

Level 2 Building Recording

**Wheathill Riding Centre,
Naylors Road, Knowsley,**



September 2021

Client	Witherslack Group Ltd	
Site name	Wheathill Riding Centre, Naylors Road, Knowsley	
Report type	Level 2 Building Record	
Report reference	P00120.01.01	
Report date	06 September 2021	
Prepared by	Helena Kelly, BSc, MCIfA & Joseph Pole	
	Heritage Archaeology Harborough Innovation Centre Airfield Business Park, Leicester Rd, Market Harborough LE16 7WB	
Revision history	V1.0	Client draft
	V2.0	Updated following MEAS comments



Summary

Heritage Archaeology was commissioned by Witherslack Group Ltd to provide a Level 2 Building Record for a group of disused farm buildings at Wheathill Riding Centre, Naylors Road, Knowsley.

The farm buildings are not listed but do include a range of buildings dating from the 19th century that are recorded on the Merseyside Historic Environment Record as a non-designated heritage asset.

A planning application has been submitted that proposes the demolition of buildings within the former Wheathill Riding Centre and the construction of a secondary school, adjacent to an existing primary school. This record is provided following a request from the local planning authority in advance of the determination of the planning application.

The former Wheathill Riding Centre comprises an originally early 19th century farmstead that was altered and extended throughout the 19th and 20th century. It went out of use in early 21st century and part of the site has been redeveloped as the Lakeside Primary School. The remaining historic buildings of the former farmstead comprise a large combination barn, small storage barn and pigsty that date to the 19th century. There are also a range of modern buildings, including steel framed barns, a round pen and farmhouse.

Contents

1	Introduction.....	1
	Site location.....	2
	Aims of the building recording.....	2
	Limitations of the report.....	3
	Planning context.....	3
	Best practice and guidance	4
2	Method of assessment.....	5
	Building recording	5
	Data sources.....	5
3	Historic context.....	6
	Wheat Hill Farm/ Wheathill Riding Centre.....	7
4	Description of the buildings	12
	Summary description and phasing	12
	Storage barn (Building F6).....	14
	External elevations (photographs 15-20).....	14
	Internal description.....	14
	The pigsty and barn (Building F7).....	14
	External elevations (photographs 11-14).....	14
	Internal description.....	15
	The main barn range (Building F8).....	15
	External elevations (photographs 1 – 10 & v - ix).....	15
	Internal description.....	16
	Statement of significance.....	16
5	Photographs.....	19
	The main barn range (Building F8).....	20
	The pigsty and barn (Building F7).....	25
	Storage barn (Building F6).....	27
	Additional photographs – internal views.....	30
	Additional photographs – external (main barn south elevation and general site images)	32
6	Archive and publication	36
7	References, glossary and abbreviations	37
	References.....	37
	Appendix A: Relevant HER entries	39

1 Introduction

- 1.1. Heritage Archaeology Ltd has been appointed by Witherslack Group Ltd to provide a Level 2 building record for a group of non-designated historic buildings at the former Wheathill Riding Centre, Naylors Road, Knowsley. The historic buildings are shown on figure 1 below and comprise buildings F6, F7 and F8 on figure 1 and figure 9 in this report. They comprise an early 19th century barn, a later 19th century barn with 20th century extension and later 19th century pigsty with attached 20th century barn.
- 1.2. A planning application (Ref: 21/00398/FUL) has been made to Knowsley Council for a new secondary school building, multi-use games area, car parking and landscaping at the former Wheathill Riding Centre, adjacent to Lakeside Primary School, Naylors Road, Knowsley. The proposals include the demolition of buildings within the site. These are shown on the existing and proposed demolitions site plan, included below at figure 1 (buildings proposed for demolition are shaded red), and construction of new school premises. An application for a residential development on the site was granted following a planning appeal, which established the principle of the demolition of the existing farm buildings and the development of the site for an alternative use.



Figure 1: Location of recorded buildings (recorded buildings have a green boundary)

- 1.3. While the previous application acknowledged that the 19th buildings on site have heritage value, the appeal decision confirmed that the historical value of the buildings was not sufficient for them to be required to be retained on site. The Inspector requested that a condition be added to the planning permission granting consent to demolish the buildings that prior to their demolition a Level 2 record of historic buildings be made and submitted to Knowsley Council. Knowsley Council has confirmed through pre-application advice that a Level 2 building record should be made of the historic buildings within the proposed development site.

