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# BRAIDES FARM, COCKERHAM, LANCASHIRE



## Archaeological Building Investigation



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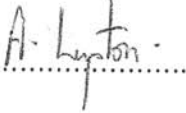
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## SUMMARY

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Norman Jacksons Ltd requested that Oxford Archaeology North (OA North) undertake a building investigation of two barns and a shed at Braides Farm, Cockerham, Lancashire, (SD 44346 51073) (Fig 1), prior to their proposed conversion. Lancashire County Archaeology Service (LCAS) recommended a building investigation of English Heritage (2006) Level II standard, which included a rapid map regression in conjunction with a site investigation comprising written descriptions, an extensive photographic record, and drawings of the floor plans and sections.

The investigation found that the three buildings were constructed over several phases, with two of the buildings, the North and East Barns, representing at least four major phases of development each. These two structures, despite being disparate in materials and design, would appear to date from the late eighteenth or early nineteenth century, whilst the elongated Cow Shed to the west of the site would appear to represent a single construction phase dating to the early nineteenth century, which was subsequently followed by phases of small-scale alterations and repairs.

Cartographic evidence does not provide any significant evidence to support these assertions, with early mapping only showing ambiguous traces of Braides Farm. However, the presence of a multi-phase farmstead on the First Edition Ordnance Survey (1845) would suggest that this is the result of deficient cartography on the earlier mapping, and that a farm was indeed already operating prior to the mid nineteenth century when the First Ordnance Survey was produced.

The Cow Shed and the East Barn both appear to have been used for the housing of livestock, with the latter being extended as demand for more space increased. In contrast, the North Barn appears to have been used for both livestock and arable farming, and shows evidence of mechanised machinery within the main section of the barn. In recent years, the Cow Shed has been used for storing household goods and small-scale farming equipment and supplies, whilst the North Barn is used predominantly for storing the farm's tractors. Only the East Barn is still utilised for accommodating livestock, and this seems to be confined mainly to the south end of the building.

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## ACKNOWLEDGEMENTS

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Oxford Archaeology North (OA North) would like to thank Norman Jacksons Ltd for commissioning and supporting the project. Additional thanks are also due to the staff of the County Record Office in Preston.

Chris Ridings, Pip Haworth and Rick Buckle undertook the building investigation, whilst Chris Ridings conducted the rapid map regression. Chris Ridings wrote the report, and Mark Tidmarsh produced the drawings. Alison Plummer managed the project and also edited the report.

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## 1. INTRODUCTION

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### 1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 Norman Jacksons Ltd requested that Oxford Archaeology North (OA North) undertake a building investigation of two barns and a shed at Braides Farm, Cockerham, Lancashire, (SD 44346 51073) (Fig 1), prior to their proposed conversion. Lancashire County Archaeology Service (LCAS) recommended a building investigation of English Heritage (2006) Level II standard, which included a rapid map regression in conjunction with a site investigation comprising written descriptions, an extensive photographic record, and drawings of the floor plans and sections.

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## 2. METHODOLOGY

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### 2.1 PROJECT BACKGROUND

- 2.1.1 Following consultation with the client, OA North produced a project design (*Appendix 1*) to undertake the work. This was accepted by Norman Jacksons Ltd and OA North was commissioned to undertake the building investigation. This was carried out over several visits in October 2007.
- 2.1.2 The project consisted of a Level II-type building investigation (English Heritage 2006) of the three outbuildings comprising a descriptive internal and external record combined with drawings and a detailed photographic record.

### 2.2 BUILDING INVESTIGATION

- 2.2.1 **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 the earliest and latest parts of the buildings, especially those that would show their development and any alterations. These records are essentially descriptive, although interpretation is carried out on site as required.
- 2.2.2 **Site drawings:** architects 'as existing' drawings were annotated to produce a ground floor plan and a section of the buildings. These were produced in order to show the form and location of structural features and/or features of historic interest. The hand-annotated field drawings were digitised using an industry standard CAD package to produce the final drawings.
- 2.2.3 **Photographs:** photographs were taken in both black and white and colour print 35mm formats, as well as high resolution digital format (10MP). The photographic archive consists of both general shots of the farm buildings, and shots of specific architectural details.

### 2.3 ARCHIVE

- 2.3.1 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). The original record archive of project will be deposited with County Record Office at Preston.
- 2.3.2 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.

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## 3. BACKGROUND

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### 3.1 INTRODUCTION

- 3.1.1 A rapid examination of cartographic sources was undertaken, in order to provide supporting evidence for the phasing of the buildings. The results of this are summarised briefly below

### 3.2 LOCATION, TOPOGRAPHY AND GEOLOGY

- 3.2.1 Braides Farm (SD 44346 51073) is situated approximately 2km south-west of the village of Cockerham, which is located within the Wyre district of Lancashire. The farm, like most of the general area, is less than 10m above sea level (Ordnance Survey 2002), and in an area of flat to gently rolling plain (Countryside Commission 1998, 86).
- 3.2.2 The underlying geology is characterised by Permo-Triassic red mudstones, siltstones and sandstones (New Red Sandstone), which are overlain by a thick covering of glacial and post-glacial deposits. Up until the last two centuries or so, the area was predominantly marshland due to post-glacial rising sea levels, whilst the present-day lush green pasture and rich arable land owe much to the draining of the marshes in the nineteenth century (Countryside Commission 1998, 87-88).

### 3.3 MAP REGRESSION

- 3.3.1 Several cartographic sources (Yates 1786; Greenwood 1818; Hennet 1829) suggest that a farm or buildings of some description were present at the site during the late eighteenth or early nineteenth century. However, the scale and the quality of representation, means that it is impossible to claim with any authority, if the three farm buildings appear on the mapping. Certainly, there is no annotation of Braides Farm on any of the sources.
- 3.3.2 *Ordnance Survey First Edition 1845*: however, First Edition mapping attests that three buildings comparable with the size and dimensions of the extant structures were established by the mid nineteenth century (Fig 2).



## 4. BUILDING INVESTIGATION RESULTS

### 4.1 INTRODUCTION

4.1.1 The investigation focussed on three outbuildings at Braides Farm at Cockerham, Lancashire. These buildings are arranged around a central farmyard, with the farmhouse to the south, and judging by the materials, they appear to represent three separate phases of development. On the west, there is a cow shed, which is built in predominantly reddish sandstone with Welsh slate, whilst the barn to the north comprises both brick and sandstone. The barn to the east appears to be a combination of coursed stonework, rubble, and cinder block.

### 4.2 THE COW SHED

4.2.1 The west shed is a single-storey, rectangular building which is divided into several livestock stalls (Figs 3 and 4). It is built from a single phase of coursed red sandstone rubble (Plates 1-4), but the front (east) elevation of the building has undergone a considerable amount of alteration, with various materials including concrete, stone and timber being employed. The roof is of shallow to moderate pitch, laid with diminished courses of Welsh slate, and supported by waney-edged tie beams with trenched purlins. The upper face of the trusses is on the north side and carpenters' assembly marks are clearly visible (Plate 5).

4.2.2 Seven matchboard heck-doors stand along the front (east) elevation, which have a variety of surrounds. Most of the outlying doors have well-cut, furrowed lintels and quoins, whilst the doors to the centre of the elevation are surrounded by three handsome stop-chamfered stone posts. Their presence suggests that the centre of the elevation was originally open, with two or possibly three gates in place of the existing arrangement. These were subsequently blocked with stone and concrete and the heck doors inserted.

4.2.3 The building appears to have only ever had a few windows and these are now mostly blocked. At the north end of the building, there are two small square windows with well-fashioned stone lintels and quoins, but these have been blocked with concrete and brick, whilst a further window was located within the stone rubble and brick blocking to the immediate left. This appears to have been truncated through the insertion of concrete blocks, before being boarded over completely. A further pair of windows are located at the south end of the building, one of which has a chamfered lintel and projecting sill, whilst the other is little more than a small hatchway inserted between the quoins of the adjacent door. Both of these are now boarded over. Additionally, on the west elevation, there are a pair of small windows, one of which lies below the eaves at the north end, whilst the other lies towards the centre and has a rough timber lintel, projecting stone sill and is covered with timber slats.

4.2.4 The interior of the building is quite unremarkable with little of interest in any of the stalls. Throughout the floors are laid to concrete, whilst the walls are

finished with a thick limewash, with occasional brick repairs/insertions (Plate 6).

### 4.3 THE NORTH BARN: EXTERIOR

- 4.3.1 The barn comprises several phases of build forming an inverted T-shape (Figs 5 and 6). The earliest phase features foundations of limestone and sandstone, which are overlain with handmade brick laid in English Garden Wall (four to one), whilst the margins and dressings are detailed with well-cut, rock-faced stone (Plate 7, 11-12). To the west of this is an extension of coursed red sandstone rubble, with well-cut quoins on the dressings and margins featuring pronounced furrowing (Plate 8). Additionally, there is a second extension at the rear (north) of the building, which features well-coursed rubble with similar furrowed quoins (Plate 9). This is now housed within a modern extension of klinker block and corrugated iron, but being modern, this later structure has been omitted from the survey.
- 4.3.2 The roof of the long axis of the barn is laid with corrugated asbestos cement supported by three pairs of machine-cut purlins overlying L-section steel trusses (Plate 10). These modern trusses feature three vertical braces and two pairs of diagonal supports. The roof to the rear extension, being now part of the modern shed, is laid with corrugated iron sheets supported by iron beams trenched within the north and south walls.
- 4.3.3 Access to the barn is provided by a series of doors along the south, north and west elevations. The original build of the barn features two substantial wagon doors, with segmental voussoir arches and quoin surrounds, whilst to the west of these, there are three small doors of ledged and braced matchboard construction, with deep lintels and well-cut quoins. A similar door is also located at the east end of the elevation. In addition, on the north elevation there are three doors with well-cut, furrowed lintels and quoins, of which two lead into the main 'threshing floor' area of the barn, whilst the third leads in to the cow shippon to the west.
- 4.3.4 On the extension to the west, there is a large wagon door with well-cut segmental voussoir and quoins on the south elevation, a partially boarded heck-door on the west elevation, and a ledged and braced matchboard door on the north elevation. A further door, which is located on the north elevation of the rear extension, has a segmental voussoir with projecting keystone and well-dressed quoins. The door is no longer in use, having been blocked with stone rubble, but its unconventionally low height (approximately 1.75m high) suggests that it was only ever used for handcarts and smaller livestock, possibly pigs. Additionally, there are three blocked doors on the west elevation of this extension, all of which have timber lintels and well-dressed, furrowed, quoins. Of these, the outer pair are blocked with klinker block, whilst the central door is blocked with stone rubble. None of these are visible from the 'exterior' as the elevation is rendered with cement to first floor height (Plate 13).

- 4.3.5 There are no windows on the front elevation of the barn, whilst a pair of former hatches at the west end of the south elevation have been blocked with brick and rendered with cement. At the opposite end of the building, there are a further pair of blocked windows, one infilled with brick, whilst the other is boarded shut.
- 4.3.6 On the west elevation of the west extension, there is a small, timber-framed, top-hung ventilator casement, and a loft access with a corrugated iron door, whilst to the rear (north), there is a klinker-blocked casement above the matchboard door. Additionally, on the west elevation of the rear extension, there are three loading doors or windows at first floor height, which are blocked with modern red and grey bricks.

