



BARN CONVERSION, HANKINSON'S FARM, MOSS SIDE LANE, STALMINE, POULTON-LE-FYLDE, LANCASHIRE

Archaeological Building Investigation



Oxford Archaeology North

June 2008

Mr Jon Wolstenholme

Issue No: 2009-9\834
OA North Job No: L10021
NGR: SD 391 451
Planning Application No:
02/03/00371

Document Title: BARN CONVERSION, HANKINSON'S FARM, MOSS SIDE
LANE, STALMINE, POULTON-LE-FYLDE, LANCASHIRE

Document Type: Archaeological Building Investigation

Client Name: Mr Jon Wolstenholme

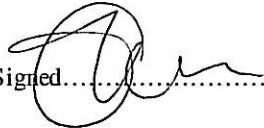
Issue Number: 2008-9\844
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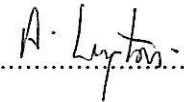
National Grid Reference: SD 391 451

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APPENDIX 1: PROJECT DESIGN19

SUMMARY

Planning permission (Ref: 02/03/00371) has been granted for the conversion of a barn at Hankinson's Farm, Stalmine, near Poulton-le-Fylde, Lancashire (NGR SD 391 451) to a dwelling. The barn is illustrated on the first edition Ordnance Survey map of 1844, resulting in Lancashire County Archaeology Service (LCAS) issuing a recording condition to carry out an archaeological investigation prior to any construction works. A verbal brief was issued by LCAS stipulating building recording to English Heritage level II/III standard (English Heritage 2006). The owner, Mr Jon Wolstenholme, commissioned Oxford Archaeology North (OA North) to carry out the building investigation following the approval of a project design (*Appendix I*) by LCAS.

Hankinson's Farm is a small farmstead with buildings of varying dates clustered around a central yard. The complex consists of the barn under investigation, together with a contemporaneous farmhouse, pig sty and late nineteenth century multi-phase milking parlour which is located to the east of the barn. Some large sheds of late twentieth century date have also been erected.

A rapid map regression was carried out which showed that the barn was not on the 1833 enclosure awards map it but does appear on the 1841 tithe map providing a date range for its construction. However, the enclosure awards map did illustrate that the land containing the farm, together with the surrounding land, was allotted to a Mary Hankinson, from whom the farm obviously acquired its name. The tithe map schedule of 1841 however, makes no reference to Mary Hankinson suggesting that the land may have been sold on.

The results of the building investigation concur with the suggested date of construction; the general appearance and construction methods, together with the fabric of the barn, appears consistent with an early-mid nineteenth century date. The barn is a T-shaped threshing barn with a large porch doorway on the northern side, and a shippon and loft at the east (widest) end divided from the main part by a brick cross wall. The main fabric is hand-made brick which was probably produced locally (two clay pits are illustrated on Ordnance Survey maps of 1892, 1912 and 1932). It is probably of a single phase and stands little altered from its original plan, the exception being two later additions, probably from the mid and late twentieth century. In addition, some internal modification has taken place, most notably in the shippon where late twentieth century milking stalls and apparatus was installed.

Some graffiti dating to 1934 was discovered on one of the remaining doors on the porch on the northern side of the barn, together with two additional undated inscribed letters. A second, smaller porch probably once existed on the south side but the date of this is impossible to deduce. The investigations found no evidence of an historic link or connecting block between the barn and the milking parlour to the east.

It is recommended that as much of the original hand-made brick fabric of the barn as possible be retained. Allied to this, it is also recommended that the original layout of the barn be retained, where possible.

ACKNOWLEDGEMENTS

OA North would like to thank Mr Wolstenholme for commissioning the project. Thanks are also due to staff of the County Record Office in Preston, Lancashire, and Doug Moir of LCAS for their assistance with this project .

The rapid desk-based assessment was undertaken by Karl Taylor. The standing building assessment was undertaken by Pip Howarth and Karl Taylor with the drawings produced by Karl Taylor and Alix Sperr. The report was compiled by Karl Taylor. The project was managed by Emily Mercer, who also edited the report.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF PROJECT

- 1.1.1 Mr Jon Wolstenholme of Hankinson's Farm requested that Oxford Archaeology North (OA North) undertake an archaeological building investigation of a barn at Hankinson's Farm, Moss Side Lane, Stalmine, near Poulton-Le-Fylde (centred on NGR SD 391 451; Fig 1). Planning permission has been granted (Ref: 02/03/00371) for the conversion of the barn to a dwelling but with a condition to carry out an archaeological investigation prior to any construction works due to the barn being illustrated on the first edition Ordnance Survey map of 1844. A verbal brief was issued by Lancashire County Archaeology Services (LCAS) stipulating building recording to English Heritage level II/III standard (English Heritage 2006).
- 1.1.2 The desk-based assessment comprised a search of both published and unpublished records held by the Lancashire Record Office, Preston, and the archives and library held at OA North. The archaeological building investigation was undertaken in order to provide a record of the building in mitigation of the conversion.
- 1.1.3 This report sets out the results of the desk-based assessment and the archaeological building investigation in the form of a short document, outlining the findings, followed by any conclusions drawn.

1.2 LOCATION, TOPOGRAPHY AND GEOLOGY

- 1.2.1 The site is situated approximately 1km to the east of the small village of Stalmine, near Poulton-le-Fylde, Lancashire on the western edge of Stalmine Moss (Fig 1).
- 1.2.2 The majority of the area is quite flat and of generally high grade agricultural land. The area is part of the Amounderness Plain which stretches from Morecambe Bay in the north to Liverpool in the south (Countryside Commission 1998). The northern plain is an area of lush green pasture supporting a high density of livestock (*ibid*).
- 1.2.3 The underlying solid geology consists of Triassic mudstones including Keuper Marl (IGS 1979). This is overlain by drift geology of till (BGS 1977)

2. METHODOLOGY

2.1 PROJECT DESIGN

2.1.1 Following the submission of an application for planning permission, LCAS provided a verbal brief to which OA North responded at the request of the client by issuing a project design (*Appendix I*) which was approved by LCAS. The milking parlour was subsequently judged by LCAS not to be of sufficient historical interest due to its later construction date and was, therefore, not recorded but evidence of any former connection between the two buildings was investigated. The work was consistent with the relevant standards and procedures of the Institute of Field Archaeologists and English Heritage, and in line with PPG 15, and generally accepted best practice.

2.2 DESK-BASED ASSESSMENT

2.2.1 The aim of the rapid desk-based assessment was to put the site into its historical context. Various published and unpublished documentary sources from Lancashire Record Office were consulted, as well as cartographic sources.

2.2.2 **Lancashire Record Office, Preston (LRO):** the LRO in Preston is the main source for primary information, including maps, plans, documents and aerial photographs, for the site and the surrounding area. A number of primary documents, principally historic maps of the study area, were examined in order to trace the origin and development of the building under investigation. Secondary sources were also examined in order to provide background information.

2.2.3 **Oxford Archaeology North:** OA North has an extensive archive of secondary sources relevant to the study area, as well as numerous unpublished client reports on work carried out both as OA North and in its former guise of Lancaster University Archaeological Unit (LUAU). These were consulted where necessary.

2.3 BUILDING INVESTIGATION

2.3.1 **Descriptive Record:** a visual inspection of the building was undertaken, and written records using OA North *pro-forma* record sheets were made of the building's location, together with a description of the purpose, materials and possible date. Particular attention was also paid to the relationship between aspects of the building that would show its development and any alterations. These records are essentially descriptive, although interpretation is carried out on site as required. This was carried out to English Heritage Level II/III-type survey standards (English Heritage 2006).

2.3.2 **Plans:** ground floor plans, and elevation drawings were provided by the client, and were used as the basis for the production of scaled plans of the structure,

which comprised a ground floor plan and two cross-sections. The floor of the loft was deemed unsafe for access and, therefore, a plan was not produced. Each plan was checked for accuracy using electronic distance measuring equipment. During the building investigation, additional pertinent historic detail and annotation was added to the internal and external scale drawings.

- 2.3.3 The drawings are used to illustrate the phasing and development of the building. Detail captured by the annotation typically includes such features as window and door openings, an indication of ground and roof level, and any changes in building material. The final drawings are presented through an industry standard CAD package (Figs 9-11).
- 2.3.4 **Photographic Archive:** photographs were taken of the building utilising black and white 35mm and digital SLR equipment. The photographic archive consists of both external and internal views of the appearance of the building, and detailed photographs of specific architectural details that do not show on general views.
- 2.3.5 **Omissions:** the loft floor was deemed unsafe for access and the loft was therefore not inspected. OA North cannot be held responsible for any inaccuracies or omission of information resulting from this.

2.4 ARCHIVE

- 2.4.1 A full professional archive has been compiled in accordance with the project design (*Appendix I*), and in accordance with current IFA and English Heritage guidelines (English Heritage 1991). The paper and digital archive will be deposited in the Lancashire Record Office on completion of the project and a digital copy of the report will be forwarded to the Historic Environment Record (HER), Preston. The Arts and Humanities data Service (AHDS) online database project *Online Access to index of Archaeological Investigations* (OASIS) will be completed as part of the archiving phase of the project.

3. MAP REGRESSION ANALYSIS

3.1 INTRODUCTION

3.1.1 A number of cartographic sources were examined at the Lancashire Record Office in Preston and some at OA North's offices. The relevant LRO catalogue number is referenced where appropriate.

3.2 RESULTS

3.2.1 *William Yates' 'Map of Lancashire', 1786*: the scale of the map does not allow a true representation of buildings present in the area but some isolated buildings are illustrated, although not in the area of Hankinson's Farm. The roads around Hankinson's Farm are not illustrated on this map either. The Moss (called Pilling Moss) is clearly illustrated however.

