



Cross Keys Inn Whitechapel, Lancashire

Archaeological Building Investigation



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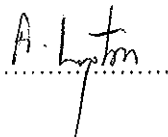
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CONTENTS

SUMMARY	3
ACKNOWLEDGEMENTS	4
1. INTRODUCTION.....	5
1.1 Circumstances of the Project.....	5
2. METHODOLOGY	6
2.1 Project Background.....	6
2.2 Map Regression	6
2.3 Building Investigation.....	6
2.4 Archive.....	6
3. BACKGROUND	8
3.1 Introduction	8
3.2 Location, Geology and Topography	8
4. BUILDING INVESTIGATION RESULTS	10
4.1 Introduction	10
4.2 Farmhouse (latterly Cross Keys Inn).....	10
4.3 Threshing Barn	17
4.4 Outbuildings	18
5. DISCUSSION	21
5.1 Introduction	21
5.2 Conclusion.....	21
6. IMPACT AND RECOMMENDATIONS	24
6.1 Introduction	24
6.2 Impact	24
6.3 Recommendations.....	24
7. BIBLIOGRAPHY.....	25
7.1 Primary and Cartographic Sources	25
7.2 Secondary Sources.....	25
8. ILLUSTRATIONS.....	26
8.1 List of Figures.....	26
8.2 List of Plates.....	26

APPENDIX 1: PROJECT DESIGN..... 29

APPENDIX 2: PHOTOGRAPHIC INDEX..... 30

SUMMARY

John Holden submitted a planning application for the conversion of Cross Keys Inn, Church Lane, Whitechapel, Lancashire (SD 5920 3440), into a residential building. As part of the planning procedure, Lancashire County Archaeological Service, (LCAS) recommended a building investigation of English Heritage (2006) Level II standard. Following these recommendations, Mr Holden commissioned Oxford Archaeology North (OA North) to carry out the building investigation, which was duly undertaken in April 2009.

The cartographic sources provided a sequence of building from the mid-nineteenth century through to the early decades of the twentieth century. The building investigation revealed the Cross Keys Inn to be a complex, multi-phase structure. It originated, probably in the mid-eighteenth century, as a double-pile farmhouse, of relatively large size and status for the locality, with an attached threshing barn. In the mid-nineteenth century, it was known as Lower Oakenhead, apparently becoming a coaching house shortly afterwards, although still functioning as a working farm. The building was extended on the rear side in the early-twentieth century, by which time the farm was becoming predominantly a dairy farm. A final phase of expansion occurred in the mid-twentieth century, when a single-storey extension was added to the northern side of the inn, providing cloakrooms and a dining/function room. The farm continued to expand through this period, with the addition of further, dairy-related structures.

There are no recommendations for further archaeological investigation of the property.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to thank Mr Holden for commissioning and supporting the project and for supplying the plans and sections.

Chris Wild undertook the building investigation and wrote the report. Karl Taylor and Mark Tidmarsh produced the drawings. Alison Plummer managed the project, and also edited the report.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

1.1.1 Mr Holden made a planning application to Lancashire County Council, for the conversion of Cross Keys Inn, Church Lane, Whitechapel, Lancashire (SD 5920 3440), into a residential building. An archaeological building recording programme of English Heritage (2006) Level II standard was recommended by Lancashire County Archaeological Services (LCAS), in order to provide a permanent record of the Inn and attached barn prior to its development. In response to this, Mr Holden commissioned Oxford Archaeology North (OA North) to carry out the programme of archaeological investigation. This was duly carried out in April 2009.

2. METHODOLOGY

2.1 PROJECT BACKGROUND

- 2.1.1 Following a verbal brief by the Lancashire County Archaeology Services, OA North responded with a project design (*Appendix 1*) and was, subsequently, commissioned by Mr Holden to undertake the specified building investigation, which was carried out in April 2009.
- 2.1.2 The project was to consist of a Level II-type survey English Heritage (2006), which comprises a descriptive internal and external record, combined with drawings and a detailed photographic record. A rapid assessment of cartographic sources was also carried out.

2.2 MAP REGRESSION

- 2.2.1 Map regression analysis was undertaken in an attempt to provide evidence for the origins, development and phasing of the buildings. A range of cartographic sources spanning the period from the mid-nineteenth century to the early twentieth century were consulted.

2.3 BUILDING INVESTIGATION

- 2.3.1 **Descriptive Record:** written records using OA North *pro forma* record sheets were made of all principal building elements, both internal and external, as well as any features of historical or architectural significance. Particular attention was also paid to the relationship between parts of the building, especially those that would show its development and any alterations. These records are essentially descriptive, although interpretation is carried out on site as required.
- 2.3.2 **Site drawings:** architects 'as existing' drawings were annotated to produce a plan and section of each barn. These were produced in order to show the form and location of structural features and/or features of historical interest. Where necessary, these drawings were manually enhanced using hand survey techniques. The hand-annotated field drawings were digitised using an industry standard CAD package to produce the final drawings.
- 2.3.3 **Photographs:** photographs were taken in both black and white, and colour print 35mm formats. The photographic archive consists of both general shots of the buildings and shots of specific architectural details.

2.4 ARCHIVE

- 2.4.1 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). OA North practice is to deposit the original record archive of projects with the appropriate County Record Office.

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

3. BACKGROUND

3.1 INTRODUCTION

- 3.1.1 In order to place the results of the investigation into context, what follows is a brief outline of the geology and topography of the area. Cartographic sources, which provided evidence of the development of the farmstead through to its use as a public house in the nineteenth and twentieth centuries, are summarised below.

3.2 LOCATION, GEOLOGY AND TOPOGRAPHY

- 3.2.1 Cross Keys Inn, (SD 5920 3440), is situated within the hamlet of Whitechapel, which is located within the parish of Goosnargh, in the Bowland Fringe of west Lancashire. The farm lies on the south-western slopes of Beacon Fell, at 123m above sea level (Ordnance Survey 1846), and in an area of undulating pasture (Countryside Commission 1998, 91). The steep-sided valley of Factory Brook forms the eastern boundary of the site, with Church Lane forming the northern extent of the property (Fig 1).
- 3.2.2 The underlying geology is characterised by deposits of hard Carboniferous sandstone, (Millstone Grit), which are overlain by a thick covering of glacial tills (Countryside Commission 1998, 93).
- 3.2.3 *Ordnance Survey 1846 (Fig 3)*: this illustrates a long range of buildings within the footprint of the current plan and extending further to the south. The building at the southern end of the range has a porch-type structure or small outshut attached to its western elevation. The northern end of the range is slightly wider in plan and extends out to the east. The farm was labelled as Lower Oakenhead. Two further smaller structures appear to have existed to the north-west and north-east of the farmhouse. Access to the farm is provided by a track located along its eastern side, leading to the road (Church Lane) along its northern boundary. There is what appears to be an enclosed orchard to the north-east of the farmhouse, and a similarly enclosed coppice to the south-west. A footpath leads from the farm to Ryeheads Farm in the south.
- 3.2.4 *Ordnance Survey 1893 (Fig 4)*: by this time the farm had changed function, or at least in part, as illustrated by reference to the Cross keys Inn rather than Lower Oakenhead. The building at the southern end of the range has gone and a dog-leg in the alignment of west wall of the range illustrates the division between the barn and shippon. A small extension is shown to the north-west corner of the farmhouse. The stable block is shown to the south-east, and there is an arrangement of small structures to the south. The enclosed orchard is illustrated as two paddocks and the footpath to Ryeheads splits off to the west and heads towards Great Plane Tree farm.
- 3.2.5 *Ordnance Survey 1912 (Fig 5)*: the main change in the development of the farm by the production of the 1912 OS map is the addition of a range of

buildings to the west of the farmhouse and the extension of the stable block to the south-east. Only one of the small structures to the south remains.

4. BUILDING INVESTIGATION RESULTS

4.1 INTRODUCTION

4.1.1 Cross Keys Inn is a multi-phase, T-shaped structure, up to 2½-storeys in height, and of stone and brick construction. It is aligned on an approximate north-north-east/south-south-west alignment, and latterly comprised a public house at the northern end of the building, a central barn, and a shippon (cow-house) forming the southern part of the structure (Plate 1). A further complex of cattle-shed and stables flanks the eastern side of a cobbled track running south from Church Lane past the facade (east) of the pub (Fig 2). An isolated structure lies to the south-west of the main structure, immediately to the south of a recently demolished shed.

4.2 FARMHOUSE (LATTERLY CROSS KEYS INN)

4.2.1 The present Cross Keys Inn incorporates the earlier farmhouse, marked on the First Edition Ordnance Survey map as 'Lower Oakenhead' and the relatively modern extensions to the rear and north. The farmhouse is roughly square in plan, is constructed of local cobbles and angular sandstone, and has a dressed stone facade. The main entry was through a central doorway, now housed within a porch (G9; Fig 6). There are horizontal windows either side of the porch. Those at first floor level have been narrowed by up to one third in size, whilst all have dressed sandstone surrounds that appear to be later replacements. The pitched roof has diminishing Welsh slate, and a V-shaped sandstone ridge. Two rebuilt (late nineteenth or early twentieth century) brick chimney-stacks, project above the ridge at the northern and southern, each being topped with square taper pots (Plate 2).

4.2.2 The rear (western) and elevation is covered in a hard cement render. The barn is attached to the southern elevation, and that to the north is part obscured by the modern extension, above which an attic window and public house sign are visible. The rear elevation has roughly square windows to each floor, located either side of the projecting extension (Fig 6), each again having dressed sandstone surrounds.

4.2.3 Internal wall partitions are of hand-made, mould-thrown brick, constructed in English Garden Wall bond, with pale lime mortar. Each 1ft of wall in height comprised four courses of brickwork, with bricks typically 8½ x 2⅔, x 4¼" (0.2m x 0.07m x 0.09m), but with length varying between 7 and 9" (0.17m x 0.21m).

4.2.4 The ground floor comprises an entrance porch (G9), central passageway (now removed) with rooms to either side of this at the front of the building (G1 and G2), and a back room, which formerly housed the public bar. To the north lies the modern single-storey extension (G6 to G8), and to the west is the ground floor of the rear extension (Rooms G3 to G5).

- 4.2.5 **Ground Floor, Room G1:** this part of the ground floor has been significantly remodelled, presumably during the conversion from farmhouse to public house and subsequent modernisation. It currently comprises the majority of the ground floor (Fig 6). A timber-stud entrance passageway leading from the porch (G9), shown on recent plans, has been partially removed, leaving scars in the rendered walls, plaster-boarded ceiling, and twentieth century concrete floor. Inserting the timber-stud wall parallel to the north wall of room G2, the parlour, created the passageway. Elements of an earlier reed and plaster ceiling were observed beneath the plasterboard ceiling. The north wall of the parlour (G2) survives, comprising a wall of single-brick thickness, constructed with a 4" deep rebate at its eastern end to allow the wide front door (replaced subsequently) to open more fully (Plate 3). The wall appears to have been originally covered with horse-hair plaster, and at its western end retains the eastern jamb of the original doorway into room G1. A waney-timber lintel, pecked for the adherence of the plaster wall finish, remains *in-situ* above the doorway. The western jamb of the doorway has been rebuilt as part of the twentieth century remodelling, using machine-made brick, and supports a boxed, north/south aligned beam, presumably of I-section steel. This is further supported in the position of the northern wall of the hallway by a further boxed I-section stanchion. It undoubtedly marks the position of the original dividing wall, now removed, between the front and rear rooms of the house.
- 4.2.6 The north-eastern part of Room G1 represents the original living room, and was probably accessed directly from the front door, as there is no evidence for an original hallway. It has a wide horizontal window in the eastern elevation, which has been remodelled, latterly housing a six-light casement window, probably of early/mid-twentieth century date.
- 4.2.7 The north elevation of G1 is the north wall of the farmhouse and houses an imposing chimney-breast, with slender, simply-moulded four-piece sandstone fire surround (Plate 4), with a jowled lintel and ogee-moulded sandstone mantelpiece (Plate 5). This has been infilled with mid/late-twentieth century brick, with a ceramic fire-basket (Plate 4). The alcove to the east has been converted to a cupboard, and appears to be of typically mid/late-nineteenth century carpentry. To the west, the wall is truncated to form an entrance into the probable twentieth century extension (Rooms G6 to G8), but is carried over this doorway, slightly below ceiling level, into what was originally the rear, western room, at which point it has been rebuilt in brick. Here it contains a further chimney-breast, projecting only a single brick width (5") from the wall face. This comprises larger $8\frac{7}{8} \times 2\frac{7}{8} \times 4\frac{1}{4}$ " (0.2m x 0.07m x 0.09m), bricks, varying in length up to 9" (0.21m), also hand-made, although possibly wire-cut. The chimney-breast has a central 20" (0.48m) wide fireplace, with an angled apex in the centre of the brick lintel (Plate 6). It is blocked with similar brick, but using a modern cement mortar. The chimney-stack in the room above (F2; Fig 7) appears to be of original brick construction, suggesting that this represents a remodelling of an earlier fireplace. At its western side, the chimney-breast returns into the extension doorway to Room G7, which was presumably inserted in the position of an original alcove.