#### **4.4 THE NORTH BARN: INTERIOR**

- 4.4.1 As noted above, the barn comprises several phases and, subsequently, to facilitate ease of reference, the division of space within it has been numbered (Fig 5). The original phase at the east end of the barn consists of the 'threshing floor' area (5), with a shippin to both the west and east (4 and 6), both of which are overlain by haylofts. The west elevation has been partitioned into three with modern materials and comprises an L-shaped room at the front (south) (3) and two smaller rooms to the rear (1 and 2), whilst directly to the rear of room 5, is the north extension comprising a single open shed (7). The east wall of this shed has been demolished and it now forms part of the modern shed, but this has been excluded from the survey, because of its lack of architectural or historical significance.
- 4.4.2 The walls are as described on the exterior, with intermittent evidence of a limewash throughout the building. Either side of the main threshing area, there are brick partitions to first floor height, which are overlain with timber haylofts. Both of these are built in English Garden Wall (four to one) and are potentially contemporary with the brickwork on the exterior, but certainly their upper courses have been rebuilt during the late twentieth century (Plate 14). A further brick wall in stretcher bond has been added as a lining to the stone build of the west elevation, but its purpose is unclear, since the adjacent walls are still bare stone as the exterior. In addition, klinker block partitions have been added to this area of the building to create the two small rooms and a larger L-shaped room to the front of the building (rooms 1-3), whilst klinker block and concrete have been used to create the partitions within the two shippins (4 and 6) (Plate 15). A series of joist slots on the north and south walls of both the threshing area, and the extension to the west, attest to the former presence of haylofts.
- 4.4.3 The floors throughout the building are laid to concrete, with the exception of the threshing area (5), the rear extension (7), and the L-shaped room to the south-west (3), which are all bare earth. Of particular interest is the sub-rectangular concrete plinth lying within the main threshing barn area, which appears to be some form of machine base. Certainly, the adjacent north wall would appear to have several bearing boxes associated with it (Plate 16).

4.4.4 Most of the doors are included within the account of the exterior of the building (*Section 4.3.3-4.3.4*), but there are a few internal doors, which require a brief description. In the centre of the east wall within the main threshing area (5), there is a stepped doorway leading into the adjacent shippon (6), which would appear to be a later insertion. Its proximity to the surrounds of the flanking windows, as well as the evident repairs and re-pointing to the brickwork of the jambs would appear to confirm this. On the opposite wall, there is a blocked doorway, which is primarily observable by a butt-joint on its north side, whilst to the right is its inserted replacement, which is again stepped, with a timber lintel and frame. Of limited interest are the internal doors at the west end of the building, which are all modern, egg-box doors.

4.4.5 In a similar fashion, the majority of the windows have already been accounted for. However, four small square windows, bordered by neat, furrowed surrounds stand on the east partition of the threshing area, but these have been blocked with modern brick. In addition, there is a modern top-hung ventilator casement within the klinker block partition, but little else of note.

#### 4.5 THE EAST BARN: EXTERIOR

4.5.1 As was the case with the north barn, the building consists of several distinct phases of construction (Figs 7 and 8). The original build appears to be located at the north end of the elevation and is constructed from coursed squared rubble with rock-faced quoins on the dressings and margins (Plate 17). On the east elevation, there is a change in build from this ordered bond towards a more roughly-coursed build featuring sub-rounded and sub-angular stonework. Directly to the south of this original structure, there is a sympathetic extension, featuring extensive cobble repairs on its south-east corner (Plates 18 and 21), whilst additional repairs appear to have also been made to the uppermost courses, and in particular, above the wagon doors. The east elevation of this extension is now part of a modern shed, but it appears to be built with the same squared rubble, albeit with a coarsely-applied cement pointing. At the south end of the barn, a single-storey extension has been built in coursed rubble with rock-faced stone on the dressings and margins, whilst in the centre, there are klinker block repairs or infill (Plate 19).

4.5.2 The moderately-pitched roof is laid with diminished courses of Welsh Slate, with stone ridge tiles and matching raking gable copings, all of which are supported by both machine-cut and waney-edged tie-beam trusses, with trenched through-purlins (2 per pitch) and a ridge plate (Plate 24). Towards the south end of the building, there are no trusses, with the roof supported by load-bearing walls, but the purlins are still present as before.

4.5.3 The north end of the west elevation of the barn has both ledged and braced matchboard doors or heck doors, all with well-cut rock-faced lintels and quoins, whilst a wagon doorway with segmental voussoir and hinged matchboard doors stands towards the centre. At the south end of the barn, there is a further matchboard door leading into the small, partitioned shippon area, which has a slightly rougher rock-faced lintel and quoins. Additionally, the single-storey extension to the south of the building has three large doors,



of which two are hardboard and the other is of ledged and braced matchboard construction. The remaining door on the rear (east) elevation is also a ledged and braced matchboard door.

- 4.5.4 The windows are a similarly diverse mix of sizes and styles. On the front (west) elevation, there is a first floor casement with well-cut rock-faced quoins and lintel, whilst at the other end of the barn, there is a small first floor window, featuring brick repairs on the jambs and a perspex window. On the north elevation, there is a stone-blocked window, with a small casement to the left, whilst on the rear (east) of the building, there are a further pair of casements. Of these, the window to the right of the elevation is a top-hung ventilator casement with a chamfered lintel (Plate 23), whilst the remaining window has a narrow timber lintel and rough stone jambs. Additionally, there is a further pair of casements, comprising a plain casement and an ephemeral stone-blocked window within the modern extension (Plate 21).

#### 4.6 THE EAST BARN: INTERIOR

- 4.6.1 The building is divided into five parts, with the main barn, to the north, comprising the most significant element. A section of this is partitioned to create a small, single-storey shippon (Plate 26), whilst the later extensions at the south, house three open livestock pens (Plate 27).
- 4.6.2 The internal walls of both the barn and the shippons/stalls to the south are predominantly whitewashed rubble, whilst the east wall of the barn interior has a wall scar, which appears to mark the original southern extent of the building. Indeed, this seems to be consistent with the position of the butt-joints (Plate 21) on both the east and west elevations, and suggests that this wall was removed following the addition of the extension.
- 4.6.3 Although the floors at the south of the building are earth overlain with straw, the floors within both the partitioned shippon and the main barn itself are laid to concrete. In the latter, there are concrete plinths at the north end of the room acting as the base of the stalls (Plate 25), whilst a further concrete stalls is also located along the south-east wall. In keeping with the roughly-fashioned timbers on the stalls to the north, the overlying hayloft is similarly a patchwork of timbers, which appears to have received several running repairs.
- 4.6.4 The doors and windows are all consistent with those described on the exterior of the building, but the first floor window on the right of the west elevation is not visible from the interior, being obscured by the inaccessible hayloft above the small partitioned shippon. Additionally, the ephemeral blocked window noted on the east external elevation is again visible inside the barn, leaving its former presence in no doubt. Moreover, there are three boarded windows or hatches on the stone partition between the barn and the small shippon. Furthermore, an internal matchboard door is located on the south elevation of the barn and via a set of timber stairs offers access into the hayloft over the adjacent shippon.

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## 5. DISCUSSION

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### 5.1 INTRODUCTION

5.1.1 Cartographic sources (Yates 1786; Greenwood 1818; Hennet 1829) suggest that a farm or buildings of some description were probably present at the site during the late eighteenth or early nineteenth century, although the buildings are not named as such, nor is there sufficient detail to identify specific structures. However, all three buildings were certainly built by the mid-nineteenth century as they all appear on the Ordnance Survey First Edition (1845) and are clearly annotated as Braides Farm.

5.1.2 While it is evident that the buildings were all established by this point, it is unclear what relationship the three share. There is little evidence to assist in dating the buildings in relation to each other and, as such, it would be impractical to attempt to. Subsequently, the following account will outline the phase of construction and alteration for each building individually.

### 5.2 PHASES OF DEVELOPMENT: THE COW SHED

5.2.1 **Phase One:** the 'barn' was conceived as a cow shed, and with its long, narrow and single storey design, it would appear to fit the usual characteristics for such a building (Brunskill 1987). In view of its inclusion on the Ordnance Survey First Edition (1845), it is likely to be from the early nineteenth century, but no earlier than this, but it is certainly later than the west extension of the north barn. The shaped north-west corner appears to be indicative of a later building, which was modified in the design stage to allow easy access into and from the farmyard. The presence of the three stop-chamfered stone posts on the front (west) elevation would appear to suggest that the barn had an open section on its (front) east elevation, with stone walls at both the north and south ends only.

5.2.2 **Phase Two:** a secondary phase, possibly during the late nineteenth or early twentieth century saw the infilling of the(se) aperture(s) with sandstone rubble, with the most northerly of these appearing to have been left as an open window below the eaves.

5.2.3 **Phase Three:** from the mid twentieth century onwards, the concrete blocks were added to reduce the size of the window and to block a doorway to the centre of the elevation. Additionally, the windows at the north end of the elevation have been blocked, and odd brick repairs have been made to interior walls, but there is little evidence with which to confidently ascribe a credible phasing.

### 5.3 PHASES OF DEVELOPMENT: THE NORTH BARN

5.3.1 **Phase One:** the barn is shown in its entirety on the Ordnance Survey First Edition (1845), suggesting that the building probably dates to the late eighteenth or early nineteenth century. Certainly, the earliest phase is the

distinctive stone and brick build, which reflects local trends for mixed materials rather than a later phase of rebuild over existing stone foundations. In its infancy, the building appears to have been used as a threshing barn, with two threshing floors between the pair of wagon doors and small winnowing doors to the rear. Additionally, while the present floor is little more than compressed earth, the original threshing floors are likely to have been laid with flagstones, timber boards, or even removable timber sheets in order to provide a suitable surface for the threshing process (Brunskill 1987, 39-40). As threshing was only a winter activity, the barn also performed other functions, hence the haylofts and shippens to the east and west of the main threshing areas. The haylofts are likely to be later replacements as the steel beams and machine-cut timbers are significantly later than the early nineteenth century. By contrast, the brick partitions, which separate these shippens from the main threshing area, could conceivably be original, notwithstanding the late repairs following the insertion of new doors. The main fabric of these partitions appears to be consistent with that on the exterior of the building and suggests their contemporaneity. In addition, an additional hayloft would appear to have been present in the centre of the building between the wagon doors. The joist scars on the west elevation and the door and the first floor door above, would appear to suggest this.

- 5.3.2 **Phase Two:** the barn was extended to its west by a second phase of building, presumably during the early nineteenth century. This may have housed some livestock, whilst the wagon door also suggests a cart was stored within. Certainly, there was a hayloft on the first floor, as both the joist slots on the north and south walls, and the loft door/hatch on the west wall, attest.
- 5.3.3 There is nothing to suggest any contemporaneity between the west extension and the extension to the rear, but both must have been built within a relatively short space of time. The unconventional door on the rear (north) elevation, suggests that the building was used for storing either handcarts or smaller farm animals, such as pigs. The building itself is perhaps associated with the concrete plinth noted within the adjacent barn, as well as the series of blocked and partially blocked bearing boxes on the north elevation. It is possible that the building was constructed during the early to mid-nineteenth century as a housing for a steam engine, as these had been steadily gathering in popularity on farms since the turn of the nineteenth century (Brigden 2003; Harvey 1980). Thus, a mechanical threshing machine in the adjacent barn could be powered by one or several lineshafts, fed through the bearing boxes in the wall, thus rendering what had been a labour-intensive and time-consuming manual task, obsolete.
- 5.3.4 **Phase Three:** it is probable that during the late nineteenth century or early twentieth century, the haylofts were replaced at the west and east end of the barn. During the same period, the concrete is likely to have been laid in both the shippens and, similarly, the concrete stalls within these were erected.
- 5.3.5 **Phase Four:** during the mid to late twentieth century, the klinker block shed was added to the rear. This prompted the demolition of the east wall of the rear extension, in order to create a large open shed, with a similar arrangement to the west side, which was used for indoor sheep-dipping. Subsequently, the



former roof was replaced with the corrugated asbestos cement and L-section trusses, the two remaining doors on the west elevation were blocked with klinker block, and the window on the north elevation of the west extension was likewise. During the same period, the klinker block partitions were inserted into the west extension, in order to create the three small rooms at this end of the barn. This, in turn, would have resulted in the removal of the hayloft, if it still existed by this point in time.