3.2.2 *Hennet's Map of Lancashire, 1830 (Fig 2)*: this map was surveyed by George Hennet in 1828 and 1829 and published in 1830 by Henry Teesdale. The scale is 7½ inches to 10 miles and therefore does not show much detail. However, this map does illustrate the road layout (a pattern similar to the modern layout), and a single house where 'Clarksons' is located on the later 1833 Inclosure map (*Section 3.2.3*, Fig 3), at the junction of two roads, possibly Crook Dale Lane and Moss Side Lane. Two other properties are located to the south-west, which are on Moss Side Lane and may represent Moss Side Farm and Roe's Farm. No other buildings are illustrated in the immediate area. Pilling Moss is still illustrated but now Stalmine Moss is also labelled.

3.2.3 *Rawcliffe and Stalmine Inclosure, The Commissioners Award LRO AE 1/7 (Fig 3)*: this document dated 4th April 1833, outlines the details of allotment lands awarded during the enclosure of the area. The map illustrates the names to which land was allotted following the improvement and enclosure of Stalmine Moss. A building labelled 'Clarksons' at the junction of Crook Dale Lane and Moss Side Lane is illustrated which probably corresponds to that shown on Hennet's Map (Fig 2). The map shows various named buildings located predominately around the southern edge of the area, with a few structures illustrated within the allotted areas. It was during this time that most of the drainage system was created. A road called Kiln Dale Lane is illustrated which suggests a kiln, possibly for brick, was located in the vicinity.

3.2.4 A small area straddling Whittam Lane (now Moss Side Lane) is labelled 'Devises of Mary Hankinson' within which the current Hankinson's Farm buildings are located. Each of the allotments are documented in the text of the award book, wherein Mary Hankinson's particulars are outlined. Some of the other entries mention existing buildings, but no buildings are mentioned in the entry for Mary Hankinson and the map shows the site to be devoid of any structures.

- 3.2.5 ***Tithe Map 1841 DRB 1/180 (Fig 4)***: this map clearly shows three structures located within the area of the current Hankinson's Farm and shows the detailed field layout. The three structures include a T-shaped building, which is identical in layout to the core of the barn under investigation; a square structure to the south-west which lies in the same position as the current farmhouse; and a small rectangular structure to the south, which appears to be a small pig sty which is still extant.
- 3.2.6 The barn and pig sty lie within a field labelled '617', described in the tithe map schedule as 'Barn Field' laid down to pasture, and listed as being occupied by Richard Gardner and owned by James Kenyon, William Browne and John Armison. No mention of Mary Hankinson is made suggesting the land has been subsequently sold on. The house lies within field '616' and is described as 'House, Outbuildings and Garden'. All the other immediately surrounding fields are listed as being occupied and owned by Gardner, Kenyon, Browne and Armison.
- 3.2.7 ***Ordnance Survey, Lancashire, Sheet 18, 6" to 1 mile, 1844 (Fig 5)***: the map shows essentially the same information as the tithe map (Fig 4), the general layout of the fields being the same. The buildings are now labelled 'Hankinson House' which presumably pertains to the farm house. The field containing the barn and pig sty has been subdivided and an additional structure appears to have been added to the pig sty. The shape of the barn is clearly discernable and Moss Side Lane is labelled as Stalmine Road.
- 3.2.8 ***Ordnance Survey, Lancashire, Sheet 18, 25" to 1 mile, 1892 (Fig 6)***: the 25" series maps show a great deal of detailed information, especially of the Hankinson's Farm buildings coloured in pink. The buildings are now labelled as 'Hankinson's Farm'. The barn and house remain unchanged from their appearance in the tithe and OS first edition maps (Figs 4 and 5). The most noticeable change is the appearance of a long rectangular structure to the south-east of the barn which is in the same location as the current milking parlour. It appears to be joined to the pig sty at the south end of the yard. Additional structures are attached to the pig sty, which probably represent pens.
- 3.2.9 Two clay pits are illustrated to the north and to the east of the farm, one of which is labelled 'Old Clay Pit' located on what was previously Kiln Dale Lane (Fig 3). These probably provided the raw materials for the bricks used in the construction of the buildings.
- 3.2.10 ***Ordnance Survey, Lancashire, Sheet 18, 25" to 1 mile, 1912 (Fig 7)***: this map, although not quite as detailed as the 1892 edition, shows essentially the same information. The most obvious change is the northward extension of the milking parlour. The other buildings remain unchanged.
- 3.2.11 ***Ordnance Survey, Lancashire, Sheet 18, 25" to 1 mile, 1932 (Fig 8)***: further changes are evident on this edition of the Ordnance Survey, such as additional structures at the south-west corner of the yard. The pig sty has gained a southerly extension and the house appears to have a garden at the west side.

4. BUILDING ASSESSMENT RESULTS

4.1 INTRODUCTION

4.1.1 Hankinson's Farm is a small farmstead located to the east of the small village of Stalmine. The farm lies to the south of Moss Side Lane and the barn subject to investigation is situated at the north-east corner of the farm yard and is adjacent to the road. The complex consists of the barn, a farmhouse, a milking parlour, pig sty and other large sheds arranged around a courtyard. None of the other buildings were investigated.

4.2 GENERAL DESCRIPTION

4.2.1 **Appearance and Layout:** the building is a small T-shaped rectangular structure, some 46feet (13.7m) long by 41feet (12.2m) wide (at the maximum extent of each projecting wing), the roof lying on a general east/west axis (Plates 1 and 2, Figs 9-11). It is of a single storey with a ground floor shippon, with loft space above at the east end. The main part of the barn consists of a high open space. The barn has a full height opening with porch at the north side. The building was being used as a general storage area at the time of the investigation. Two additional structures have been added to the main body of the barn that are of later phases. Inspection of both the barn and adjacent milking parlour revealed no evidence that they were previously connected.

4.2.2 **Fabric:** the whole of the core of the building is constructed from red hand-made brick (the clay probably sourced locally) of approximately 9¾ inches long by 2¾ inches deep and 4½ inches wide (Plate 3). The whole brick fabric is laid in variable English garden wall bond and the corners of the porch and south wing are of bullnosed brick. The mortar is lime, which is highly weathered in some places.

4.2.3 Some isolated repair with later red brick has been carried out in places. The roof is of pitched construction and is covered with asbestos sheeting. The other buildings of the farm are roofed with slate and it is reasonable to assume that the barn was similarly roofed. The fenestration consists of simple apertures, each with a twentieth century casement timber window frame. Most of the lintels and sills are of gritstone fabric. All of the rainwater good are of PVCu.

4.2.4 There are two attached structures which are of later phases. That located at the north-east corner is of cinder block construction and has a mono-pitch asbestos roof (identical to the main barn). A small outshut attached to the south side of the building (Fig 9) is of machine-made red brick with cement and gauged lime mortar, and has an identical roof to the main barn. The outshut has two casement windows and two sliding doors.

4.2.5 Internally, the main part of the barn is of identical appearance to the exterior (Plate 4) and collapsed sections of wall reveal the barn to be three skins thick of brickwork. The ground floor is of broken concrete, and the roof is of timber

construction with a single pine king post truss (of pegged joint construction) visible together with purlins of similar timber. All of the timber appears to be original and none is obviously reused. The asbestos roof is visible and there are no rafters. Pit saw marks are visible on the soffit of the truss tie beam, but due to its height the truss was not closely inspected. An inserted concrete wall divides the west part of the barn into two areas. An old telegraph pole has been used partly in its construction.

- 4.2.6 There is a hand-made brick cross wall dividing the main part of the barn from the shippon and loft (Plate 5). This is of the same construction as the rest of the barn and appears to be contemporaneous. There are three apertures on the upper part and a single doorway on the ground floor. All of the upper openings have timber lintels and sills. The door on the ground floor (which allows internal access to the shippon) has a timber sill and door surround. There is a blocked window (blocked with similar hand-made brick) to the north of this, which also has a timber lintel. The shippon contains five stalls, all of which are of concrete construction of twentieth century appearance. Milking equipment is also present. The floor is concrete and the ceiling is of joist and rafter construction (8feet high). The timber being of similar appearance and scantling to those in the roof structure. The floor of the loft space above is laid with 4 ½ inch wide tongue and groove pine boards. The loft is of identical appearance to the main part of the barn.
- 4.2.7 **Exterior Details:** all the elevations are plain and exhibit no significant decorative detail. The north elevation contains the main entrance and consists of a full height porch that contains a single surviving side of the large barn doors which are of heck type (Plate 6). The corners of the projecting porch are bullnosed. There is a secondary access into the ground floor shippon that also has bullnosed corners. A small casement window allows light into the shippon and has a gritstone lintel and timber sill. Above the door and window is a diamond-pattern ventilation arrangement which ventilates the loft. The lower part of the wall has been cement rendered.
- 4.2.8 The remaining heck door is hung upon iron pintles and has large bolted strap hinges. The pintles are set into large sandstone blocks, which are part of the original construction. The doors are of plank and ledge construction, the ledges exhibiting chamfering with run-out stops. The join between the doors is arched and the lower heck door has incised graffiti that consists of three initials and a date 'TRR 1934' (Plate 7). Other graffiti, including the letters 'W' and 'H', are visible.
- 4.2.9 The south elevation is similarly plain and contains a further doorway that allows access into the main part of the barn (Plates 8 and 9). This appears to have been inserted later, together with the adjacent window aperture. There was clearly a previous, larger opening which has been filled in (with very similar brick) to create the smaller doorway. The door has a sandstone lintel of similar appearance to the others. Above this, header bricks are visible. A vertical join to the west of the window provides evidence of the larger previous doorway. A second vertical scar to the west of that scar suggests that a projecting wall once existed here and further evidence in the form of a

sloping scar on the east side of the projecting wing (Plate 10) suggests that a porch was once present. This appears to have been lower than that on the north side as a horizontal scar above testifies (Plate 9). There is a small window to the right of this which allows light into the shippon (Plate 9). It is located in the east-facing side of the south wing and is unusual in that it has a fine slate sill and lintel. The sill exhibits moulding and appears to have been reused. Above the lintel header bricks are visible of a similar appearance to others seen elsewhere in the structure. Repaired brickwork is visible at the west end of the elevation.