Site location

- 1.4. The site is located at the former Wheathill Riding Centre, Naylors Road, Knowsley, L27 2YA. The proposed secondary school is adjacent to a current primary school (known as Lakeside School). The national grid reference is SJ43788938.

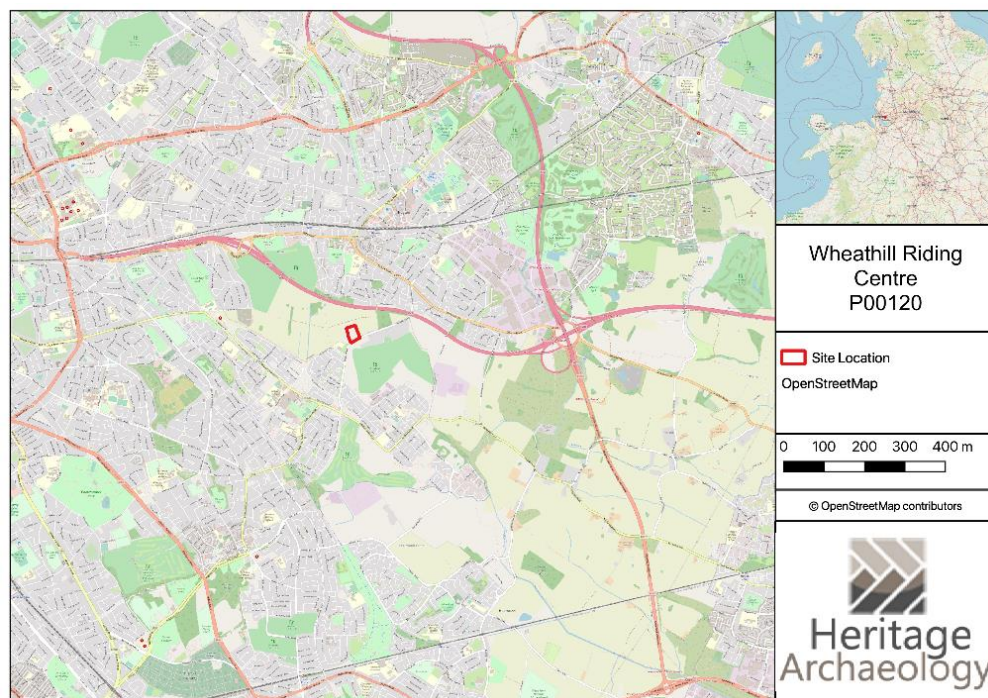


Figure 2: site location

Aims of the building recording

- 1.5. A Level 2 building record aims to provide a record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible (NPPF, paragraph 203).
- 1.6. In this case, the building recording specifically aims to provide a record of the historic buildings on site proposed for demolition.
- 1.7. The North West England Regional Research Framework: Research Agenda, Post Medieval includes a number of research questions relevant to this survey, including:

- *How did the industrial farm evolve and farming practices develop during this period?*
 - *Produce a regional study of farming in the period 1750-1950 that examines areas of continuity and change and highlights areas of rare, regionally specific and innovative practices.*
- *How can we establish a typology of and assess the significance of buildings and other structures associated with country and farming estates?*

Limitations of the report

- 1.8. The proposed development site has extensive fire damage and damage resulting from anti-social behaviour. The site is very overgrown and the buildings are in a poor condition. Access was therefore restricted for safety purposes. Access was also restricted by buildings that have been built within the existing school grounds that obscure the south facing elevation of the main barn (F8) and scrub which obscured the east and south facing elevations of the main barn (F8) and north facing elevation of the pigsty (F7).

Planning context

The National Planning Policy Framework (NPPF), July 2021

- 1.9. The National Planning Policy Framework July 2021 (NPPF) sets out the Government's planning policies for England. The NPPF includes three overarching objectives for the planning system (section 2, paragraph 8), including "*c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment...*".
- 1.10. Paragraph 203 relates to non-designated heritage assets, again directing that "*in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*"
- 1.11. Paragraph 205 states that "*local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.*"

Knowsley Core Strategy, 2016

- 1.12. Core Strategy Policy CS20 relates to the historic environment. Section 4 of the policy states that locally important historic assets which are not subject to statutory designation will be identified in a local list and will be afforded consideration in the decision-making process.
- 1.13. The Knowsley Metropolitan Borough Council Historic Environment Strategy, 2013 includes the proposed action:
- *The Council will (where appropriate) take the opportunity to place conditions requiring the accurate recording of built fabric or landscaping that will be altered, concealed or*

lost through the implementation of approved works. These records will be deposited on the HER.