- 4.2.8 The west or rear elevation houses a smaller horizontal window than that present in the front wall, with a slightly splayed embrasure, housing a horizontal 12-light sash, probably of early-nineteenth century date (Plate 7). The doorway to the south of this window leads to the two-storey extension (G3 to G5). The exposed southern door-jamb revealed a built stone edge, possibly with sandstone quoins, suggesting it to be an original feature. A window of similar proportions to that at the northern end of the wall is positioned at a similar distance from the southern wall. It houses a six-light, top-hung casement timber window, probably of early/mid-twentieth century date. Floor and wall scars for the half-octagonal-shaped, presumably timber bar, survive between the two windows, framing the entrance hatch to the cellar (Section 4.2.30; Plate 8). The hatch sits in what would have been the position of the original stairway to the upper floors. At ground floor level this has been replaced by the stairs in Room G4.
- 4.2.9 At the western end of the south wall a blocked doorway, which would have led into the barn is present. Further along this wall, and projecting to the north, is the western dividing wall between Rooms G1 and G2. It appears to be of hard concrete-block construction, demonstrating it to have been rebuilt, although probably in its original position. It houses a doorway between the two rooms at its northern end.
- 4.2.10 **Ground Floor, Room G2:** this room latterly comprised the games room of the public house, with a central pool table. Prior to this it would have been the small front parlour. The walls are completely plastered, obscuring possible detail within the stone-built eastern and southern walls of the farmhouse. A window in east elevation houses a six-light casement, identical to that in Room G1 (Section 4.2.6). A central, 41" (0.98m) wide, chimney-breast within the south elevation, projects 16" (0.38m), and has a blocked 25" (0.60m) wide fireplace with a simple timber surround (Plate 9). The floor comprises a continuation of the concrete screed in Room G1, and the ceiling is again of plasterboard.
- 4.2.11 **Ground Floor, Room G3:** this is the easternmost room of the rear, two-storey, cavity brick extension (Fig 6). Floor level within the extension is 0.1m lower than that in Room G1, but is similarly of concrete construction. A 3' (0.86m) wide doorway at the eastern end of the north wall is infilled with clinker-block, flush with the external face (Plate 10). Adjacent to this a horizontal window is present. It houses a six-light, top-hung casement, and has chamfered reveals, and a rendered external surround, with a sloping brick sill (Plate 10). An aperture in the opposite wall has been remodelled to include a doorway at its eastern side, with a modern, single-light, double-glazed window to the west, filling the remainder of an original window aperture (Plate 11). A 58" (1.39m) wide chimney-breast projects 13" (0.31m) from the single-skin brick partition to Room G4 (Fig 6). This houses a central 18" (0.43m) wide, 7" (0.17m) deep, angled fireplace, the surround of which has been removed, but the surviving scars suggest it was probably cast iron. A doorway adjacent to this, with a timber lintel, affords access into the remainder of the extension.
- 4.2.12 **Ground Floor, Room G4:** this forms the central room of the extension. Whilst Room G3 with its fireplace, almost certainly formed the original kitchen

within the extension, a 'Royal Rayburn' cooker, placed against the east wall of Room G4 (Plate 12), utilises the same flue and would suggest that this room subsequently became the kitchen. Window apertures are again offset in the north and south elevations; that in the north is the same as that in Room G3 (*see above*; Plate 10), whilst that in the south wall has a UPVC double-glazed three-light top-hung, two-over-one casement (Plate 11). A straight timber stair along the north wall, sits on a 5" (0.12m) plinth, with paint scars suggesting the area below was at one time enclosed within a cupboard (Plate 13). A door at the north end of the west wall, at the bottom of the stairs, is infilled with clinker-blocks. A replacement doorway was inserted at the opposite end of the wall.

- 4.2.13 **Ground Floor, Room G5:** this single-storey outshot, with a cat-slide roof (Plates 10 and 11), is of similar twentieth century cavity-wall brick construction as the main element of the rear extension. Slightly offset windows in the north and south elevations, house UPVC single-light fixed windows. A batten door to the east of the window in the south wall affords external access (Plate 11). The roofspace is open, with three machined-timber purlins supporting the roof, the detail of which is obscured by felt underlay.
- 4.2.14 **Ground Floor, Room G6:** this formed the function or dining room of the pub, within what is probably an early-twentieth century, inter-war extension. It is of single-storey height, with a cat-slide roof providing a storage loft above the plaster ceiling level. The floor is a continuation of the concrete in Room G1, with rendered and flock-papered walls (Plate 14), obscuring the fabric of the extension. It is externally rendered with a dressed stone effect, but is most probably of brick construction. The function room has a large horizontal, five-light, top-hung casement window in the north elevation, with two similar examples in the east wall (Plate 1). These have tile sills, and house replacement frames within the original apertures. The south wall has a 6' 2" (1.2m) wide chimney-breast, projecting 13" (0.31m) from the wall face, with a marble art-deco-style fireplace and hearth (Plate 14). This has no flue internally, and the aperture is very clean, suggesting that it simply formed housing for an electric fire, as seen to be present. The wide entrance into this room from Room G1, appears to be timber-boxed, and was probably intended to house a door.
- 4.2.15 **Ground Floor, Room G7:** this is the gentlemen's toilet. This comprises a corridor with late, velux-style skylight leading to the toilet, which has a separate cubicle against the west wall. It is tiled below a 2" (0.05m) black dado rail throughout, with white, 6" (0.14m) square, glazed tiles. The toilets are of typical mid-twentieth century style, with 'Howsons' washbasin, and a three-stall urinal. There are frosted, three-light and two-light casement windows in the north wall.
- 4.2.16 **Ground Floor, Room G8:** this is the ladies' toilet and is similar in style to Room G7, but is slightly smaller, and with less extant tiling due to a late-twentieth century attempt at modernisation. An east/west aligned corridor, with a late two-light casement window in the west wall, affords access to the washroom. This also has a replaced two-light casement window, and a

'Howsons' wash-basin against the west wall. The two toilet cubicles to the north are tiled, and have late frosted-glass two-light casements.

- 4.2.17 **First Floor, Room F1:** access to the first floor is via a straight timber stair within Room G4 (Plate 13), although it would originally have been via a dog-legged stair rising from the position of the bar in Room G1. However, although the newels and balusters are not original, the stairway to the second floor, present in Room F1, was seen to follow the original arrangement.
- 4.2.18 The first floor landing is 6' 6" (1.58) wide, and is positioned slightly off centre in the rear, of the original building (Fig 7). Both the north and south walls of the landing are constructed of a single-skin of hand-made brick, the dimensions of which are as in the hallway wall of Room G1 (*Section 4.2.5*). These walls butt the stone rubble rear, west wall of the farmhouse, which houses a decorative central stair window (Plate 15), now blocked by the construction of the rear extension. This window has a dressed sandstone surround, including a shallow basket arch, all segments of which are chamfered and rebated. The outer face of the window was seen in Room F8 (*Section 4.2.27*) where it was observed to continue down towards the ground floor (Plate 28). The landing floor comprises 7½ to 10½" (0.17m to 0.24m) wide, north/south aligned timber boards, with the exception of the area beneath the stairway leading upwards to the second floor, which has been blocked with east/west aligned 5" (0.12m) wide boards.
- 4.2.19 **First Floor, Room F2:** this is one of the two back bedrooms, and is now subdivided into a small bedroom and passageway by a timber-stud and plaster board partition wall. The passageway provides access into the rear extension to the west. The west and north walls of Room F2 are of cobble and stone rubble construction, with the west wall housing a horizontal, slightly splayed window aperture, with a large scantling internal timber lintel (Plate 16). It houses a modern UPVC two-light, top-hung casement. There is some evidence that the sill and south jamb have been remodelled with brick, which is probably contemporary with the insertion of the doorway into the extension (Room F6; Fig 7). The north elevation houses a raking brick flue (Plate 17) for the fireplace in Room G1 below. No evidence for a hearth was observed within this room, demonstrating the lower status of the rear bedrooms, as compared with those to the front.
- 4.2.20 A timber rail above the window in the west wall supports the east/west aligned, circular-sawn ceiling joists (Plate 16), which have replaced the original ceiling joists, most probably at the same time that the present staircase and landing doorway frames were inserted. The floorboards, however, appear original, measure 11 to 11½" (0.26m to 0.27m) wide, and are set on a north/south alignment. A timber-stud wall has replaced the original dividing wall between this room and the bedroom at the front. Broken bricks keyed into the north wall survive (Plate 18), demonstrating that an original single-skin wall existed in this position. A 7¼ x 3½" (0.17m x 0.07m) rectangular-section timber beam above this partition, is almost certainly contemporary with the ceiling throughout the first floor.

4.2.21 **First Floor, Room F3:** this is the master bedroom of the farmhouse, being the largest bedroom, and is located in the north-east corner of the house (Fig 7). The large horizontal window in the east wall has been narrowed, as described externally (*Section 4.2.1*). The narrowing of the aperture was undertaken using rounded cobbles, bonded in lime mortar (Plate 19), suggesting a fairly early date for this remodelling. Plaster around the original embrasure also survives within the cobble blocking (Plate 20). The north elevation has a 57" (1.37m) wide, brick chimney flue projecting 1' (0.29m) from the stone wall. This houses a fireplace, positioned to the east of centre to allow the flue from below to bypass it (Plate 21), with a 19 x 33½" (0.45m x 0.79m) flagstone hearth set within the north/south aligned floor boards. These measure 9½ to 12½" (0.22m x 0.29m) in width. The fire-surround comprises a slender 2' wide cast-iron surround and mantelpiece, with a slightly decorative basket, and is a typical example of a nineteenth century bedroom fireplace. The ceiling joists, positioned on *c* 13" (0.31m) spacings (with some slight variation) are continuous from Room F2, spanning the whole upper floor, with some displaying obvious circular saw marks and one Baltic Timber mark. The south, brick-built wall, which is a continuation of that in Room G1 below, has a 3' long (0.07m), 4" (0.10m) deep rebate for the original door from the original landing, at its western end (Plate 22). The rebate has a slender timber lintel with blocked mortice, suggesting its re-use.

4.2.22 **First Floor, Room F4:** this bedroom is slightly smaller than Room F3 but is of similar style, with a large window in the east wall, and a fireplace against the south wall (Fig 7). The west partition to Room 5 is of single skin, hand-made brick construction, originally plastered with a lime and horse hair render. The window in the east wall is blocked in a similar fashion to that in Room F3 (*see above*), and also has original painted plaster around the embrasure, surviving within the cobble blocking. The substantial timber lintel has pads to the replacement ceiling joists, two of which display Baltic Timber marks. The nine-light sash window is probably of early/mid-nineteenth century date, with late-twentieth century remodelling of the reveals in hollow machine-made brick. The 58" (1.39m) wide chimney-breast on the south wall, constructed in original, hand-made brick, has been remodelled using the larger hand-made brick observed in the north-western part of Room G1 below (*Section 4.2.7*). This supports a large timber fire surround, which projects beyond the eastern side of the chimney-breast (Plate 23). The fireplace contains a decorative cast-iron grate and side panels, typically nineteenth century in style. A timber-framed 26 x 41" (0.62m x 0.98m) sandstone hearth has also been inserted into the floor boards. The floorboards measure of 9½ to 12" (0.23m x 0.29m) wide, and are aligned north/south.

