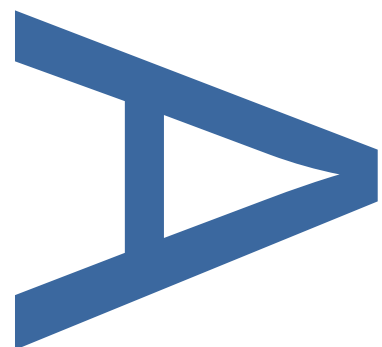
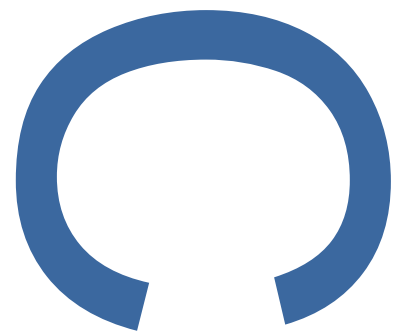


**HISTORIC BUILDING RECORDING  
OF FELLS FARM,  
WIGGLESWORTH ROAD,  
SLAIDBURN,  
LANCASHIRE  
BD23 4SY**



**PCA REPORT NO: R18349**

**MARCH 2026**

**PRE-CONSTRUCT ARCHAEOLOGY**

**Historic Building Recording of Fells Farm, Wigglesworth Road, Slaidburn,  
Lancashire, BD23 4SY**

**Report compiled by** Charlotte Matthews and Stuart Stokes

**Site Code:** SFF26

**Planning Ref:** 3/2025/0750

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**March 2026**

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**PCA Report No. R18349**

**DOCUMENT VERIFICATION**

**Site Name**

Fells Farm,  
Wigglesworth Road,  
Slaidburn,  
Lancashire,  
BD23 4SY

**Type of project**

Historic Building Recording

**Quality Control**

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## 1 NON-TECHNICAL SUMMARY

- 1.1.1 Pre-Construct Archaeology Limited was commissioned by Tom Pope to undertake a Level 2/3 historic building recording of Fells Farm, Slaidburn, Lancashire, BD23 4SY. The buildings are not listed, the site is not located within a conservation area, and the buildings are not included in the Lancashire Historic Record.
- 1.1.2 A planning application (3/2025/0750) has been submitted to Ribble Valley Borough Council for '*Proposed demolition of existing dwelling house and conversion of attached barn to create replacement dwelling house (self build) with single storey extension on original footprint*'. Peter Iles, Planning Officer (Archaeology), Historic Environment Team at Lancashire County Council, recommended that a record of the building should be made prior to conversion.
- 1.1.3 The historic building recording has shown that Fells Farm comprises a two-storey combination (multi-purpose) barn (Building A) constructed in coursed local sandstone rubble (small field-gathered pieces to larger squared blocks) with roughly dressed quoins to the principal corners and some openings. Building A is divided into four bays. Bays 1 to 3 occupy the western three quarters of the barn, which is divided by a stone wall from Bay 4. Bay 4 was heated by a fireplace in its west wall suggesting it was originally used as a farmhouse, while Bays 1 to 3 were used as a barn.
- 1.1.4 Bays 1 to 3 are divided by two roof trusses which are situated on each side of Bay 2 with the porched cart entrance to the south and the wagon entrance to the north. Each truss comprises a tie beam, two queen posts, two principal rafters, two struts, a collar and a collar post. Iron bolts secure the joints. The iron bolts, ridge beam and queen post trusses with collars and collar posts are 19<sup>th</sup> century in appearance. Building A is depicted on the 1843 Tithe map.
- 1.1.5 The western bay (Bay 1) of Building A has a cobbled stone floor and may have originally been used as the shippin (cattle shed) with a hay loft above. The western pedestrian doorway in the front (south) elevation is original and has monolithic jambs and a single stone lintel. A wide opening in the western elevation was for the cattle. The hayloft has original openings (now with concrete lintels) in the south and north elevations and a blocked opening in the west elevation.
- 1.1.6 The central bay (Bay 2) of Building A was possibly used for threshing because it had a large porched south entrance and a large north entrance opposite each other. These entrances were clearly used for cart access.
- 1.1.7 The eastern bay (Bay 1) of Building A like the central bay was open to the roof and was probably used for storage. An opening in the east wall of Bay 3 enabled access via a ladder to the first floor above Bay 4. Apart from ladder access via openings there was no staircase access to this area.
- 1.1.8 Bay 4 of Building A was used as a farmhouse, which comprised a single large ground floor room. It was heated by a fireplace in its west wall and was lit by two small openings: one in its south wall and another in its north wall. It has an original pedestrian entrance (front door) in its south wall with monolithic jambs and a single stone lintel like that at the west end of the south elevation of Building A.
- 1.1.9 The east elevation of Building A incorporates what appears to be the stone west wall of an earlier building that extended to the east. It had a stone pitched roof. Maps depict the footprint of one bay of a building extending to the east; however, it is probable that this building once extended further as a building built with one bay is not likely.
- 1.1.10 Further walls were recorded to the north-east of Building A. These walls are also depicted on the 1843 Tithe map and formed the north walls of buildings on the 1847/50 and 1893/94 maps. Between 1843 and 1893/94, a stone single storey outshot extension was added to the east end of the north wall of Building A.
- 1.1.11 In the 1980s a timber cabin style dwelling was added to the site to the north-east of Building A.

## 2 INTRODUCTION

### 2.1 Background

2.1.1 Pre-Construct Archaeology Limited was commissioned by Tom Pope to undertake a Level 2/3 historic building recording of the farm buildings at Fells Farm, Wigglesworth Road, Slaidburn, Lancashire, BD23 4SY. The buildings are not listed, the site is not located within a conservation area and the buildings are not included in the Lancashire Historic Record.

2.1.2 A planning application (3/2025/0750) has been submitted to Ribble Valley Borough Council for '*Proposed demolition of existing dwelling house and conversion of attached barn to create replacement dwelling house (self build) with single storey extension on original footprint*'.

2.1.3 Peter Iles, Planning Officer (Archaeology), Historic Environment Team at Lancashire County Council, commented on the application on 24 October 2025 as follows:

*Thank you for your consultation on the above application. As noted in the heritage statement (Zara Moon Architects 2025) the farmstead is noted on the OS 1:10,560 mapping of 1850 (sheet Yorkshire 165, surveyed 1847) and the 1894 1:2,500 mapping (sheet Yorkshire 165.03, surveyed 1893). The later, more detailed mapping indicates that the main barn is flanked to the east by other structures, one of which is said to be a two-storey cottage. The photographs and text within the statement indicate that the cottage was effectively abandoned in 1972 and has been demolished, although traces of plaster are still present on the gable end to mark its former location.*

*The period 1750-1880 has been recognised as the most important period of farm building development in England. The Council for British Archaeology's 'An Archaeological Research Framework for North West England: Volume 2, Research Agenda and Strategy' has indicated that "there is an urgent need for all local authorities to ensure that farm buildings undergoing adaptation are at least considered for recording" (p. 140) so that "a regional database of farm buildings can be derived and variations across the region examined" (ibid.).*

*Consequently, should the Local Planning Authority be minded to grant planning permission to this or any other scheme, we would recommend that a record of the building be made prior to conversion. This work can be secured by means of a planning condition and the following wording is suggested:*

**Condition:** *No development, site clearance/preparation, or demolitions shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should comprise the creation of a record of the building to Level 2-3 as set out in 'Understanding Historic Buildings' (Historic England 2016). It should include a full description of the building, inside and out, a drawn plan, elevations and at least one section (which may be derived from checked and corrected architect's drawings), and a full photographic coverage, inside and out. The record should also include a rapid desk-based assessment, putting the building and its features into context. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists ([www.archaeologists.net](http://www.archaeologists.net)). A digital copy of the report and the photographs shall be placed in the Lancashire Historic Environment Record prior to the dwelling consented being first occupied.*

**Reason:** *To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.*

**Note:** *Relevant archaeological standards and lists of potential contractors can be found on the ClfA web pages: <http://www.archaeologists.net> and the BAJR Directory:*

<http://www.bajr.org/whoseWho/>. 'Understanding Historic Buildings' can be accessed online at <https://historicengland.org.uk/imagesbooks/publications/understanding-historic-buildings/>.

*This is in accordance with National Planning Policy Framework (MoHCLG 2024) paragraph 218: "Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible [Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository]"*.

*Please note that the above comments have been made without the benefit of a site visit.*

- 2.1.4 Following the submission of a Written Scheme of Investigation for the Historic Building Recording (Pre-Construct Archaeology, 2026), Peter Iles wrote on 30<sup>th</sup> January 2026 as follows:

*Thank you for your reconsultation on the above application. The supplied written scheme of investigation (Pre-Construct Archaeology Ltd) appears appropriate for the recording that we recommended in our letter of October 2025. We can, therefore, state that (if preferred by yourselves or the applicants) instead of the previously suggested planning condition, that any consent can be made conditional upon the undertaking of the works set out in this written scheme of investigation and the subsequent submission of a satisfactory report.*

The historic building recording was completed in accordance with a Written Scheme of Investigation (PCA, 2026) approved by Lancashire County Council Archaeology Section. The recording was also completed in accordance with a Level 2 survey as set out in Historic England (2015) *Management of Research Projects in the Historic Environment* and Historic England (2016) *Understanding Historic Buildings: A Guide to Good Recording Practice*.

## 2.2 Site Location and Description

- 2.2.1 Fells Farm (near Stephen Moor Lodge), Wigglesworth Road, Slaidburn, Ribbles Valley, Lancashire (Parish: Gisburn Forest and Slaidburn) is located in the Tosside area, off the B6478 running between Tosside and Slaidburn (**Figures 1 and 2**). Access is via a private country lane that finishes at the barn. The exact location is Ordnance Survey National Grid Reference SD 75653 53587.
- 2.2.2 Fells Farm occupies an isolated position within enclosed pasture to the north-east of Slaidburn. The site lies within a landscape of irregular fields, historic trackways and former sandstone quarry workings.
- 2.2.3 The farmstead is orientated broadly west east and is visually prominent within its immediate rural setting.
- 2.2.4 Fells Farm is included in the Lancashire HER (Historic Environment Record) as a record type: Monument (HER no. PRN45034 - MLA41619). It is described as follows in the HER:

### *Farmstead, pre-1850*

*Fells Farm is shown on the OS 1:10,560 map of 1850 (surveyed 1847; **Figure 5**), as well as the current OS mapping (**Figure 2**). A well and water trough are also noted on the 1850 map (**Figure 5**). More detail is shown on the 1894 1:2,500 OS sheet (surveyed 1893; **Figure 6**), showing a structure with porch to the left and three additional structures to the right. The well and trough are no longer shown/annotated. A heritage statement accompanying an application to convert the barn to a dwelling states that the original barn was flanked to the east by a small two-storey cottage, but it implies that the cottage was abandoned for a caravan in 1972 and subsequently became derelict and was demolished/cleared away.*

- 2.2.5 The site currently comprises a rectangular sandstone farm building (Building A on **Figure 9; Plates 1 to 4**), with a modern 20<sup>th</sup> century timber dwelling to the northeast (**Plates 7 to 10**).

### **3 PLANNING BACKGROUND**

#### **3.1 Introduction**

3.1.1 National legislation and guidance relating to the protection of historic buildings and structures within planning regulations is defined by the provisions of the Town and Country Planning Act 1990. In addition, local planning authorities are responsible for the protection of the historic environment within the planning system and policies for the historic environment are included in relevant regional and local plans.

#### **3.2 Legislation and Planning Guidance**

3.2.1 Statutory protection for historically important buildings and structures is derived from the Planning (Listed and Conservation Areas) Act 1990. Guidance on the approach of the planning authorities to development and historic buildings, conservation areas, historic parks and gardens and other elements of the historic environment is provided by the National Planning Policy Framework (NPPF), recently revised in 2023.