- 4.2.10 To the right of this and attached to the south wing is a brick outshut, which is clearly a later addition due to it being of different brick and the vertical butt joint is visible where it meets the main barn (Plate 10). This structure was disused but contained modern dairy equipment. It is plain internally and has a concrete floor. A further cinder block structure is attached to the south wall.
- 4.2.11 The east elevation contains a single door and window, both of which have substantial sandstone lintels and exhibit rough pick tool marks. Header bricks are present above the door lintel. Both jambs of the doorway are bullnosed. The window has a projecting sandstone sill and is glazed with a twentieth century casement window. The rest of the elevation is plain but there are six collections of diamond pattern ventilation holes which ventilate the loft. An owl hole is also present at the apex. A modern cinder block structure is attached to the north end of the elevation.
- 4.2.12 The west elevation is plain and is in relatively poor condition. The ventilation (Plate 11), which is damaged, includes an interesting cruciform-shaped arrangement in the upper centre of the elevation. It is flanked by diamond-shaped arrangements as with the east elevation and an owl hole is present at the apex. Some damage to the corners of the building has been sustained, presumably by passing vehicles, which has subsequently been repaired.
- 4.2.13 **Interior Details:** the building is divided into two unequal parts by a brick cross wall which is situated to the east of the main porch. The eastern part that contains the projecting wings also houses the shippon and upper loft, whilst the western part contains the main body of the barn.
- 4.2.14 The main part of the barn consists of a large square space, which is open up in to the roof space (Plates 4 and 5). It is quite plain in appearance and all the walls are of brick construction which is identical to the exterior. There is a single king post truss present, together with three purlins on each slope of the roof which are trenched in to the principal rafters. The cross wall obviates the need for a second truss. Close inspection of the roof structure was impossible but pit saw marks were visible on the soffit of the tie beam. No metal work or bolts were visible on the truss but a wooden peg was visible at the base of each principal rafter. The truss rests upon two brick piers which are attached to each of the long walls. An inserted concrete wall divides the space into two to the west of the truss.
- 4.2.15 A doorway at the south side of the cross wall allows internal entry into the shippon. This appears to be part of the original construction of the cross wall

which itself appears to be contemporary with the rest of the barn. A blocked aperture is present in the centre of the cross wall (Plate 13), which has a timber lintel. The extent of the blocking is unknown due to part of the wall being rendered and the shippon wall is heavily whitewashed making inspection impossible. Access to the loft is only available via a modern ladder through one of the large openings (there was no evidence of a hatch in the shippon). A damaged timber loft ladder remains attached to the wall south of the doorway. The floor of the loft was in poor condition, which precluded inspection on health and safety grounds, but cursory inspection of the loft revealed little detail worthy of note other than the ventilation detail visible externally. The three openings are interesting, and all appear to be contemporary with the cross wall (ie they have not been inserted later). Also visible in the cross wall were the joist ends that support the loft floor.

- 4.2.16 Entry into the shippon was available via three separate entrances (Fig 9), those from the north and east elevations being almost identical. The shippon itself has been modernised and now contains twentieth century milking stalls and equipment (Plate 12). The lower half of the walls has been rendered and much of the remaining brick walling has been whitewashed.

5 CONCLUSIONS

5.1 DISCUSSION

- 5.1.1 The building is of the local tradition and is of basic and austere appearance, similar to many barns in the locality. It is fairly intact and evidence suggests that the general layout and appearance has changed little since its construction. Some internal modification, such as the insertion of the concrete wall in the main part of the barn and modernisation of the shippon, has taken place, probably in the late twentieth century. Removal of the south porch has obviously been carried out at some stage and, although difficult to date exactly, the general appearance of the replacement doorway and window aperture seem to suggest a nineteenth century date.
- 5.1.2 Historic mapping evidence can be consulted to at least provide a *Terminus ante quem* for the structure in question. Examination of the available evidence suggests that the barn, farmhouse and pig sty date to at least 1841 when they all appear on the tithe map of that date (Fig 4). Previous mapping evidence, primarily that of the 1833 enclosures (Fig 3), suggests that no structures were present. It is plausible of course, that they were omitted for some reason, but since other structures within the area are illustrated on the enclosure maps the conclusion that they were simply not yet constructed seems too compelling. After all, Hankinson's Farm obviously takes its name from Mary Hankinson, to which the land was originally allotted. Interestingly, the tithe map schedule makes no mention whatsoever of Mary Hankinson in 1841 implying that the land has changed owners but the name has remained.
- 5.1.3 The T-shaped barn does not appear to change shape at all throughout the map regression which concurs with the results from the building investigation. The removed south porch, though, does not appear on any mapping suggesting that it may have been erected and subsequently removed in-between map surveys or that the south doorway may not have originally had a porch. There is no evidence to suggest that the milking parlour, situated immediately to the east, and barn were ever attached or linked.
- 5.1.4 The date of the outshut abutting the south wing of the barn is not illustrated on any mapping even as late as the 1932 Ordnance Survey map, and its general appearance suggests a 1940s or 1950s date. The cinderblock structure at the north-east corner of the barn is of late twentieth century construction.
- 5.1.5 To summarise, the barn was probably constructed together with the farmhouse and pig sty, between 1833 and 1841. The general fabric and appearance of the barn, such as the hand-made brick and nature of the truss timber and construction methods, concurs with this date. It was originally a threshing barn with shippon and hay loft at the east end of a single phase with predominately internal modifications.

5.2 RECOMMENDATIONS

- 5.2.1 As far as is practicable, it is recommended that most of the hand-made brick fabric of the barn be retained during any conversion works. The internal cross wall in particular is interesting and should be retained. Also, it is suggested that the layout of the barn be unchanged since this has survived relatively intact since its construction. The south outshut and north-east cinder block structures are of no historical value.

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ILLUSTRATIONS

LIST OF FIGURES

Figure 1: Location map

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Plate 1: The barn at Hankinson's Farm, from the north-west



Plate 2: The barn at Hankinson's Farm, from the south-west

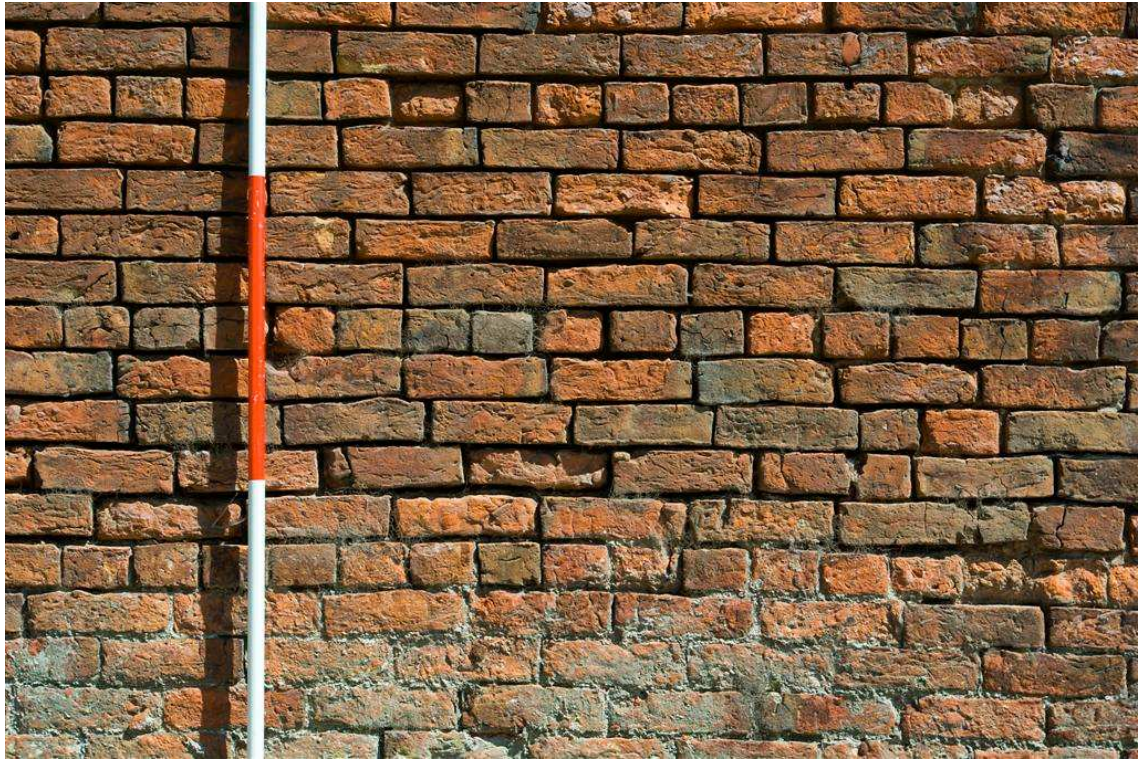


Plate 3: Example of the fabric of the barn showing the brick bond



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Plate 5: Brick cross wall in the barn



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Plate 12: General view of the shippon, facing south

