbuilding 1, S external	2m	DWE23/04/2025	
31	External	E	Outbuilding 1, E external	2m	DWE23/04/2025	
32	External	E	Outbuilding 1, E external, S door	2m	DWE23/04/2025	
33	External	E	Outbuilding 1, E external, S doorstep	2m	DWE23/04/2025	
34	External	E	Outbuilding 1, E external, N door	2m	DWE23/04/2025	
35	External	N	Outbuilding 2, N elevation	2m	DWE23/04/2025	
36	External	W	Outbuilding 2, W elevation	2m	DWE23/04/2025	
37	External	SW	Outbuilding 2, W elevation, centre	-	DWE23/04/2025	
38	External	W	Outbuilding 2, S elevation, window	2m	DWE23/04/2025	
39	External	SW	Outbuilding 2, S elevation, chimney	2m	DWE23/04/2025	
40	External	S	Outbuilding 2, S external	2m	DWE23/04/2025	
41	External	NE	Outbuilding 2, N and E external	2m	DWE23/04/2025	
42	External	NE	Outbuilding 2, E external	2m	DWE23/04/2025	
43	External	E	Outbuilding 2, E external, N side	2m	DWE23/04/2025	
44	External	E	Outbuilding 2, E external, centre	2m	DWE23/04/2025	
45	External	E	Outbuilding 2, E external, S side	2m	DWE23/04/2025	

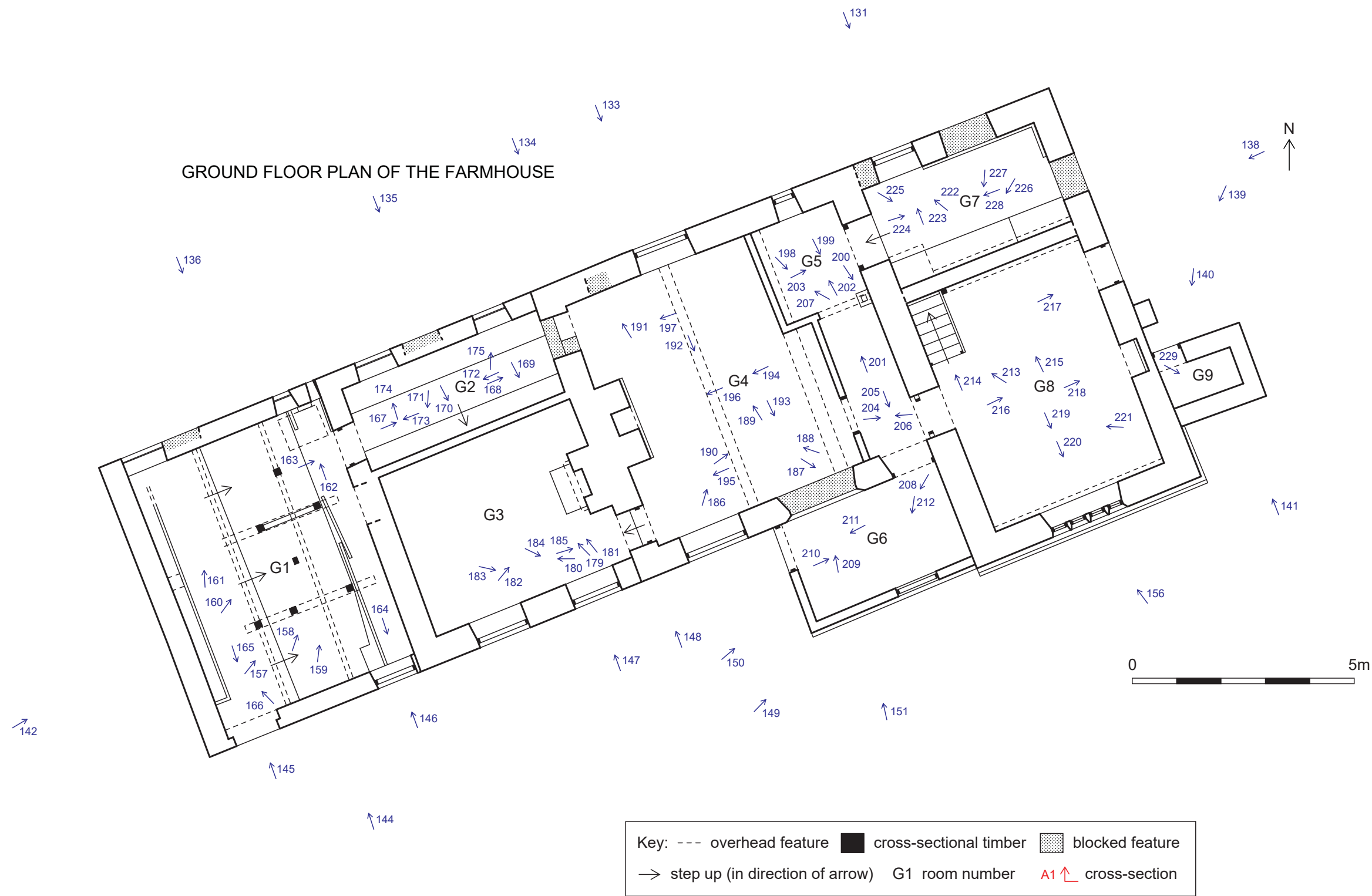
<b>Project name:</b>		Lower Reaps Farm, Whinney Lane, Mellor, Lancashire: Archaeological Building Recording			<b>Film type:</b>	Digital
<b>Project Code:</b>		G1629	<b>Site Code:</b>	LR25	<b>Film No.:</b>	1
<b>Shot No.</b>	<b>Area</b>	<b>From</b>	<b>Description</b>	<b>Scale size</b>	<b>Initial/date</b>	
46	Internal	N	Barn, G1, W Floor	2m	DWE23/04/2025	
47	Internal	SE	Barn, G1, concrete platform	1m	DWE23/04/2025	
48	Internal	NE	Barn, G1, W elevation	2m	DWE23/04/2025	
49	Internal	N	Barn, G1, S elevation, W side	2m	DWE23/04/2025	
50	Internal	N	Barn, G1, S elevation, E side	2m	DWE23/04/2025	
51	Internal	NW	Barn, G1, S elevation, E elevation	2m	DWE23/04/2025	
52	Internal	NE	Barn, G2, E side	-	DWE23/04/2025	
53	Internal	N	Barn, G2, W side	-	DWE23/04/2025	
54	Internal	NW	Barn, G2, W side	-	DWE23/04/2025	
55	Internal	SW	Barn, G3, N elevation	2m	DWE23/04/2025	
56	Internal	S	Barn, G3, N elevation, door to W	2m	DWE23/04/2025	
57	Internal	S	Barn, G3, N elevation, door to W	2m	DWE23/04/2025	
58	Internal	S	Barn, G3, N elevation, window to W	2m	DWE23/04/2025	
59	Internal	SE	Barn, G3, W side of porch	2m	DWE23/04/2025	
60	Internal	NE	Barn, G3, W side of porch	2m	DWE23/04/2025	
61	Internal	SW	Barn, G3, E side of porch	2m	DWE23/04/2025	
62	Internal	W	Barn, G3, E side of joint	2m	DWE23/04/2025	
63	Internal	E	Barn, G3, E side of joint	2m	DWE23/04/2025	
64	Internal	S	Barn, G3, E side	2m	DWE23/04/2025	
65	Internal	W	Barn, G3, E elevation	2m	DWE23/04/2025	
66	Internal	W	Barn, G3, E elevation, vent?	2m	DWE23/04/2025	
67	Internal	W	Barn, G3, door to S	2m	DWE23/04/2025	
68	Internal	N	Barn, G3, S elevation door	2m	DWE23/04/2025	
69	Internal	N	Barn, G3, S elevation W door	2m	DWE23/04/2025	
70	Internal	N	Barn, G3, S elevation W lintel	2m	DWE23/04/2025	
71	Internal	N	Barn, G3, S elevation, W windows and S	2m	DWE23/04/2025	
72	Internal	NW	Barn, G3, S elevation	2m	DWE23/04/2025	
73	Internal	N	Barn, G3, S elevation, boulder detail	2m	DWE23/04/2025	
74	Internal	E	Barn, G3, trusses	-	DWE23/04/2025	
75	Internal	W	Barn, G3, trusses	-	DWE23/04/2025	
76	Internal	E	Barn, G3, floor to SW	2m	DWE23/04/2025	
77	Internal	NE	Barn, G3, floor to SW	-	DWE23/04/2025	
78	Internal	E	Barn, G3, drain to W	20cm	DWE23/04/2025	
79	Internal	N	Barn, G3, roof base	-	DWE23/04/2025	
80	Internal	S	Barn, G3, N elevation boulder	2m	DWE23/04/2025	
81	Internal	E	Barn, G3, carpentry marks, E truss	-	DWE23/04/2025	
82	Internal	E	Barn, G3, carpentry marks, W centre	-	DWE23/04/2025	
83	Internal	E	Barn, G3, carpentry marks, W centre	2m	DWE23/04/2025	
84	Internal	E	Barn, G3, carpentry marks, W truss	2m	DWE23/04/2025	
85	Internal	E	Barn, G3, carpentry marks, W truss	2m	DWE23/04/2025	
86	Internal	E	Barn, G3, carpentry marks, W truss	2m	DWE23/04/2025	
87	Internal	E	Barn, G3, carpentry marks, W truss	2m	DWE23/04/2025	
88	Internal	SE	Barn, G4, trusses and stalls	2m	DWE23/04/2025	
89	Internal	W	Barn, G4, trusses and stalls	2m	DWE23/04/2025	
90	Internal	SW	Barn, G4, stalls	2m	DWE23/04/2025	
91	Internal	S	Barn, G4, stall detail	2m	DWE23/04/2025	
92	Internal	S	Barn, G4, N elevation windows	2m	DWE23/04/2025	