3.2.2 The requirement for archaeological work is in accordance with NPPF Paragraph 211: which states that: *Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

## 4 METHODOLOGY

### 4.1 Aims and Objectives

4.1.1 The project was undertaken in advance of a proposed development that will involve the conversion of the barn, the demolition of the current dwelling and the construction of an extension within the original footprint.

4.1.2 The aim of the historic building recording as set out in the Written Scheme of Investigation (PCA, 2026) was to provide a record of both the barn prior to its conversion and of the current dwelling prior to its demolition, on the advice of the Lancashire County Council Archaeology Section. This record is to be broadly in accordance with that defined by Historic England's Level 2/3. The aim is to provide a better understanding of the farm buildings, to compile a lasting record, to analyse and to disseminate the results.

4.1.3 Specific research objectives were to be addressed by the project. These were formulated with reference to an existing archaeological research framework: *The North West England Regional Research Framework for the Historic Environment* (<https://researchframeworks.org/nwrf/>), which highlights the importance of research as a vital element of development-led archaeological work. It sets out key research priorities for all periods of the past allowing commercial contractors to demonstrate how their fieldwork relates to wider regional and national priorities for the study of archaeology and the historic environment. The aim of NWRRF is to ensure that all fieldwork is conducted in a secure research context and that commercial contractors ensure that their investigations ask the right questions.

4.1.4 In addition to the above, the Council for British Archaeology have indicated that '*there is an urgent need for local authorities to ensure that farm buildings undergoing adaptation are at least considered for recording*', so that a '*regional database of farm buildings can be derived and variations across the region examined*' (Council for British Archaeology, An Archaeological Research Framework for North West England: Volume 2, Research Agenda and Strategy)

4.1.5 Specific research objectives of the project were:

- to provide a permanent record of the standing buildings of historical and archaeological interest at the site.
- to provide an appropriate level of analysis of the complex, supported by an appropriate degree of background research.
- to establish, where possible from the work described above, a more precise date of origin for the complex.

### 4.2 On-Site Recording

4.2.1 The on-site building recording was carried out on 21<sup>st</sup> January 2026. A photographic survey comprising high resolution digital images was undertaken. A selection of these photographs (**Plates 1 to 47**) has been included in this report, and **Figures 8 to 10** show the location and direction of these plates.

4.2.2 The historic building recording was carried out in accordance with a Level 2/3 survey as defined by Historic England (2016) *Understanding Historic Buildings: A Guide to Good Recording Practice*. This involved a full photographic record, accompanied by a drawn record and descriptive account.

### 4.3 Project Archive

4.3.1 The site archive includes all project records produced by the project, have been prepared in accordance with the Chartered Institute of Archaeologists '*Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives*' (CIfA 2020b). On completion of the project PCA will arrange for the archive to be deposited in accordance with Lancashire County Council Archaeology Section

procedures.

4.3.2 This report will be submitted to the Client and Lancashire County Council Archaeology Section.

4.3.3 The archive is currently held in Pre-Construct Archaeology's Durham Office under the site code (SFF26). The archive (copies of the report, photographs and photo register etc.) is entirely digital and will be lodged with the Archaeological Data Service. A copy of the report will be submitted to the Client, the Lancashire County Council and the Lancashire Historic Environment Record (LHER).

#### 4.4 **Guidance**

4.4.1 All works were undertaken in accordance with standards set out in:

*CIfA 2020a Standard and guidance for the archaeological investigation and recording of standing buildings or structures* Chartered Institute for Archaeologists

*CIfA 2020b Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives* Chartered Institute for Archaeologists

Historic England (2016) *Understanding Historic Buildings: A Guide to Good Recording Practice*

## 5 HISTORICAL BACKGROUND

- 5.1.1 The Environs of Gargreave, Gisburn and Slaidburn map by Thomas Jeffreys of 1772 (**Figure 3**) 'Steenmoor' presumably an early spelling of Stephen Morr Lodge (**Figure 2**). Although Fells Farm is not shown, this may be because the map lacks enough detail.
- 5.1.2 The 1843 Tithe map (**Figure 4**) shows that 'Fell's' was located in Plot 363, which is described in the apportionment as 'Fells House Barn & fold' owned and occupied by William Simpson Junior. William Simpson Junior also owned and occupied Plots 357 to 364. These plots are described as Calf House Meadow (Plot 357), Calf House field (pasture) (Plot 358), Moss meadow (Plot 359), Backfield (pasture) (Plot 360), Stone Delph Field and nursery field (pasture) (Plot 361), Fell meadow (Plot 362) and Bron (pasture) (Plot 364). William Simpson Junior also occupied Plots 345 to 356 to the north, which were owned by William Simpson Senior. Plot 347 was described as Stephen Morr Lodge – House Barn and Garden. The other plots were either meadow (Plots 345 and 346), pasture (Plots 348, 349, 353 to 356) or arable (Plots 351 and 352). The pasture at Plot 348 is described as 'Calf Parrock', while Plot 350 is described as 'Barn and Fold'. An *ex situ* 1840 date stone has the initials 'WJS' (**Plate 47**). This indicates the construction date for one of the buildings and presumably refers to William Junior Simpson.
- 5.1.3 Fells Farm is also depicted on the 1850 Ordnance Survey (surveyed 1847) (**Figure 5**). This map also annotates a 'well' to the north-east and a 'water trough' to the south-west. Subsequent Ordnance Survey maps (1894, 1907, 1955 and 1975-76; **Figure 6**) show alterations to the buildings at Fells Farm over time.
- 5.1.4 Two aerial photographs; one from the 1940s (**Historical Plate 1**) and the other from the 1960s (**Historical Plate 2**) show trees growing out of the walled pens (former buildings without their roofs) on the east side of the building.
- 5.1.5 Zara Moon Architects 2025 *Fells Farm. Heritage Statement* states that:  
*Theodore Parsons purchased Fells Farm in 1972 as a farmhouse with attached barn. He originally resided in a caravan on site (as it was easier to keep warm than the farmhouse). In the 1980s Theodore replaced the caravan with the timber house that stands today (Plates 7 to 10). Theodore lived at Fells Farm from 1972 to 2015 as his sole residence. He kept animals in the barn along with any belongings that did not fit in his house.*  
*Following Theodore's passing (2015), his daughter Norma Dugdale inherited the property, where she and her partner Philip Walker continued to farm the land, until selling the property to Tom (Pope) and Megan.*
- 5.1.6 Satellite images of 2000, 2002/2003 and 2010 (**Historical Plates 3 to 5**) show the 1980s timber building to the north-east, the main building to the west and numerous outbuildings along the east side of the lane leading to Fell's Farm. Satellite images of 2015, 2018, 2020, 2021, 2022 and 2025 (**Historical Plates 6 to 11**) show that the numerous outbuildings along the east side of the lane leading to Fell's Farm had been removed, however the 1980s timber building to the north-east and the main building to the west are still visible.

## 6 BUILDING DESCRIPTION

### 6.1 Introduction

6.1.1 Fells Farm currently consists of two buildings: Building A: the 1840s' stone main building and Building B: the 1980s timber building.

### 6.2 Building A: External Description

#### *Introduction*

6.2.1 Building A is rectangular in plan (**Figures 8 to 10**). It is a two-storey combination (multi-purpose) barn constructed in coursed local sandstone rubble (small field-gathered pieces to larger squared blocks) with roughly dressed quoins to the principal corners and openings (**Plates 1 to 4**). The masonry shows widespread evidence of lime bedding mortar, although many areas have been repointed in hard cement during the 20<sup>th</sup> century. The masonry is generally of irregular well-bedded blocks with areas of weathering, vegetation growth and patch repairs. The roof is dual pitched (**Plate 3**) and covered in diminishing courses of stone slates (**Plates 1 and 2**). Localised sagging to the ridge suggests historic movement in the timber structure beneath. Later corrugated sheet has been fixed over parts of the former cart entrance. A short metal TV(?) aerial projects from the south-east corner.

#### *Front (south) elevation*

6.2.2 The south elevation contains a large central porched cart opening, which is framed on each side with substantial stone quoins (**Figure 7; Plates 1, 2, 15, 17 to 19**) and a heavy timber lintel (**Plate 24**). It has two large timber doors set back (**Plate 24**) and has a later corrugated metal sheet canopy (**Plates 1, 2 and 18**). The floor of the porch is covered with rounded stones/cobbles and three large, long rectangular stones form the threshold of the doorway (**Plate 26**).

6.2.3 To the west of the cart entrance is a smaller original pedestrian ground floor doorway with plain stone surround that gave access to a former byre or stable (**Plates 18 and 20**). A similar ground floor doorway lies to the east of the cart entrance (**Plates 15 and 16**). Both doorways have a dressed stone surround comprising monolithic jambs and a single-piece lintel of tooled gritstone (**Plates 1, 16 and 20**). The threshold of each doorway consists of a substantial flat stone set flush with external ground level. The east doorway gave access to a residential area that was heated by a fireplace (now blocked; **Plates 32 and 32a**). The west doorway was boarded over with plywood at the time of the site visit. A test pit excavated adjacent to the west side of the west doorway showed that Building A has stepped stone foundations at least to a depth of 0.5m (**Plate 21**).

6.2.4 A small square ground floor open window lay to the east of the east doorway (**Plates 15 and 16**); it has been infilled with loose stone.

6.2.5 A large former first-floor pitching opening towards the west end of the south elevation is now boarded over with plywood (**Plates 1, 2 and 18**). It enabled hay to be loaded into the upper hay loft from a wagon.

6.2.6 The stone west jamb and lintel of a first-floor window are visible behind a timber cover; the window lies towards the east end of the south elevation (**Figure 7; Plates 1, 2 and 15**).

6.2.7 The south elevation shows a roofline scar from an earlier lean-to structure between the east wall of the cart entrance porch and the south elevation (**Plate 17**).

6.2.8 Although the walls of the cart entrance show some differences in its coursing levels with those of the south elevation of the main range (**Plate 17**), a straight joint was not visible on the internal side of the cart shed walls (**Plates 24 and 25**). It was therefore considered that the porch was part of the original build.

### ***East (side) elevation***

- 6.2.9 The east gable elevation preserves clear and legible evidence for a former stone building which previously was linked to Building A to the east (**Figure 7; Plates 13 to 15**). The east elevation of Building A was constructed around what was the west wall (Wall C of **Figure 9**) of the earlier stone building. The internal side of the west wall (Wall C) of the earlier stone building is visible in the east elevation of Building A. The earlier building had stone quoins at its north-east and south-east corners (**Plates 6, 13 and 14**). Like Building A, the earlier stone building had a dual pitched roof (**Figure 7; Plates 13 to 15**). The remains of roof slates are visible along its roof scar in the east elevation. This scar shows that the roof of the earlier building was lower to the south than to the north. Patches of whitewashed wall plaster remain on this internal wall.
- 6.2.10 The dual pitched roof suggests that originally the building was rectangular in plan on an east-west alignment however the footprint of a building with this layout is not visible on the historic maps. The 1847/50, 1893/94, 1907/08, 1955 maps (**Figure 6**) show a rectangular north-south footprint, perhaps the end west bay of the building. The roof of this bay was removed between 1907/08 and 1975/76 (**Figure 6**). The 1975/76 map (**Figure 6**) suggests that the walls of the building were retained and the roof was removed.
- 6.2.11 A ground floor doorway is visible towards the north end of the east elevation within Wall C (**Figure 7; Plate 14**). The threshold of the doorway is still extant as is a number of long thin rectangular stones that form its north jamb. This doorway is not clearly visible on the other side of the wall (**Plate 31**), and it is possible that this doorway was blocked with stone when Building A was built.
- 6.2.12 Another doorway infilled with stone is visible at first floor level towards the south end of the east elevation of the earlier stone building (i.e. Wall C; **Figure 7; Plate 13**). A small first floor infilled window is also visible above the ground floor doorway in the earlier building (Wall C). This window has long thin rectangular stone jambs and a lintel (**Plate 14**).