#### 5.4 PHASES OF DEVELOPMENT: THE EAST BARN

- 5.4.1 **Phase One:** the building is interesting because it would not appear to have begun life as a barn. The presence of a casement window, complete with chamfered lintel on the rear of the building, is inconsistent with a barn, and, moreover, the original size appears to be insubstantial for such a use. In light of these considerations, it is conceivable that the building was originally a labourers' cottage or similar structure, which would explain the neatness of the stonework and dressings, and also the 'incongruous' surround of the rear casement. In a similar fashion to its counterparts, a specific date of construction remains elusive, but it was presumably built sometime during the late eighteenth century.
- 5.4.2 **Phase Two:** during the early nineteenth century, the south wall of the 'cottage' was demolished to make way for both the construction of an extension to the south and, in tandem, the conversion of the building into a barn. This left the scar that is still visible on the lower reaches of the east elevation. Additionally, it appears that during this demolition, part of the east wall collapsed and was subsequently rebuilt with much rougher stonework. As the building was converted to a barn, at least two of the doors at the north end of the east elevation must have been inserted, although there is little evidence to confirm which, if any, of these are later.
- 5.4.3 At the south end of the west elevation, there is a mixture of builds, which creates something of an imbroglio. Whilst the upper reaches of the elevation appear to be comparable with the rest of the elevation, there is a substantial patch of rough sub-rounded stone or cobble beneath. This cannot be later repair or infill, because the structural integrity of the south-west corner of the building would have been compromised. Thus, it may represent an earlier structure, which has been partially incorporated into this late development.
- 5.4.4 **Phase Three:** by the publication of the First Edition Ordnance Survey (1845) in the mid nineteenth century, the single-storey extensions to the south had also been built, in order to provide more space for livestock. Following this addition, the building had reached its present dimensions.
- 5.4.5 **Phase Four:** during the late nineteenth or early twentieth century, the roof was obviously replaced and this would account for the machine-cut timber tie-beams at the north end of the building, whilst the waney-edged beam is still present to the south of the building.
- 5.4.6 **Phase Five:** during the mid to late twentieth century, the klinker block was added to the west elevation of the small shippens at the south end, and the



shed to the east was added. This made the windows along the east elevation of the barn superfluous and these were accordingly blocked.

## **5.5 CONCLUSION**

- 5.5.1 The three buildings are interesting because they are strikingly different, both in materials and design. In spite of this, at least two of the buildings must have a late eighteenth century provenance, namely the North and East Barns, whilst the Cow Shed was probably built in the early nineteenth century. Predominantly, the Cow Shed and the East Barn appear to have been used as livestock pens, whilst the North Barn appears to have been used for both livestock and arable farming. In recent years, the West Cow Shed appears to have been used for storing household goods and some small-scale farming equipment, whilst the large barn to the north is used as to store the farm's tractors.
- 5.5.2 The present scheme of investigation and recording, prompted by the redevelopment of the outbuildings at Braides Farm, Cockerham, Lancashire, will provide a lasting record of the structure in its present condition. Subsequently, it is envisaged that no further work will need to be carried out at the site.

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## 6. BIBLIOGRAPHY

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### 6.1 PRIMARY AND CARTOGRAPHIC SOURCES

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## 7. ILLUSTRATIONS

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Figure 3: Plan of the Cow Shed

Figure 4: North-facing cross-section through the Cow Shed

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Figure 6: East-facing cross-section through the North Barn

Figure 7: Plan of the East Barn

Figure 8: North-facing cross-section through the East Barn

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Plate 15: The shippon to the west of the main threshing area in the North Barn

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Plate 19: The single-storey extension at the south end of the East Barn

Plate 20: The south elevation of the East Barn

Plate 21: Detail of a blocked window within the two-storey section of the East Barn

Plate 22: The butt-joint between the original and secondary builds on the east elevation of the East Barn

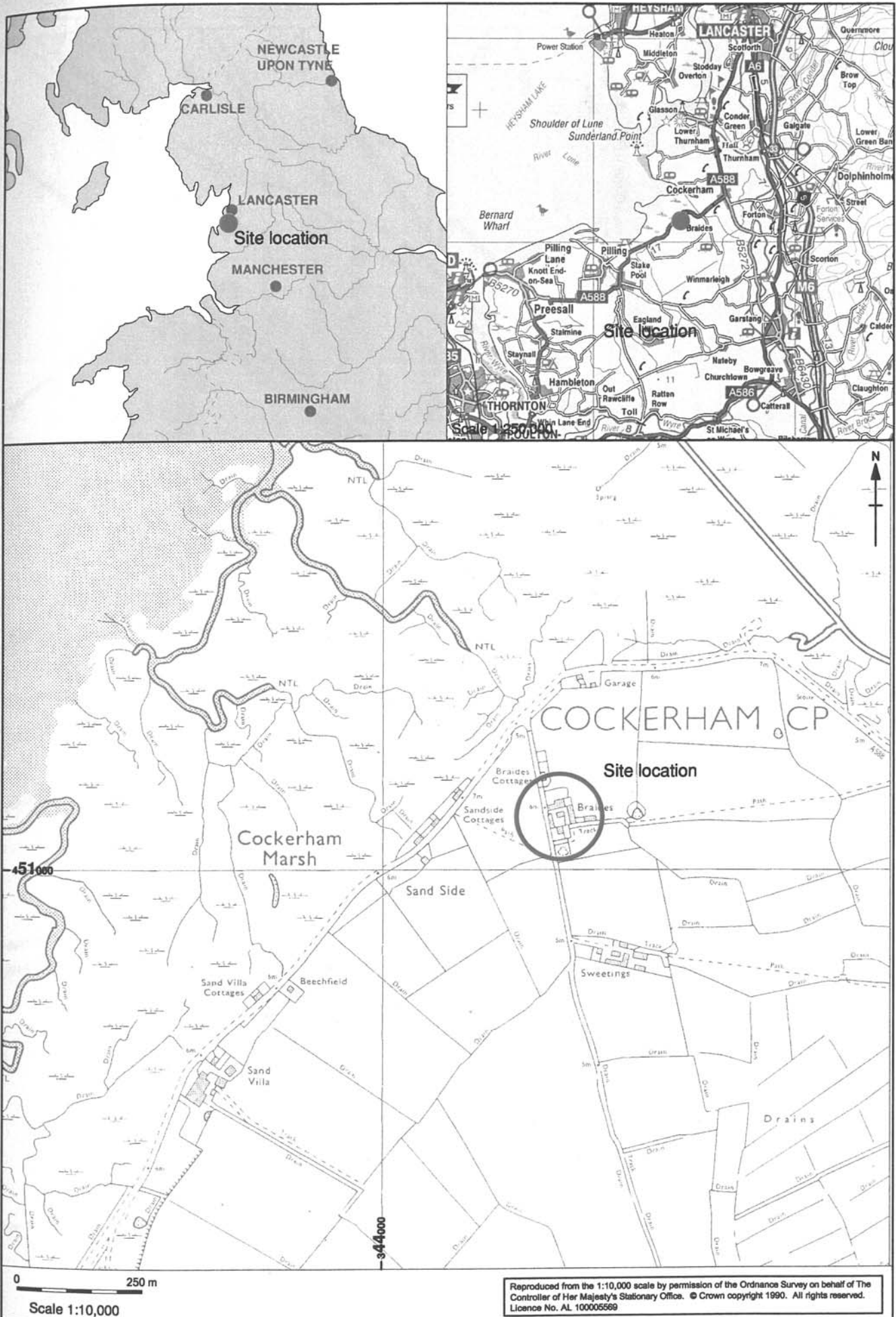
Plate 23: The casement on the rear (east) elevation of the original phase of the East Barn

Plate 24: The waney-edged truss within the original phase of the East Barn

Plate 25: The stalls and hayloft at the north end of the East Barn

Plate 26: The enclosed shippon within the two-storey section of the East Barn

Plate 27: General view of the interior of the single-storey extension at the south end of the East Barn