Best practice and guidance

1.14. The following guidance documents have been referenced in preparing this report;

- Historic England, 2016, Understanding Historic Buildings: A guide to good recording practice
- Chartered Institute for Archaeologists, 2020, Standard and Guidance for the archaeological investigation and recording of standing buildings or structures; and
- Historic Environment Good Practice Advice in Planning 2, Managing significance in decision-taking in the historic environment, Historic England, 2015.

2 Method of assessment

Building recording

- 2.1. A level two building record, in accordance with the method provided by Historic England, in *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016), is a descriptive record that records the exterior and interior of the building (described and photographed). In this case the level 2 record comprised:
- Drawn record: a site location plan, and a site plan relating the buildings to each other;
 - Drawn record: a plan identifying the location and direction of accompanying photographs;
 - Photographic record: general views of the buildings (individually, as a group and in their wider setting);
 - Photographic record: A record of the buildings' external appearance (oblique views), including all available elevations;
 - Photographic record: A record of the buildings' internal appearance (oblique views, as far as it is safe to do so, showing overall appearance of rooms)*;
 - Photographic record: A record (with scale) of any architectural features that reflect the original use of the buildings or illustrate the architectural details and historic development of the buildings;
 - Written record: The site location, a description of its designation status and the date on which the record was made; and
 - Written record: A written account that summarises the buildings' form, function, date and sequence of development.
- 2.2. *The buildings at Wheathill Riding Centre were not considered safe to enter and internal inspection and photography was taken from accessible vantage points only.
- 2.3. The building record was undertaken in August 2021.

Data sources

- 2.4. The following data sources were consulted in compiling this report:
- Merseyside Historic Environment Record;
 - Online data sources (detailed in the references section below); and
 - Historic Ordnance Survey mapping.

3 Historic context

- 3.1. The proposed development site was historically in the township of Roby close to its border with the township of Little Woolton, in the historic parish of Huyton, and historically in the county of Lancashire.
- 3.2. Roby was a medieval manor, it is first recorded in the Domesday Book of 1086, with the entry indicating that there was a small settlement here prior to the Norman Conquest of 1066. It appears to have been a small, agricultural settlement throughout the medieval period, despite attempts to create a market and establish burgesses (merchants and tradesmen) to create a town. The Victoria County History for Lancashire reports this as follows:

"On two occasions its [Roby's] immediate lords, the Lathoms, endeavoured to raise its standing. In 1304 Robert de Lathom procured from the king a charter allowing a market and fair at Roby, and free warren there. The market was a weekly one, on Fridays; and the fair annual, on the eve, feast, and morrow of St. Wilfrid. In 1372 Sir Thomas de Lathom granted a charter making his vill of Roby a free borough for ever. To each burgess he gave a rood of land as a burgage for which 12d. in silver was to be paid the lord every year. A burgess might dispose of his burgage, paying the lord 4d. when he quitted it. Though the burgesses were to be free of toll, terrage, and stallage, they were to bring their corn to the lord's mill to grind, to the sixteenth measure, and render services like other tenants of the vill, having at the same time similar liberties of pasture and turbary. These attempts to 'improve' the position of Roby appear to have met with no success, and there does not seem to be any further allusion to the borough or fair. The market is mentioned casually in an assize roll of 1332..."

- 3.3. Roby is shown on Speed's map of Lancashire, 1610. Wheathill lies close to the boundaries of the townships of Roby, Tarbock, and Little Woolton. It is not annotated on Speed's map but Yate's map of Lancashire, 1786 shows Wheathill, although at the location of Wheathill House. Wheat Hill Farm is not shown on historic mapping until Greenwood's map of Lancashire, 1818.
- 3.4. Roby appears to have been a nucleated village, focused around a crossroads, throughout the medieval period. However following enclosure of the land, small farmsteads became established, to house farmworkers and livestock in closer proximity to the enclosed land and the settlement became more dispersed. In this area, a number of small country estates were also established, these were separate to the older manorial centres and were built to provide country homes for the wealthy industrialists and merchants of nearby Liverpool. Wheat Hill House may have been a property of this type, it was demolished in the 20th century. Later, following the establishment of an improved road and rail network, residential developments were established in the area. Further housing estates were built to help the Liverpool City Corporation to keep up with demand for housing in the early 20th century. The proposed development site continued however to be in agricultural use and then equestrian use in the later 20th century. The Lakeside School was built on land immediately to the south east of, and including some buildings associated with, Wheat Hill Farm in 2001.