### ***Rear (north) elevation***

- 6.2.13 The rear (north) elevation (**Plate 4**) is plainer than the front south elevation (**Figure 7; Plates 1 and 2**). It has a large wagon entrance opposite the porched cart entrance suggesting a threshing barn (**Figure 10**). Different coloured stone above and on each side of this large doorway suggest that the doorway has been repaired in the recent past (**Plate 4**). This doorway now has a modern RSJ lintel only visible internally (**Plates 27, 27a and 44**). The doorway has been covered with sheets of plywood (**Plates 4, 33 and 44**). A plywood sheet also covers a first-floor pitching opening to the west of the wagon entrance doorway (**Plates 4, 30, 33 and 44**). This opening has a modern concrete lintel only visible internally (**Plates 33 and 44**). A straight joint is visible above the outshot extension at the east end of the north elevation; this marks the junction between Wall C (east) and the north wall of Building A (west) (**Figure 7; Plates 4 and 6**).
- 6.2.14 A short length of the yard wall butts the north-west corner of Building A (**Plates 3 and 4**). This yard wall is shown on the 1843, 1847/50 maps as a longer field wall (**Figures 4 to 6**). The 1875/76 map (**Figure 6**) shows the wall as a short length.

### ***West (side) elevation***

- 6.2.15 The west gable elevation contains a wide ground-floor opening, currently fitted with modern double timber doors (**Plate 3**). The original opening appears to have been repaired with stone, which is clearly distinguishable from the original stone. This opening has a modern RSJ lintel only visible internally (**Plates 33 and 33a**).
- 6.2.16 A small original slit vent is visible in the gable apex. A doorway blocked with stone is visible internally at the south end of the west wall (**Figures 7 and 9; Plates 30a and 30b**), however it is not visible externally (**Plate 3**). This blocked door is covered externally by a stone yard wall (foldyard) (**Figure 9; Plates 2 and 3**). This wall is not visible on the 1843 and 1847/50 maps (**Figures 4 to 6**) and is first visible on the

1893/94 map (**Figure 6**) suggesting that the doorway was blocked between 1847/50 and 1893/94 (**Figure 6**).

6.2.17 It is likely, given the large opening, the foldyard and the internal arrangements of the agricultural building, that this represents the byre (livestock) end of the range.

### 6.3 **Building A: Internal Description**

#### *Introduction*

6.3.1 Building A is divided into four bays (**Figures 9 and 10**). Bays 1 to 3 occupy the western three quarters of the barn and divided by a stone wall from Bay 4.

#### *Bays 1 to 3*

6.3.2 Bays 1 to 3 are divided by two roof trusses which are situated on each side of Bay 2 with the porched cart entrance to the south and the wagon entrance to the north. Each truss comprises a tie beam, two queen posts, two principal rafters, two struts, a collar and a collar post (**Plates 28, 29, 44 to 46**). Iron bolts secure the joints. Two through purlins support the common rafters, which meet the ridge beam at the apex. The east truss has carpenter's marks with a 'II' marked on both sides of at least three joints (**Plates 45 and 46**). The end of the two tie beams rest on protruding stones (**Plates 44 and 45**). The iron bolts, ridge beam and queen post trusses with collars and collar posts are 19<sup>th</sup> century in appearance.

6.3.3 The common rafters continue over the porch of the cart entrance and are supported by three porch purlins. The uppermost of these purlins is at the same height as the tie beams (**Plates 24 and 25**).

6.3.4 The walls of Bays 1 to 3 are exposed stonework. Exceptions to this are the lower part of the east end of the north wall and the lower part of the east wall (Bay 3) which have been plastered and whitewashed (**Plates 27 to 27b**). This was used for animal hygiene to enable the walls could be washed down. A doorway blocked with stone is visible in the east wall of Bay 3, which formerly connected with Bay 4 (**Figure 9; Plates 27a and 27b**). The blocked opening on the west side of the wall is tall and narrow (**Plates 27a and 27b**) whereas that on the other side of the wall is wider and lower (**Plate 32c**). An internal opening above this doorway in the east wall of Bay 3 (**Plates 27a and 27b**), provides an access into the first floor above bay 4 as well as providing borrowed light into this space. Another doorway infilled with stone is visible at the south end of the east wall of Bay 3 (**Plate 27b**), which is also visible on the other side of the wall (**Plate 32b**). Bay 3 has a stone floor surface.

6.3.5 Modern timber animal stalls have been installed in Bay 1 at the west end of the barn (**Plates 30 and 30a**). The floor surface of Bay 1 is covered with stone cobbles (**Plate 30a**). A ground floor doorway blocked with stone is visible internally at the south end of the west wall (**Figures 7 and 9; Plates 30a and 30b**), however it is not visible externally (**Plate 3**). Pitching openings at first floor level in the south and north walls of Bay 1 (**Figure 10; Plates 33 and 34**) suggest that the barn had a first-floor hay loft at the west end of the building. Both openings now have modern concrete lintels. A blocked opening is only visible internally at first floor level at the north end of the west wall in Bay 1 (**Plate 33a**).

#### *Bay 4*

6.3.6 The west wall of Bay 4 contains a blocked fireplace with long rectangular stone jambs and a large stone lintel (**Figure 9; Plates 32 and 32a**). The fireplace suggests that Bay 4 was originally residential accommodation presumably at ground and first floor levels (**Figures 9 and 10**). The current layout with the fireplace in the west wall of a corridor suggests that the stone wall opposite (Wall F) is a later insertion and that the fireplace once heated a large room (Bay 4) at ground floor level (**Figure 9**). A blocked doorway is visible at the south end of the west wall of Bay 4 (**Figure 9; Plate 32b**). An infilled opening is also visible towards the north end of the west wall (**Figure 9; Plate 32c**). The west wall is mainly covered with plaster that has been whitewashed (**Plates 32 to 32c**). The corridor adjacent to the west wall of Bay 4 is covered with stone cobbles

(Plates 32 to 32b).

- 6.3.7 The north wall of Bay 4 has a small, blocked window with splayed jambs (**Figure 9; Plate 32d**). This window is also visible on the other side of the wall in the south wall of the outshot extension and was presumably blocked when this extension was added (**Figure 9; Plate 38**). The north wall is mainly covered with plaster that has been whitewashed (**Plates 31, 32d to 32f**). The plaster covers the blocked window (**Plate 32d**).
- 6.3.8 The northern half of the east wall in Bay 4 has a timber hay manger (**Figure 9; Plates 31 and 31a**). The east wall is mainly covered with plaster that has been whitewashed (**Plates 31, 31a and 32g**).
- 6.3.9 Wall F, the dividing wall opposite the fireplace in the west wall, has not been covered in plaster and whitewashed (**Figure 9; Plates 31a and 32**) nor has the south wall (**Plate 32f**). The south wall has a small open window opening that has been infilled with loose stone.

#### **Wall D**

- 6.3.10 At the north end of the east elevation of Building A, a straight joint is visible between the earlier stone building (Wall C) and the adjoining north-south wall (Wall D; **Figure 9; Plates 13 and 14**). A window visible in this wall is located within a former doorway infilled with stone. This blocked doorway is also visible internally (**Plate 37a**). Wall D now forms the east wall of the stone outshot extension (**Figure 9**) however, it is earlier than the rest of the walls of the stone outshot extension. It returns to the east at the south jamb of the east doorway into the outshot. This corner is marked by an external plinth on its west and north sides as well as quoining that once marked the external north-west corner of a former building (**Figure 9; Plates 35, 35b to 37**). The plinth continues east to another straight joint in the wall which marks the north-east corner defined by stone quoins of the former stone building (**Figure 9; Plates 35 and 35a**). The north-south return of this wall is visible as a stub on the south side of this wall (**Figure 9; Plates 11 to 13**).
- 6.3.11 Wall D is shown on the 1843, 1847/50, 1893/94, 1907/08 maps (**Figure 6**) as the north wall of a building. The 1975/76 map (**Figure 6**) show the outline of the walls of the building but suggest it is unroofed.

#### **Wall E**

- 6.3.12 Another east-west stone wall (Wall E) abuts the north-east corner of Wall D (**Figure 9; Plates 10 to 12, 35 and 35a**). The east end of this wall returns to the south with a stone wall stub (**Plate 10**).
- 6.3.13 Wall E is shown on the 1843, 1847/50, 1893/94 maps (**Figure 6**) as the north wall of a building. The 1907/08 and 1975/76 maps (**Figure 6**) show the outline of the walls of the building but suggest it is unroofed.

#### **Stone outshot extension**

- 6.3.14 A low single-storey lean-to outshot extension of matching sandstone abuts the east end of the north elevation of Building A (**Figure 9**). This later extension has a mono-pitch roof covered with modern corrugated sheets (**Plates 4 and 6**). No openings are visible in its north and west elevations (**Figure 7; Plates 4 to 6**). The outshot has most recently been used as a boot room for the 1980s timber dwelling.
- 6.3.15 This extension is not shown on the 1843 Tithe map and is shown on the 1847/50, 1893/94, 1907/08, 1955 and 1975/76 maps (**Figure 6**).
- 6.3.16 The outshot is built against the north wall of Building A. The lower part of this wall (now the south wall of the outshot) is covered in plaster with whitewash. The plaster ends at a distinct line across the wall; sloping down from east to west at the east end and then horizontal to the west (**Plate 38a**).

6.4 **Water trough and walls to the south-west of Building A**

6.4.1 A water trough is annotated on the 1847-50 map (**Figure 5**) to the south-west of Building A. Two water troughs in this location are still extant (**Figure 8; Plates 22 and 23**).

6.5 **Building B**

6.5.1 Building B is a 1980s rudimentary single storey timber dwelling (**Plates 6 to 10**) constructed in place of a caravan. It has a basic plan layout of a small living area (**Plates 40 and 41**), small kitchen (**Plates 42 and 43**) and a bedroom. Building B is connected to the single storey stone outshot extension (**Plates 4 to 6**) via a corridor located to the north of walls D and E (**Figure 9; Plates 35 and 36**). The interior of the timber dwelling is fitted with wooden cupboards and a wood burning stove (**Plates 39 to 43**).