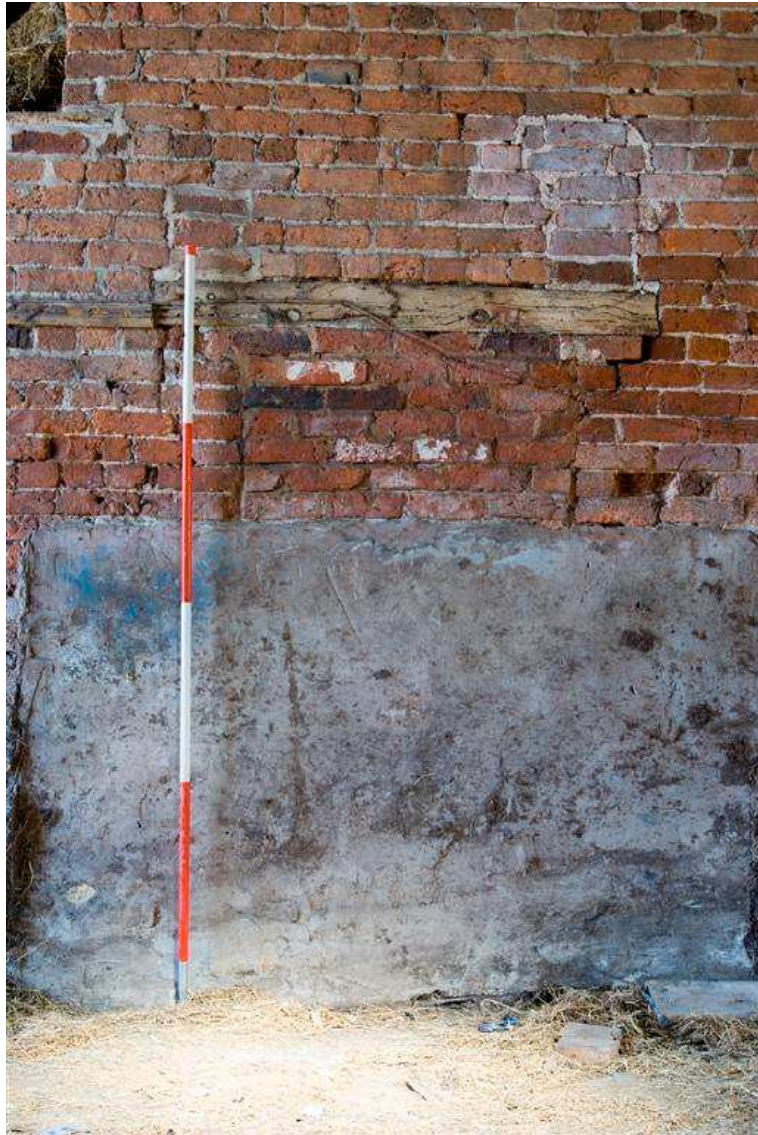


Plate 13: Blocked aperture in the cross wall of the barn

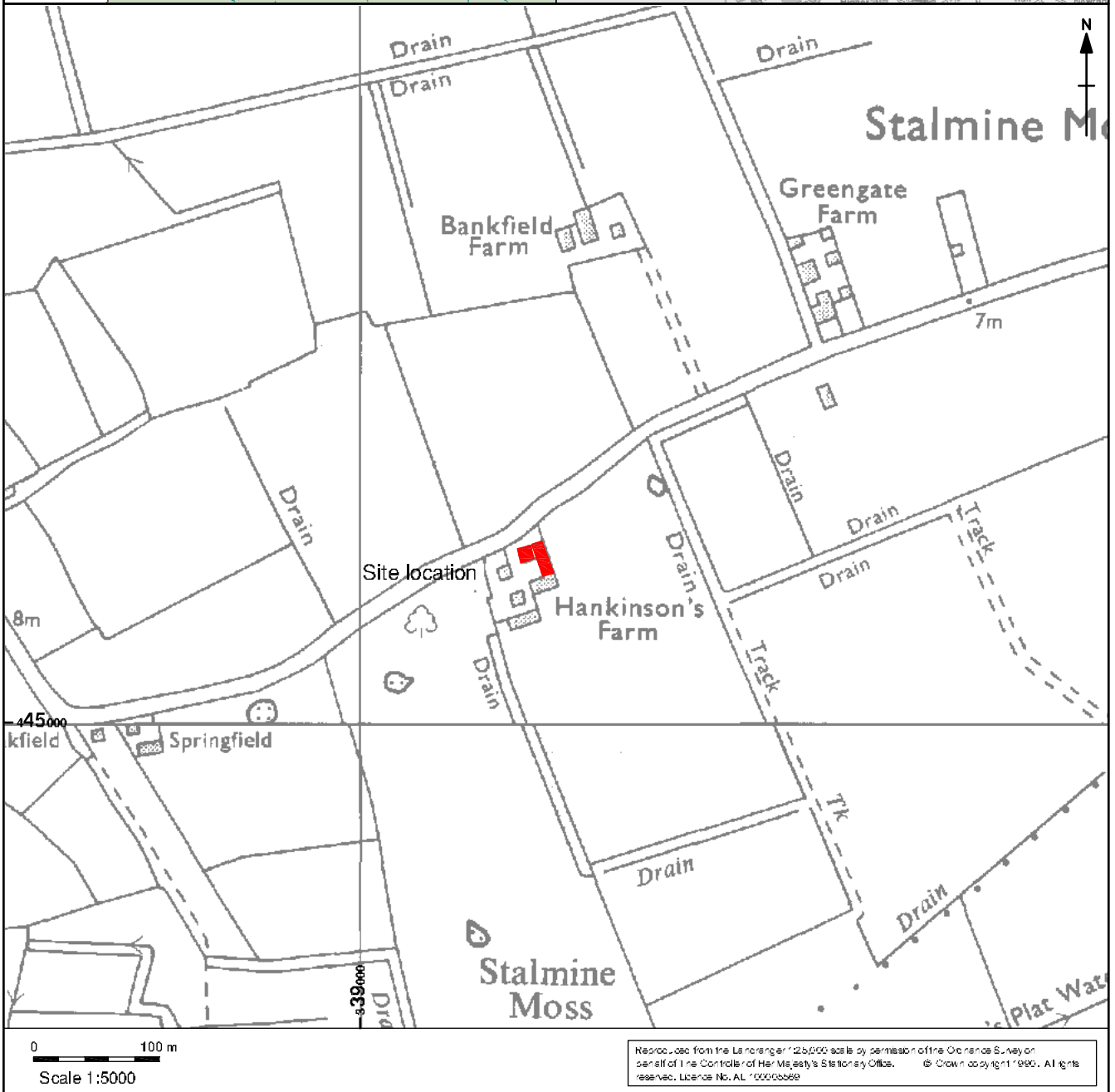
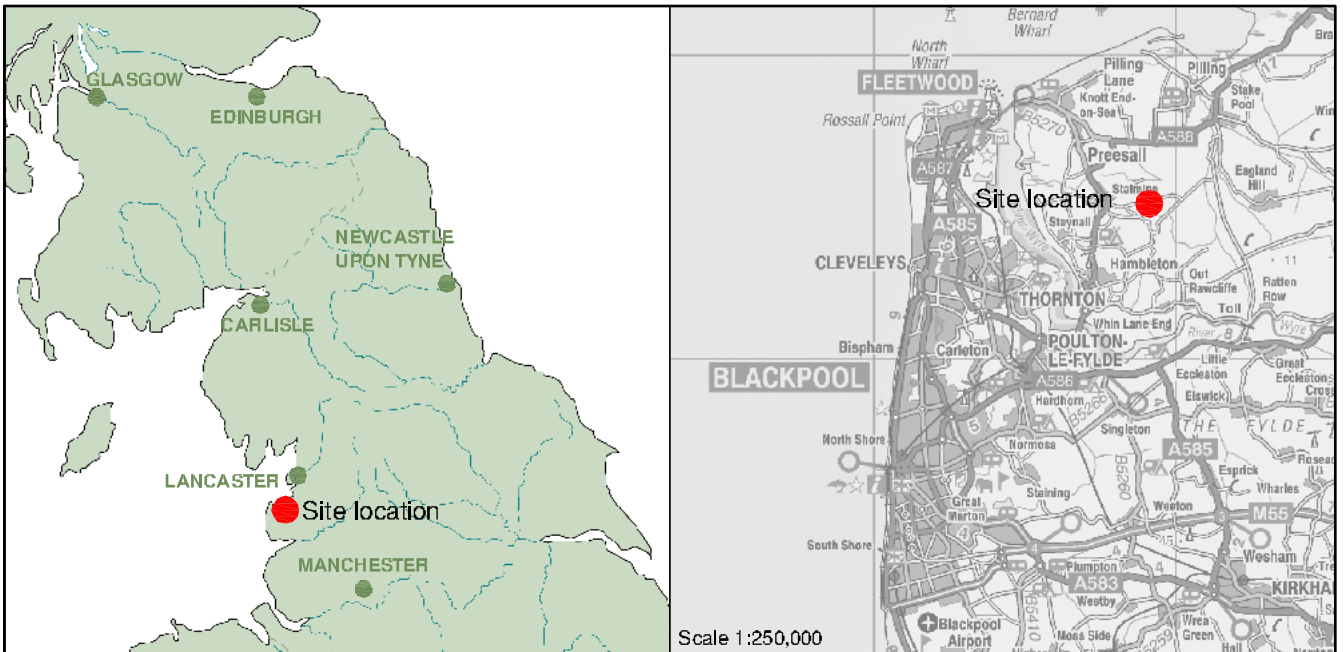