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Figure 1: Site Location

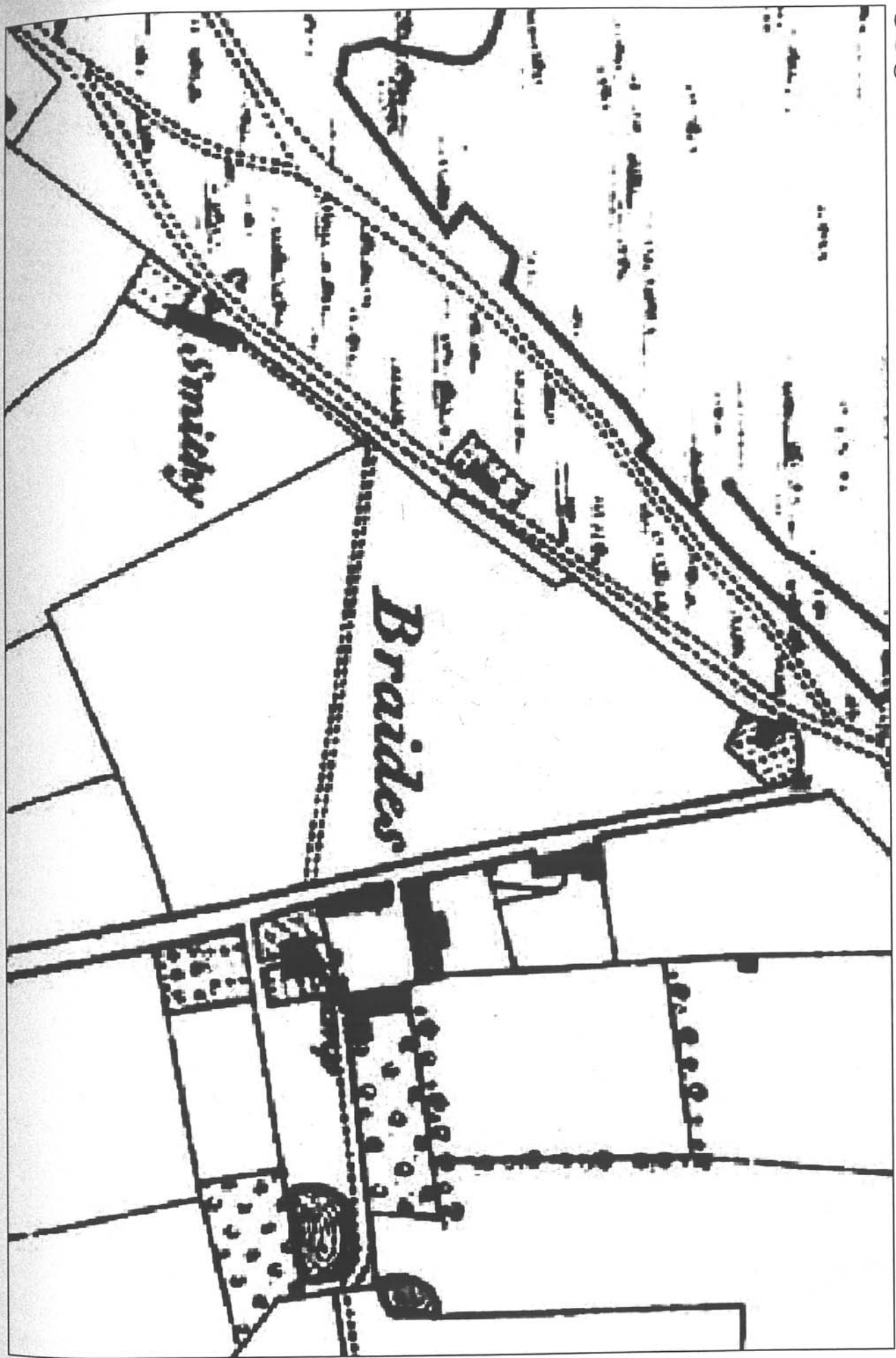


Figure 2: Extract from the Ordnance Survey First Edition 6" to 1 mile map, 1845



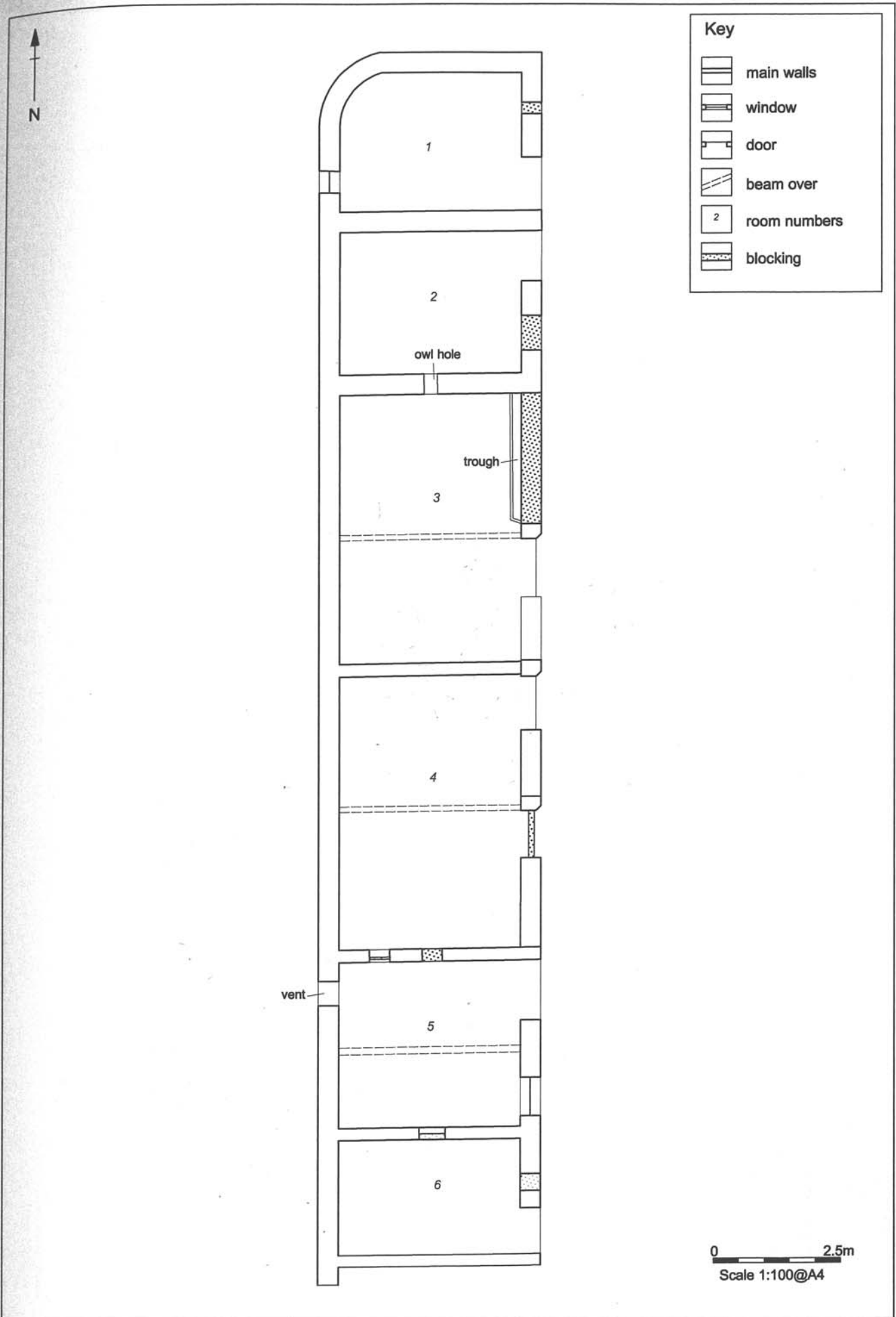
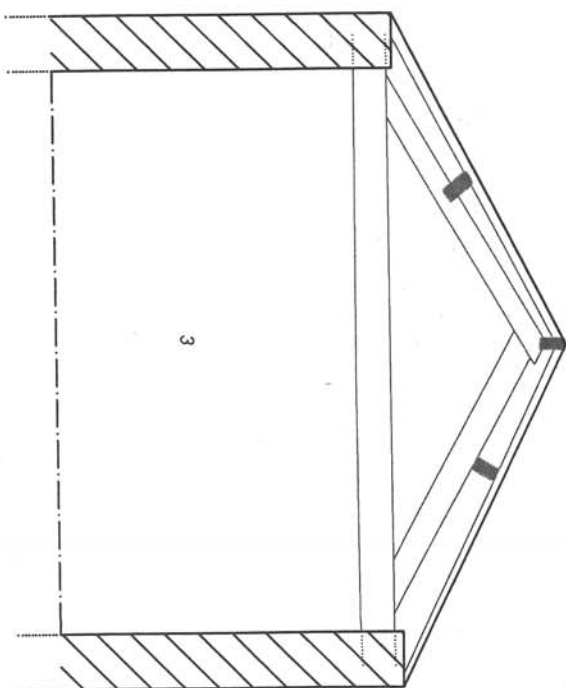
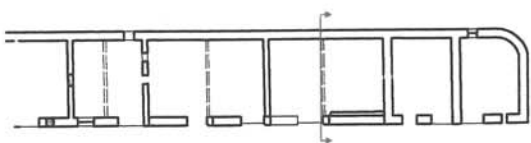


Figure 3: Plan of the Cow Shed

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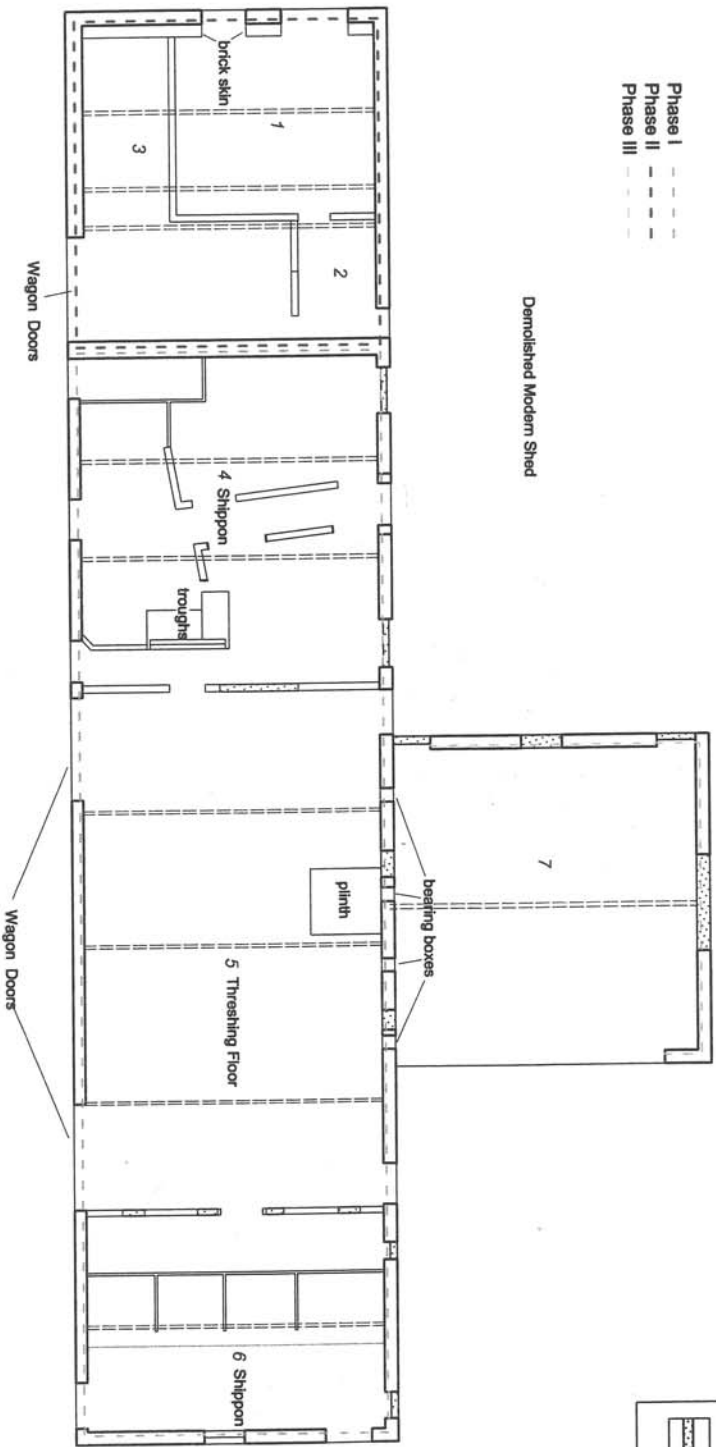
**Key:**

	sectional timber
	sectional wall
	section position
	blocking
	ground level
	room numbers

0 1m  
Scale 1:50@A4

Figure 4: North-facing cross-section through the Cow Shed





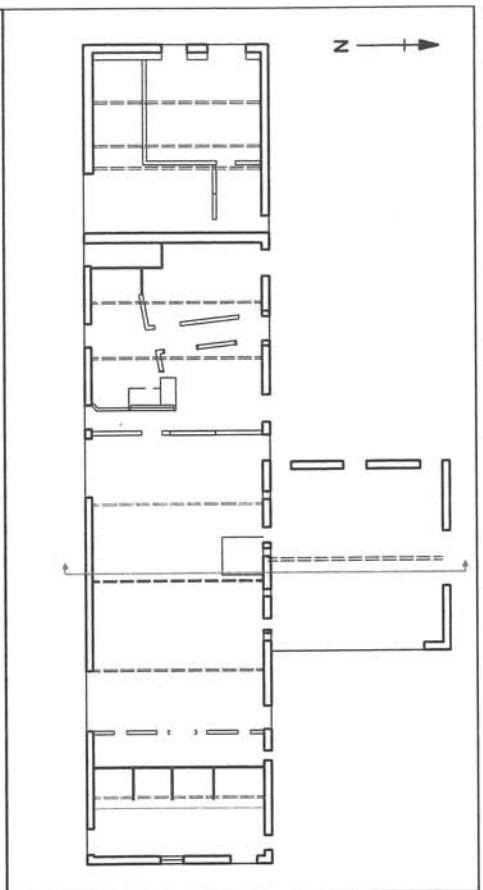
Phase I  
Phase II  
Phase III

**Key**







- main walls
- window
- door
- partition
- beam over
- room numbers
- blocking

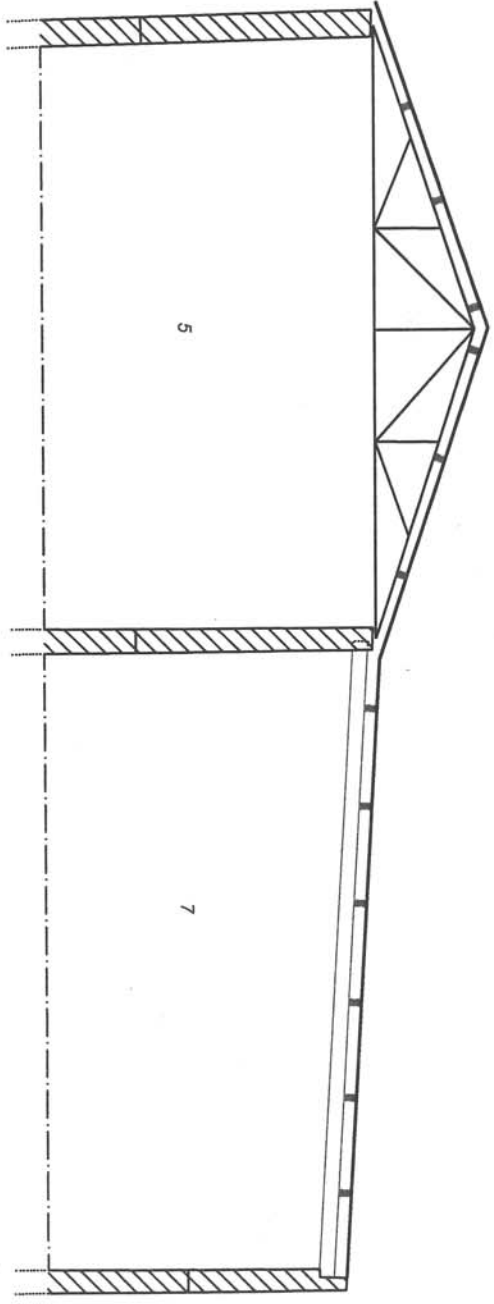
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Scale 1:200@A4