Project name:		Lower Reaps Farm, Whinney Lane, Mellor, Lancashire: Archaeological Building Recording			Film type:	Digital
Project Code:		G1629	Site Code:	LR25	Film No.:	1
Shot No.	Area	From	Description	Scale size	Initial/date	
93	Internal	S	Barn, G4, N elevation centre door	2m	DWE23/04/2025	
94	Internal	S	Barn, G4, N elevation, wagon door	2m	DWE23/04/2025	
95	Internal	W	Barn, G4, E elevation	2m	DWE23/04/2025	
96	Internal	SW	Barn, G4, E elevation, N window	2m	DWE23/04/2025	
97	Internal	W	Barn, G4, E elevation, upper window	-	DWE23/04/2025	
98	Internal	W	Barn, G4, E elevation, S door	2m	DWE23/04/2025	
99	Internal	NE	Barn, G4, S elevation	2m	DWE23/04/2025	
100	Internal	N	Barn, G4, S elevation, window	2m	DWE23/04/2025	
101	Internal	E	Barn, G4, W elevation	2m	DWE23/04/2025	
102	Internal	E	Barn, G4, W elevation, S door	2m	DWE23/04/2025	
103	Internal	SE	Barn, G4, W elevation, N window	2m	DWE23/04/2025	
104	Internal	E	Barn, G4, W elevation, upper window	2m	DWE23/04/2025	
105	Internal	SE	Barn, G4, plinth along N wall	2m	DWE23/04/2025	
106	Internal	SE	Barn, G4, plinth along N wall	2m	DWE23/04/2025	
107	External	NW	Barn, N elevation	2m	DWE23/04/2025	
108	External	N	Barn, N elevation, E side	2m	DWE23/04/2025	
109	External	N	Barn, N elevation, wagon door	2m	DWE23/04/2025	
110	External	NSW	Barn, N elevation, W side	2m	DWE23/04/2025	
111	Internal	SE	Outbuilding 1, stairs to E	2m	DWE23/04/2025	
112	Internal	W	Outbuilding 1, stairs to W	2m	DWE23/04/2025	
113	Internal	S	Outbuilding 1, timber stairs	2m	DWE23/04/2025	
114	Internal	NW	Outbuilding 1, truss	-	DWE23/04/2025	
115	Internal	W	Outbuilding 1, setts to SE	2m	DWE23/04/2025	
116	Internal	W	Outbuilding 1, E elevation, N door	2m	DWE23/04/2025	
117	Internal	NW	Outbuilding 1, E elevation, S door	2m	DWE23/04/2025	
118	Internal	NE	Outbuilding 2, G1, drain to E	1m	DWE23/04/2025	
119	Internal	SW	Outbuilding 2, G1, centre	-	DWE23/04/2025	
120	Internal	W	Outbuilding 2, G1, N elevation	2m	DWE23/04/2025	
121	Internal	N	Outbuilding 2, G1, E elevation	2m	DWE23/04/2025	
122	Internal	SE	Outbuilding 2, G1, S elevation	2m	DWE23/04/2025	
123	Internal	NE	Outbuilding 2, G2, drain to E	2m	DWE23/04/2025	
124	Internal	S	Outbuilding 2, G2, ceiling	-	DWE23/04/2025	
125	Internal	SW	Outbuilding 2, G2, N elevation	2m	DWE23/04/2025	
126	Internal	E	Outbuilding 2, G2, E elevation	2m	DWE23/04/2025	
127	Internal	E	Outbuilding 2, G2, W elevation	2m	DWE23/04/2025	
128	Internal	E	Outbuilding 2, G3, ceiling	-	DWE23/04/2025	
129	Internal	NE	Outbuilding 2, G3, W side	-	DWE23/04/2025	
130	External	N	House, N elevation	2m	DWE23/04/2025	
131	External	N	House, N elevation, E end	2m	DWE23/04/2025	
132	External	N	House, N elevation, E end, small window	2m	DWE23/04/2025	
133	External	N	House, N elevation, centre	2m	DWE23/04/2025	
134	External	N	House, N elevation, centre joint	2m	DWE23/04/2025	
135	External	N	House, N elevation, W centre	2m	DWE23/04/2025	
136	External	N	House, N elevation, W end	2m	DWE23/04/2025	
137	External	E	House, E elevation	2m	DWE23/04/2025	
138	External	E	House, E elevation, gable	2m	DWE23/04/2025	