## 7 DISCUSSION

- 7.1 The historic building recording has shown that Fells Farm comprises a two-storey combination (multi-purpose) barn (Building A) constructed in coursed local sandstone rubble (small field-gathered pieces to larger squared blocks) with roughly dressed quoins to the principal corners and some openings (**Plates 1 to 4**). Building A is divided into four bays (**Figures 9 and 10**). Bays 1 to 3 occupy the western three quarters of the barn, which is divided by a stone wall from Bay 4. Bay 4 was heated by a fireplace (now blocked) in its west wall (**Figure 9; Plate 32a**) suggesting it was originally used as a farmhouse, while Bays 1 to 3 were used as a barn.
- 7.2 Bays 1 to 3 are divided by two roof trusses which are situated on each side of Bay 2 with the porched cart entrance to the south and the wagon entrance to the north. Each truss comprises a tie beam, two queen posts, two principal rafters, two struts, a collar and a collar post (**Plates 28, 29, 44 to 46**). Iron bolts secure the joints. The iron bolts, ridge beam and queen post trusses with collars and collar posts are 19<sup>th</sup> century in appearance. Building A is depicted on the 1843 Tithe map (**Figure 4**).
- 7.3 The western bay (Bay 1) of Building A has a cobbled stone floor (**Plate 30a**) and may have originally been used as the shippon (cattle shed) with a hay loft above. The western pedestrian doorway in the front (south) elevation is original and has monolithic jambs and a single stone lintel (**Plate 20**). A wide opening in the western elevation was for the cattle (**Plate 3**). The hayloft has original openings (now with concrete lintels) in the south and north elevations (**Figure 7; Plates 33 and 34**) and a blocked opening in the west elevation (**Plate 33a**).
- 7.4 The central bay (Bay 2) of Building A was possibly used for threshing because it had a large porched south entrance and a large north entrance opposite each other (**Figure 9; Plates 1, 2 and 4**). These entrances were clearly used for cart access.
- 7.5 The eastern bay (Bay 3) of Building A like the central bay was open to the roof and was probably used for storage. An opening in the east wall of Bay 3 enabled access via a ladder to the first floor above Bay 4. Apart from ladder access via openings there was no staircase access to this area.
- 7.6 Bay 4 of Building A was used as a farmhouse. It was heated by a fireplace in its west wall and was lit by two small openings: one in its south wall and another in its north wall. It has an original pedestrian entrance (front door) in its south wall with monolithic jambs and a single stone lintel like that at the west end of the south elevation of Building A.
- 7.7 The east elevation of Building A incorporates what appears to be the stone west wall of an earlier building that extended to the east. It had a stone pitched roof. Maps depict the footprint of one bay of a building extending to the east; however, it is probable that this building once extended further as a building built with one bay is not likely.
- 7.8 Further walls were recorded to the north-east of Building A. These walls are also depicted on the 1843 Tithe map (**Figure 4**) and formed the north walls of buildings on the 1847/50 and 1893/94 maps (**Figures 5 and 6**). Between 1843 and 1893/94 (**Figure 6**), a stone single storey outshot extension was added to the east end of the north wall of Building A.
- 7.9 In the 1980s a timber cabin style dwelling was added to the site to the north-east of Building A.

## **8 ACKNOWLEDGEMENTS**

- 8.1 Pre-Construct Archaeology Limited would like to thank Tom Pope for commissioning the project.
- 8.2 The project was managed for Pre-Construct Archaeology Limited by Charlotte Matthews. The historic building recording was carried out by Andy Abson and the report written by Charlotte Matthews and Stuart Stokes. The illustrations were prepared by Hayley Baxter.

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## **10 APPENDIX 1: OASIS FORM**

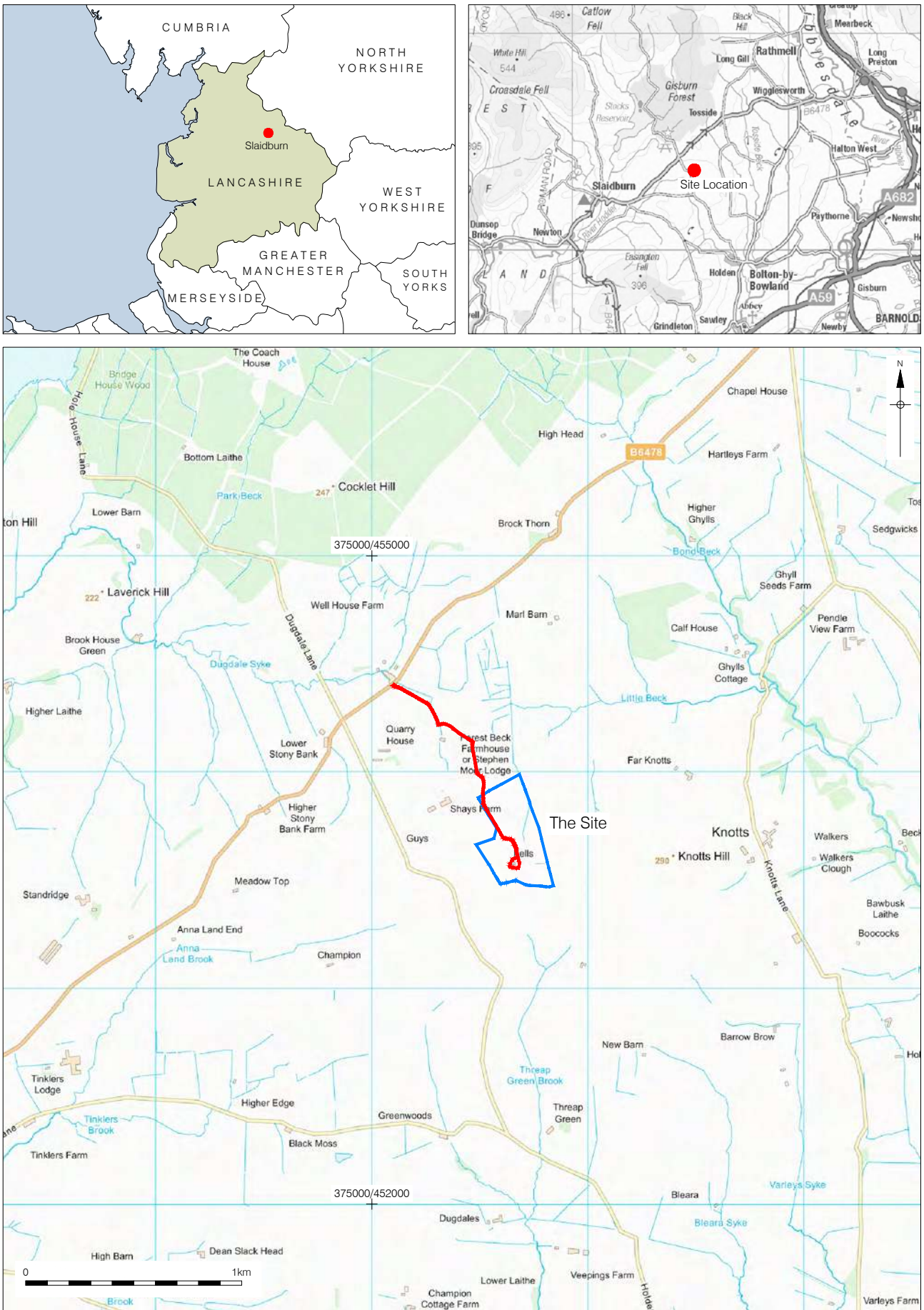
# OASIS Summary for preconst1-541140

OASIS ID (UID)	preconst1-541140
Project Name	Historic Building Recording of Fells Farm, Wigglesworth Road, Slaidburn, Lancashire, BD23 4SY
Sitename	Fells Farm, Wigglesworth Road, Slaidburn, Lancashire, BD23 4SY
Sitecode	SFF26
Project Identifier(s)	Historic Building Recording of Fells Farm, Slaidburn, Lancashire, BD23 4SY
Activity type	Descriptive Buildings Record (Level 2), Analytical Buildings Record (Level 3)
Planning Id	3/2025/0750
Reason For Investigation	Planning: Between application and determination
Organisation Responsible for work	Pre-Construct Archaeology Ltd
Project Dates	21-Jan-2026 - 21-Jan-2026
Location	Fells Farm, Wigglesworth Road, Slaidburn, Lancashire, BD23 4SY NGR : SD 75653 53587 LL : 53.97776542807497, -2.372709652667324 12 Fig : 375653,453587
Administrative Areas	Country : England County/Local Authority : Lancashire Local Authority District : Ribble Valley Parish : Easington
Project Methodology	The on-site building recording was carried out on 21st January 2026. A photographic survey comprising high resolution digital images was undertaken. The historic building recording was carried out in accordance with a Level 2/3 survey as defined by Historic England (2016) Understanding Historic Buildings: A Guide to Good Recording Practice. This involved a full photographic record, accompanied by a drawn record and descriptive account.

Project Results	<p>Pre-Construct Archaeology Limited was commissioned by Tom Pope to undertake a Level 2/3 historic building recording of Fells Farm, Slaidburn, Lancashire, BD23 4SY. The buildings are not listed, the site is not located within a conservation area, and the buildings are not included in the Lancashire Historic Record.</p> <p>A planning application (3/2025/0750) has been submitted to Ribble Valley Borough Council for 'Proposed demolition of existing dwelling house and conversion of attached barn to create replacement dwelling house (self build) with single storey extension on original footprint'. Peter Iles, Planning Officer (Archaeology), Historic Environment Team at Lancashire County Council, recommended that a record of the building should be made prior to conversion.</p> <p>The historic building recording has shown that Fells Farm comprises a two-storey combination (multi-purpose) barn (Building A) constructed in coursed local sandstone rubble (small field-gathered pieces to larger squared blocks) with roughly dressed quoins to the principal corners and some openings. Building A is divided into four bays. Bays 1 to 3 occupy the western three quarters of the barn, which is divided by a stone wall from Bay 4. Bay 4 was heated by a fireplace in its west wall suggesting it was originally used as a farmhouse, while Bays 1 to 3 were used as a barn.</p> <p>Bays 1 to 3 are divided by two roof trusses which are situated on each side of Bay 2 with the porched cart entrance to the south and the wagon entrance to the north. Each truss comprises a tie beam, two queen posts, two principal rafters, two struts, a collar and a collar post. Iron bolts secure the joints. The iron bolts, ridge beam and queen post trusses with collars and collar posts are 19th century in appearance. Building A is depicted on the 1843 Tithe map.</p> <p>The western bay (Bay 1) of Building A has a cobbled stone floor and may have originally been used as the shippon (cattle shed) with a hay loft above. The western pedestrian doorway in the front (south) elevation is original and has monolithic jambs and a single stone lintel. A wide opening in the western elevation was for the cattle. The hayloft has original openings (now with concrete lintels) in the south and north elevations and a blocked opening in the west elevation.</p> <p>The central bay (Bay 2) of Building A was possibly used for threshing because it had a large porched south entrance and a large north entrance opposite each other. These entrances were clearly used for cart access.</p> <p>The eastern bay (Bay 3) of Building A like the central bay was open to the roof and was probably used for storage. An opening in the east wall of Bay 3 enabled access via a ladder to the first floor above Bay 4. Apart from ladder access via openings there was no staircase access to this area.</p> <p>Bay 4 of Building A was used as a farmhouse, which comprised a single large ground floor room. It was heated by a fireplace in its west wall and was lit by two small openings: one in its south wall and another in its north wall. It has an original pedestrian entrance (front door) in its south wall with monolithic jambs and a single stone lintel like that at the west end of the south elevation of Building A.</p> <p>The east elevation of Building A incorporates what appears to be the stone west wall of an earlier building that extended to the east. It had a stone pitched roof. Maps depict the footprint of one bay of a building extending to the east; however, it is probable that this building once extended further as a building built with one bay is not likely.</p> <p>Further walls were recorded to the north-east of Building A. These walls are also depicted on the 1843 Tithe map and formed the north walls of buildings on the 1847/50 and 1893/94 maps. Between 1843 and 1893/94, a stone single storey outshot extension was added to the east end of the north wall of Building A.</p> <p>In the 1980s a timber cabin style dwelling was added to the site to the north-east of Building A.</p>
Keywords	Combination Barn - POST MEDIEVAL - FISH Thesaurus of Monument Types
Funder	Private individual

HER	Lancashire SMR - noRev - LITE
Person Responsible for work	Charlotte Matthews
HER Identifiers	
Archives	Digital Archive - to be deposited with Archaeology Data Service Archive;