Figure 5: Plan of the North Barn



**Key:**

-  sectional timber
-  sectional wall
-  partition
-  blocking
-  ground level
-  room numbers



0 2m  
Scale 1:100@A4

Figure 6: East-facing cross-section through the North Barn



N

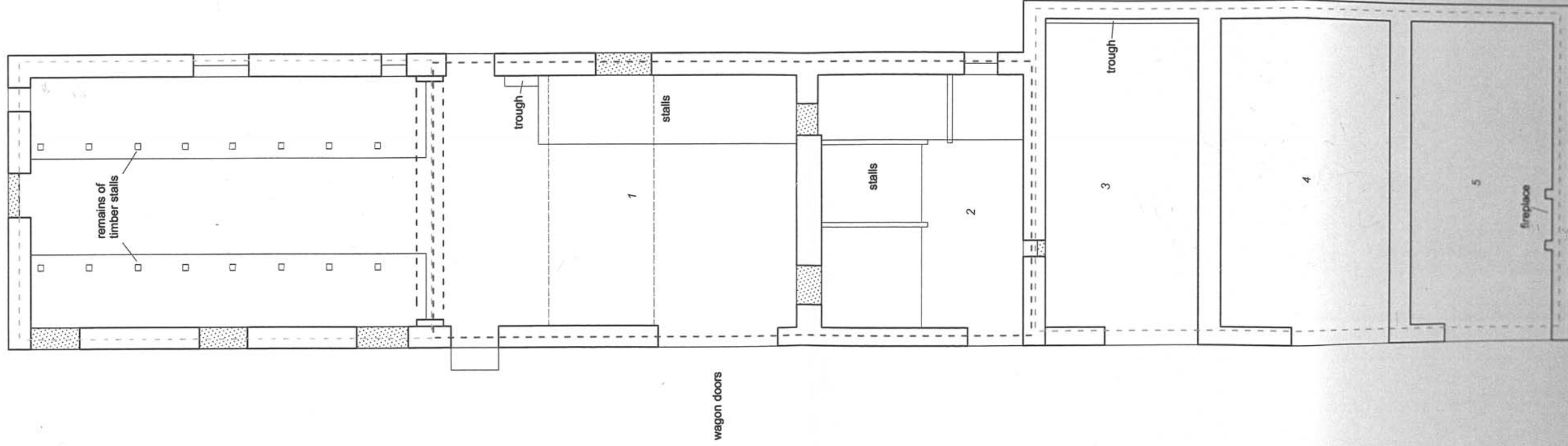
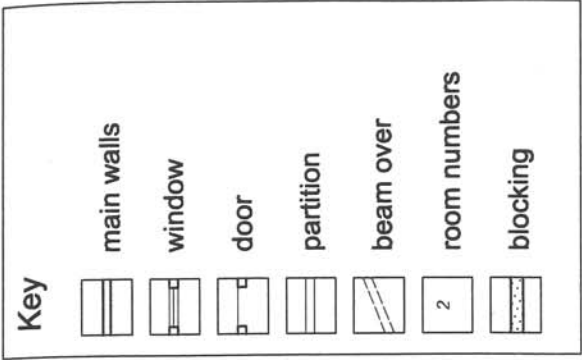
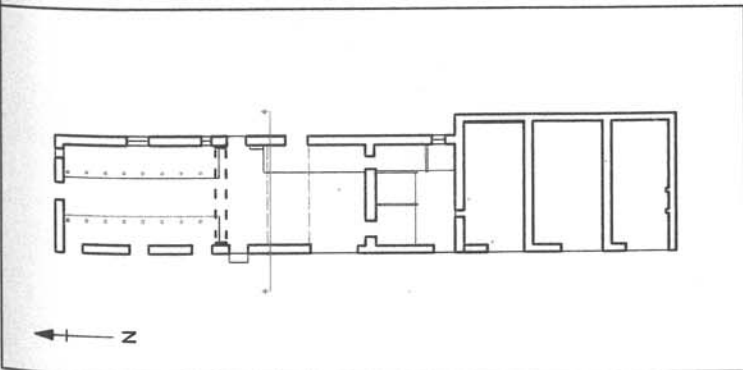
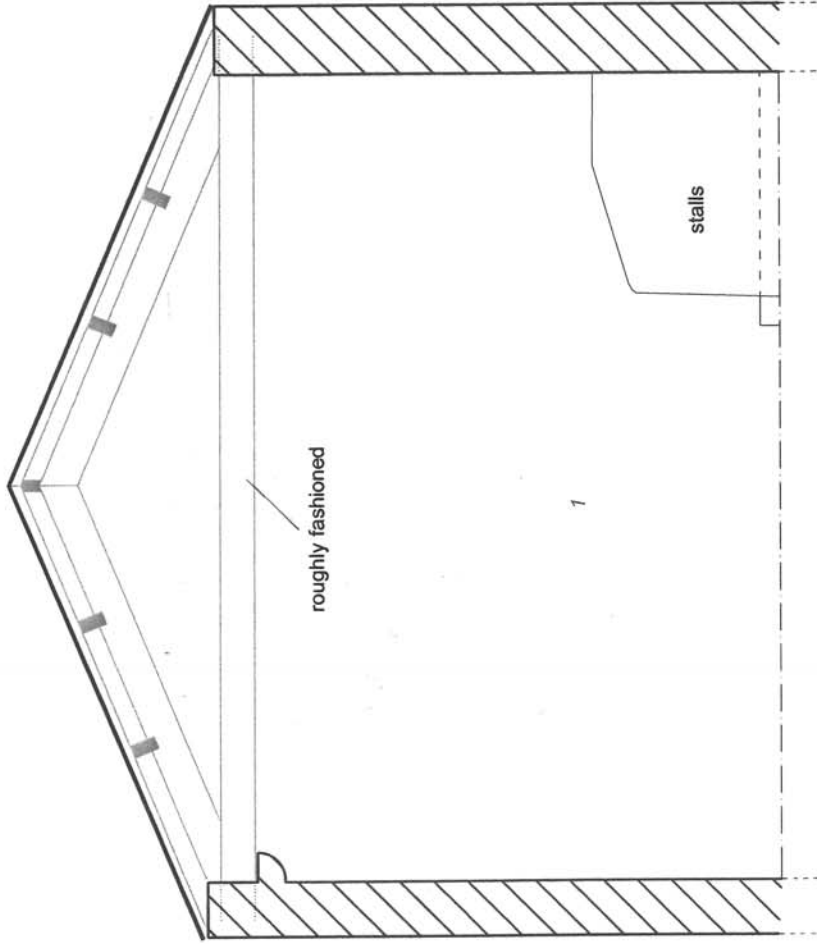


Figure 7: Plan of the East Barn



Key:

	sectional timber
	sectional wall
	partition
	blocking
	ground level
	room numbers



0 1m  
Scale 1:50@A4

Figure 8: North-facing cross-section through the East Barn



Plate 1: The east elevation of the West Cow Shed facing south-west

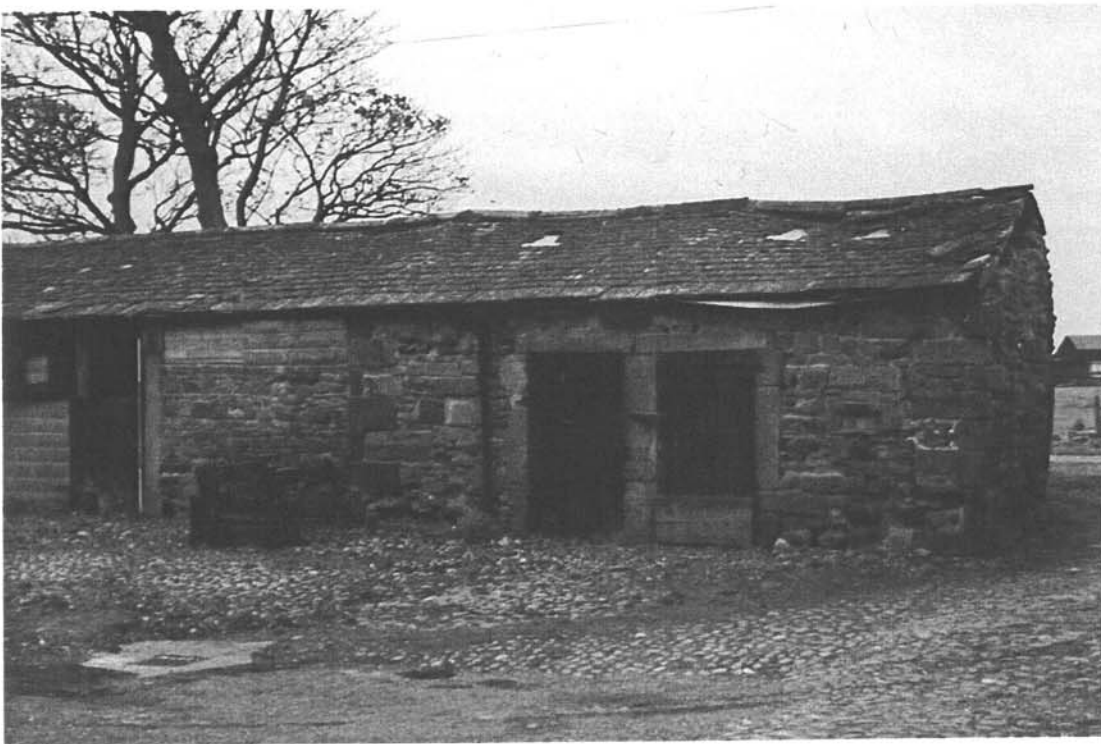


Plate 2: The north end of the West Cow Shed



Plate 3: The north elevation of the West Cow Shed



Plate 4: The west elevation of the West Cow Shed





Plate 5: Detail of the carpentry marks on one of the trusses within the West Cow Shed



Plate 6: General view of one of the stalls within the West Cow Shed



Plate 7: The original stone and brick build on the south elevation of the North Barn