Project name:		Lower Reaps Farm, Whinney Lane, Mellor, Lancashire: Archaeological Building Recording			Film type:	Digital
Project Code:		G1629	Site Code:	LR25	Film No.:	1
Shot No.	Area	From	Description	Scale size	Initial/date	
139	External	NE	House, E elevation, outshut	2m	DWE23/04/2025	
140	External	N	House, E elevation, outshut	2m	DWE23/04/2025	
141	External	S	House, S elevation, outshut	2m	DWE23/04/2025	
142	External	W	House, W elevation	2m	DWE23/04/2025	
143	External	W	House, W elevation, rebuild	-	DWE23/04/2025	
144	External	S	House, S elevation, W end	2m	DWE23/04/2025	
145	External	S	House, S elevation, W end, door	2m	DWE23/04/2025	
146	External	S	House, S elevation, W end, door	2m	DWE23/04/2025	
147	External	S	House, S elevation, centre	2m	DWE23/04/2025	
148	External	S	House, S elevation, centre join	2m	DWE23/04/2025	
149	External	SW	House, S elevation, centre outshut	2m	DWE23/04/2025	
150	External	W	House, S elevation, centre outshut	2m	DWE23/04/2025	
151	External	S	House, S elevation, centre outshut	2m	DWE23/04/2025	
152	External	W	House, S elevation, high small window	-	DWE23/04/2025	
153	External	S	House, S elevation, E end	2m	DWE23/04/2025	
154	External	S	House, S elevation, E end	2m	DWE23/04/2025	
155	External	S	House, S elevation, E end, 1 <sup>st</sup> floor window	-	DWE23/04/2025	
156	External	S	House, S elevation, G floor window	2m	DWE23/04/2025	
157	Internal	SW	House, G1, floor, E side	2m	DWE24/04/2025	
158	Internal	SW	House, G1, stalls	2m	DWE24/04/2025	
159	Internal	S	House, G1, S stall	2m	DWE24/04/2025	
160	Internal	SW	House, G1, ceiling	-	DWE24/04/2025	
161	Internal	S	House, G1, N elevation, W side	2m	DWE24/04/2025	
162	Internal	S	House, G1, N elevation, E side	2m	DWE24/04/2025	
163	Internal	W	House, G1, E elevation, door	2m	DWE24/04/2025	
164	Internal	N	House, G1, S elevation, E door	2m	DWE24/04/2025	
165	Internal	N	House, G1, S elevation, W door	2m	DWE24/04/2025	
166	Internal	SE	House, G1, channel in floor	2m	DWE24/04/2025	
167	Internal	W	House, G2, general	2m	DWE24/04/2025	
168	Internal	W	House, G2, E elevation	2m	DWE24/04/2025	
169	Internal	N	House, G2, S elevation graffiti	10cm	DWE24/04/2025	
170	Internal	N	House, G2, S elevation graffiti	10cm	DWE24/04/2025	
171	Internal	NE	House, G2, S elevation tool board	2m	DWE24/04/2025	
172	Internal	E	House, G2, general	2m	DWE24/04/2025	
173	Internal	E	House, G2, W elevation	2m	DWE24/04/2025	
174	Internal	SW	House, G2, N elevation, W window	2m	DWE24/04/2025	
175	Internal	S	House, G2, N elevation, E window	2m	DWE24/04/2025	
176	Internal	NE	House, F1, roof	-	DWE24/04/2025	
177	Internal	NE	House, F1, S elevation	-	DWE24/04/2025	
178	Internal	NE	House, F1, W elevation	-	DWE24/04/2025	
179	Internal	SE	House, G3, floor	-	DWE24/04/2025	
180	Internal	E	House, G3, W elevation	-	DWE24/04/2025	
181	Internal	SE	House, G3, N elevation	-	DWE24/04/2025	
182	Internal	W	House, G3, E elevation	-	DWE24/04/2025	
183	Internal	NW	House, G3, S elevation	2m	DWE24/04/2025	
184	Internal	NW	House, G3, S elevation, E window	2m	DWE24/04/2025	
185	Internal	W	House, G3, S elevation, E door	2m	DWE24/04/2025	
186	Internal	SW	House, G4, beams	-	DWE24/04/2025	
187	Internal	NW	House, G4, stop chamber	10cm	DWE24/04/2025	