Report generated on: 10 Mar 2026, 16:12



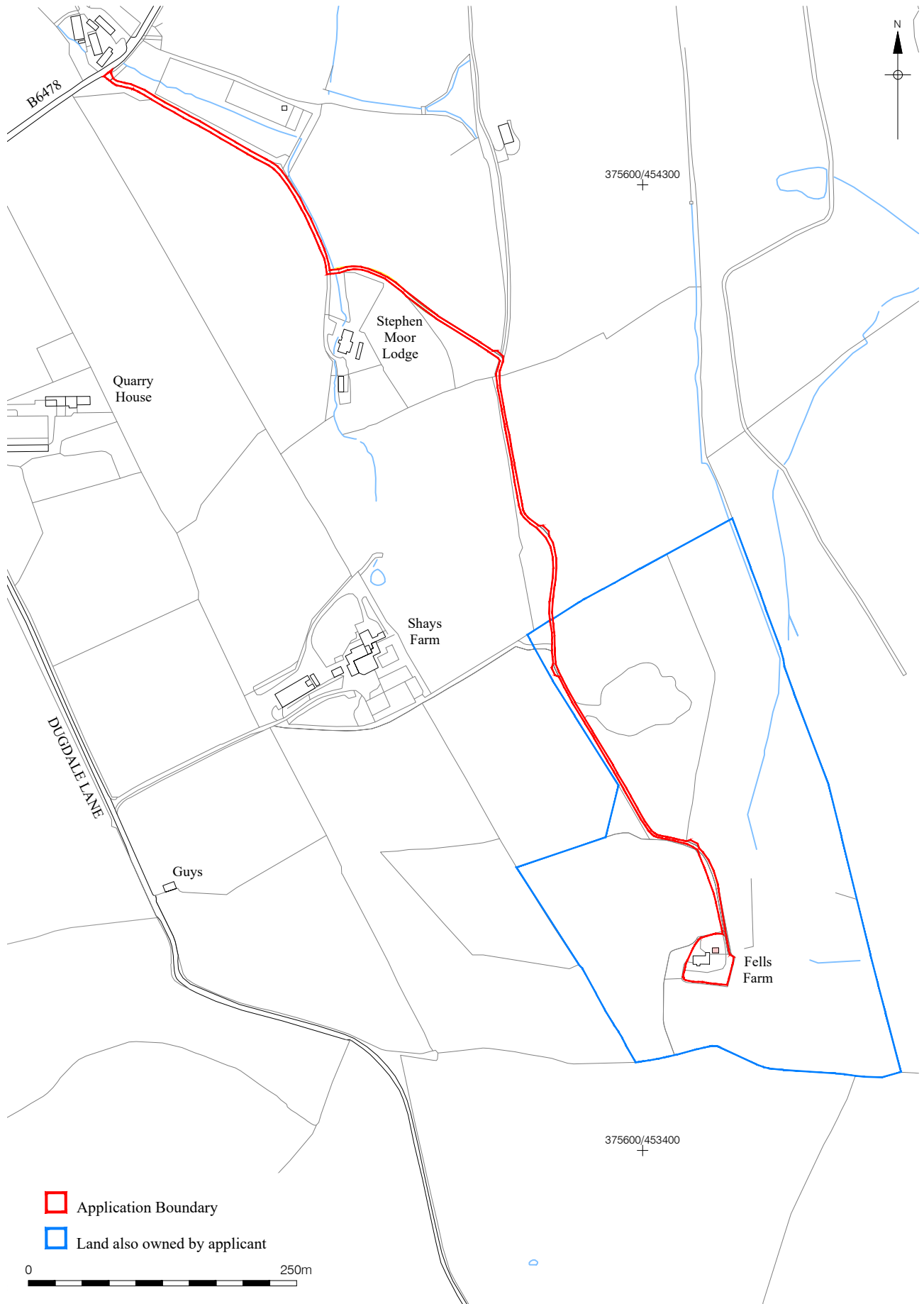
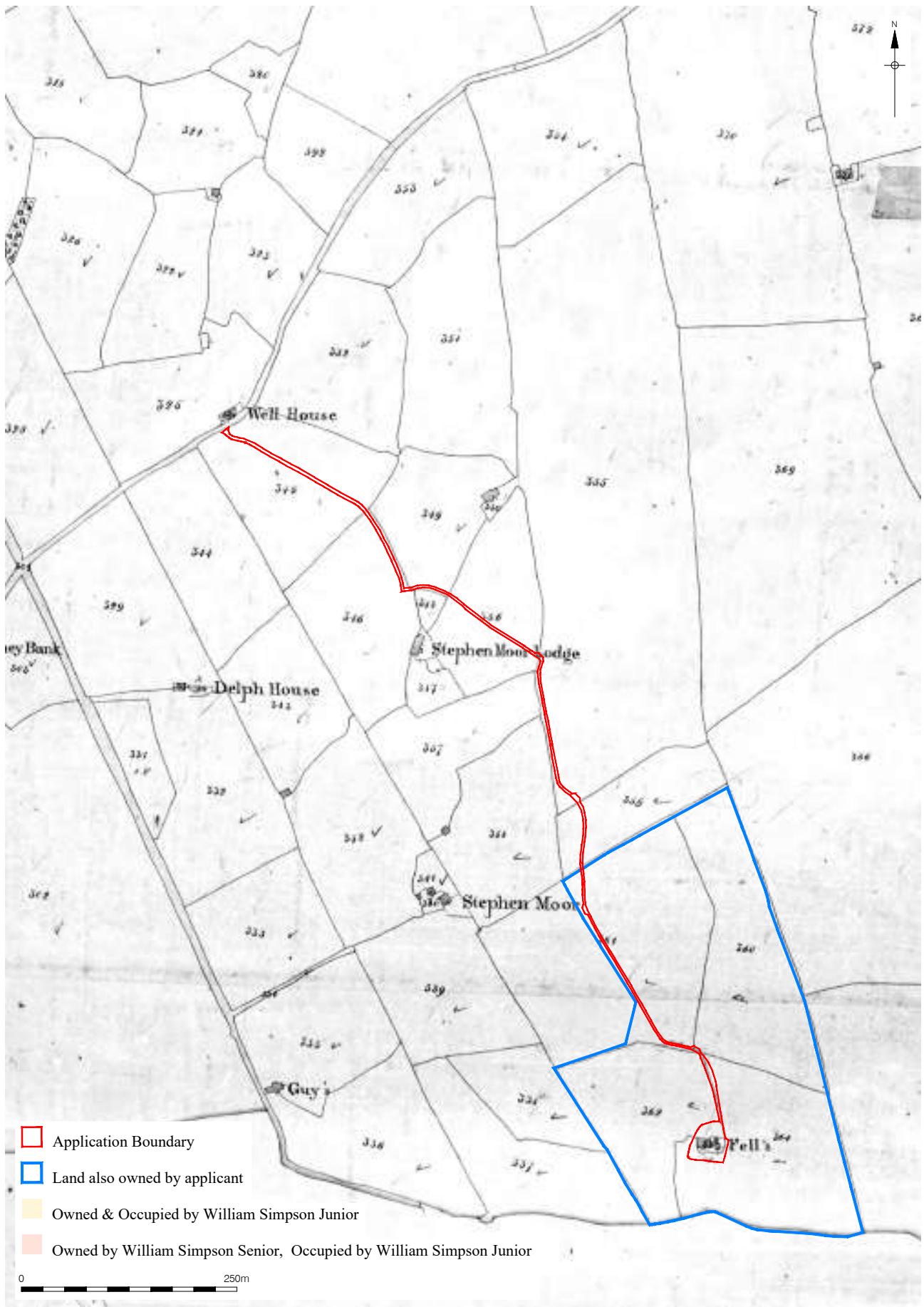




Figure 3  
The Environs of Gargreave, Gisburn & Slaidburn, Thomas Jeffreys, 1772  
approx 1:25,000 at A4



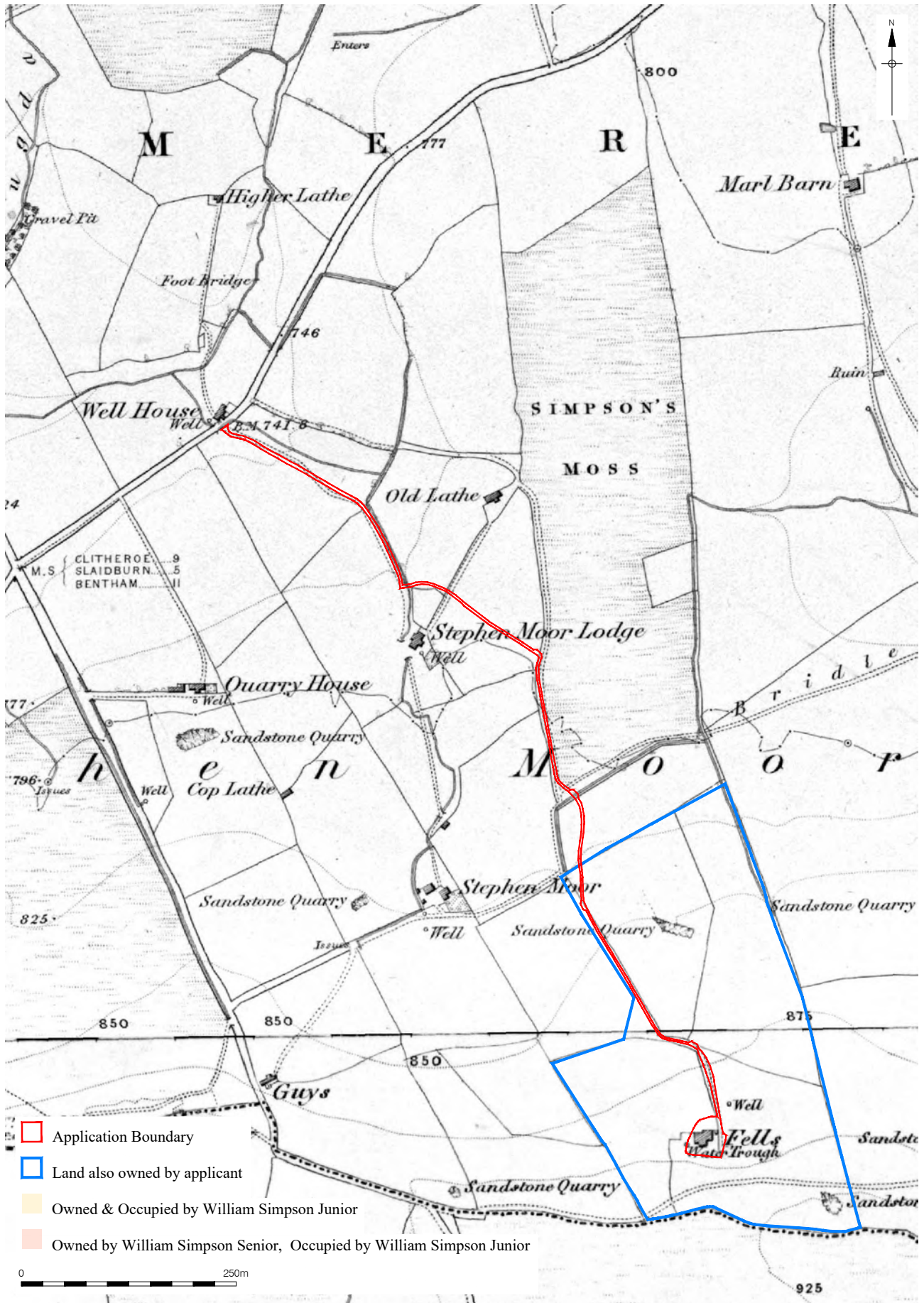


Figure 5  
 Ordnance Survey (6 inch) Surveyed: 1847, Published: 1850  
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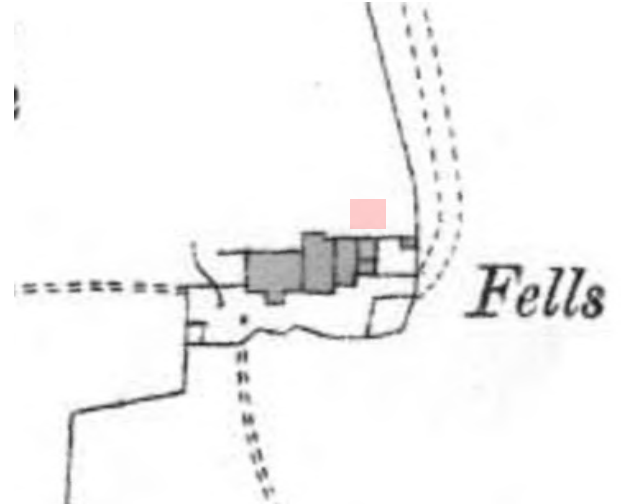
1843 Easington Parish Tithe Map