Plate 8: The stone extension to the west of the North Barn



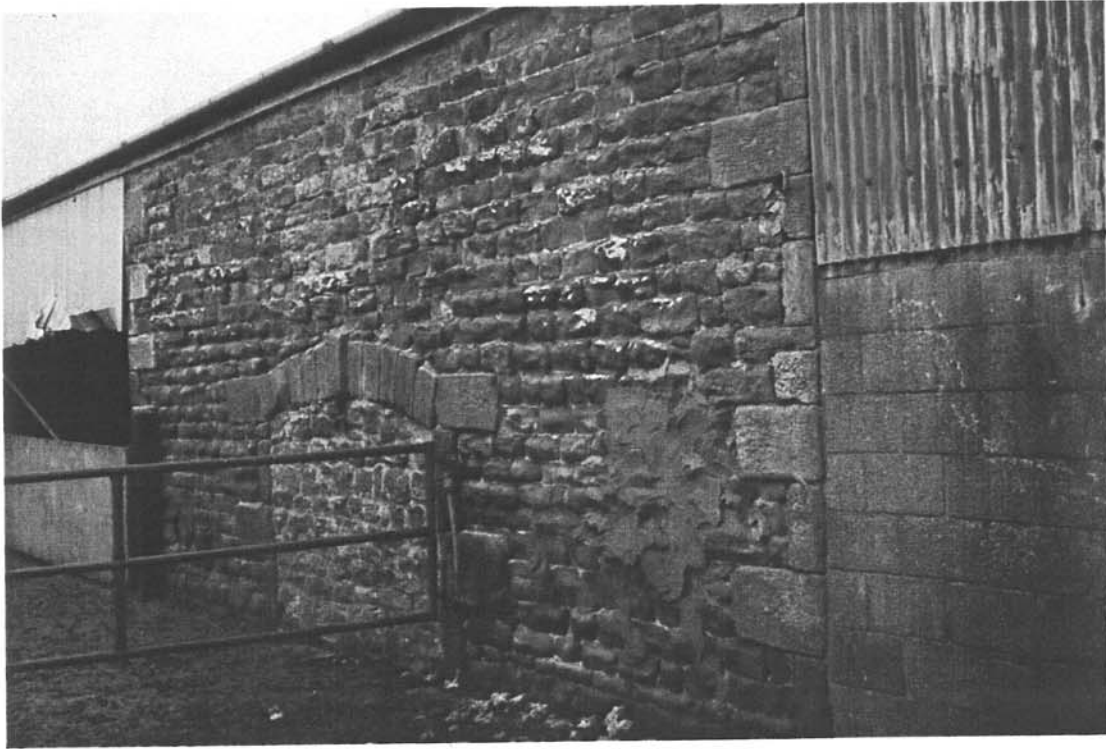


Plate 9: The stone extension to the rear (north) of the North Barn



Plate 10: Detail of one of the modern trusses within the North Barn

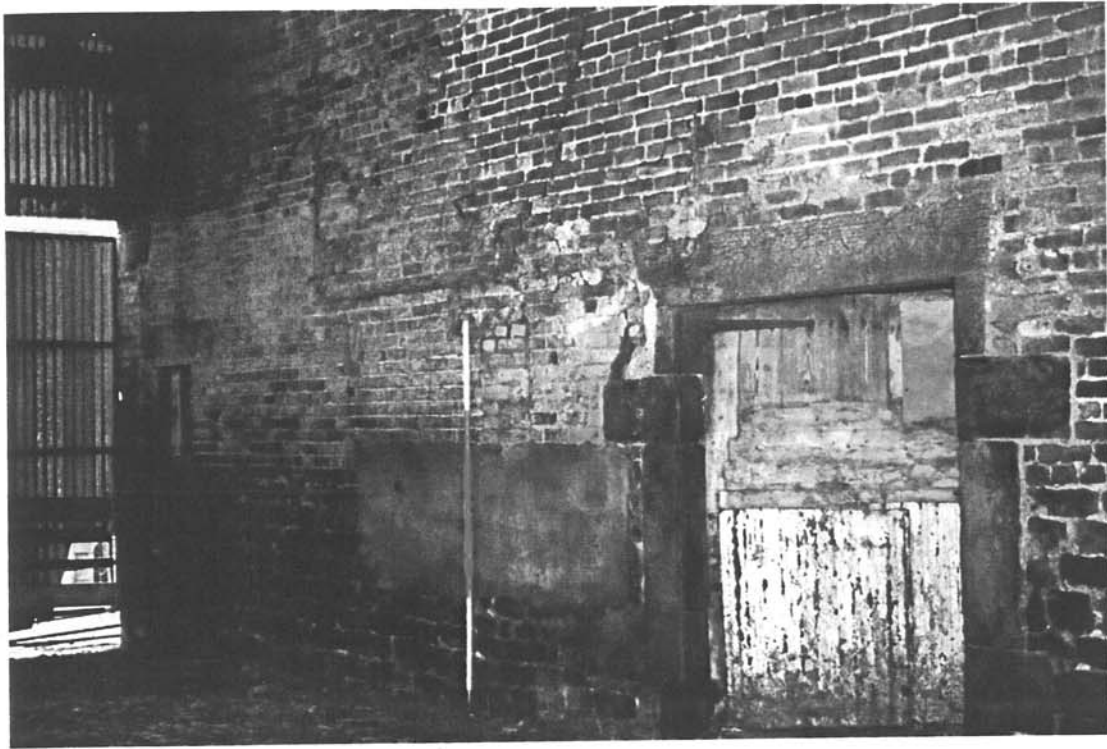


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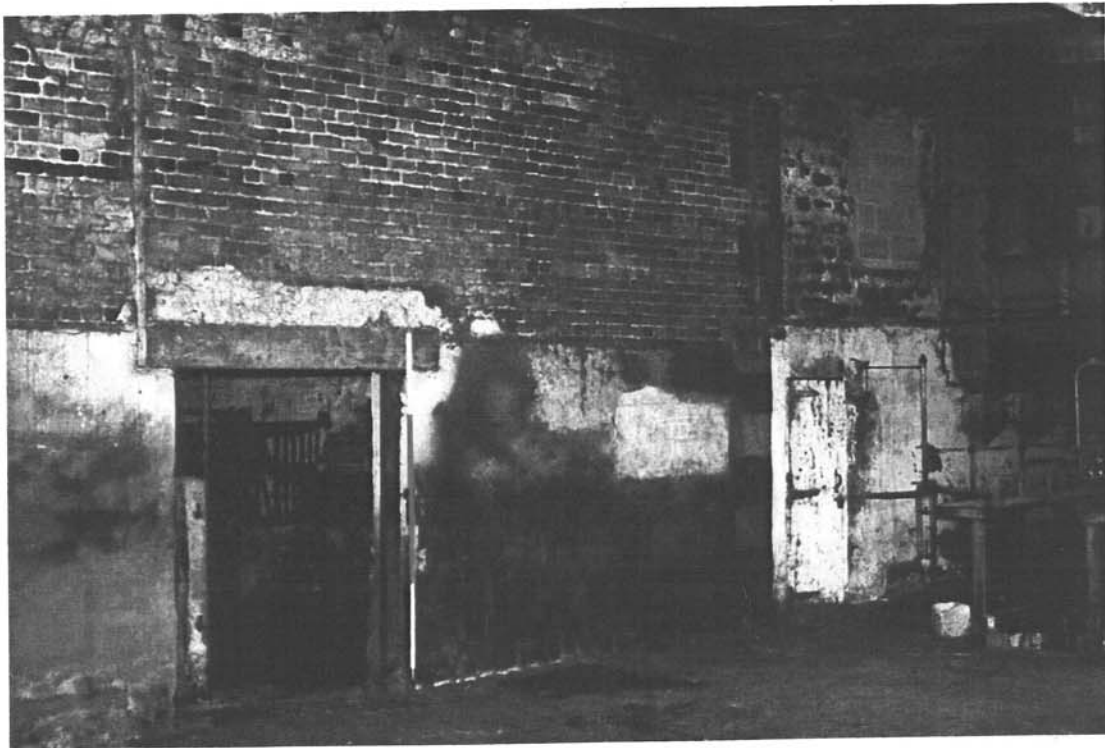


Plate 12: The north external elevation to the west of the rear extension. This is similarly enclosed within the modern shed

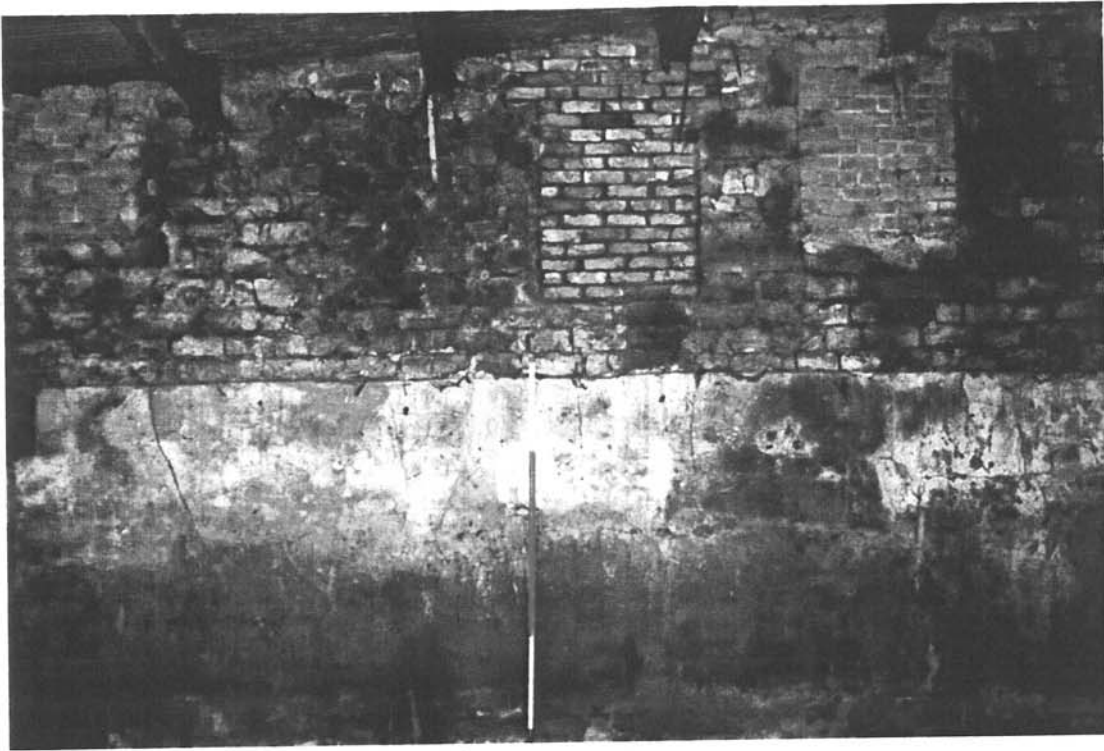


Plate 13: The west elevation of the rear (north) extension of the North Barn

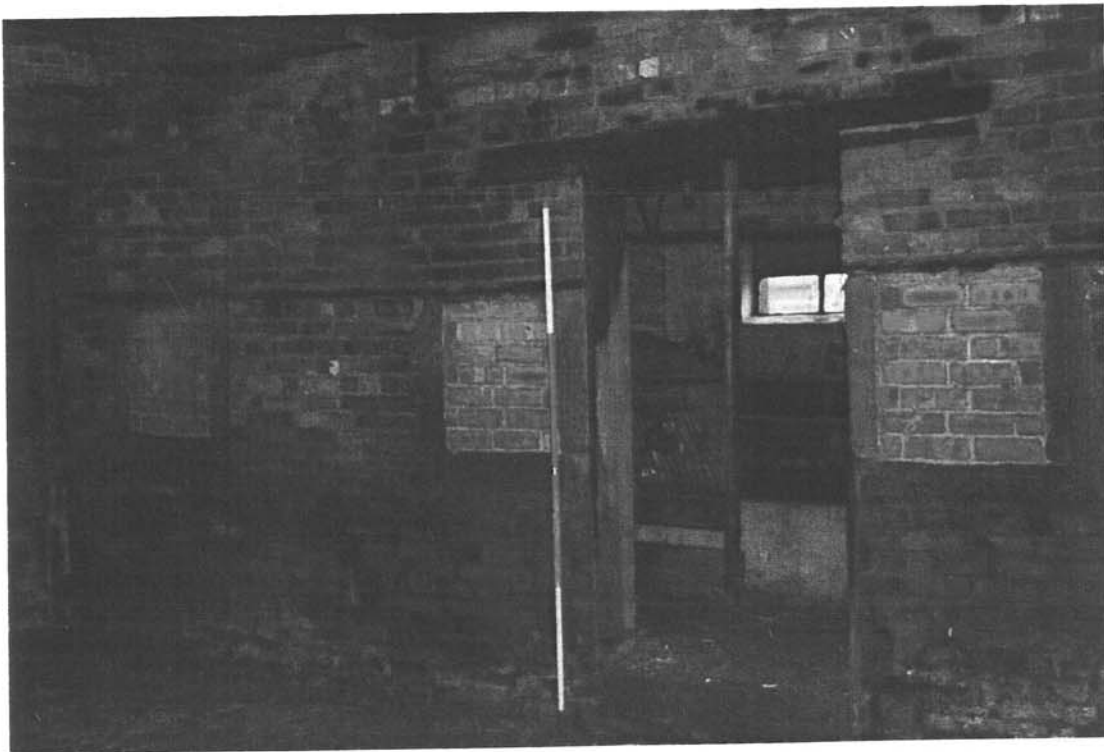


Plate 14: The east internal partition within the main threshing area of the North Barn