Figure 1: Site location



Figure 2: Hennet's map of Lancashire, 1830

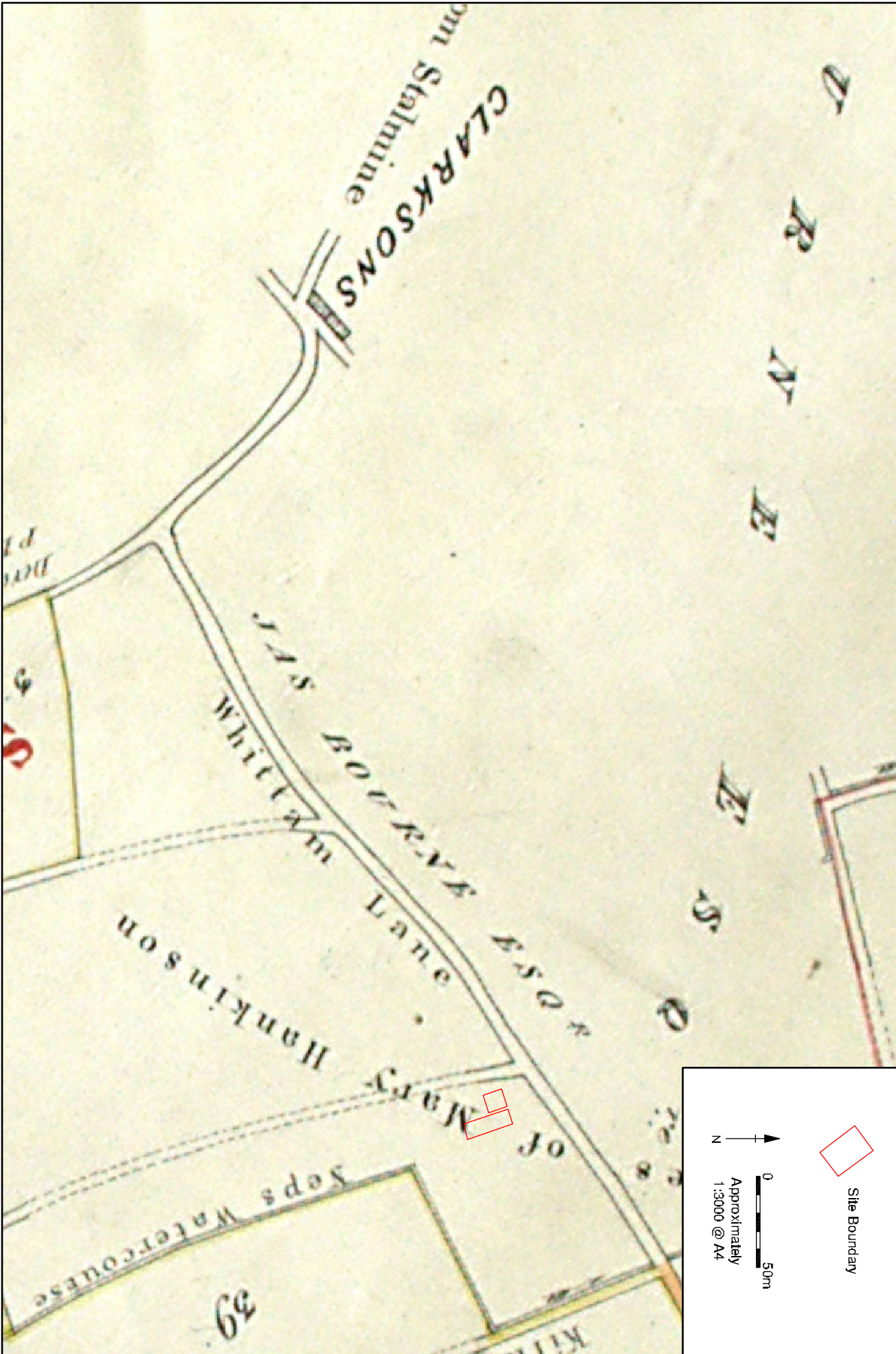


Figure 3: Rawcliffe and Stalmine Inclosure, The Commissioners Award (LROAE 17)

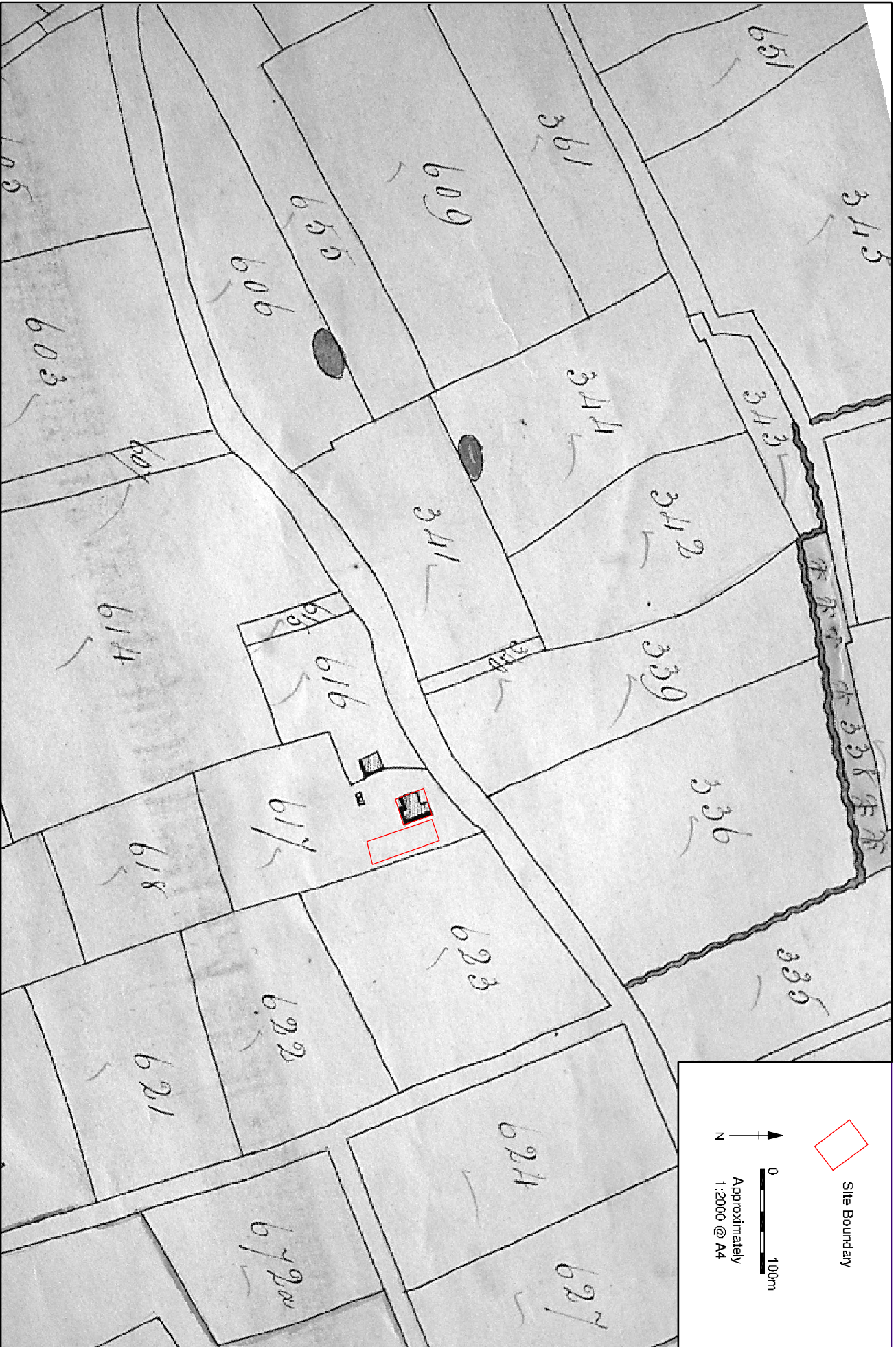


Figure 4: Tithe Map 1841 (DRB 1/180)