1847-50 Ordnance Survey (6 inch)



1893-94 Ordnance Survey (25 inch)



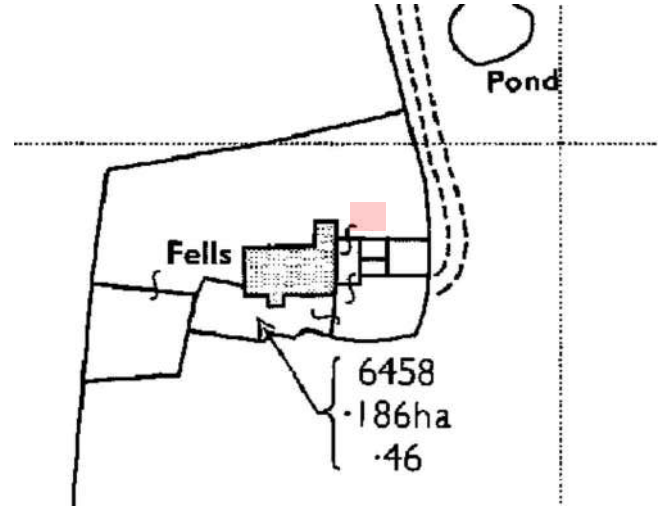
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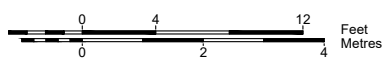
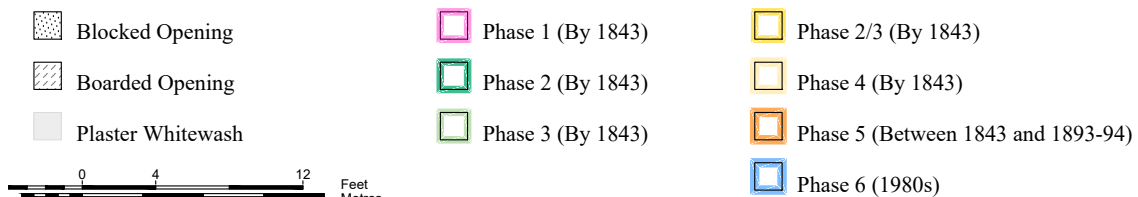
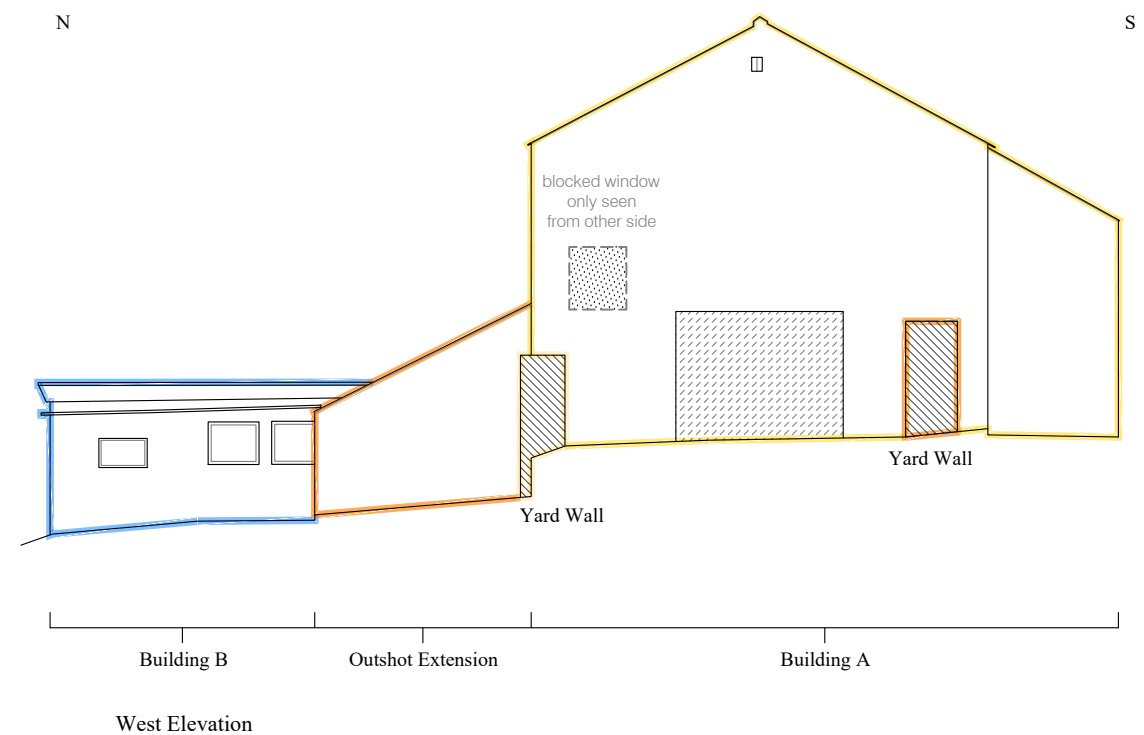
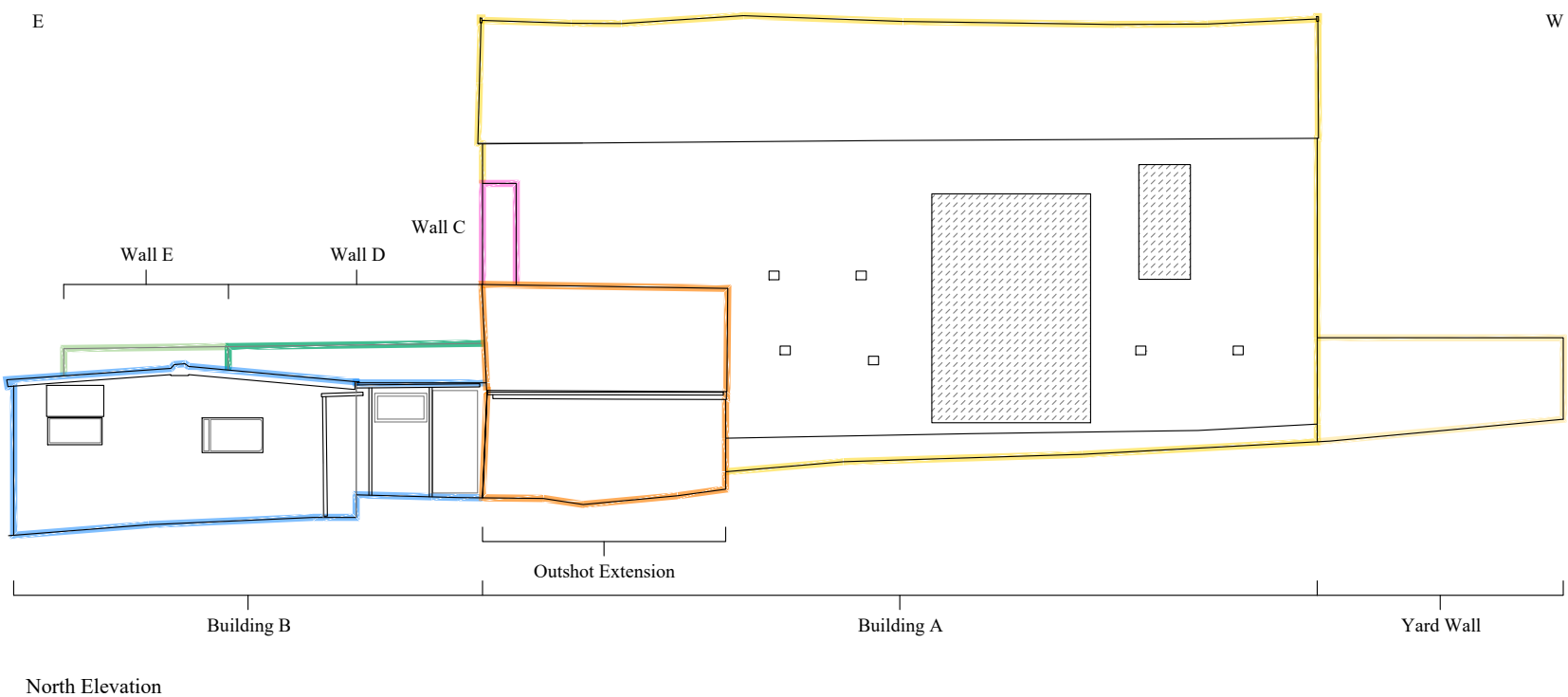
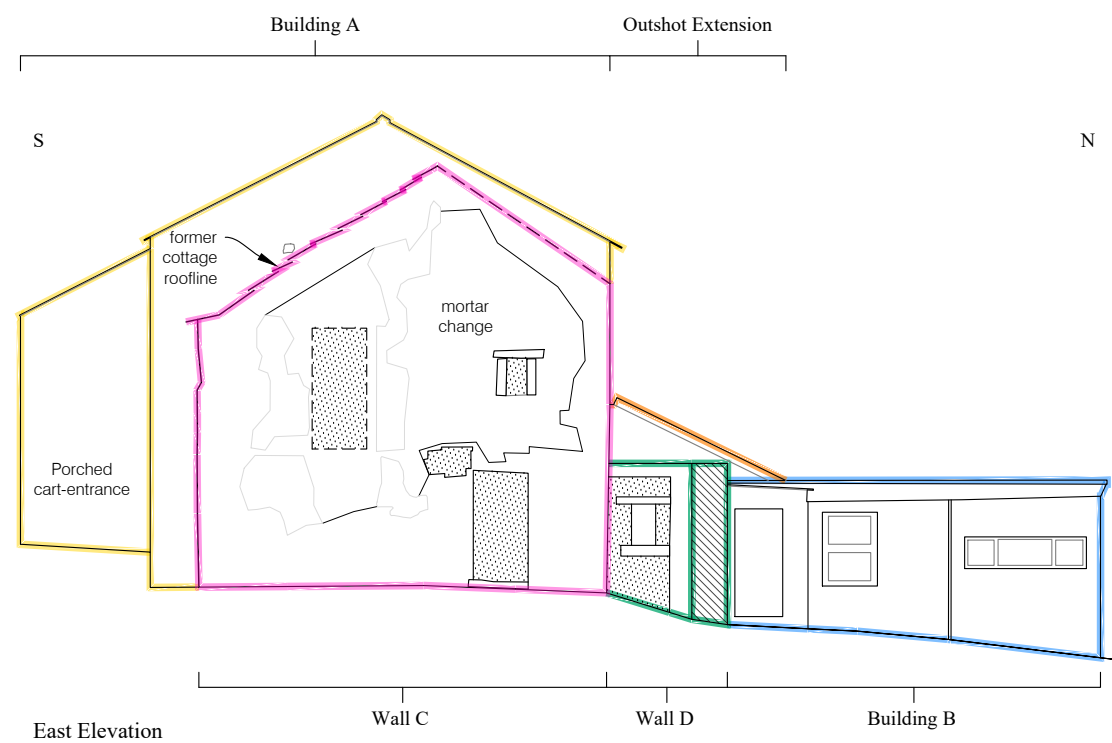
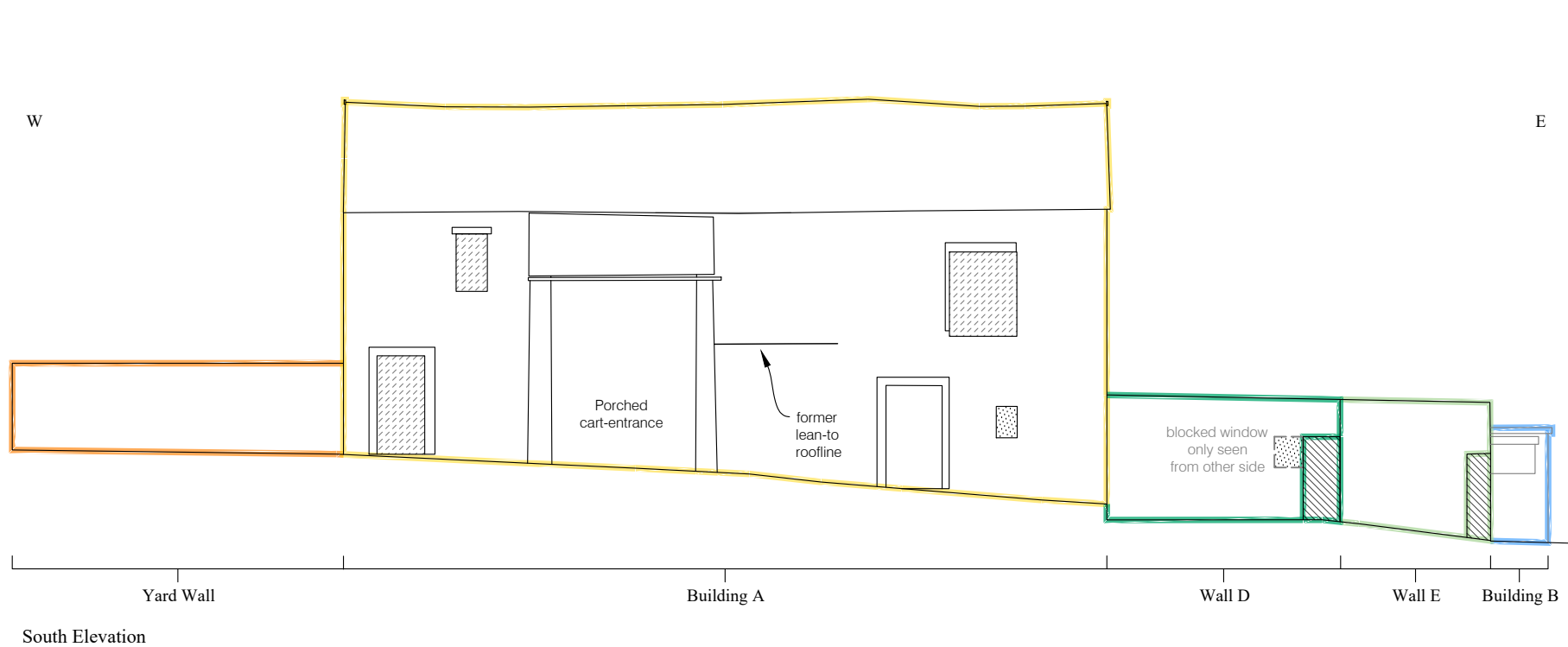