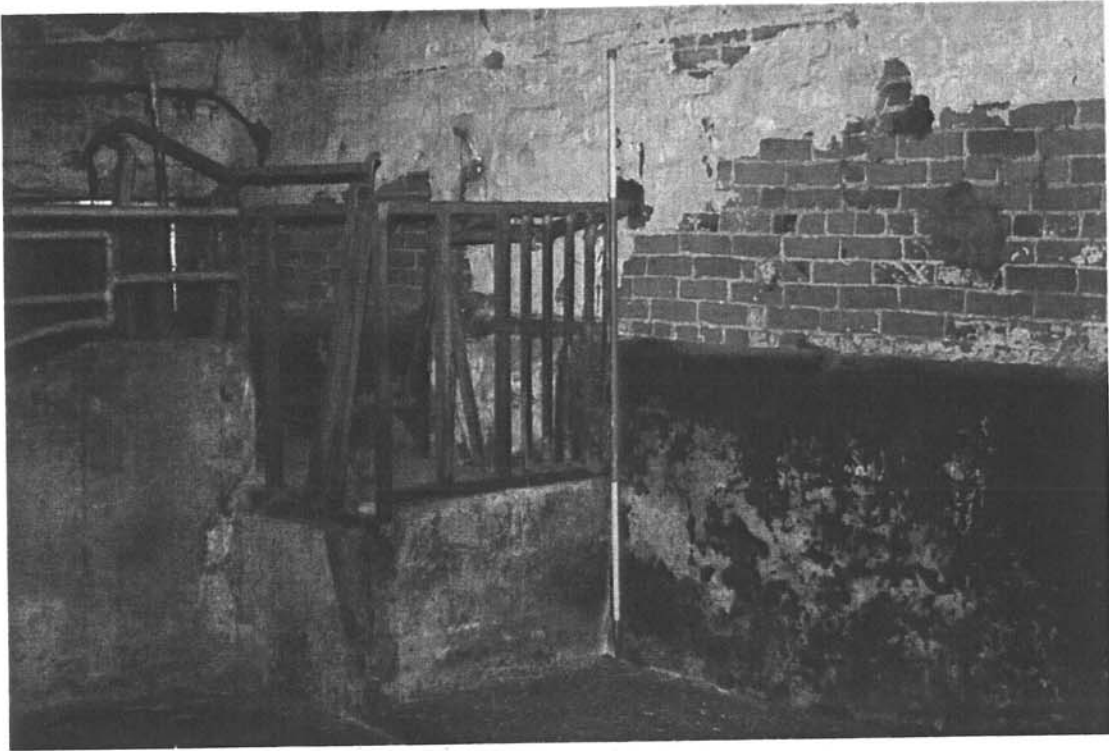


Plate 15: The shippon to the west of the main threshing area in the North Barn

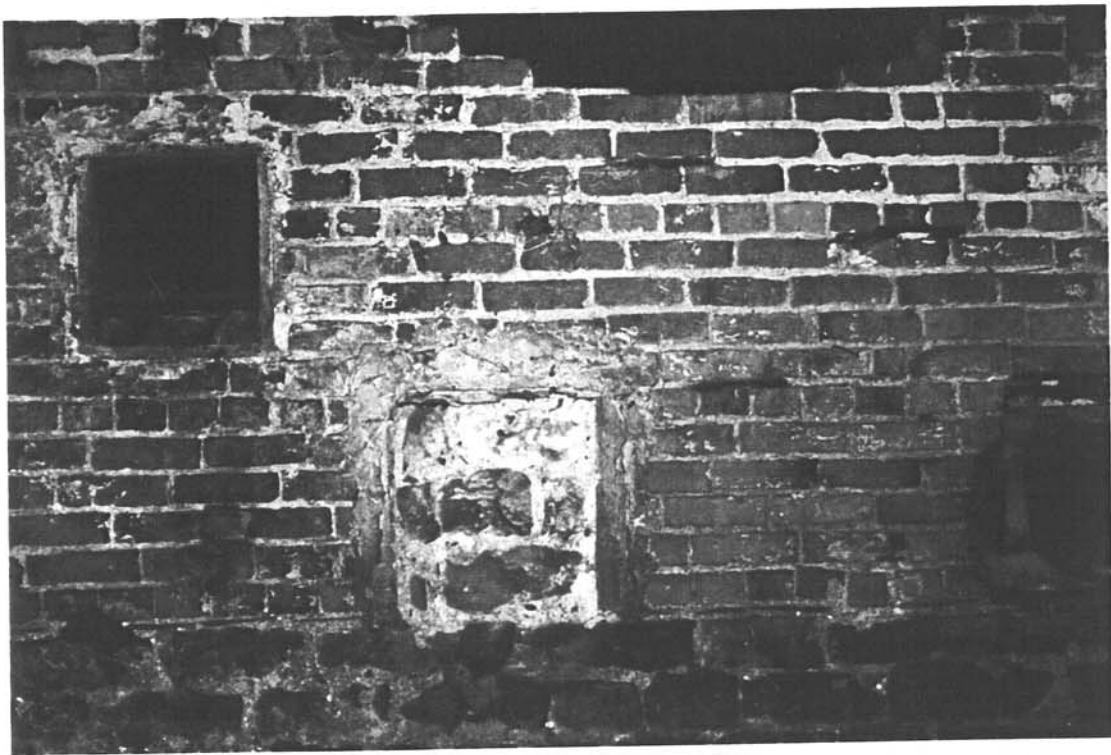


Plate 16: Bearing Boxes on the north wall of the main threshing area, within the North Barn

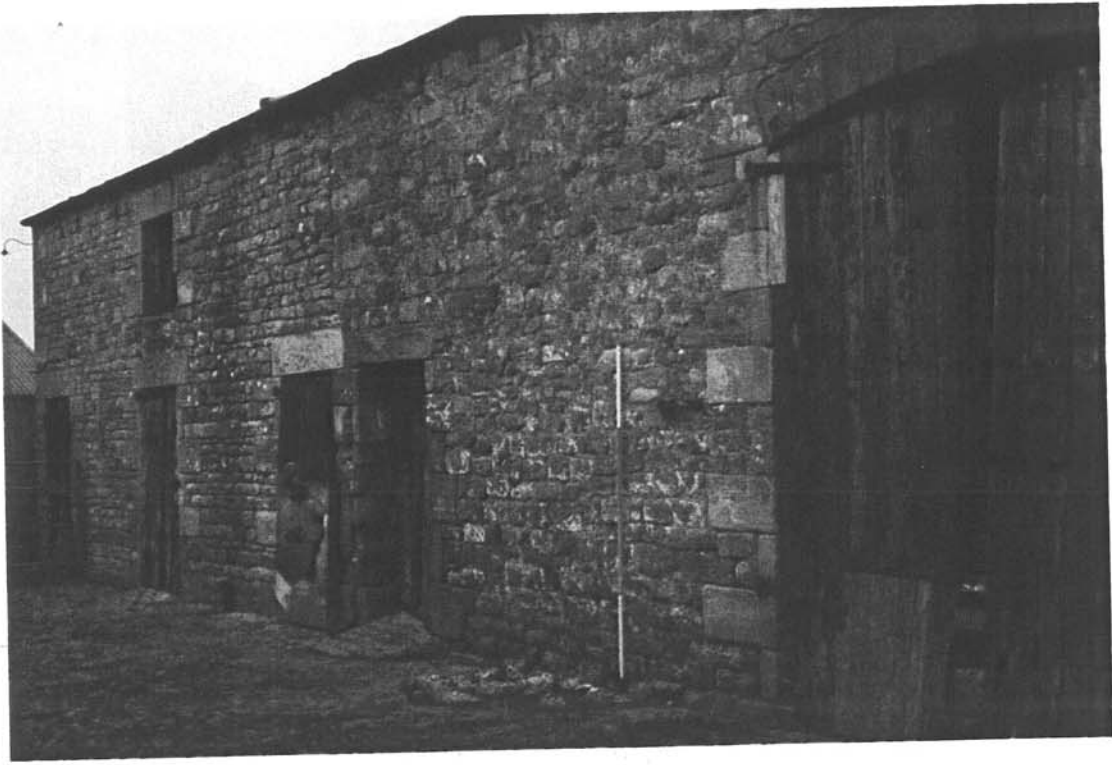


Plate 17: The west elevation of the East Barn, showing the original build to the background and the second phase to the foreground





Plate 18: Detail of the west elevation of the East Barn featuring rebuild at the south end of the second phase, with the later single-storey phase in the background