Figure 5: Ordnance Survey, Lancashire, Sheet 18, 6" to 1 mile, 1844

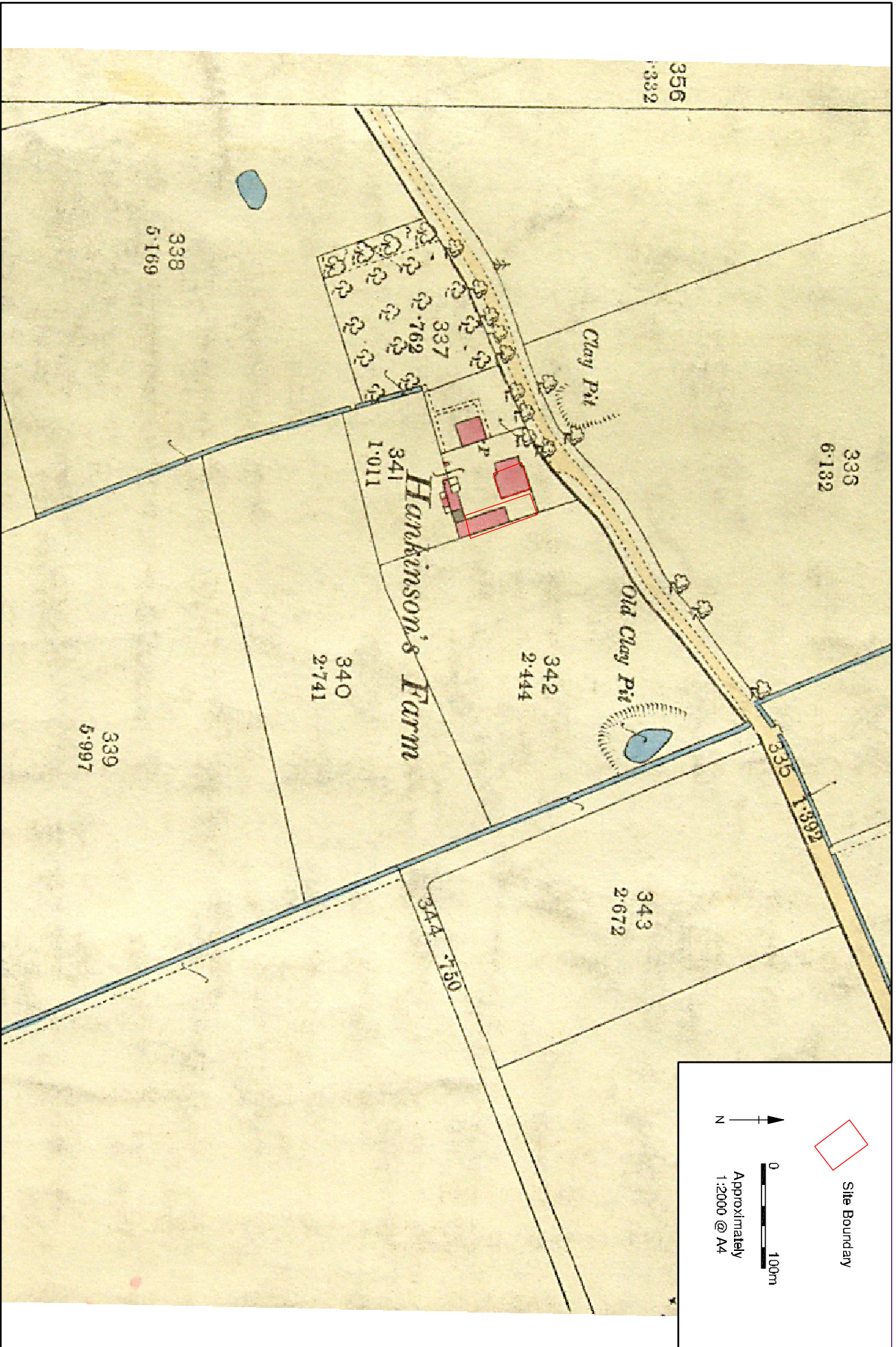


Figure 6: Ordnance Survey, Lancashire, Sheet 18, 25" to 1 mile, 1892

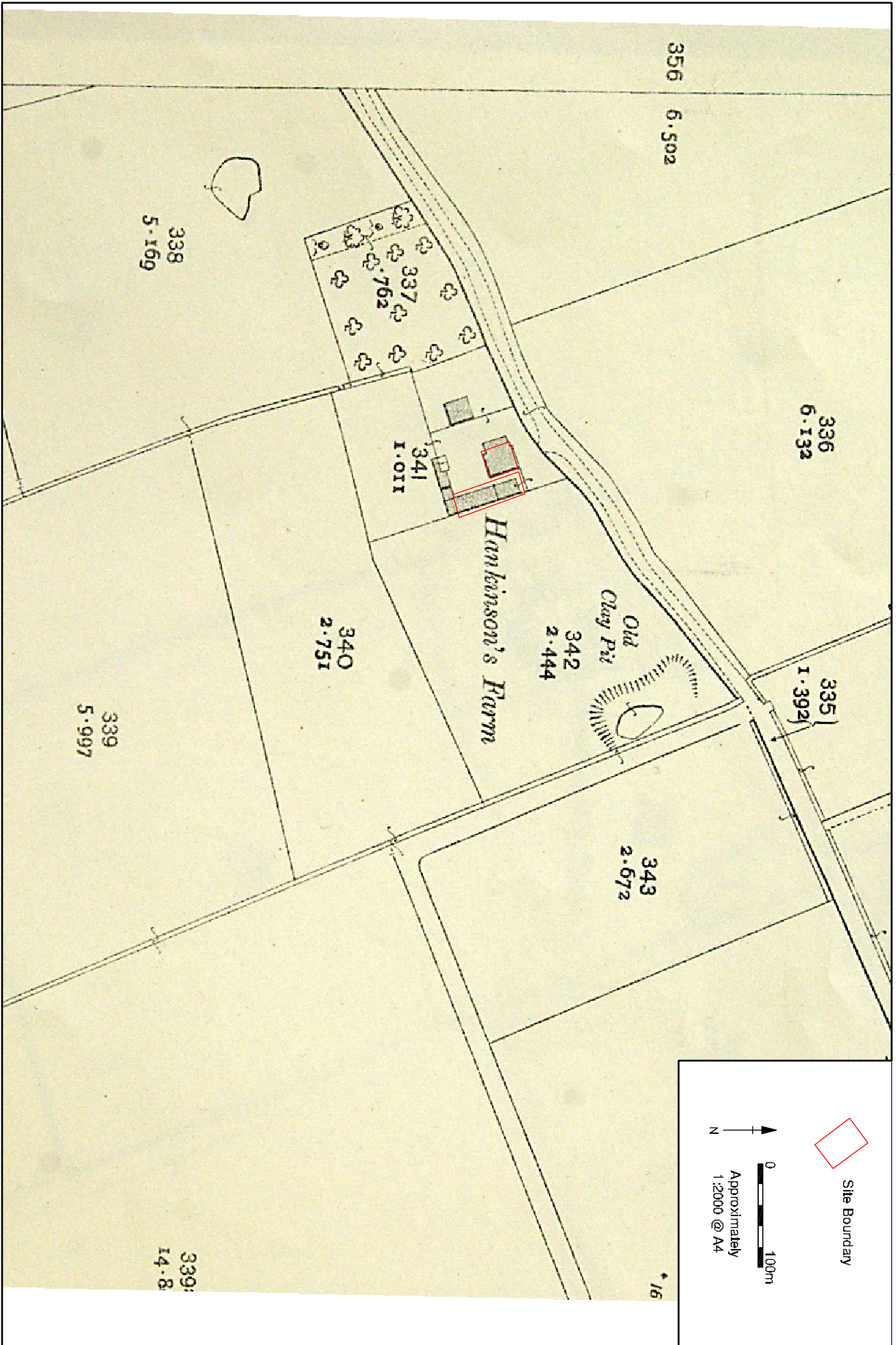


Figure 7: Ordnance Survey, Lancashire, Sheet 18, 25" to 1 mile, 1912

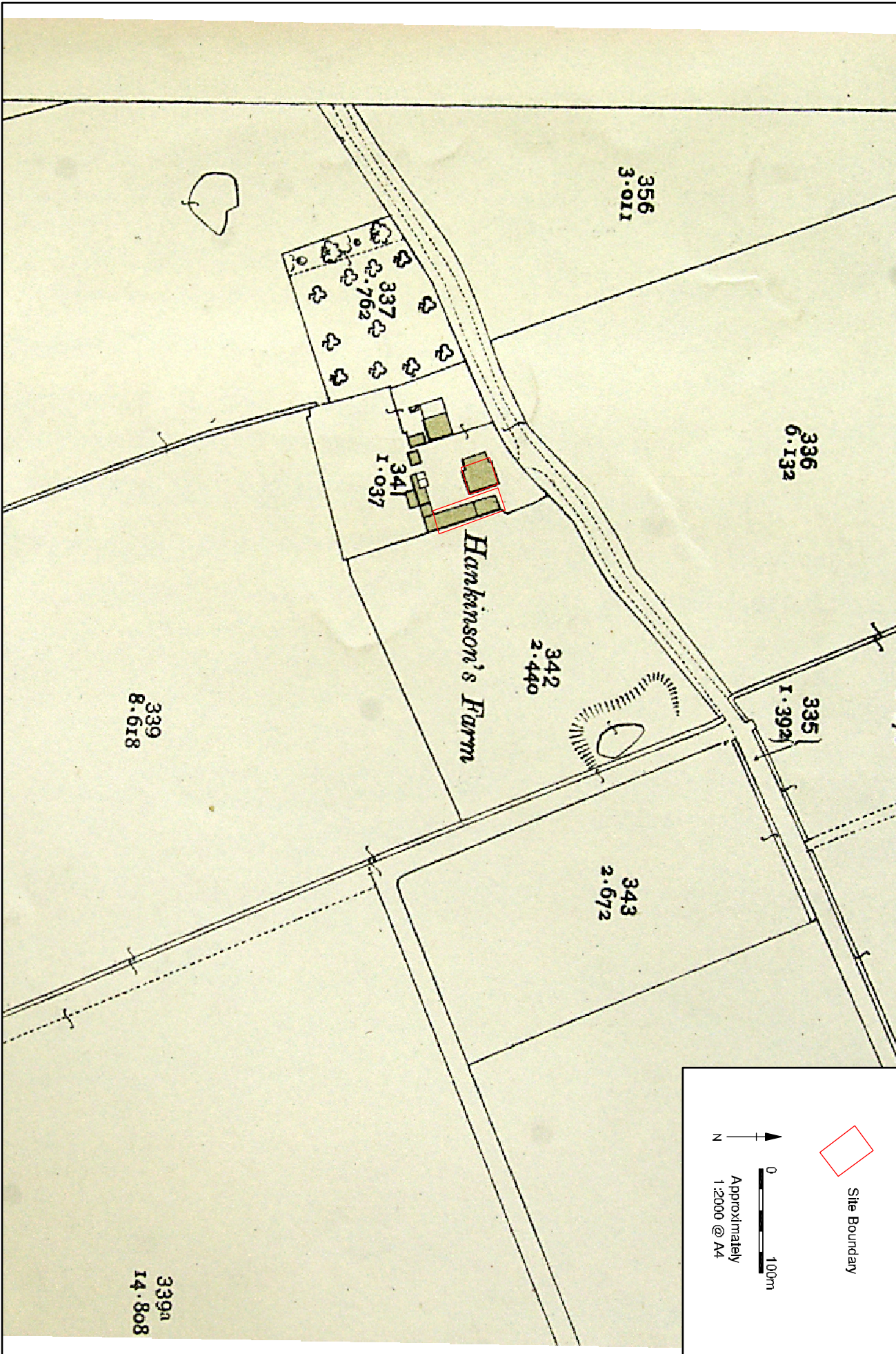


Figure 8: Ordnance Survey, Lancashire, Sheet 18, 25" to 1 mile, 1932

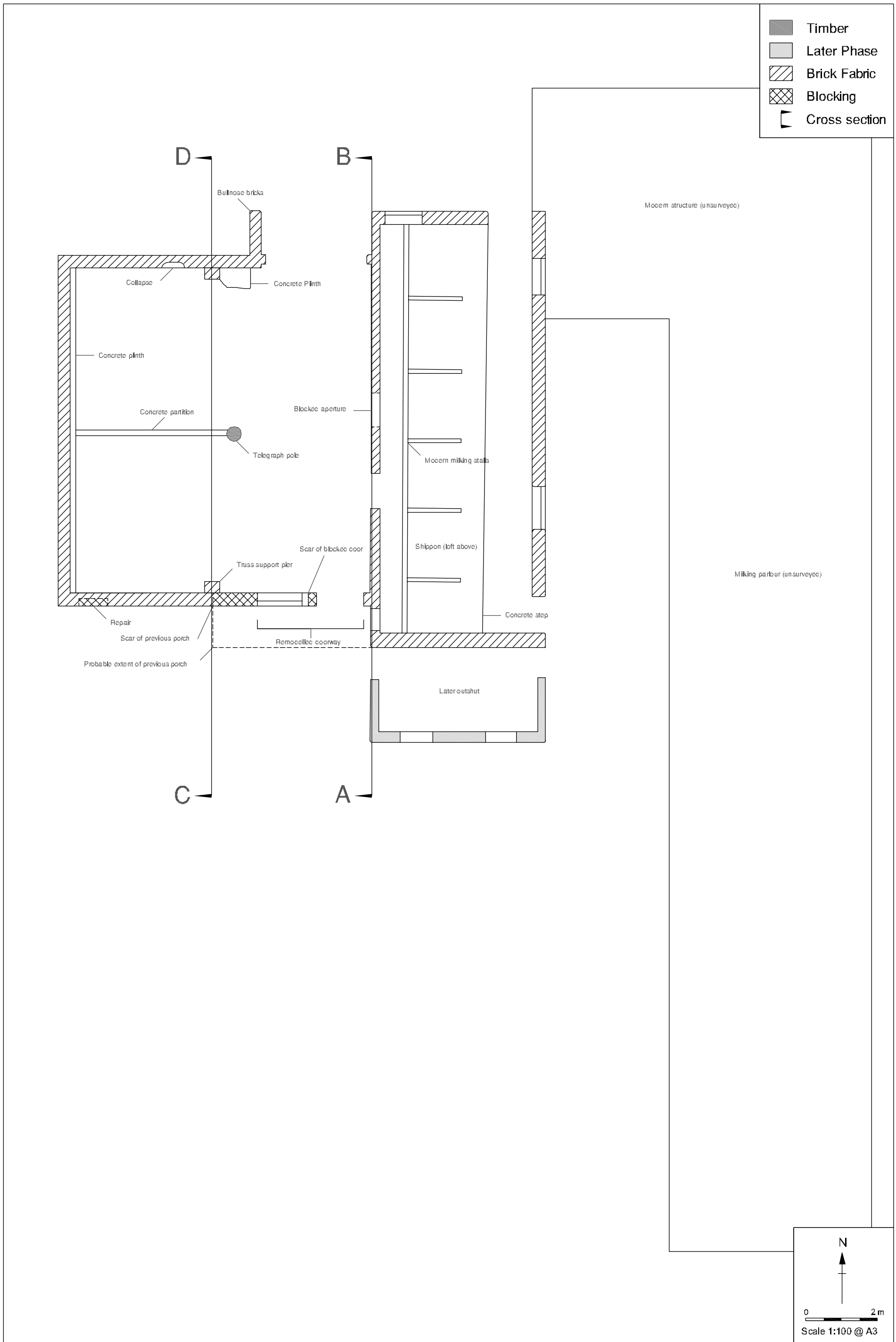


Figure 9: Ground floor plan of the barn at Hankinson's Farm

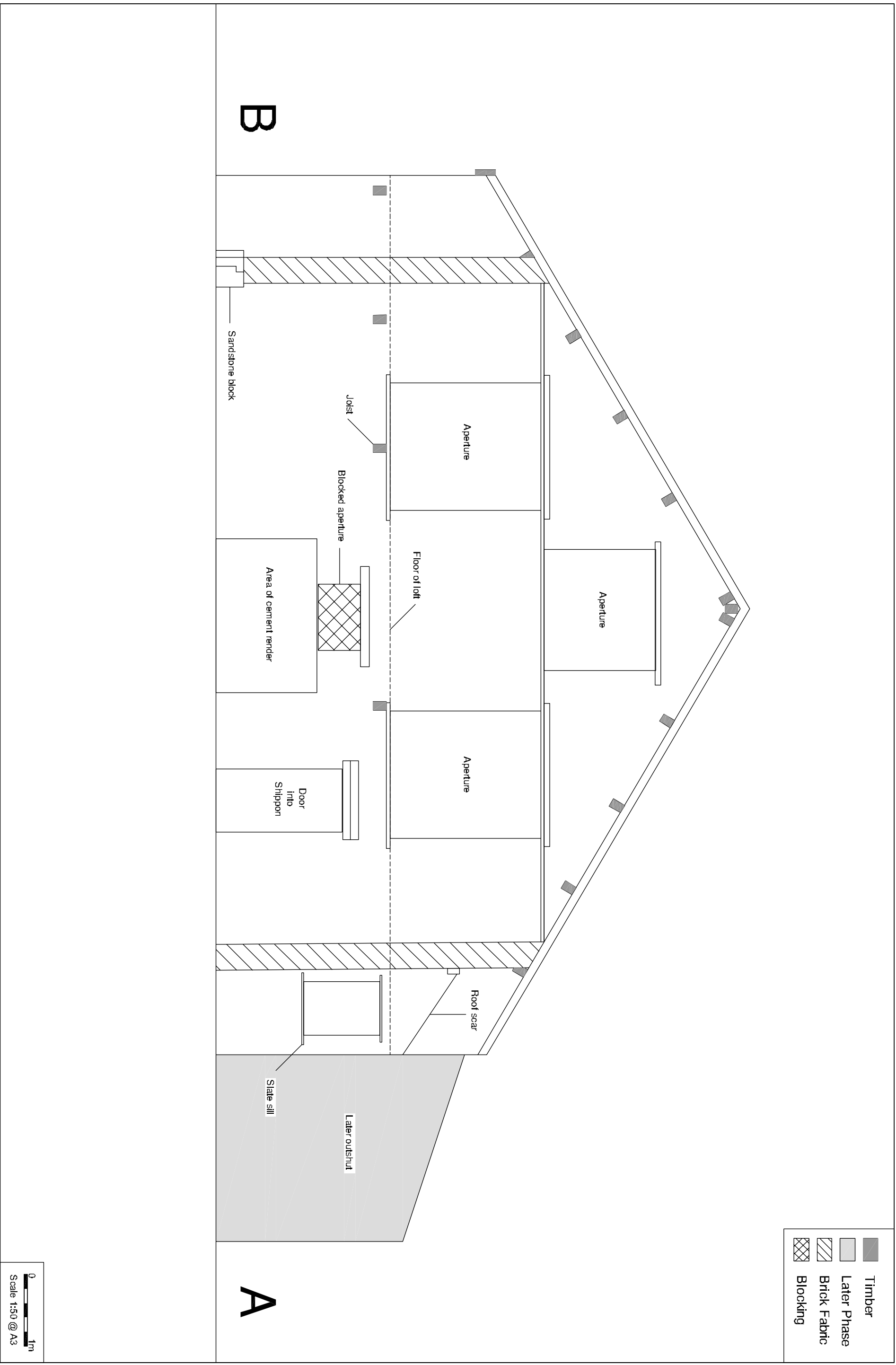