4.2.23 **First Floor, Room F5:** this small rear bedroom in the south-west corner of the house is similar to Room F2. The window has an extant cobble embrasure (Plate 24), which is slightly splayed, and has a remodelled hand-made brick sill below, presumably undertaken for the insertion of the present broken two-light casement. The floor mainly comprises north/south aligned 8 to 11¼" (0.19m x 0.26m) wide boards, but with some replacements, whilst the ceiling joists also display Baltic Timber marks (Plate 25).

- 4.2.24 **First Floor, Room F6:** this is a narrow corridor/landing leading from the modern staircase at the western end of the extension into the original element of the first floor. A timber stud partitioning wall between the corridor and room F8, sits on a 5¼" (0.12m) wide, east/west aligned plank floor. Floor level within the extension is 6" (0.14m) below that in the farmhouse. A window in the north elevation, above that in Room G3 (*Section 4.2.11*), is of similar proportions, and retains what is probably an original six-light, top-hung casement (Plate 10).
- 4.2.25 **First Floor, Room F7:** this is a fully-plastered, recently renovated room. There is a walk-in cupboard over the stairs in the north-west corner. A window in the south wall, above that in Room G4 below, has a modern UPVC, double glazed, two-light, top-hung casement (Plate 11).
- 4.2.26 **First Floor, Room F8:** this similarly remodelled room has an identical window to that in Room F7 present in the south wall (Plate 11). The chimney flue from Room G3 below, passes through this room on the west wall, but has no evidence for a fireplace within it. The earliest of several layers of wallpaper has bird and cartoon motifs (Plate 26), suggesting an early, or original use for this room as a nursery or child's bedroom. The east elevation comprises the external wall of the farmhouse, and has timber boarding over studded blocking of the original stair-light window described in Room F1 (*Section 4.2.18*; Plate 27). This blocking concealed square-cut sandstone jambs and a transom which projects and widens beyond the line of the jamb (Plate 28), 1.11m above floor level. The window continues below floor level, and is brick-blocked on its eastern (internal) side, below the stairs within Room F1. This presumably formed a full-height, 25" (0.60m) wide, stair window from the ground floor half-landing. The upper light of the window measures 4' (1.15m) in height from the transom to the crown of the basket-arched lintel.
- 4.2.27 **Second Floor, Room S1:** the second floor of the farmhouse comprises a small landing leading to two, full depth rooms (Fig 8). The rectangular-shaped landing has doorways leading from the east into rooms S2 and S3, these share a continuous timber lintel. This is keyed into the side walls of the landing. The dividing wall between rooms S2 and S3 also continues from the floor below. Three narrow-chamfered roof purlins are exposed within the landing. The lower two are whitewashed, whilst the upper is undersealed, with joists carrying a reed and plaster ceiling. The slate roof is also undersealed in limewash, suggesting that it was visible below the upper purlin.
- 4.2.28 **Second Floor, Room S2:** this is the northernmost of the two rooms. Raking brick flues projecting up to 7½" (0.17m) from the stone north wall, from Rooms F2 and F3 below, meet above a square window, positioned only 1' (0.29m) above the north/south aligned, 5½" (0.12m) wide, boarded floor (Plate 29). The ridge plate of the roof is supported on a raking brick corbel on a flagstone base, which projects from the co-joined flues to form the base of the chimney-stack (Plate 30). The three purlins to each pitch of the roof are narrow chamfered, and along with the ridge plate and rafters, are whitewashed. Joists for a ceiling were positioned above the upper purlins, and the floor scar of a wall, presumably of timber-stud construction with reed and plaster infilling, was positioned below the lower purlin. This would have

served to partition the eaves for storage. The dividing wall to Room S3 has a small blocked aperture that appears to originally have been a window, or access hatch, between the two rooms. This was later remodelled into a doorway, as shown by the ragged brickwork below the present opening. The hand-made brickwork would suggest a relatively early, probably mid-nineteenth century date for the blocking.

4.2.29 **Second Floor, Room S3:** this room is slightly smaller than that to the north, reflecting the floor plan below. The south wall houses a raking flue (Plate 31). The underside of the stack is intermittently supported on projecting flagstones, stepping to the west to support the ridge plate below the chimney stack, as in Room S2. The ridge plate and lowest purlin of each pitch have not been painted, suggesting that the painting of the roof timbers was undertaken only after the boxing of eaves and the insertion of a ceiling above the upper purlin. This room also contains a central two-light, fixed cast-iron skylight between the upper and middle purlins on the east pitch. A 40" (0.96m) wide, 5' (0.0.12m) high, opening with quoins in the south elevation leads into the attached barn (Plate 32). A door would have been framed on the external face, and hung on pintels located on the west side. Stop-chamfered purlins from the barn project up to 1' (0.29m) through the south wall, immediately above those within Room S3.

4.2.30 **Cellar:** the cellar is located under what would have been the original location of the stairs, and extends beneath the western range of the house (beneath Room G3). It is of brick, barrel-vaulted construction (Plate 33), and this combined with its position, suggests that it is of late-nineteenth or early-twentieth century date; being inserted at the same time as the extension above was constructed. It is rendered internally, and at the time of undertaking the survey was flooded to a depth of *c* 0.20m. The rendered stair to Room G1 is slightly dog-legged to the north, and extends beyond the present timber trap-door, demonstrating that its use predates the bar that stood in this position. Where the stairwell passes below the external west wall of the farmhouse, the wall above is carried on a brick segmental arch (Plate 33), suggesting that the stair would otherwise have compromised the foundations of the wall. A concrete stair and rendered entrance were inserted into the south wall of the cellar, allowing access externally via a brick-built entrance with curved asbestos sheet roof (Plate 34).

4.3 THRESHING BARN

4.3.1 Attached to the southern side of the house is a contemporary two-bay threshing barn (Fig 6; Plate 1). This is of similar construction and height to the farmhouse, with a rough-dressed stone eastern facade, and a continuation of the Welsh slate roof of the farmhouse. Pale grey-coloured render (Plate 11) obscures the rear and southern elevations. The main entry, located in the west elevation, is through an internal porch.

4.3.2 The northern bay of the barn is the threshing floor, and has a wide, 1½- storey high wagon door in the front elevation, with jambs below a dressed sandstone arched head, with dropped and projecting keystone (Plate 35). There is a loft

above the internal porch, which is supported by joists carried on large scantling beams at either end of the porch wall (Plate 35). The wall also carries the king-post truss for the barn roof, which is of relatively crude construction, with the tenon of the king-post projecting through the tie-beam. The four purlins to each roof pitch are stop-chamfered, and the king-post itself is jowled to clasp the substantial ridge plate (Plate 36). The truss is braced from the king-post, with additional braces from the tie-beam to the principal rafter between the lower and second purlins of each pitch. The slate roof is undersealed with limewash.

- 4.3.3 The floor of the porch contains a mixture of flagstones and rounded cobbles. An extant row of flagstones positioned immediately outside the line of two projecting padstones at the inner edge of the porch, suggest that this may have been the original flooring. Each padstone has a hole for the metal post on which each door was hinged, and also a rebate within its inner edge for winnowing boards (Plate 37). The floor of the remainder of the bay comprises a mixture of broken flagstones and cobbles. In the rear (western) elevation, a smaller door in the northern bay (Plate 11) would have functioned as the winnowing door, allowing the control of the prevailing westerly wind during the winnowing process. A cobble and rubble-blocked doorway, positioned at the western end of the north wall, would have provided access directly from the house into the barn. It has a timber door casing (Plate 38), and was quite probably inserted after the original construction of the farmhouse and barn, although the rough nature of the wall in this position makes this relationship difficult to prove.
- 4.3.4 The southern bay of the barn is open to the roof, with no evidence for blocked apertures that may have supported a loft; a feature usually associated with a threshing barn. The floor within this bay is broken, and mud-covered, although a small section of compacted rammed-earth flooring was observed at the northern edge (Fig 6), and probably represents the fabric of the original flooring. A central door in the south wall now affords access into the attached cow-house (shippon), although it originally would have provided external access from the south.

4.4 OUTBUILDINGS

- 4.4.1 Whilst the recording of the remaining buildings within the farm complex was not directly specified within the project design (*Appendix I*), they are seen to form an integral part of the farm. The cartographic research also demonstrated that several of these structures are of relatively early date, and therefore warrant consideration in the development and use of the site.
- 4.4.2 **Shippon:** this single storey structure butting the southern end of the farmhouse and barn, represents a relatively early extension to the complex, and was certainly in place by the time of the production of the second edition Ordnance Survey map of 1893 (Fig 4). The three-bay structure butts the quoins at the southern end of the barn, and projects slightly beyond it on the rear western elevation (Plate 39). The shippon itself has dressed stone quoins; is of rubble

and cobble construction, and is now mainly render-covered on all elevations (Plate 40).

- 4.4.3 Pedestrian access was afforded via a doorway at the northern end of the front wall, subsequently remodelled with a cobble and rubble blocking, to form a small window (Plate 40). Further access was provided through the south end via a large central cattle door, flanked by two pedestrian doors. An owl-hole was present in the gable (Plate 41). The internal layout, whilst modernised in the twentieth century with concrete stalls and floors, still reflects the original layout, being a wide central manuring passage between raised rows of cattle stalls. Outer access passages provided access for filling the feed mangers positioned along each side-wall. Whilst the front (eastern) elevation has two large vertical windows, with dressed sandstone surrounds (Plate 40), these are late nineteenth century inserts and not original. The aperture in the rear elevation, which is square-shaped and much smaller (Plate 42), represents the original windows; there is a matching example blocked within the front wall (Plate 40). Similar-sized keeping-holes were also provided within the internal faces of either side-wall (Fig 4; Plate 42). The roof is of late date, with I-section steel tie-beams, the position of which appears to reflect the original layout, being almost certainly king-post trusses.
- 4.4.4 **Stables:** a further single-storey structure, of similar rubble construction and dressings, lies on the opposite side of a cobbled trackway (Fig 2; Plate 43). It was in place by the late-nineteenth century, being shown on the Ordnance Survey edition of 1893. It comprises three bays, each divided by a brick partition of a full brick-thickness, constructed in English Garden Wall bond. The two outer bays have full-height dressed entrances at their southern ends, whilst the doorway in the central bay is positioned off centre (Fig 10). The central bay retains a timber manger (Plate 44), which may possibly be an original feature. The roof is not original in design.
- 4.4.5 **Hayloft:** to the immediate south of, and attached to the stables, is a two-storey brick structure, built in English Garden Wall bond, and with a pitched Welsh slate roof (Plates 43 and 45). The stable block may have been truncated to allow the construction of the hayloft. Access is provided by a tall doorway, with a sandstone lintel, beneath a square pitching-eye at first floor level, again with a sandstone lintel, and with a bulls-eye brick sill (Plate 45). Internally, the ground floor is subdivided into two by a central timber stall (Plate 46) of boarded post and rail construction. A beam, also forming the top rail of the stall, supports the joist of the timber-boarded upper floor, although no evidence for the position of an access ladder was observed, suggesting that this might have been provided externally. A doorway inserted across the south-east corner of the ground floor affords internal access into a large single-storey cattle-shed to the south (Fig 10; Plate 46).
- 4.4.6 **Cattle-shed:** this structure is of relatively late date, probably dating to the mid-twentieth century. It comprises five bays, with brick piers at each bay division supporting the timber king-post trusses (Plate 47). The wall between the piers comprises rendered concrete sheeting (Plate 45). The south end of the shed appears to be a loose box, whilst the northern end contains stalls. Each bay in the front (west) wall, has a horizontal window; that in the southern bay

contains a four-light, top-hung casement, whilst those to the north are timber shuttered. Wide doors afforded access to the southernmost two bays. The replaced roof is of channel-section galvanised panels (Plate 45), and was probably originally of corrugated iron or asbestos.

4.4.7 **Store:** a small, single-storey, two-bay stone shed, lying to the south-west of the farmhouse, barn and cowhouse (Fig 2), is also depicted on the Ordnance Survey edition of 1893. It has blocked doorways at either end of the west elevation (Plate 48), with an extant doorway at the north end of the east wall. A central, internal brick partition, placed immediately to the south of a square window in the west wall, has an opening at this end, interconnecting the two rooms. The building is internally rendered and has had a large cold store inserted into the southern room.

5. DISCUSSION

5.1 INTRODUCTION

- 5.1.1 The investigation of Cross Keys Inn and associated farm buildings has revealed a sequence of phasing, which charts the development of the farm complex, and its subsequent diversification to a public house.