1955 Ordnance Survey (1:10,000)



1975-76 Ordnance Survey (1:2,500)



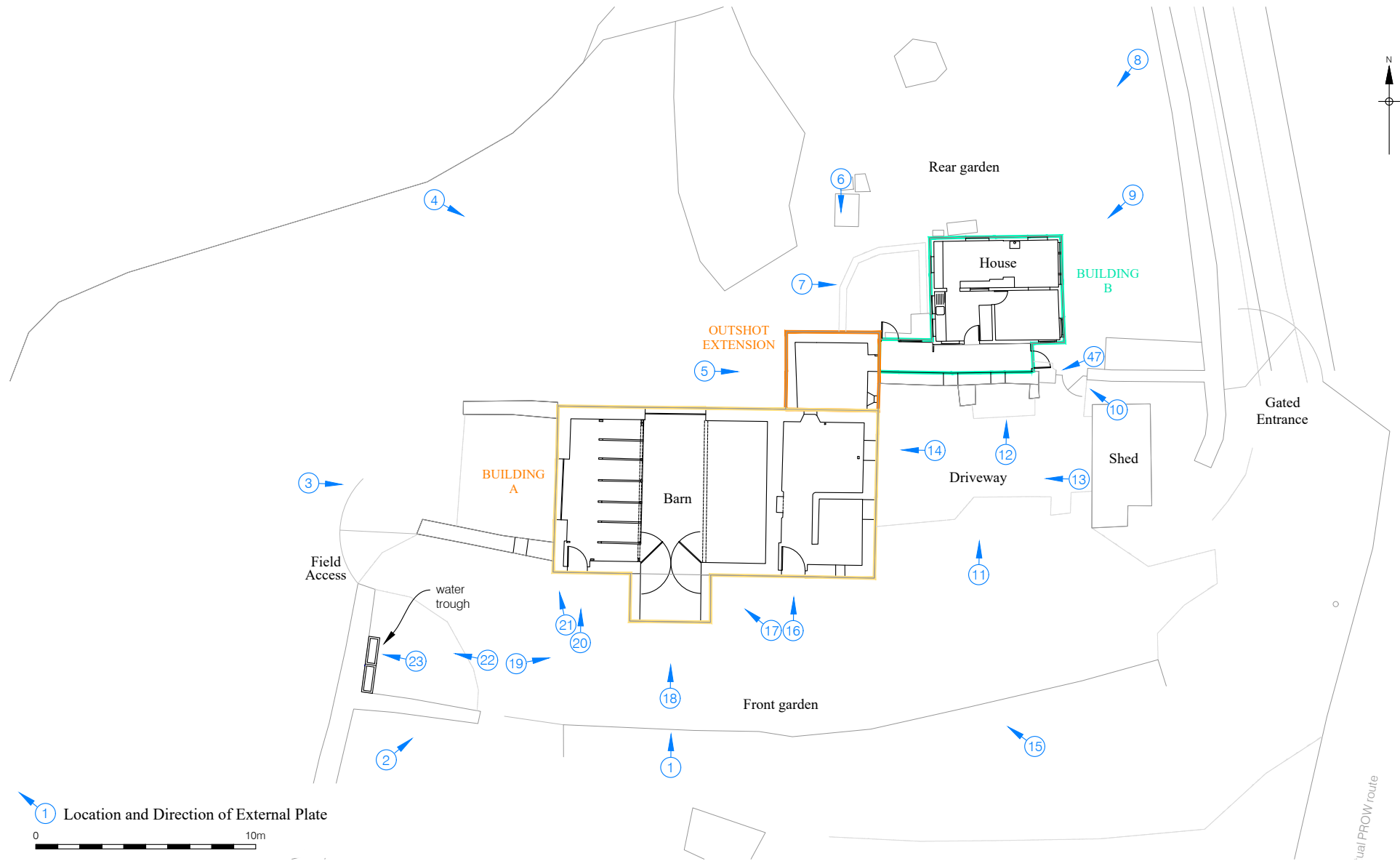


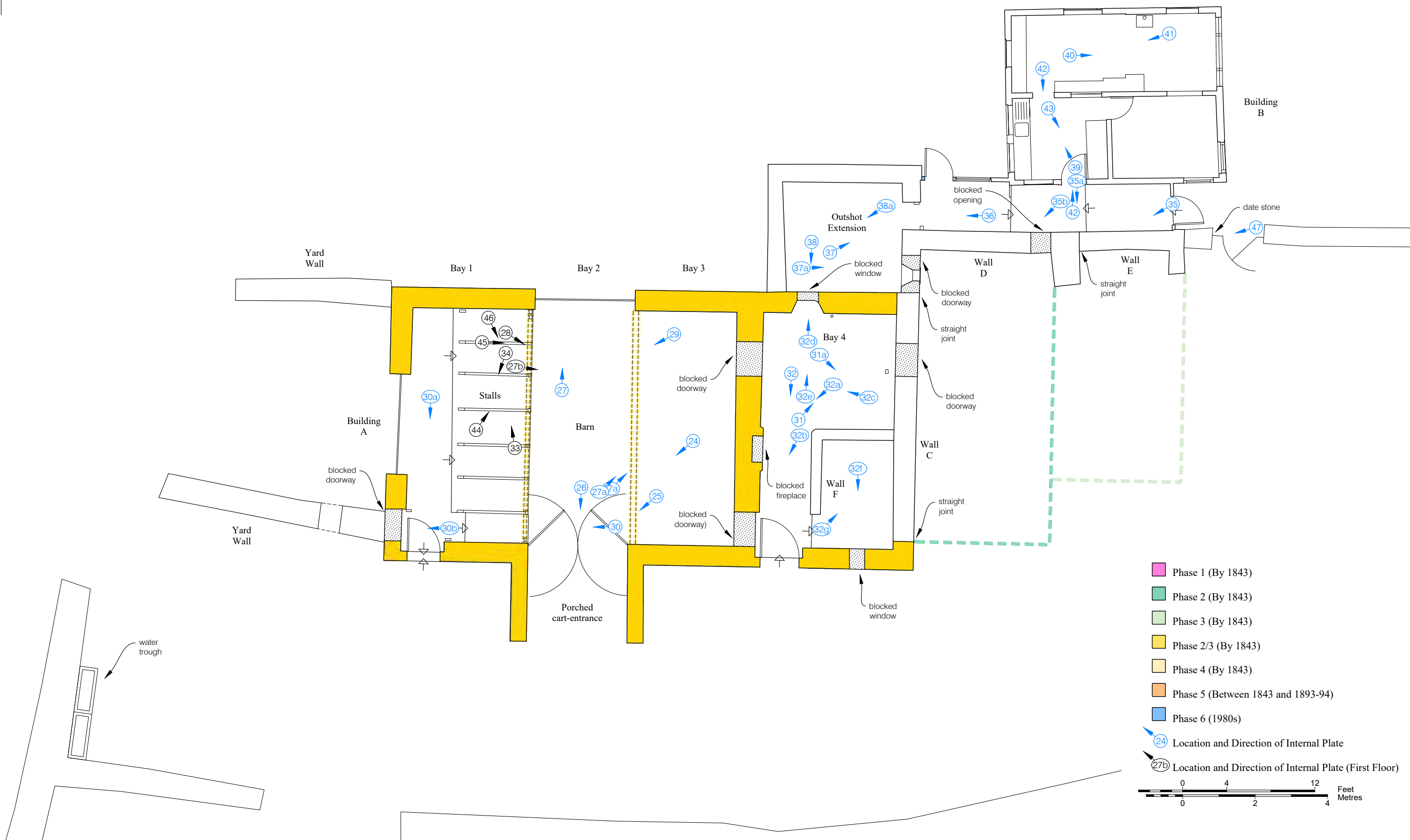
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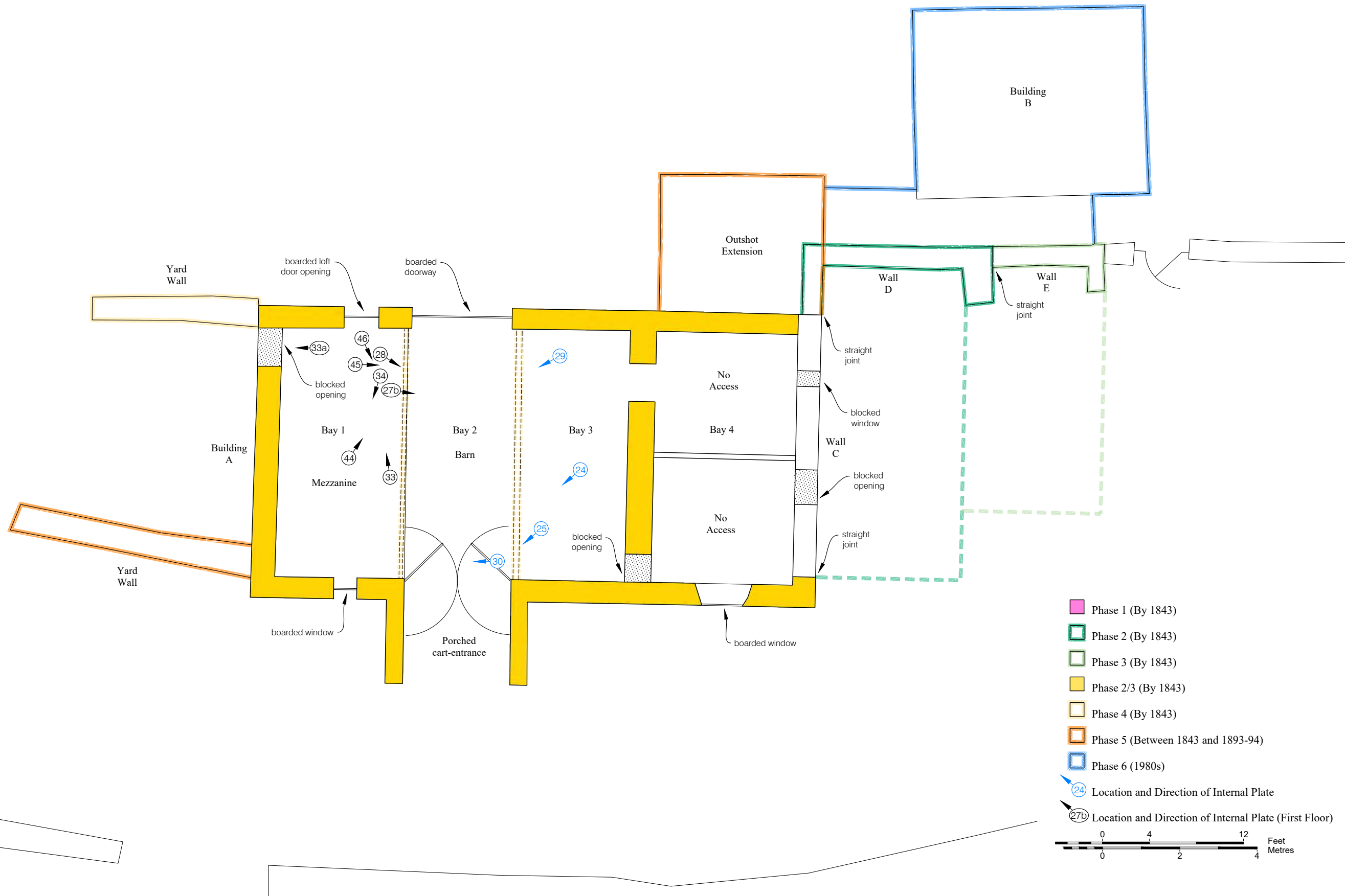
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10/03/2026 HB