Figure 10: East-facing cross-section of the barn through the cross wall

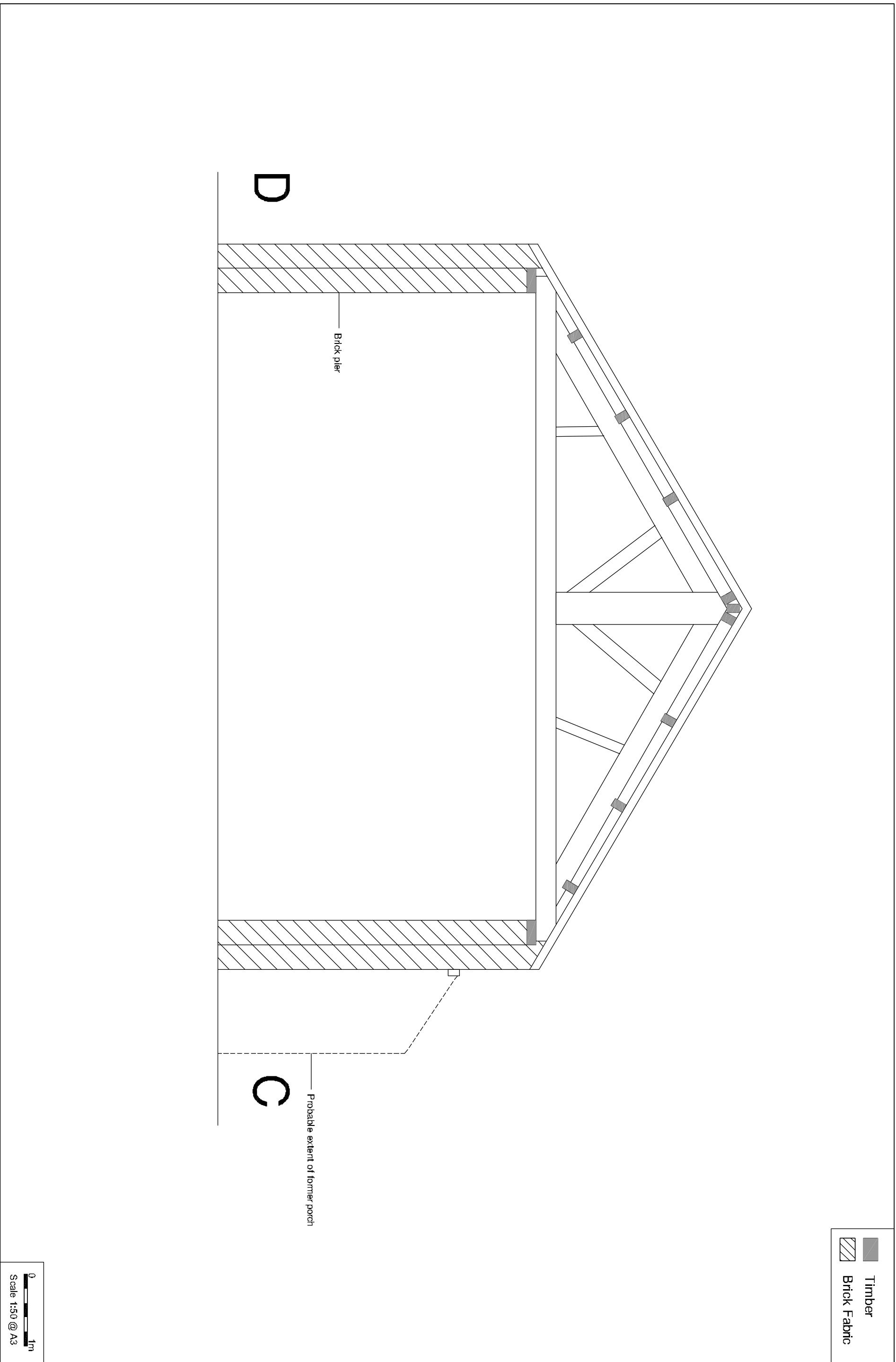


Figure 11: East-facing cross-section of the barn through the truss

APPENDIX 1: PROJECT DESIGN

1. INTRODUCTION

1.1 PROJECT BACKGROUND

1.1.1 Mr Jon Wolstenholme has requested that Oxford Archaeology North (OA North) submit proposals to undertake the building investigation of a redundant barn and milking parlour at Hankinson's Farm, Moss Side Lane, Stalmine near Poulton-Le-Fylde prior to conversion works taking place.