5.2 CONCLUSION

- 5.2.1 **Phase One:** the earliest building recorded on site was the farmhouse with attached barn. The house was of typical ‘double-pile’ plan; a style that became popular in the mid-18th century (Brunskill 1997, 85), and probably around the time that the property, known in the mid-nineteenth century as ‘Lower Oakenhead’, was constructed. The double-pile plan comprised a central entrance into the corner of a living room, which contained a large fireplace in the gable wall. A smaller parlour would be found in the remainder of the front of the house, with a central stair, flanked by a kitchen and dairy/scullery at the rear of the property. This exactly describes the arrangement at Cross Keys, with the kitchen positioned at the northern end of the rear of the property, and a dairy, without fireplace to the south of the stairs. The lack of a hallway within the original construction also suggests a relatively earlier date of construction, as hallways became a common feature within double-pile houses in the nineteenth century (*ibid*).
- 5.2.2 The farmhouse was of relatively high status for the locality in this period, being much larger than a typical one room deep house, or larger outshut house, which were popular at around the same time. The first floor contained four bedrooms; suggesting a fairly large household. The principal bedroom was above the living room, with two further bedrooms also having fireplaces, and almost certainly providing family accommodation. The bedroom above the dairy was not heated, and probably quartered the most senior of the domestic staff. The upper floor appears to have provided further living quarters; the door into the barn from the southern room (Room S3) suggests that it was for farm labourers, allowing them to access their accommodation without moving through the more polite areas of the house.
- 5.2.3 The barn was a typical threshing barn, although again with some architectural detailing suggesting a relatively high status. The approximate north/south alignment of the house may well have been chosen with regard to the alignment of the barn, to allow best use of the prevailing westerly wind for winnowing.
- 5.2.4 The building shown on the first edition Ordnance Survey map of 1846, attached to the south end of the farmhouse range and with a projecting porch-type structure, would appear to be too far south to be the extant shippon. It is likely that this was demolished to make way for the shippon. The rendered finish to the south gable of the barn obscures any evidence that might have existed for this structure.

- 5.2.5 **Phase Two:** the second phase of development relates to an expansion of the farm. This appears to have occurred in the mid-nineteenth century sometime between 1846 and 1893, and comprised the construction of the shippon, and most probably the stable and store on the other side of the farmyard. This reflects the massive growth of towns in this part of the Pennines at this time, as the burgeoning textile industry required huge numbers of workers, and an ever-increasing quantity of food.
- 5.2.6 It is likely that the doorway from the dairy into the barn was inserted at this time, and, similarly, the door from the barn into the shippon, providing a short route from the cow-house.
- 5.2.7 **Phase Three:** the Ordnance Survey edition of 1893 illustrates a small extension to the north-west corner of the farmhouse, but more importantly indicates that its function has diversified, with the property being shown as 'Cross Keys Inn' for the first time. Due to its location, the Cross Keys Inn was probably a coaching house on the route travelling from the textile mill towns of the south-west Pennines to the market towns of Garstang, Lancaster and the route to the north.
- 5.2.8 The small extension was removed prior to the erection of that now present (Room G8), although the remodelled fireplace and rebuilt north wall in this part of Room G1 are attributed to this phase. It is also highly likely that the original stairs were replaced during the conversion of the farmhouse to a public house. The reduction in the width of the windows in the façade of the farmhouse, and the insertion of vertical sash windows date from this phase.
- 5.2.9 The farm buildings were also remodelled with the larger, more fashionable windows in the cow-house almost certainly dating from this time. The brick stable and hayloft also date to this phase, providing additional stabling and feed storage, particularly for the higher-paying traveller, who could now be offered superior stabling.
- 5.2.10 **Phase Four:** the present western and northern extensions to the public house are not shown on the Ordnance Survey edition of 1912. It is likely that the former followed shortly after this date. The construction of the western extension initially provided two extra rooms at both ground and first floor levels, and a beer cellar. Those at ground floor level appear to represent a kitchen and pantry or store, with two bedrooms above, presumably for family and servants, rather than paying guests; an hypothesis supported by what appears to be children's wallpaper in one of these rooms. One may even have served as an internal bathroom by this date.
- 5.2.11 **Phase Five:** this represents the final phase of construction, almost certainly undertaken in the mid-twentieth century. The western extension was extended slightly further at ground floor level, not only providing additional storage space, but allowing the removal of the kitchen from immediately behind the bar area, into the room behind, where a 'Rayburn' was installed. The former kitchen could then be utilised for public house-related storage. A new stair was also added, allowing the remodelling of the main bar area.

- 5.2.12 A further extension, on the northern side of the public house, provided a further large room and single-sex cloakrooms. This appears to have coincided with a major remodelling of the bar; the internal access to the cellar was replaced, the stairs were relocated, and a new bar was constructed centrally on the back wall of the main building. Internal ground floor partitions also appear to have been removed and rebuilt, providing an entrance hall, which probably predates the removal of the wall between the front and back parts of the northern part of the pub. The removal of this wall effectively created an open plan ground floor, with the exception of the parlour (Room G2), which became a games room.
- 5.2.13 The farm also underwent modernisation during this period, firstly with the addition of concrete stalls and manuring passage into the shippon, followed by the construction of a new cow-shed on the opposite side of the track. Whilst these alterations appear relatively minor, they clearly demonstrate the completion of the transformation of the farm from nineteenth century mixed livestock and cereal farming, to a growing reliance on dairy farming, which became typical of the West Pennine foothills as the twentieth century progressed.

6. IMPACT AND RECOMMENDATIONS

6.1 INTRODUCTION

- 6.1.1 The present scheme of investigation and recording, prompted by the redevelopment of the Cross Keys Inn farmstead will provide a lasting record of the structures in their present condition.

6.2 IMPACT

- 6.2.1 There will undoubtedly be some impact on the buildings, as some of the historic fabric and features in the interiors could be obscured following the building work. Much will depend on how sympathetic the materials and design of the proposed conversion will be to the existing structures. However, within the farmhouse, much of the original fabric was heavily compromised during the modernisation of the public house, and this proposed redevelopment is likely to improve the character of the building.

6.3 RECOMMENDATIONS

- 6.3.1 Following the building investigation, it is envisaged that no further work will need to be carried out at the site.
- 6.3.2 Two features of architectural detail, significant to the property were identified; the decorative sandstone fire surround in the original living room (Room G1), and the original stair window (visible in Rooms F1 and F8). It is recommended that, not only are these retained within the proposed redevelopment of the building, but that every attempt is made to enhance their presentation within the remodelled structure.

7. BIBLIOGRAPHY

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8. ILLUSTRATIONS

8.1 LIST OF FIGURES

Figure 1: Site Location

Figure 2: Plan of the farmstead, showing the position of the two ranges

Figure 3: Extract from Ordnance Survey First Edition, 6 inch to 1 mile map, 1846

Figure 4: Extract from Ordnance Survey First Edition, 25 inch to 1 mile map, 1893

Figure 5: Extract from Ordnance Survey Second Edition, 25 inch to 1 mile map, 1912

Figure 6: Ground floor plan of the farmhouse, attached barn and shippon

Figure 7: First floor plan of the farmhouse

Figure 8: Second floor plan of the farmhouse

Figure 9: South-facing section through the farmhouse

Figure 10: Ground floor plan of stable block, hayloft and cow-shed

8.2 LIST OF PLATES

Plate 1: General view of Cross Keys Inn and attached barn, from the north-east

Plate 2: Façade of Cross Keys Inn

Plate 3: Door rebate and brick partition, Room G1

Plate 4: Fireplace in north-eastern part of Room G1

Plate 5: Detail of moulded mantelpiece

Plate 6: Blocked fireplace in north wall of Room G1

Plate 7: Horizontal sash window in west wall of Room G1

Plate 8: Floor scar for bar and entrance to cellar, Room G1

Plate 9: Games room, G2, with blocked fireplace

Plate 10: North elevation of western extension

Plate 11: General view of Cross Keys Inn and attached barn, from the south-west

Plate 12: Rayburn cooker in Room G4

Plate 13: Extant stair in Room G4

- Plate 14: Fireplace, Room G6
- Plate 15: Original stair window, Room F1
- Plate 16: Window in west wall, Room F2
- Plate 17: Raking chimney flue, Room F2
- Plate 18: Wall scar of original brick partition, Room F3
- Plate 19: Remodelled window, east wall, Room F3
- Plate 20: Original wall plaster within window blocking, Room F3
- Plate 21: Fireplace, Room F3
- Plate 22: Door rebate, Room F3
- Plate 23: Offset fireplace, Room F4
- Plate 24: Original window aperture, Room F5
- Plate 25: Baltic Timber mark, Room F5
- Plate 26: Wallpaper decoration, Room F8
- Plate 27: Blocked original stair window, Room F8
- Plate 28: Detail of transom
- Plate 29: Raking flues, Room S2
- Plate 30: Corbelled stack, Room S2
- Plate 31: Raking flue with sandstone pads, Room S3
- Plate 32: Doorway into attached barn, Room S3
- Plate 33: Entrance into brick-vaulted cellar
- Plate 34: External entrance into cellar
- Plate 35: Dressed sandstone lintel and dropped keystone of threshing barn
- Plate 36: King-post truss, and under-sealed slate roof, threshing barn
- Plate 37: Sandstone pad for barn doors and winnowing boards
- Plate 38: Blocked doorway with timber casing, threshing barn
- Plate 39: Junction of threshing barn and shippon
- Plate 40: Front elevation of shippon, with blocked door and window