<b>Project name:</b>		Lower Reaps Farm, Whinney Lane, Mellor, Lancashire: Archaeological Building Recording			<b>Film type:</b>	Digital
<b>Project Code:</b>		G1629	<b>Site Code:</b>	LR25	<b>Film No.:</b>	1
Shot No.	Area	From	Description	Scale size	Initial/date	
188	Internal	SE	House, G4, beam to W	-	DWE24/04/2025	
189	Internal	S	House, G4, N elevation	2m	DWE24/04/2025	
190	Internal	W	House, G4, E elevation	2m	DWE24/04/2025	
191	Internal	S	House, G4, N elevation, blocked area	2m	DWE24/04/2025	
192	Internal	N	House, G4, S elevation	2m	DWE24/04/2025	
193	Internal	N	House, G4, S elevation, graffiti	2m	DWE24/04/2025	
194	Internal	E	House, G4, W elevation	2m	DWE24/04/2025	
195	Internal	E	House, G4, W elevation, door to S	2m	DWE24/04/2025	
196	Internal	E	House, G4, W elevation, fireplace	2m	DWE24/04/2025	
197	Internal	E	House, G4, W elevation, alcove to N	2m	DWE24/04/2025	
198	Internal	NW	House, G5, dividing door	2m	DWE24/04/2025	
199	Internal	N	House, G5, dividing door	2m	DWE24/04/2025	
200	Internal	N	House, G5, dividing door, pad	10cm	DWE24/04/2025	
201	Internal	S	House, G5, dividing door, pad	2m	DWE24/04/2025	
202	Internal	S	House, G5, N elevation	2m	DWE24/04/2025	
203	Internal	W	House, G5, E elevation, N door	2m	DWE24/04/2025	
204	Internal	W	House, G5, E elevation, S door	2m	DWE24/04/2025	
205	Internal	N	House, G5, S elevation	2m	DWE24/04/2025	
206	Internal	E	House, G5, W elevation, door	2m	DWE24/04/2025	
207	Internal	E	House, G5, W elevation, beam	2m	DWE24/04/2025	
208	Internal	NE	House, G6, purlin	-	DWE24/04/2025	
209	Internal	SW	House, G6, N elevation, alcove	2m	DWE24/04/2025	
210	Internal	W	House, G6, E elevation	2m	DWE24/04/2025	
211	Internal	E	House, G6, W elevation	2m	DWE24/04/2025	
212	Internal	NE	House, G6, S elevation	1m	DWE24/04/2025	
213	Internal	SE	House, G8, stairs	2m	DWE24/04/2025	
214	Internal	E	House, G8, stairs	2m	DWE24/04/2025	
215	Internal	E	House, G8, N elevation	2m	DWE24/04/2025	
216	Internal	W	House, G8, E elevation	2m	DWE24/04/2025	
217	Internal	W	House, G8, E elevation, door	2m	DWE24/04/2025	
218	Internal	W	House, G8, E elevation, boulder	2m	DWE24/04/2025	
219	Internal	N	House, G8, S elevation	2m	DWE24/04/2025	
220	Internal	N	House, G8, S elevation, window	2m	DWE24/04/2025	
221	Internal	E	House, G8, W elevation	2m	DWE24/04/2025	
222	Internal	SE	House, G7, N elevation, window	2m	DWE24/04/2025	
223	Internal	S	House, G7, N elevation, window	2m	DWE24/04/2025	
224	Internal	W	House, G7, E elevation	2m	DWE24/04/2025	
225	Internal	NW	House, G7, S elevation, benches	2m	DWE24/04/2025	
226	Internal	NE	House, G7, S elevation, benches	2m	DWE24/04/2025	
227	Internal	NE	House, G7, S elevation, benches	2m	DWE24/04/2025	
228	Internal	E	House, G7, W elevation	2m	DWE24/04/2025	
229	Internal	NW	House, G9, general	2m	DWE24/04/2025	
230	Internal	SE	House, F2, floor	2m	DWE24/04/2025	
231	Internal	SW	House, F2, N elevation, window	2m	DWE24/04/2025	
232	Internal	W	House, F2, E elevation	2m	DWE24/04/2025	
233	Internal	E	House, F2, W elevation	2m	DWE24/04/2025	
234	Internal	NE	House, F3, beam	-	DWE24/04/2025	
235	Internal	SW	House, F3, N elevation	2m	DWE24/04/2025	
236	Internal	S	House, F3, N elevation, door	2m	DWE24/04/2025	