Figure 7  
Existing Elevations  
1:125 at A3









Historical Plate 1 Aerial photograph of Fells Farm, 1940s (Zara Moon Architects 2025 *Fells Farm. Heritage Statement*)



Historical Plate 2 Aerial photograph of Fells Farm, 1960s (Zara Moon Architects 2025 *Fells Farm. Heritage Statement*)



Image © 2025 The GeoInformation Group

Historical Plate 3 Satellite image of Fells Farm, 2000 (The GeoInformation Group)



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Historical Plate 4 Satellite image of Fells Farm, 2002/2003 (Infoterra Ltd & Bluesky)



Historical Plate 5 Satellite image of Fells Farm, 2010 (Getmapping plc)



Historical Plate 6 Satellite image of Fells Farm, 2015 (Google Earth)



Historical Plate 7 Satellite image of Fells Farm, 2018 (Google Earth)



Historical Plate 8 Satellite image of Fells Farm, 2020 (Google Earth)



Historical Plate 9 Satellite image of Fells Farm, 2021 (Google Earth)



Historical Plate 10 Satellite image of Fells Farm, 2022 (Maxar Technologies)



Historical Plate 11 Satellite image of Fells Farm, 2025 (Airbus)



Plate 1 Front (south) elevation



Plate 2 West and south elevation



Plate 3 West elevation



Plate 4 North elevation showing the outshot extension, looking south-east (January 2026)



Plate 5 West elevation of the outshot extension



Plate 6 North elevation of the outshot extension and the rear entrance doorway to the modern timber dwelling



Plate 7 West elevation of the modern timber dwelling



Plate 8 Modern timber dwelling and the main farmstead range, looking south-west



Plate 9 East elevation of modern timber dwelling, looking south-west



Plate 10 Wall E (left), south elevation and front entrance doorway of modern timber dwelling, looking north-west



Plate 11 South elevation of Walls D and E to the south of Building B, looking north



Plate 12 Detail of Plate 11, close-up of Wall D (left) and Wall E (right)



Plate 13 East elevation



Plate 14 East elevation, detail of Plate 13



Plate 15 South and east elevations, looking north-west



Plate 16 Doorway towards the east end of the south elevation



Plate 17 Looking north-west at the porched cart-entrance doorway (left) and the south elevation (right)



Plate 18 Looking north towards the porched cart-entrance doorway



Plate 19 Looking east towards the west wall of the porched cart-entrance



Plate 20 Boarded up doorway opening at the west end of the south elevation



Plate 21 Test pit uncovering the stepped stone foundation of the south wall of Building A at the south-west corner



Plate 22 Curtilage walls at the east end of the farmstead range, enclosing the foldyard, with stone trough



Plate 23 Stone trough, located in the foldyard at the west end of the farmstead range. (January 2026)



Plate 24 South cart-entrance doorway, looking south-west



Plate 25 Above south cart entrance doorway



Plate 26 Stone threshold of the south cart-entrance



Plate 27 Boarded north wagon doorway of Building A



Plate 27a Boarded north wagon doorway (left), north (centre) and east (right) walls of Bay 3 in Building A, looking north-east



Plate 27b North (left), east (centre) and south (right) walls of Bay 3 in Building A, looking east



Plate 28 Queen post roof truss



Plate 29 Queen post roof trusses



Plate 30 20<sup>th</sup> century animal stalls in Bay 1 at the west end of Building A



**Plate 30a** 20<sup>th</sup> century animal stalls (left), south doorway (centre) and west wall (right) at the west end of Building A, looking south



**Plate 30b** South wall (left), blocked doorway in the west wall (centre) and 20<sup>th</sup> century animal stalls (right) at the west end of Building A, looking west



Plate 31 North (left) and east (right) walls in Bay 4 of Building A



Plate 31a East (left) and dividing walls in Bay 4 of Building A



Plate 32 South doorway in Bay 4 of Building A, looking south



Plate 32a Blocked fireplace in the west wall of Bay 4 of Building A



Plate 32b South (left) and west (right) walls of Bay 4 of Building A



Plate 32c Blocked opening in the west wall of Bay 4 of Building A



Plate 32d Blocked opening in the north wall of Bay 4 of Building A



Plate 32e North wall of Bay 4 of Building A



Plate 32f South wall of Bay 4 of Building A



Plate 32g South end of the east wall of Bay 4 of Building A



Plate 33 West and north walls of the hay loft over the byre with pitching loft opening (centre) and north wagon doorway (right), looking north



Plate 33a West (centre) and north (right) walls of the first-floor hay loft in Bay 1 of Building A, looking west



Plate 34 South wall of the loft over the byre, showing boarded pitching opening

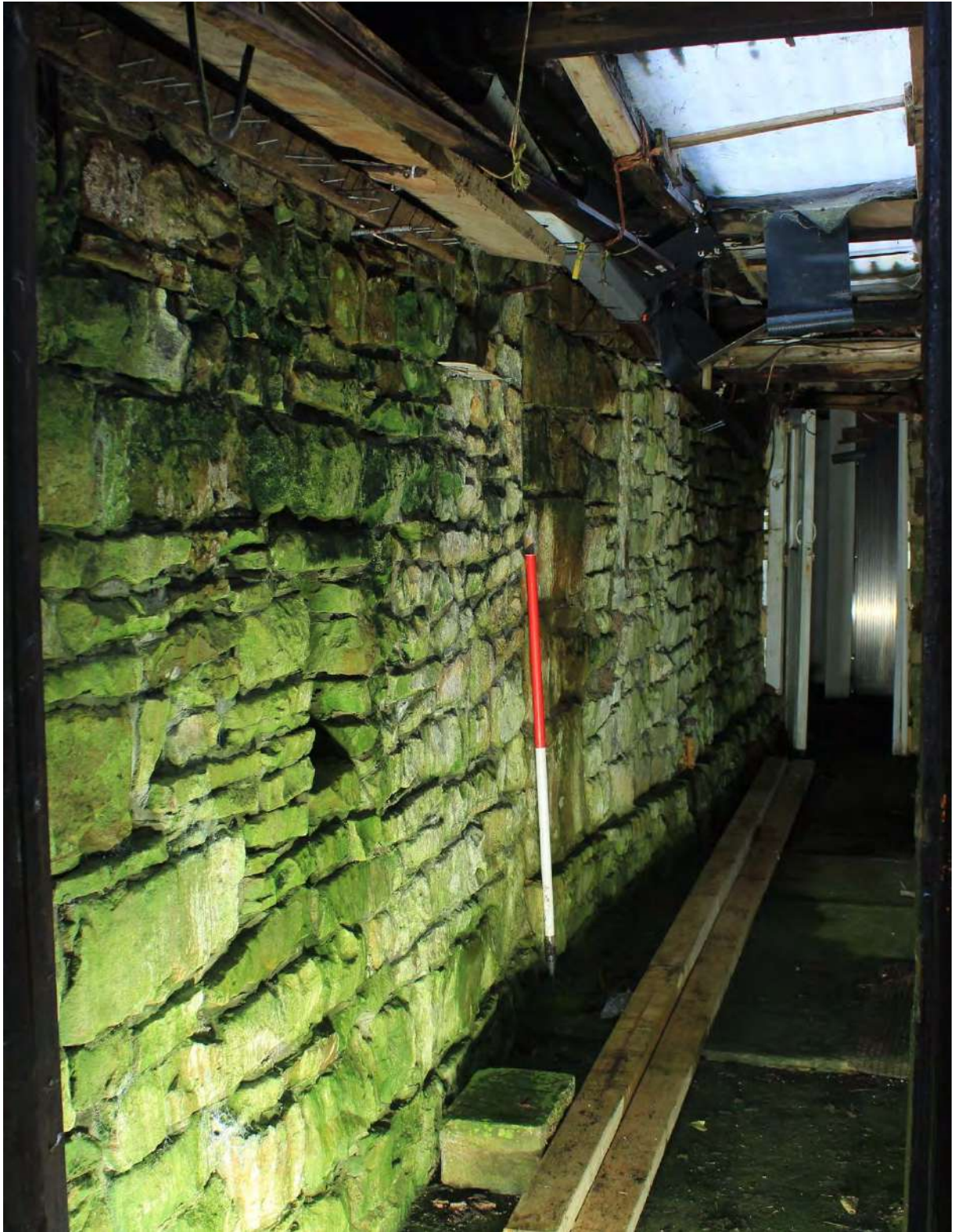


Plate 35 Stone wall (Wall D right) and (Wall E left) to the south of Building B, looking south-west



Plate 35a Straight joint in stone wall to the south of Building B marking north-east corner (quoins) of former building (Wall D right) and Wall E (left), looking south from the kitchen in Building B



Plate 35b **was 35** Stone wall (Wall D) to the south of Building B, looking south-west



Plate 36 Wall D (left), wall of outshot extension (centre) and Building B (right)



Plate 37 North and east walls of the outshot extension



Plate 37a East and south walls of the outshot extension



Plate 38 Infilled window opening in the south wall of the outshot extension



Plate 38a South wall of the outshot extension



Plate 39 Modern timber dwelling



Plate 40 Modern timber dwelling



Plate 41 Modern timber dwelling



Plate 42 Modern timber dwelling



Plate 43 Modern timber dwelling



Plate 44 North wall of Building A at first floor level with pitching loft opening (left) and north wagon doorway (centre), looking north



Plate 45 North wagon doorway (left) east roof truss in Building A, looking east



Plate 46 East roof truss in Building A, looking south-east



Plate 47 *Ex situ* date stone



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