Plate 19: The single-storey extension at the south end of the East Barn

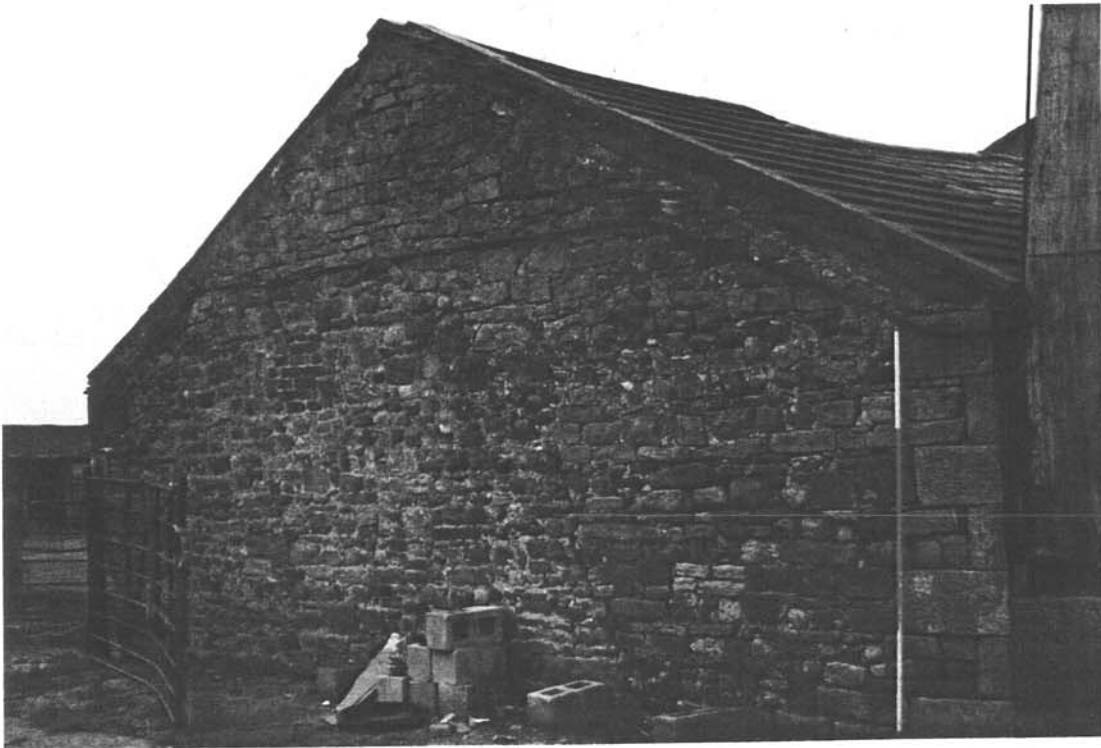


Plate 20: The south elevation of the East Barn

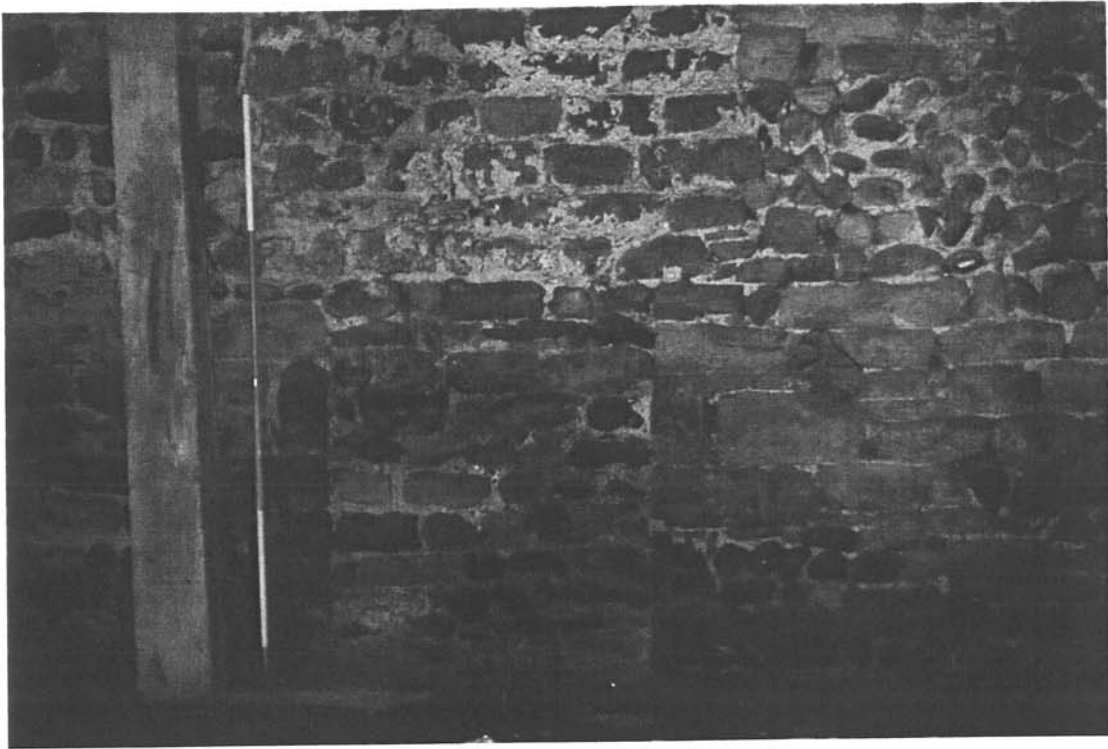


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Plate 22: The butt-joint between the original and secondary builds on the east elevation of the East Barn





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Plate 24: The waney-edged truss within the original phase of the East Barn

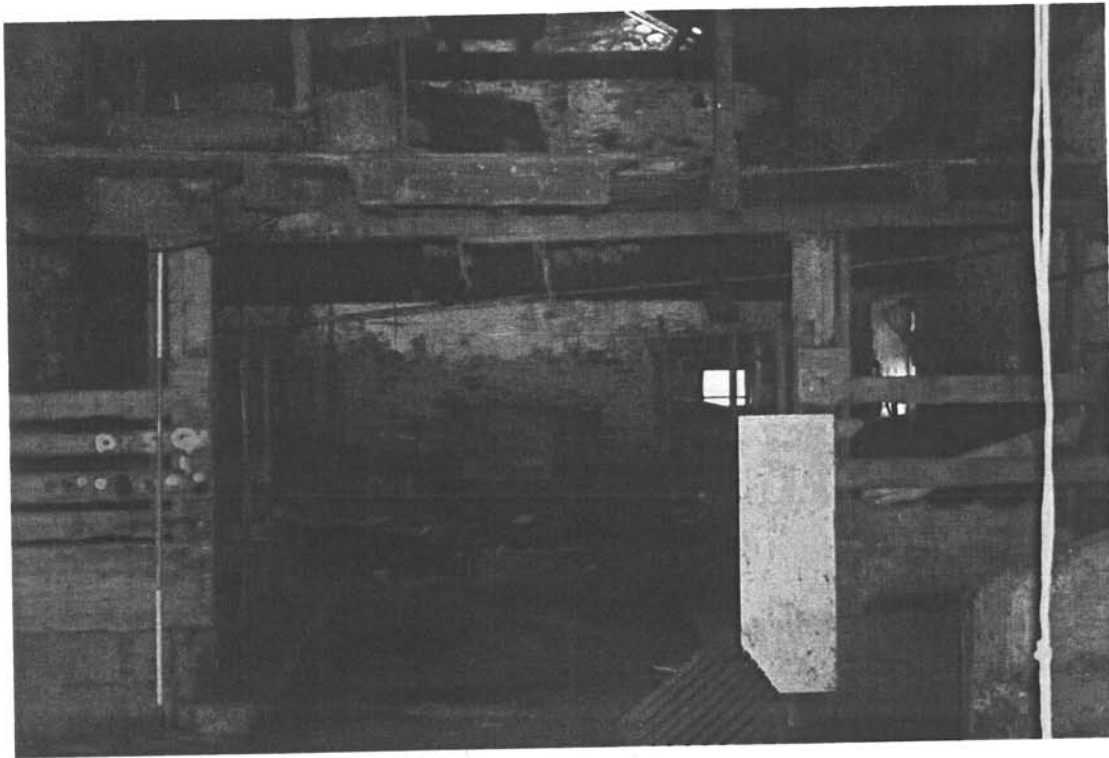


Plate 25: The stalls and hayloft at the north end of the East Barn

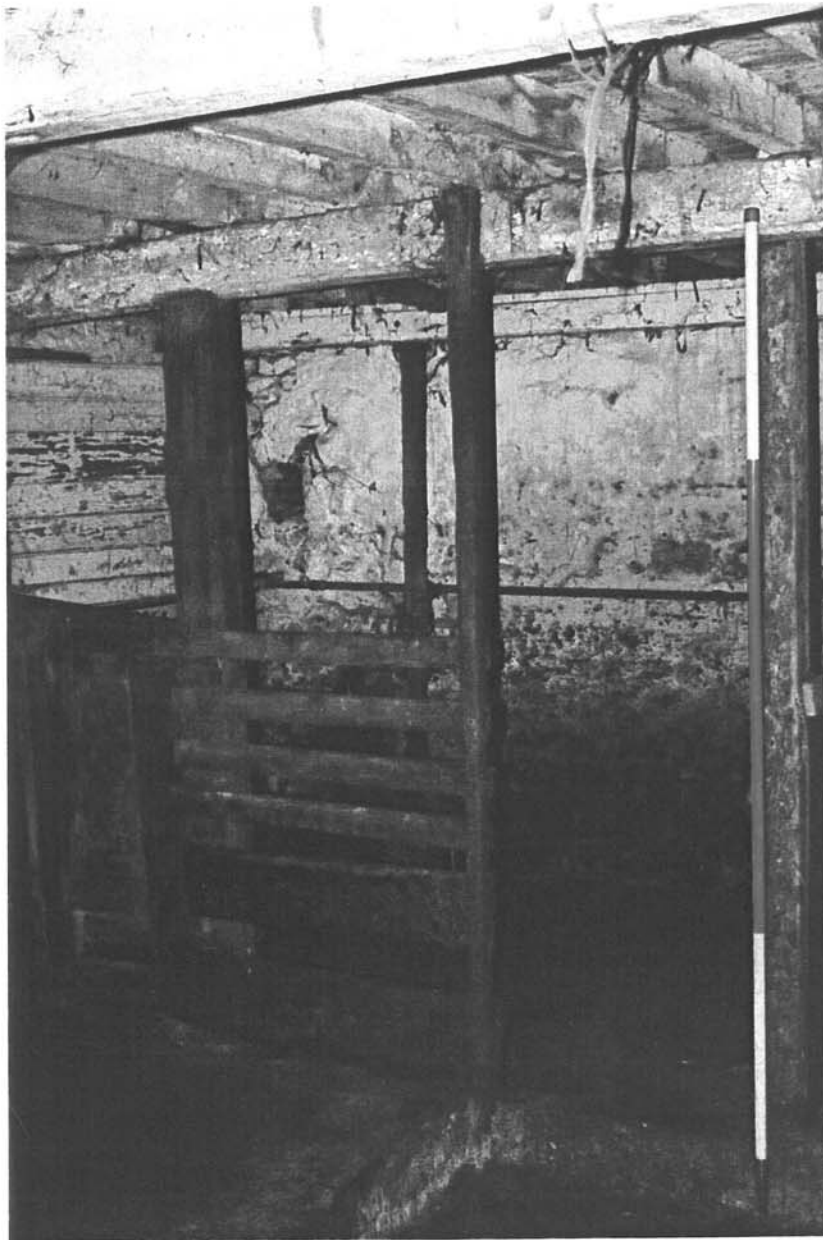


Plate 26: The enclosed shippon within the two-storey section of the East Barn



Plate 27: General view of the interior of the single-storey extension at the south end of the East Barn

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## APPENDIX 1: PROJECT DESIGN

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**BRAIDES FARM  
SANDSIDE,  
COCKERHAM,  
LANCASHIRE,**

**Archaeological Building  
Investigation Project Design**

**Oxford Archaeology North**



July 2007

**Norman Jackson  
Contractors Ltd**

OA North Job No: T3081  
NGR: SD 44346 51073

## 1. INTRODUCTION

### 1.1 PROJECT BACKGROUND

1.1.2 Norman Jackson Ltd (hereafter the client) has requested that Oxford Archaeology North (OA North) submit proposals to undertake the building investigation of three barns at Braides Farm, Sandside, Cockerham, Lancashire (SD 44346 51073) prior to their proposed conversion to residential units.

1.1.3 The proposal will undoubtedly impact on the historic character of the buildings and as a result, a programme of archaeological building recording has been recommended by Lancashire County Archaeology Service (LCAS) to assess the historical and architectural significance of the buildings prior to their development. This project design has been prepared in accordance with a verbal brief issued by Doug Moir at 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 programme of work aims to provide an origin, development sequence, and discussion of the plan, form and function of the three barns on the farmstead.

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 barns to English Heritage (2006) Level II-type standard..

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 and will include a discussion of the issues highlighted in 2.1.



### 3. METHOD STATEMENT

#### 3.1 BUILDING INVESTIGATION

3.1.1 **Rapid Desk-Based Assessment:** an examination will be undertaken of all historic Ordnance Survey maps available. Cartographic sources will be consulted in an attempt to trace the development of the site back to the earliest available cartographic source. This will provide information on the origin and development of the buildings on site.

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 colour slides and black and white prints, as well as digital format. A full photographic index will be produced and the position of photographs will be marked on the relevant floor plans. The archive will comprise the following:

- (i) The external appearance and setting 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/agricultural interest, fixtures and fittings, or fabric detail relevant to phasing the buildings.

3.1.4 **Site Drawings:** the following architect's drawings (supplied by the client) will be annotated for the building:

- (i) Plans of all ground floor will be annotated to show form and location of any structural features of historic significance (1:100 scale);
- (ii) One cross-section through the three barns, where appropriate (1:50).

3.1.5 These drawings will be used to illustrate the phasing and development of the buildings.

3.1.6 **Interpretation and Analysis:** a visual inspection of the buildings will be undertaken utilising the OA North building investigation proforma sheets. A description will be maintained to English Heritage (2006) Level II for the three barns, which will be essentially descriptive and will provide a systematic account of the origin, development and use of the buildings. However, 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/agricultural 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

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.

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 Lancashire SMR.

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 SMR (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, which in this instance .
- 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 LCAS in consultation with the client.

#### 6 WORK TIMETABLE

- 6.1 **Rapid Desk-Based Assessment:** one days would be required to complete the documentary search.
- 6.1.2 building investigation: approximately three 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 (Hons)** (OA North senior project manager) to whom all correspondence should be addressed.
- 7.2 Both elements of 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*, 2nd edn.

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