Plate 41: South elevation of shippon

Plate 42: Keeping-hole and original window, west wall, shippon

Plate 43: Stable, hayloft, and cattle-shed to east of farmhouse

Plate 44: Manger, in central bay of stables

Plate 45: Hayloft and cattle-shed

Plate 46: Timber stall, hayloft

Plate 47: Interior of cattle-shed

Plate 48: Western elevation of store

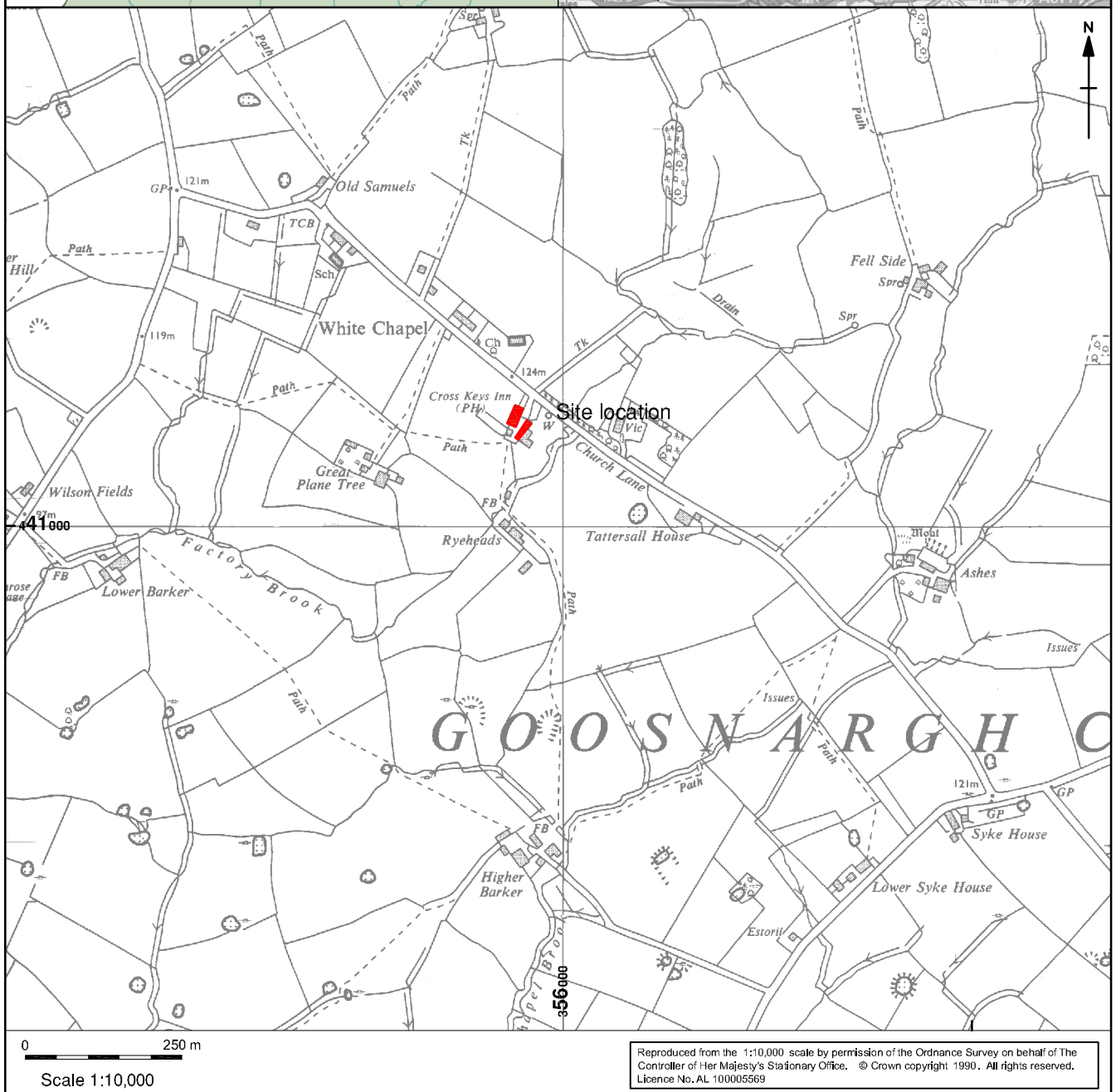
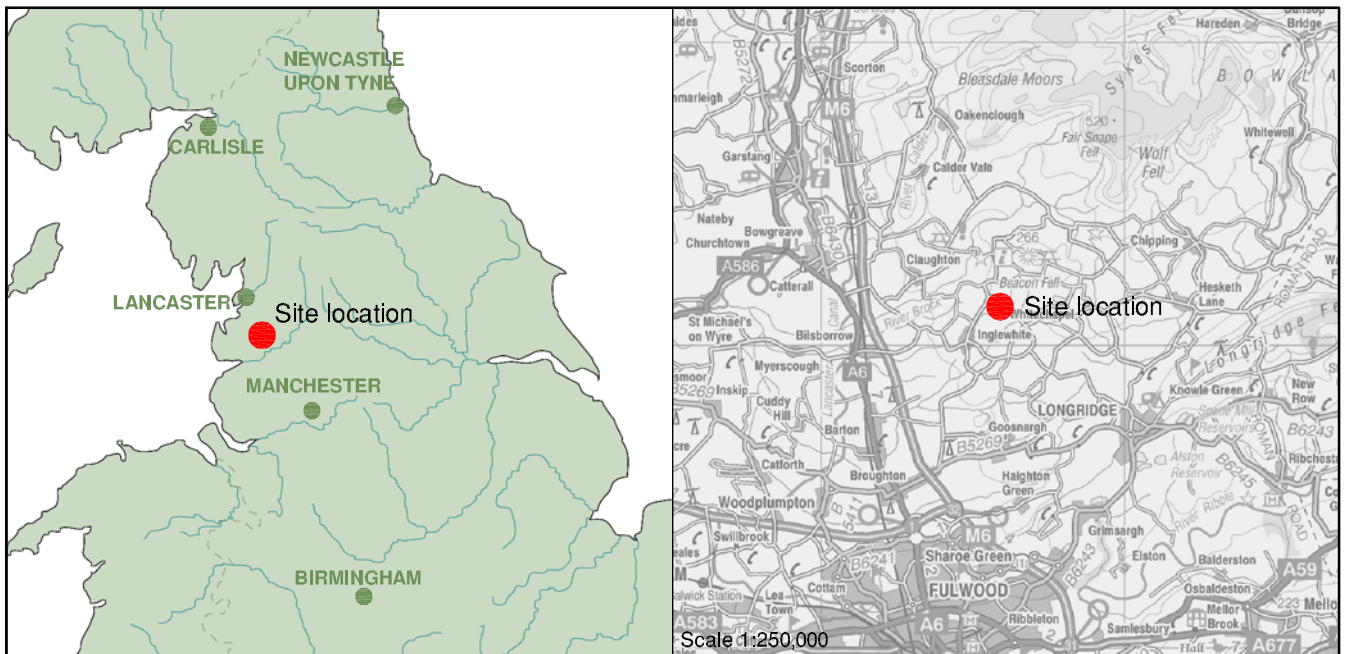


Figure 1: Site Location

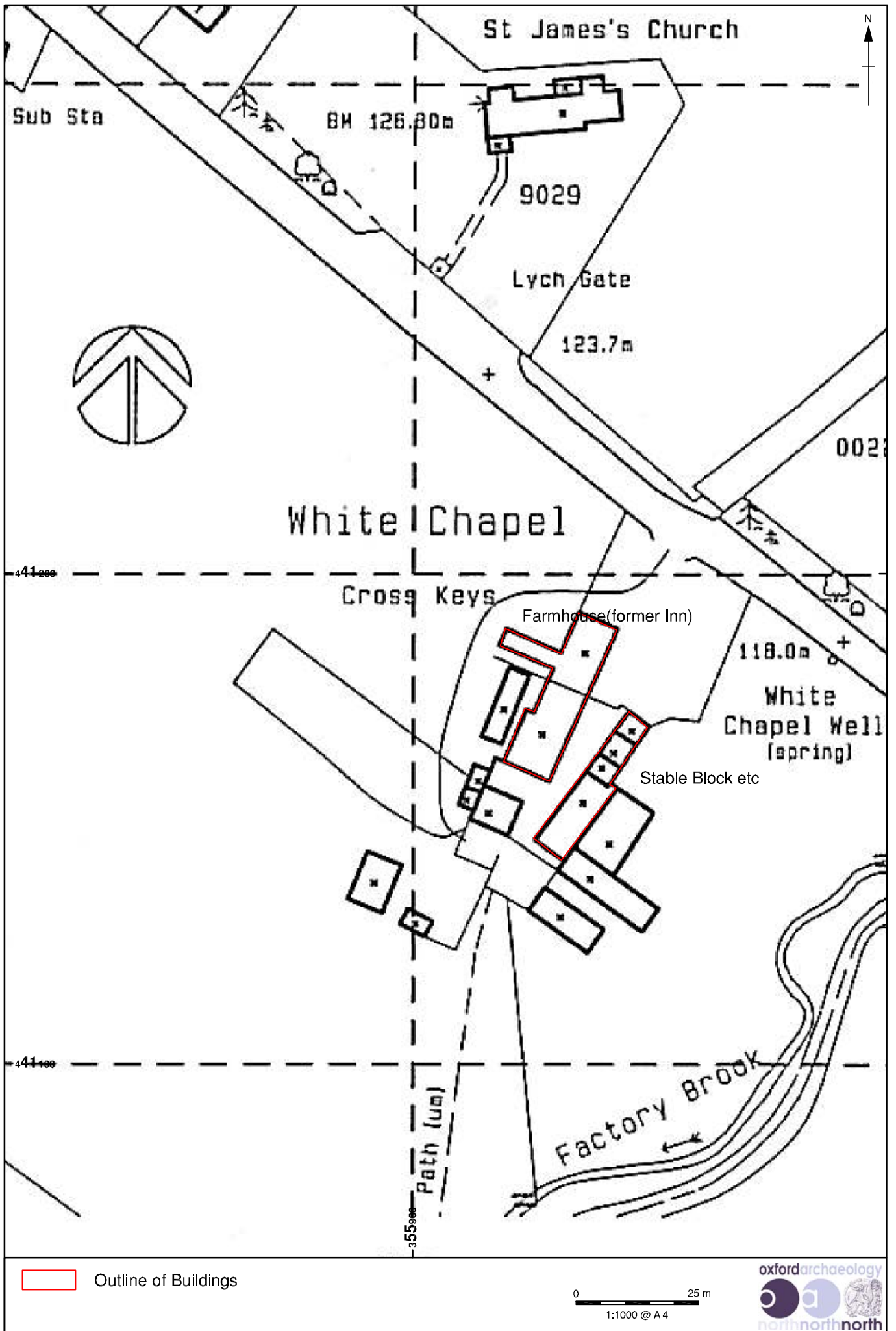
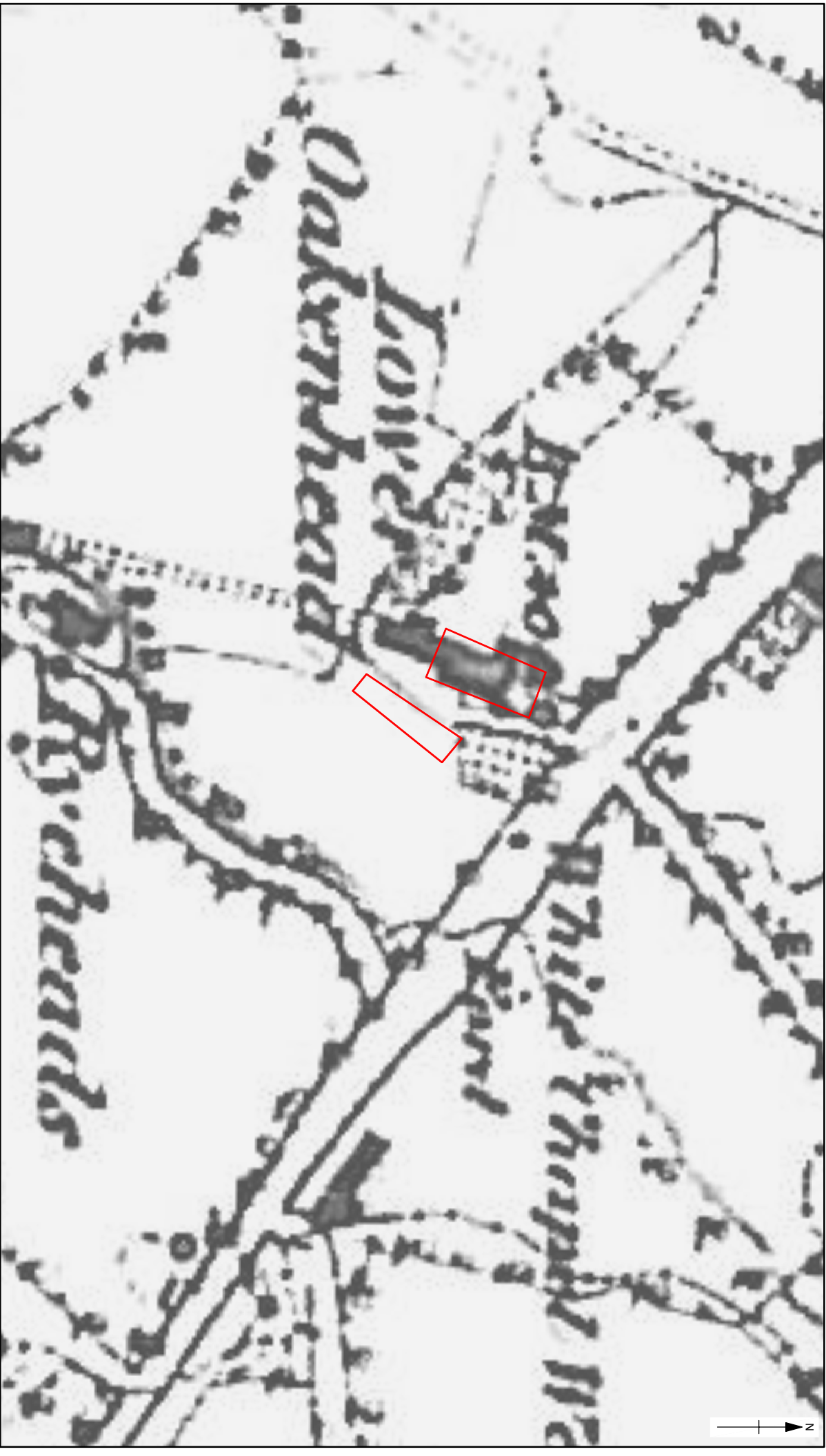