<b>Project name:</b>		Lower Reaps Farm, Whinney Lane, Mellor, Lancashire: Archaeological Building Recording			<b>Film type:</b>	Digital
<b>Project Code:</b>		G1629	<b>Site Code:</b>	LR25	<b>Film No.:</b>	1
<b>Shot No.</b>	<b>Area</b>	<b>From</b>	<b>Description</b>	<b>Scale size</b>	<b>Initial/date</b>	
237	Internal	W	House, F3, E elevation	2m	DWE24/04/2025	
238	Internal	W	House, F3, E elevation, fireplace	2m	DWE24/04/2025	
239	Internal	W	House, F3, E elevation, fireplace	2m	DWE24/04/2025	
240	Internal	N	House, F3, S elevation, window	2m	DWE24/04/2025	
241	Internal	SW	House, F4, N elevation	2m	DWE24/04/2025	
242	Internal	W	House, F4, E elevation, door	2m	DWE24/04/2025	
243	Internal	E	House, F4, floor	2m	DWE24/04/2025	
244	Internal	W	House, F4, sawn off bases, E door	10cm	DWE24/04/2025	
245	Internal	N	House, F4, S elevation	2m	DWE24/04/2025	
246	Internal	NE	House, F4, W elevation	2m	DWE24/04/2025	
247	Internal	SW	House, F5, N elevation	2m	DWE24/04/2025	
248	Internal	S	House, F5, N elevation, door	2m	DWE24/04/2025	
249	Internal	NW	House, F5, E elevation	2m	DWE24/04/2025	
250	Internal	N	House, F5, S elevation	2m	DWE24/04/2025	
251	Internal	S	House, F6, N elevation	2m	DWE24/04/2025	
252	Internal	N	House, F6, skylight	-	DWE24/04/2025	
253	Internal	N	House, F6, stairs to S	2m	DWE24/04/2025	
254	Internal	NW	House, F6, doors to E and S	2m	DWE24/04/2025	
255	Internal	SE	House, F6, door to W	2m	DWE24/04/2025	
256	Internal	SE	House, F7, N and W sides	2m	DWE24/04/2025	
257	Internal	NW	House, F7, E elevation	2m	DWE24/04/2025	
258	Internal	S	House, F8, N elevation	2m	DWE24/04/2025	
259	Internal	W	House, F8, E window	2m	DWE24/04/2025	
260	Internal	N	House, F8, S elevation	2m	DWE24/04/2025	
261	Internal	N	House, F8, S window	2m	DWE24/04/2025	
262	Internal	SW	W attic, roof	-	DWE24/04/2025	
263	Internal	W	W attic, roof	2m	DWE24/04/2025	
264	Internal	NE	E attic, roof to S	-	DWE24/04/2025	
265	Internal	E	E attic, stud wall to N	-	DWE24/04/2025	
266	Internal	NE	E attic, early purlin	-	DWE24/04/2025	
267	Internal	NW	Room F8,	1m	DWE24/04/2025	
268	Internal	W	Door between F3 and F4	2m	DWE24/04/2025	