1.1.2 The proposals for the buildings were judged to affect their character and appearance and as a result a condition for the archaeological recording of the barns was attached to the planning consent. Subsequently, a verbal brief was issued by Lancashire County Archaeological Services (LCAS).

1.2 OXFORD ARCHAEOLOGY NORTH

1.2.1 OA North has considerable experience of the interpretation and analysis of buildings of all periods, having undertaken a great number of small and large-scale projects during the past 24 years. Such projects have taken place within the planning process, to fulfil the requirements of clients and planning authorities, to very rigorous timetables. In recent years OA North also has extensive experience of archaeological work in Northern England. Most recent projects of relevance are Holland Fold Farm, Chorley, High Clough Farm in Colne and Townside Farm, Pilling, all of which are in Lancashire.

1.2.2 OA North has the professional expertise and resources to undertake the project detailed below to a high level of quality and efficiency. OA North is **an Institute of Field Archaeologists (IFA) registered organisation, registration number 17**, and all its members of staff operate subject to the IFA Code of Conduct.

2 OBJECTIVES

2.1 The archaeological programme of work aims to provide an origin, development sequence, and discussion of the plan, form and function of the barn and milking parlour.

2.2 To achieve the objectives outlined above the following listed specific aims are proposed:

2.3 **Building Investigation:** to provide a drawn and textual record of the two barns to English Heritage level II/III type standard (English Heritage 2006).

2.4 **Report and Archive:** a written report will assess the significance of the data generated by this programme within a local context. It will present the results of the building investigation.

3. METHOD STATEMENT

3.1 REPORT/ARCHIVE

3.1.1 **Rapid Desk-Based Assessment:** the focus of the assessment will be the farm but mention will be made of the immediate surroundings to allow an historical background to the setting of the site to be established. The assessment will comprise the following elements:

- (i) **Documentary and Cartographic Material:** this will include a rapid appraisal of the data in the County Record Office;
- (ii) **Historic Map Regression:** cartographic sources will be consulted in an attempt provide information on the origin and development of the barns.

- 3.1.2 **Prior to commencement of the building investigation the client should remove all modern moveable materials such as redundant machinery and stored materials, which obstruct the building fabric of the barns.**
- 3.1.3 **Photographic Archive:** a photographic archive will be produced utilising a 35mm camera to produce black and white contact prints and a digital SLR will be used to provide illustrative images for the report. A full photographic index will be produced and the position of photographs will be marked on the relevant floor plans. Contact sheets will be produced following development of the films. The general archive will comprise the following:
- (i) The external appearance and setting of each of the buildings;
 - (ii) The overall appearance of principal rooms and circulation areas;
 - (iii) Any external or internal detail, structural or architectural, which is relevant to the design, development and use of the buildings, and which does not show adequately on general photographs;
 - (iv) Any internal detailed views of features of especial architectural interest, fixtures and fittings, or fabric detail relevant to phasing the buildings. In particular, any visible carpenters marks or other timber marks will be photographed.
- 3.1.4 **Site Drawings:** the following drawings will be produced for the buildings:
- (i) Plans of all floors will be annotated to show form and location of any structural features of historic significance (1:100 scale);
 - (ii) One cross-section through each building where appropriate (1:50).
- 3.1.5 The client has provided plans outlining the proposed appearance of the buildings. If plans outlining the existing appearance of the structures are not available then the proposed plans will be checked and utilised as a basis for the drawings outlined above. If these prove not to be suitable, OA North will generate the plans using industry standard survey techniques (*Leica TCR407* reflectorless total station). This will obviously incur additional cost (Option 2 of the costings document).
- 3.1.6 The outline cross-section (where appropriate) will be generated using a *Leica TCR407* reflectorless total station and CAD drawings will be generated using TheoLT. This will be printed out and hand annotated to include all pertinent detail which will include roof trusses and floor levels.
- 3.1.7 OA North does not normally undertake to correct survey inaccuracies in the client's drawings, which shall remain the responsibility of the client. However, if inaccuracies significantly impede the progress of the archaeological survey and must be rectified to allow the archaeological survey to proceed, additional costs for this correction will be incurred (see Section 9).
- 3.1.8 The drawings will be used to illustrate the phasing and development of the buildings. Plans will be annotated by hand to include detail such as window and door openings, an indication of ground and roof level, and changes in building material. The locations of any visible carpenters marks will also be illustrated. The final drawings will be presented through an industry standard CAD package.
- 3.1.9 **Interpretation and Analysis:** a visual inspection of the buildings will be undertaken utilising the OA North building investigation proforma sheets. A description of the buildings will be undertaken to English Heritage Level II/III standard, which will include a systematic account of the origin, development and use of the buildings as well as the evidence on which this account is based.

- 3.1.10 The written record will include:
- (i) An analysis of the plan, form, fabric, function, age and development sequence of the buildings;
 - (ii) An account of the past and present use of the buildings;
 - (iii) An account of the fixtures, fittings associated with the buildings, and their purpose;
 - (iv) Identification of key architectural features (including fixtures and fittings) which should be preserved *in situ*;
 - (v) A discussion of the relative significance of rooms within the buildings;
 - (vi) A description of the historic context of the buildings including their relationship with nearby buildings in architectural and functional terms and so forth.
- 3.2 **REPORTS/ARCHIVE**
- 3.2.1 **Report:** the content of the report will comprise the following:
- (i) a site location plan related to the national grid;
 - (ii) a front cover to include the planning application number and the NGR;
 - (iii) a concise, non-technical summary of the results;
 - (iv) an explanation to any agreed variations to the brief, including any justification for any analyses not undertaken;
 - (v) a description of the methodology employed, work undertaken and results obtained;
 - (vi) copies of plans, photographs, and other illustrations as appropriate;
 - (vii) a copy of this project design, and indications of any agreed departure from that design;
 - (viii) the report will also include a complete bibliography of sources from which data has been derived;
 - (ix) a photographic index;
 - (x) list of archive contents.
- 3.2.2 The report will be in the same basic format as this project design; a copy of the report can be provided on CD, if required. Two copies of the report will be supplied to the client and further digital copies to the HER.
- 3.2.3 **Archive:** the results of all archaeological work carried out will form the basis for a full archive to professional standards, in accordance with current English Heritage guidelines (*Management of Archaeological Projects*, 2nd edition, 1991). The project archive represents the collation and indexing of all the data and material gathered during the course of the project.
- 3.2.4 The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the IFA in that organisation's code of conduct. OA North conforms to best practice in the preparation of project archives for long-term storage. This archive will be provided in the English Heritage Centre for Archaeology format and a synthesis will be submitted to the Lancashire HER (the

index to the archive and a copy of the report). OA North practice is to deposit the original record archive of projects with the appropriate County Record Office.

3.2.5 The Arts and Humanities Data Service (AHDS) online database project *Online Access to index of Archaeological Investigations* (OASIS) will be completed as part of the archiving phase of the project.

3.2.6 **Confidentiality:** all internal reports to the client are designed as documents for the specific use of the Client, for the particular purpose as defined in the project brief and project design, and should be treated as such. They are not suitable for publication as academic documents or otherwise without amendment or revision.

4. HEALTH AND SAFETY

4.1 OA North provides a Health and Safety Statement for all projects and maintains a Unit Safety policy. All site procedures are in accordance with the guidance set out in the Health and Safety Manual compiled by the Standing Conference of Archaeological Unit Managers (1997). A written risk assessment will be undertaken in advance of project commencement and copies will be made available on request to all interested parties.

5 PROJECT MONITORING

5.1 **Access:** liaison for basic site access will be undertaken through the client.

5.2 Whilst the work is undertaken for the client, the County Archaeologist or his representative will be kept fully informed of the work and its results and will be notified a week in advance of the commencement of the fieldwork. Any proposed changes to the project design will be agreed with the Planning Officer at LCAS in consultation with the client.

6 WORK TIMETABLE

6.1 **Rapid Desk-Based Assessment:** one day would be required to complete the documentary search.

6.2 **Building Investigation:** approximately five to seven days in the field will be required to complete this element (depending on availability of 'as existing' plans).

6.3 **Reports/Archive:** the final report and archive will be produced within eight weeks of completion of the fieldwork.

6.4 OA North can execute projects at very short notice once a formal written agreement has been received from the client.

7 STAFFING

7.1 The project will be under the direct management of **Emily Mercer BSc (Hons) AIFA** (OA North senior project manager) to whom all correspondence should be addressed.

7.2 The fieldwork will be undertaken by a suitably qualified archaeologist experienced in the recording and analysis of historic buildings in the North West. Present timetabling constraints preclude who this will be.

8 INSURANCE

8.1 OA North has a professional indemnity cover to a value of £2,000,000; proof of which can be supplied as required.

REFERENCES

English Heritage, 1991 *Management of Archaeological Projects*, second edition, London

English Heritage, 2006 *Understanding Historic Buildings: A Guide to good recording*



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