Figure 2: Plan of the farmstead showing the position of the two ranges

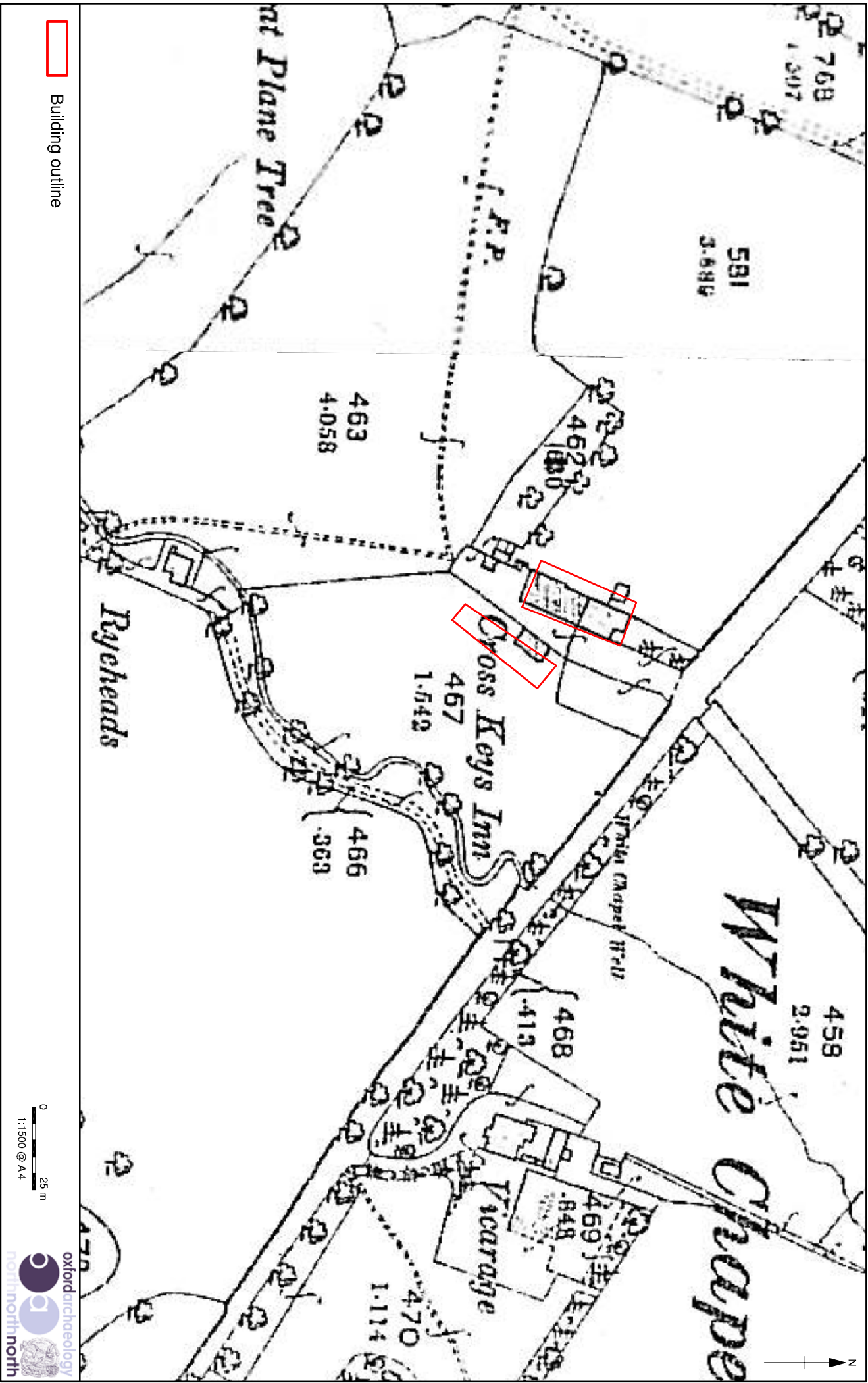


 Building outline

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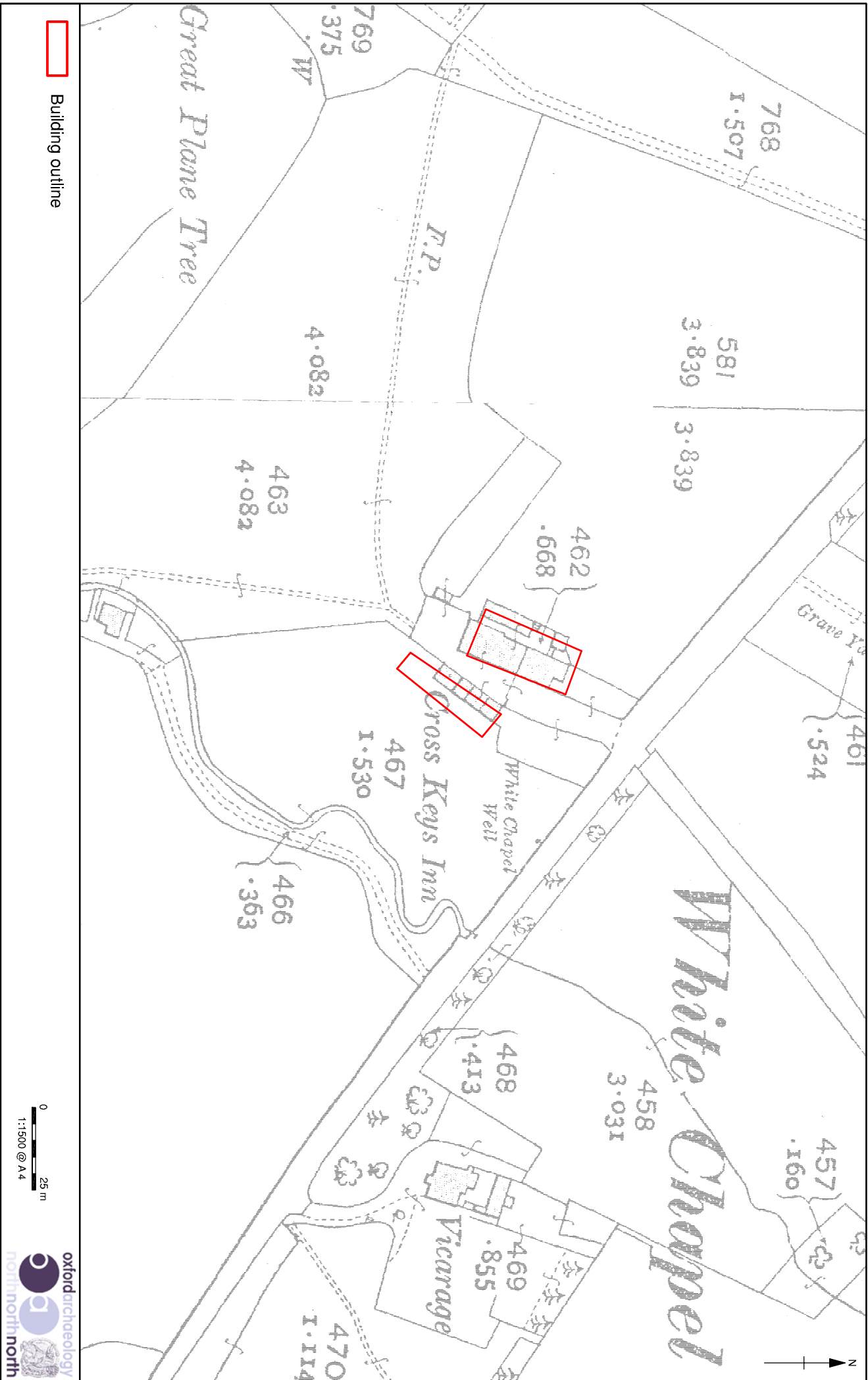


Figure 3: Extract from Ordnance Survey First Edition, 6 inch to 1 mile map, 1846



Building outline

Figure 4: Extract from Ordnance Survey First Edition, 25 inch to 1 mile map, 1893



Building outline

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Figure 5: Extract from Ordnance Survey Second Edition, 25 inch to 1 mile map, 1912

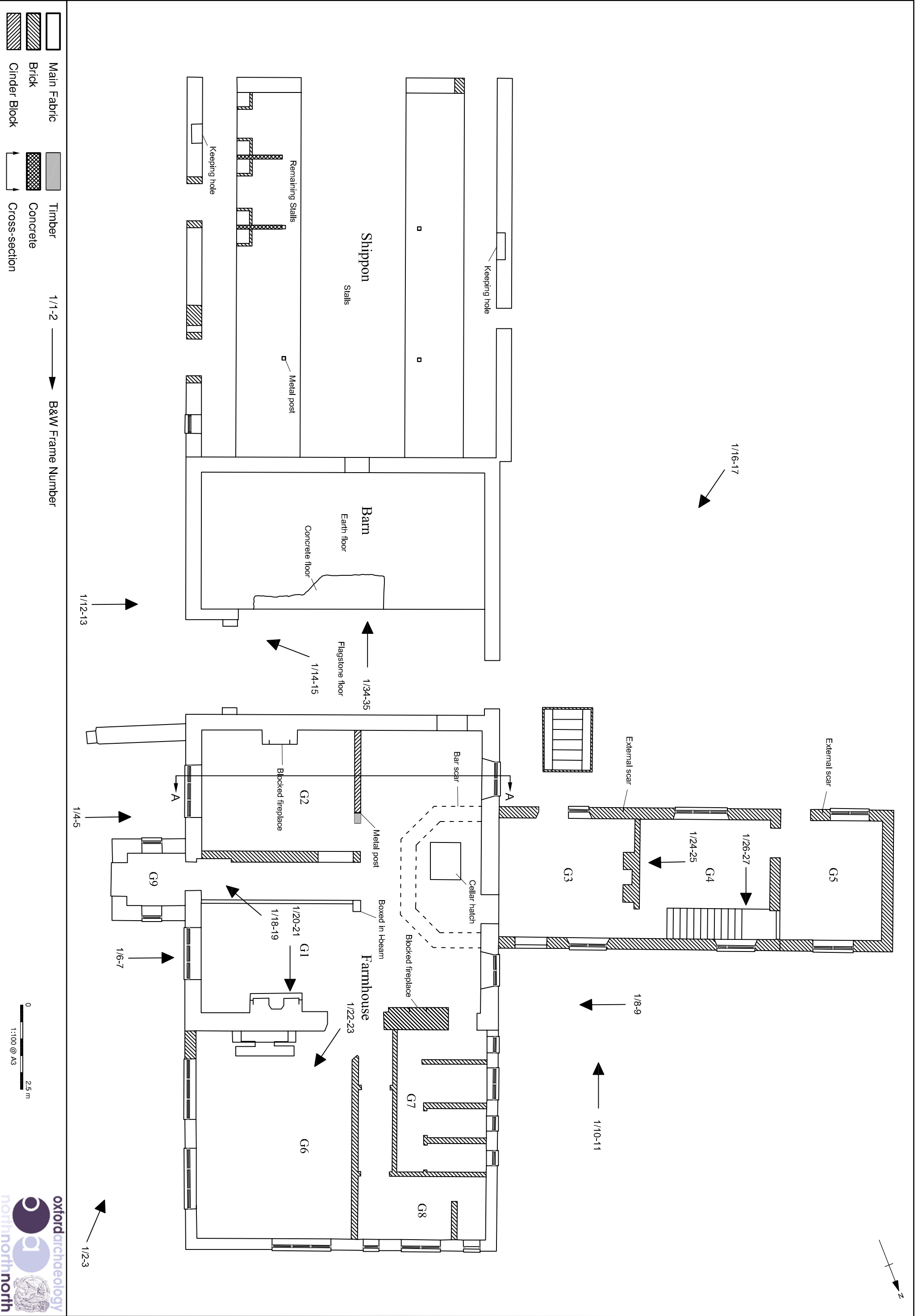
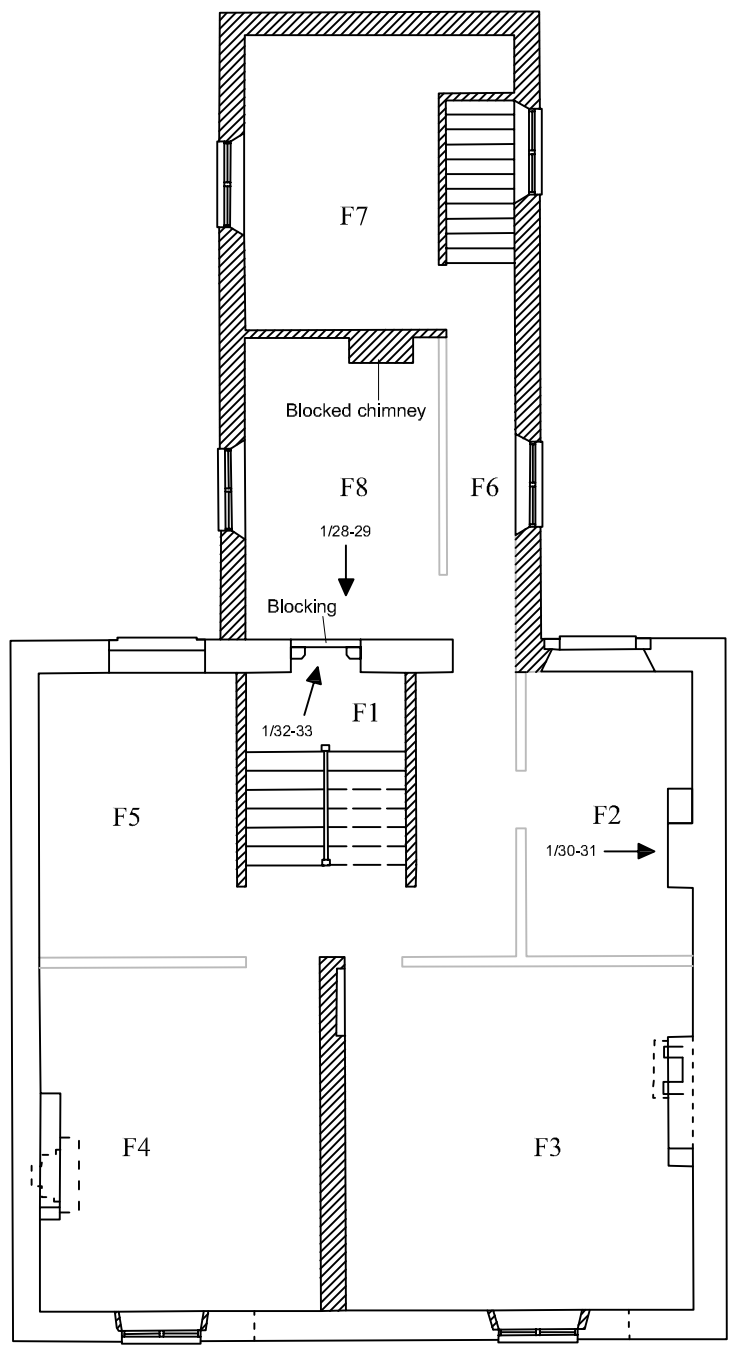