**Figure 16: Ground floor plan of The Farmhouse, showing the location and direction of photographs taken**

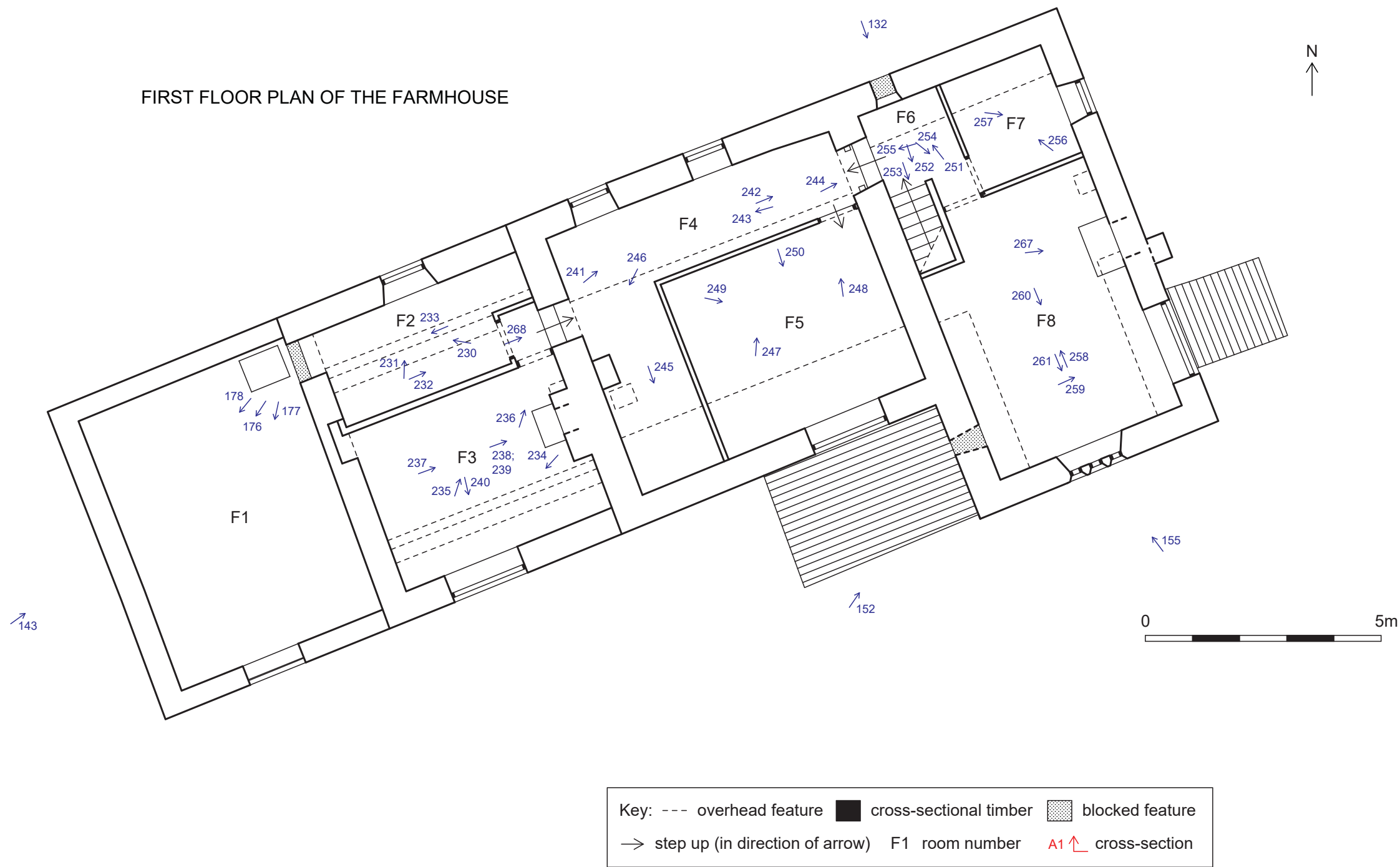
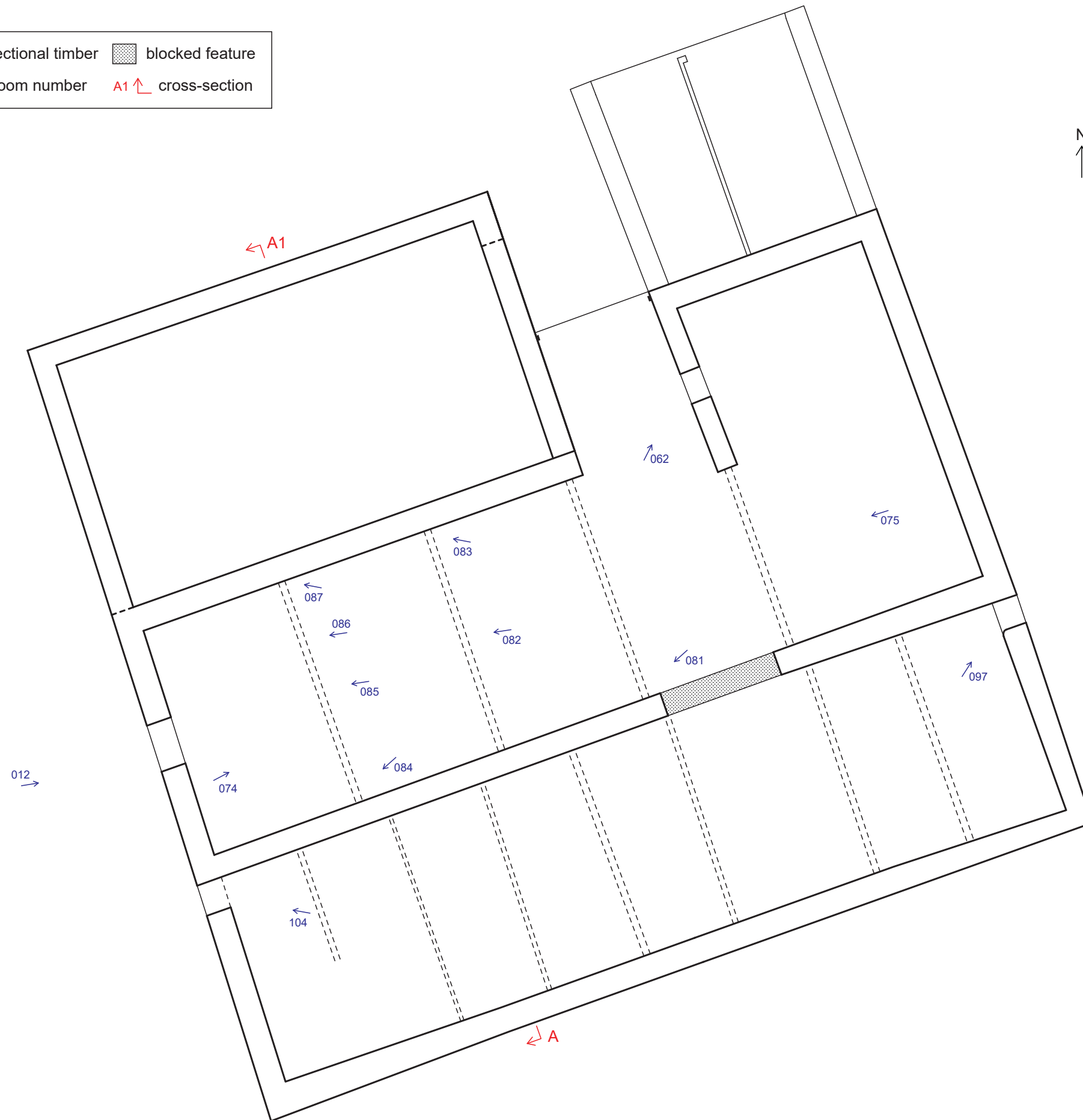


Figure 17: First floor plan of The Farmhouse, showing the location and direction of photographs taken



Key: --- overhead feature    ■ cross-sectional timber    ▨ blocked feature  
→ step up (in direction of arrow)    F1 room number    A1 ↗ cross-section

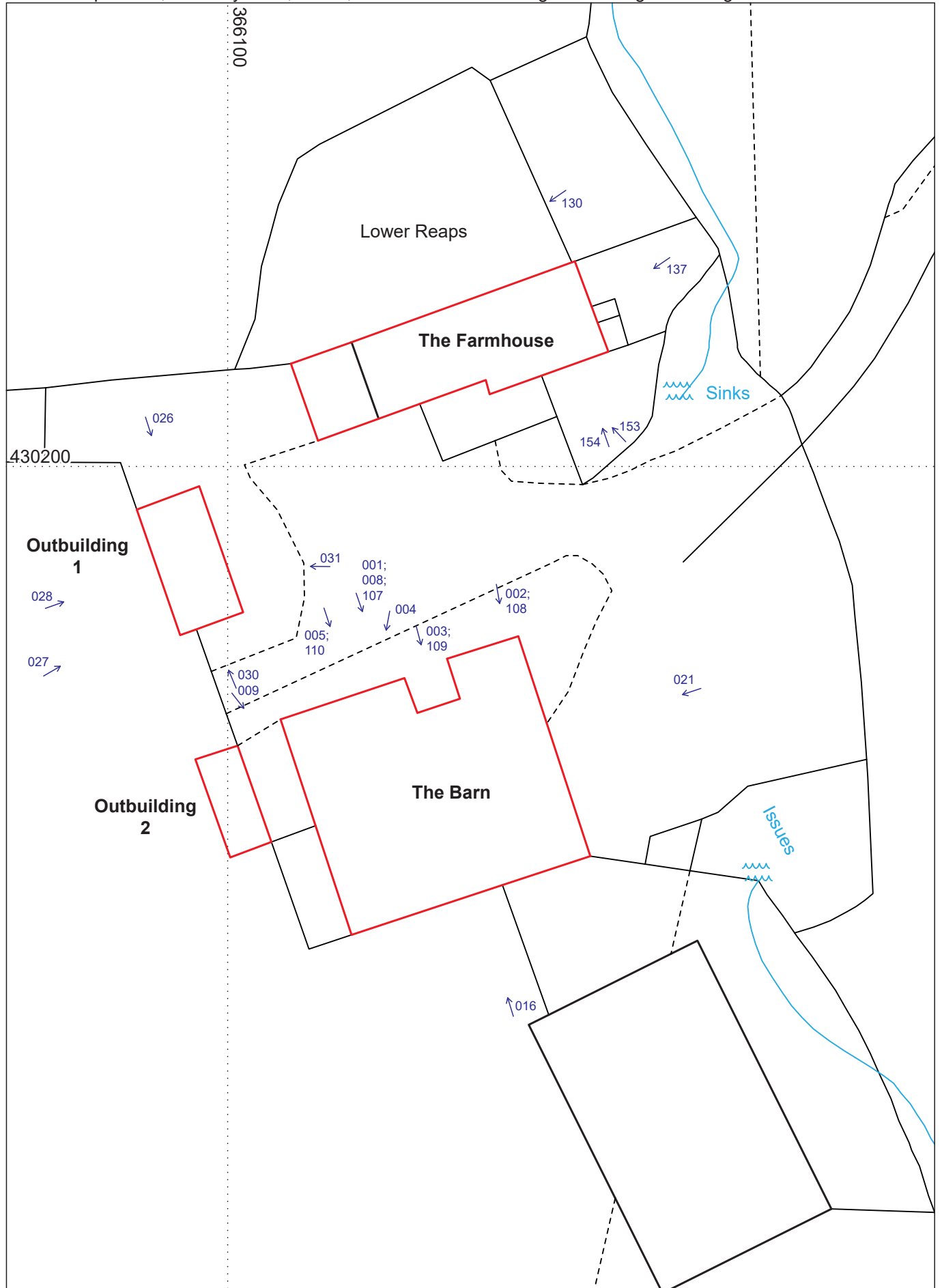
FIRST FLOOR PLAN  
OF THE BARN



0 5m

N ↑

Figure 19: First floor plan of The Barn, showing the location and direction of photographs taken