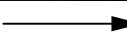






Figure 6: Ground Floor Plan of the farmhouse, attached barn and shippon



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 Brick	 Concrete		
 Cinder Block	 Cross-section		

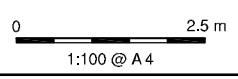
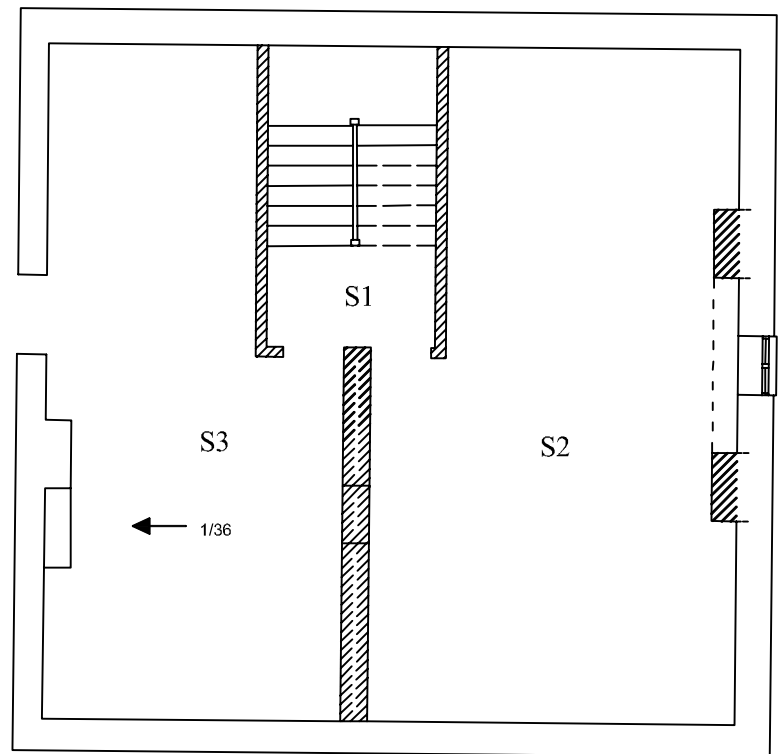
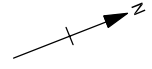


Figure 7: First floor plan of plan of the farmhouse



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	Cinder Block		Cross-section			

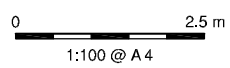
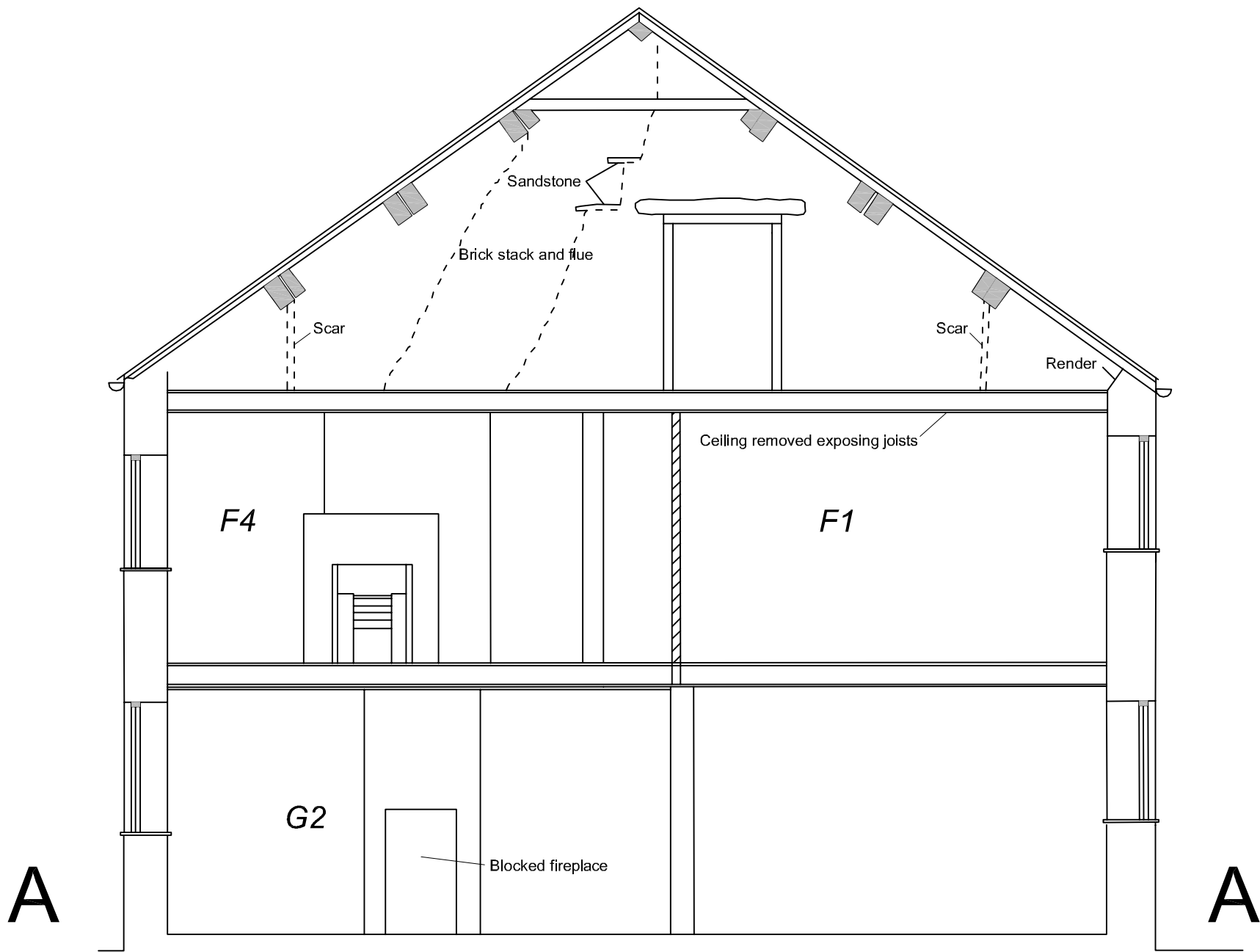
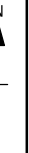





Figure 8: Second floor plan of the farmhouse

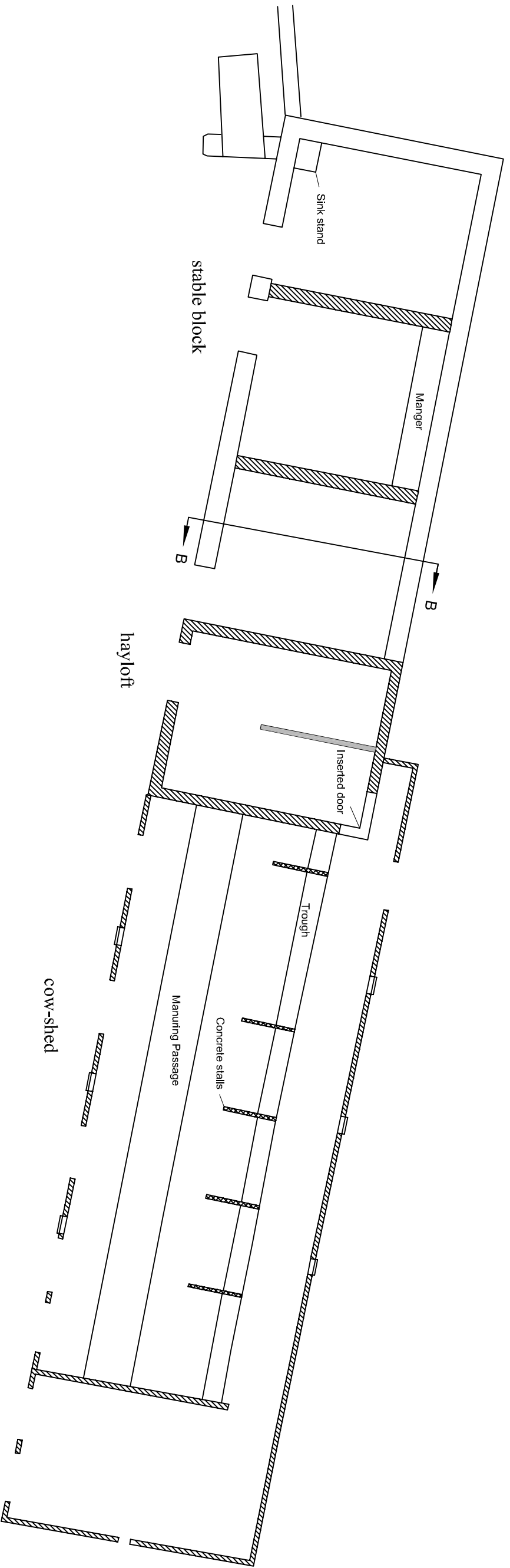


-  Main Fabric
-  Brick
-  Timber

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Figure 9: South-facing section through the farmhouse