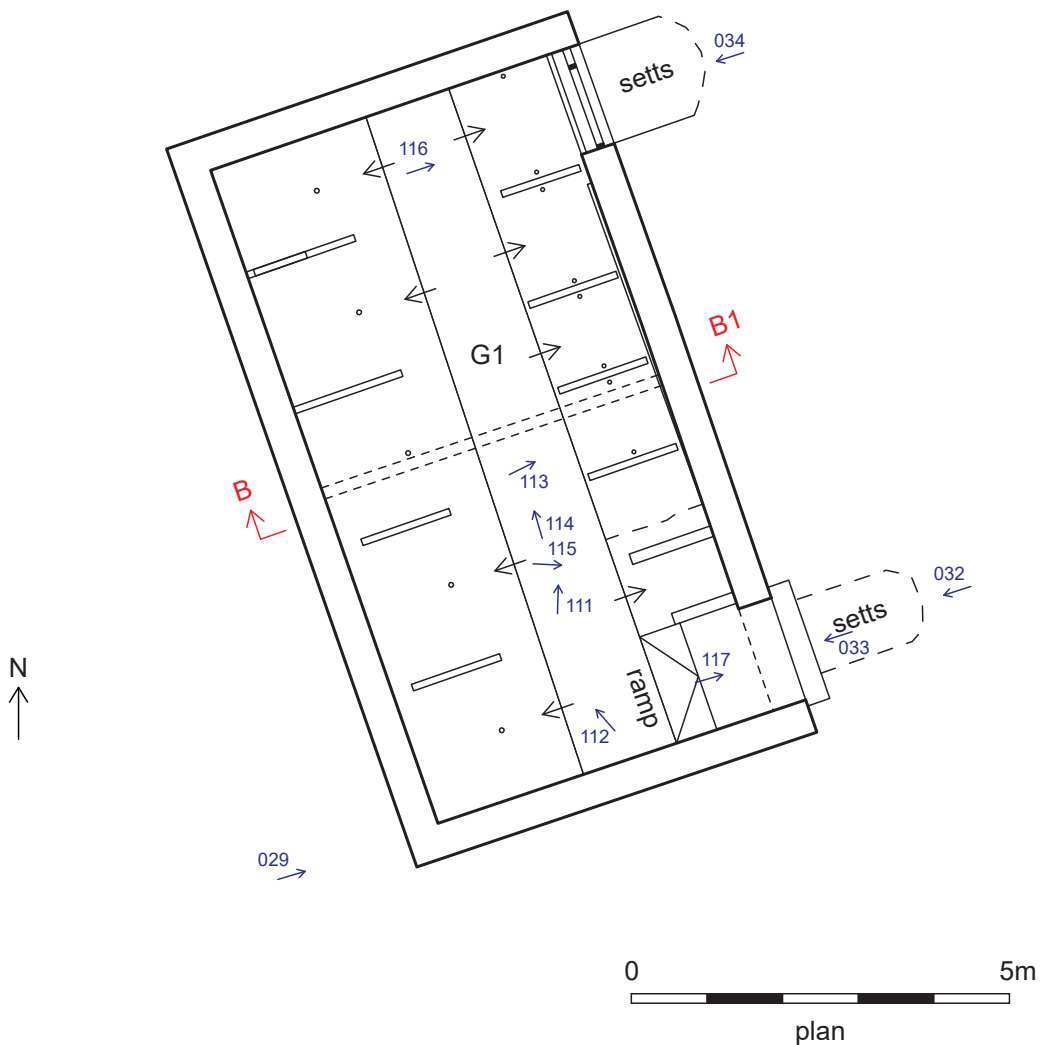


Client: BD Structures Ltd

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**Figure 20: Site location plan, showing the location and direction of photographs taken**

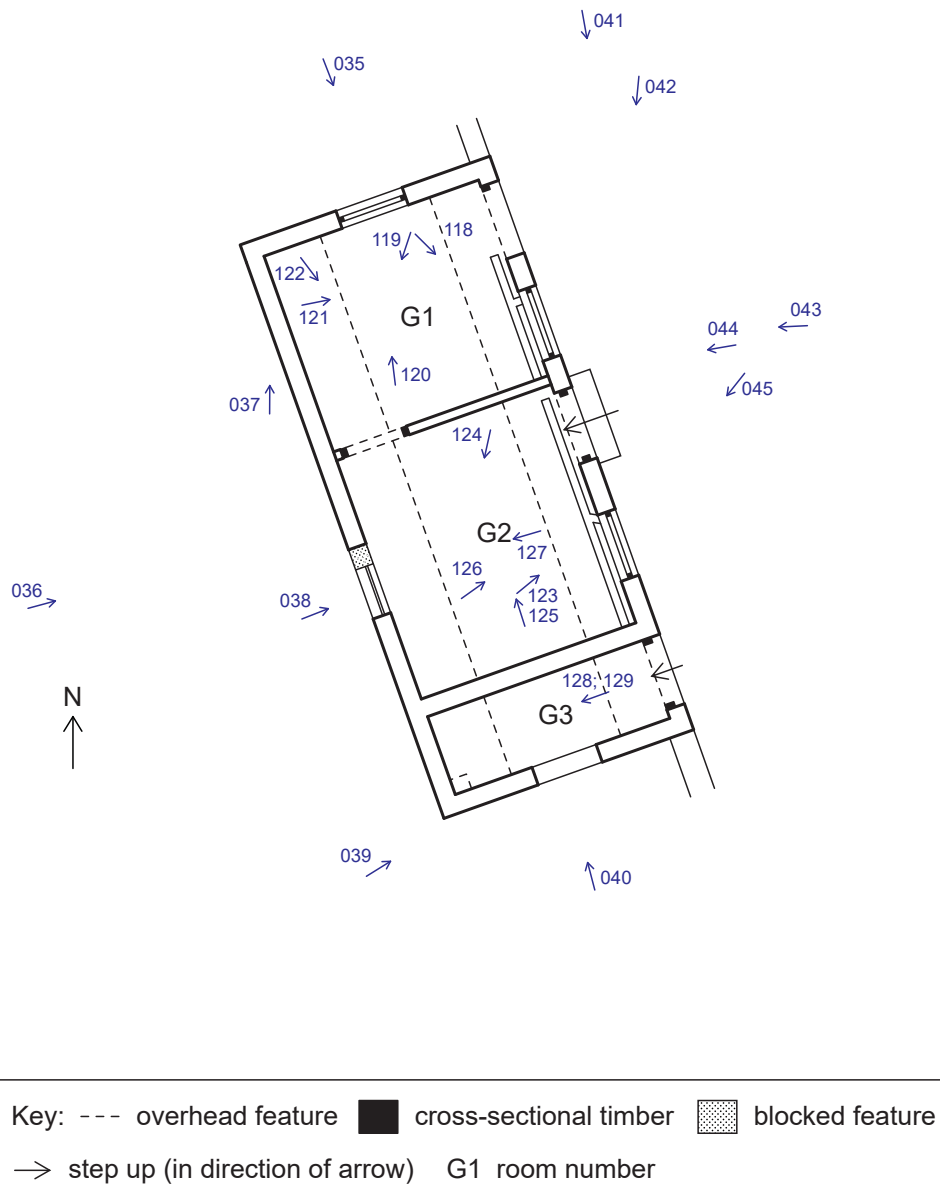
GROUND FLOOR PLAN OF OUTBUILDING 1



Key: --- overhead feature    ■ cross-sectional timber    ▨ cross-sectional wall  
 → step up (in direction of arrow)    G1 room number    B1 ↗ cross-section

Figure 21: Ground floor plan of Outbuilding 1, showing the location and direction of photographs taken

GROUND FLOOR PLAN OF OUTBUILDING 2



## Appendix 4: Archive Index

<b>Project name:</b>	Lower Reaps Farm, Whinney Lane, Mellor, Lancashire: Archaeological Building Recording		
<b>Project Code:</b>	G1629	<b>Site Code:</b>	LR25
<b>Description</b>	<b>Material</b>	<b>Size</b>	<b>Quantity</b>
Report	Paper	A4 and A3, comb-bound	66 pages, double-sided
Fabric record sheet	Paper	A4	3 sheets, double-sided
Elevation record sheet	Paper	A4	8 sheets, double-sided
Room description record sheet	Paper	A4	113 sheets, double-sided
Photo record sheet	Paper	A4	3 sheets, double-sided
Miscellaneous working drawings	Paper	A3	13 sheet, single sided
Drawings	Drafting film	Non-format	1 sheet, single sided
Digital archive index	Paper	A4	1 sheet, single-sided
Digital archive	DVD	-	1