	Main Fabric		Timber
	Brick		Concrete
	Cinder Block		Cross-section



Figure 10: Ground floor plan of stable block, hayloft and cow-shed



Plate 1: General view of Cross Keys Inn and attached barn, from the east



Plate 2: Façade of Cross Keys Inn



Plate 3: Door rebate and brick partition, Room G1



Plate 4: Fireplace in north-eastern part of Room G1



Plate 5: Detail of moulded mantelpiece



Plate 6: Blocked fireplace in north-western part of Room G1



Plate 7: Horizontal sash window in north-western part of Room G1



Plate 8: Floor scar for bar and entrance to cellar, Room G1



Plate 9: Games room, G2, with blocked fireplace



Plate 10: North elevation of western extension



Plate 11: General view of Cross Keys Inn and attached barn, from the south-west



Plate 12: Rayburn cooker in Room G4



Plate 13: Extant stair in Room G4



Plate 14: Fireplace, Room G6



Plate 15: Original stair window, Room F1



Plate 16: Window in west wall, Room F2



Plate 17: Raking chimney flue, Room F1



Plate 18: Wall scar of original brick partition, Room F3



Plate 19: Remodelled window, east wall, Room F3



Plate 20: Original wall plaster within window blocking, Room F3



Plate 21: Fireplace, Room F3



Plate 22: Door rebate, Room F3



Plate 23: Offset fireplace, Room F4



Plate 24: Original window aperture, Room F5



Plate 25: Baltic Timber mark, Room F5



Plate 26: Wallpaper decoration, Room F8



Plate 27: Blocked original stair window, Room F8



Plate 28: Detail of transom



Plate 29: Raking flues, Room S2



Plate 30: Corbelled stack, Room S2



Plate 31: Raking flue with sandstone pads, Room S3



Plate 32: Doorway into attached barn, Room S3



Plate 33: Entrance into brick-vaulted cellar



Plate 34: External entrance into cellar



Plate 35: Dressed sandstone lintel and dropped keystone of threshing barn



Plate 36: King post truss, and under-sealed slate roof, threshing barn



Plate 37: Sandstone pad for barn doors and winnowing boards

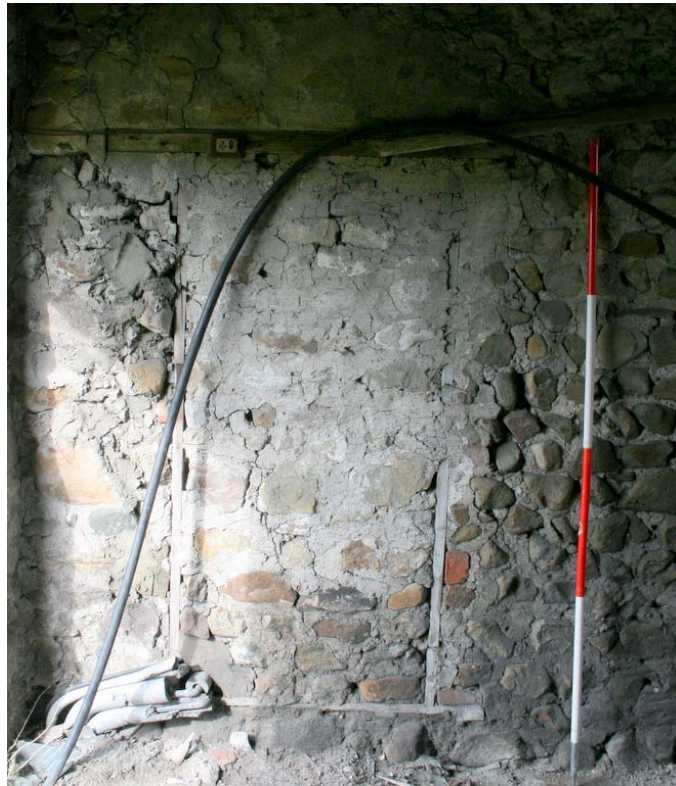


Plate 38: Blocked doorway with timber casing, threshing barn



Plate 39: Junction of threshing barn and cowhouse



Plate 40: Front elevation of cowhouse, with blocked door and window



Plate 41: South elevation of cowhouse



Plate 42: Keeping-hole and original window, west wall, cowhouse



Plate 43: Stable, hayloft, and cattle shed to east of farmhouse



Plate 44: Manger, in central bay of stables



Plate 45: Hayloft and cattle shed



Plate 46: Timber stable stalling, hayloft



Plate 47: Interior of cattle shed



Plate 48: Western elevation of store

APPENDIX 1: PROJECT DESIGN

CROSS KEYS INN, CHURCH LANE, WHITECHAPEL, LANCASHIRE

**Building Investigation
Project Design**



Oxford Archaeology North

March 2009

John Holding

OA North Job No: T10511

NGR: SD 5920 3440

1. INTRODUCTION

1.1 Project Background

- 1.1.1 John Holding (hereafter the client) has submitted proposals for the conversion of Cross Keys Inn, Church Lane, Whitechapel, Lancashire (SD 5920 3440), into a residential building. As part of the planning application, Lancashire County Archaeology Services (LCAS) has recommended a Level II (English Heritage 2006) building investigation, prior to any works commencing on the building.
- 1.1.2 The building appears on the first edition Ordnance Survey mapping as a farmhouse with a barn attached. More recently, the building has been used as a public house.
- 1.1.3 The following project design outlines a programme of archaeological investigation of the building, in accordance with the verbal specification supplied by 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.
- 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 building investigation aims to provide a drawn, photographic and textual record of the building prior to its conversion to a residence.
- 2.2 To achieve the objectives outlined above the following listed specific aims are proposed:
- 2.3 **Building Investigation:** to provide a drawn, photographic and textual record of the building to English Heritage (2006) Level II standard, which will provide a lasting record of the structure in its present state. In addition, the investigation will ascertain if further archaeological investigation will be necessary, prior to any stripping or building work being undertaken.
- 2.4 **Report and Archive:** to complete a written report, which includes information about the building's age, fabric, form and function. This will be followed by a

discussion of the sequence of development, process layout and use over time, and its relationship with other buildings in the vicinity, in terms of architecture and function. Suggested recommendations for additional archaeological investigation will also be included, where appropriate.

3. METHOD STATEMENT

3.1 Building Investigation

3.1.1 ***Historical Research:*** cartographic sources relating to the area will be consulted, in order to produce a map regression. In addition, any relevant documents relating to the building and owners of the farmhouse and barn will also be examined to provide a broad historical context for the building investigation.

3.1.2 **Prior to commencement of the building investigation the client should remove all moveable materials which obstruct the fabric of the buildings.**

3.1.3 ***Photographic Archive:*** a photographic archive will be produced utilising a 35mm camera to produce black and white prints and colour slides of the building. These will be supplemented by a high-resolution digital camera. A full photographic index will be produced and the archive will comprise the following:

- (i) The external appearance and setting of the building, including a mixture of general shots and detailed views taken from perpendicular and oblique angles;
- (ii) General shots of the surrounding landscape;
- (iii) The general appearance of principal rooms and circulation areas;
- (iv) Any external or internal detail, structural or architectural, which is relevant to the design, development and use of the building, and which does not show adequately on general photographs;
- (v) Any internal detailed views of features of especial architectural interest, fixtures and fittings, or fabric detail relevant to phasing the building.

3.1.4 ***Site Drawings:*** architects' plans (supplied by the client) will be annotated on site to produce the following drawings. These drawings will then be used as the basis of CAD drawings, which will be included within the final report as figures:

- (i) a ground floor plan;
- (ii) a first floor plan;
- (iii) a cross-section through the short axis of the building (to be determined).

3.1.5 **Visual Inspection:** a visual inspection of the building will be undertaken utilising the OA North building investigation proforma sheets. A description will be maintained to English Heritage (2006) Level II standard. The records will be essentially descriptive and provide a systematic account of the origin, development and use of the building, which will include:

- (i) A description of the plan, form, fabric, function, age and development sequence;
- (ii) An account of the past and present use;
- (iii) Identification of key architectural features (including fixtures and fittings) which should be preserved in-situ;
- (iv) A description and brief discussion of the historic context of the building including relationships with nearby structures in architectural and functional terms and so forth.

3.2 REPORT

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 brief account of the building investigation results. This will include a description of the building's layout, as well as its age, fabric, form and function. This will be followed by a discussion of the sequence of development, process layout and use over time, its relationship with other buildings in the vicinity, in terms of architecture and function;
- (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) Recommendations for further archaeological investigation where appropriate;
- (viii) A copy of this project design, and indications of any agreed departure from that design;
- (ix) The report will also include a complete bibliography of sources from which data has been derived.

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 as requested, and further digital copies will go to the appropriate repository.

- 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. OA North practice is to deposit the original record archive of projects with the appropriate repository.
- 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. 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. 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 County Archaeologist in consultation with the client.

6 WORK TIMETABLE

- 6.1.1 **Historical Research:** one day in the field will be required to complete this element.
- 6.1.2 **Building Investigation:** approximately two days in the field will be required to complete this element.

- 6.1.3 **Report/Archive:** the report and archive will be produced within eight weeks of completion of the fieldwork. 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 **Alison Plummer BSc** (OA North senior project manager), to whom all correspondence should be addressed.
- 7.2 The fieldwork will be undertaken by **Chris Ridings BA MA** (OA North supervisor) who specialises in building recording and has over five years experience in the recording and analysis of historic buildings in the North West.

8 INSURANCE

- 8.1 OA North has a professional indemnity cover to a value of £5,000,000; proof of which can be supplied as required.

REFERENCES

English Heritage, 1991 *Management of Archaeological Projects*, 2nd edn.

English Heritage, 2006 *Understanding Historic Buildings: A Guide to Good Practice*

APPENDIX 2: PHOTOGRAPHIC INDEX

OXFORD ARCHAEOLOGY NORTH

PHOTOGRAPHIC INDEX

OA NORTH 13

PROJECT NAME CROSS KEYS INN		PROJECT CODE L10135		SITE CODE		
FILM NO: 1		FILM TYPE BLACK AND WHITE			ISO 400	
FRAME	DATE	SITE	DESCRIPTION	DIR	CONDITIONS	PHOTO-GRAPHER
1	09/04/09		ID SHOT			CW
2	09/04/09		GENERAL VIEW OF FARM COMPLEX	S	DULL	CW
3	09/04/09			S	DULL	CW
4	09/04/09		FACADE OF FARMHOUSE	W	DULL	CW
5	09/04/09			W	DULL	CW
6	09/04/09		EXTERNAL DETAIL OF NARROWED WINDOW, ROOM F3	W	DULL	CW
7	09/04/09			W	DULL	CW
8	09/04/09		ORIGINAL EXTERNAL WINDOW APERTURES, ROOMS G1 AND F2	E	DULL	CW
9	09/04/09			E	DULL	CW
10	09/04/09		EXTERNAL VIEW OF WESTERN EXTENSION	S	DULL	CW
11	09/04/09			S	DULL	CW
12	09/04/09		THRESHING BARN, FRONT ELEVATION	W	DULL	CW
13	09/04/09			W	DULL	CW
14	09/04/09		PORCH CHEEK, PADSTONE, LOFT & FLAGSTONE FLOOR WITHIN BARN	E	INDOORS	CW
15	09/04/09			E	INDOORS	CW
16	09/04/09		GENERAL VIEW OF REAR OF FARM COMPLEX	N	DULL	CW
17	09/04/09			N	DULL	CW
18	09/04/09		GENERAL VIEW OF ROOM G1, SHOWING FRONT DOOR REBATE	SE	INDOORS	CW
19	09/04/09			SE	INDOORS	CW
20	09/04/09		FIREPLACE, ROOM G1	N	INDOORS	CW

DIR = the direction in which the camera is pointed, expressed as a compass point eg NW

PROJECT NAME CROSS KEYS INN			PROJECT CODE L10135		SITE CODE	
FILM NO: 1		FILM TYPE BLACK AND WHITE			ISO 400	
FRAME	DATE	SITE	DESCRIPTION	DIR	CONDITIONS	PHOTO-GRAPHER
21	09/04/09		FIREPLACE, ROOM G1	N	INDOORS	CW
22	09/04/09		ROOM G6, GENERAL VIEW	N	INDOORS	CW
23	09/04/09			N	INDOORS	CW
24	09/04/09		RAYBURN, ROOM G4	E	INDOORS	CW
25	09/04/09			E	INDOORS	CW
26	09/04/09		STAIRCASE AND WINDOW, ROOM G4	N	INDOORS	CW
27	09/04/09			N	INDOORS	CW
28	09/04/09		BLOCKED ORIGINAL STAIR WINDOW ROOM F8	E	INDOORS	CW
29	09/04/09			E	INDOORS	CW
30	09/04/09		RAKING FIREPLACE FLUE, ROOM F2	N	INDOORS	CW
31	09/04/09			N	INDOORS	CW
32	09/04/09		ORIGINAL STAIR WINDOW ROOM F1	W	INDOORS	CW
33	09/04/09			W	INDOORS	CW
34	09/04/09		TRUSS IN BARN	S	INDOORS	CW
35	09/04/09			S	INDOORS	CW
36	09/04/09		RAKING FIREPLACE FLUE, ROOM S3	S	INDOORS	CW

DIR = the direction in which the camera is pointed, expressed as a compass point eg NW