Wheat Hill Farm/ Wheathill Riding Centre

- 3.5. The proposed development site is noted on historic mapping from 1818, when it is depicted on Greenwood's map of Lancashire as 'The Farm' immediately south of Wheat Hill. It is annotated as Wheat Hill Farm on the historic Ordnance Survey sequence. On the 1849 Tithe Map it is within land owned by F H Froes Esquire (who also owns the land, house and garden at Wheat Hill House). Wheat Hill Farm homestead and garden, and the surrounding fields, are occupied by Ann Gore. Ann Gore is listed in the 1841 census as 'farmer' and in the 1851 census as the head of the household for Wheat Hill Farm, Naylor Lane and her occupation is listed as 'farmer of 100 acres employing 1 labourer'; she lived with her widowed sister-in-law, nephew and five male servants (farm servant being listed as their profession).
- 3.6. By 1861 Wheat Hill Farm is in the ownership of A Blain, timber merchant and farmer and his wife Laura. Laura Blain is listed as the head of the household and a farmer in the 1871 census. However by 1881 Wheat Hill Farm has passed to a Thomas Dobell 'gentleman farmer'. He is listed in the 1891 census as a 'Retired Saddler' (his sons are a corn broker and solicitor) and in the 1901 census (when he was aged 72) as a 'retired gentleman farmer'. The households listed throughout the 19th century sequence of censuses include a number of servants. The 1911 census lists the occupants of Wheat Hill Farm as Robert Webster, Farmer, with one farm labourer at the same address. The 1939 Register lists William R Rimmer, farmer, as living at Wheat Hill Farm with his wife, mother in-law and one domestic servant.
- 3.7. Wheat Hill Farm appears to have been a large and wealthy farm dating from the early 19th century. It was a working farm into the later 20th century after which it became a riding school and livery. The fields surrounding the farm are listed in the tithe apportionment as a mixture of arable and pasture. The western part of Lancashire, from the limestone of Morecombe Bay southwards towards Liverpool, contains high-grade agricultural land, between the Rivers Ribble and Mersey the soils are lighter, resulting in highly productive arable land.
- 3.8. The buildings at Wheat Hill Farm originally date to the period of developments in farm (1750 – 1880) and the high farming period, when farming techniques, land enclosure and the improvement of transport networks were among factors that made farming more productive and profitable. The period saw a significant increase in the number of farmsteads being built and older farm buildings being rebuilt in local brick.
- 3.9. Wheat Hill Farm appears to have originally had a U-shaped plan arranged around a courtyard to the south of the main barn range. Buildings are shown to the north of the main barn from the late-19th century at which point the main farm courtyard appears to shift to the north of the main barn with a more formal garden and orchard to the south. This coincides with the occupation of the farm's head of household being described in the census as 'gentleman farmer'. The buildings within the farmstead indicate both arable and livestock production. The farmhouse was adjoined to the main barn range in the area now occupied by the Lakeside School buildings.

3.10. The specific development of each of the recorded buildings as illustrated on historic mapping is described as follows:

Map sequence	Building F6 (small barn)	Building F7 (pigsty)	Building F8 (combination barn)	Additional comments
1849 Tithe Map and 1849 Ordnance Survey	Not shown	Not shown	Shown with a simple rectilinear form and attached farm house to south, in an 'L' shaped courtyard arrangement	Orchards are shown between the farmyard and Naylors Lane and in the adjacent land 'the pits' on the Tithe Map. A single drive from Naylors Lane leads to the front (west) of the farm house
1892 Ordnance Survey	Depicted as a two-bay building (east west aligned)	Depicted with individual stalls shown and yard to front. Attached barn is not shown	The barn is shown with two attached barns to the rear (south side) of the building and a third linking to the attached farmhouse. The latter is likely to be the same as shown on the preceding mapping. The attached barn to the north is shown with one bay	The land between the farm and Naylors Lane is still shown as orchard, but a carriage drive in the land to the west of the farm house indicates more formal gardens to the south with the farm yard to the north of the barn and farm buildings. Two drives are shown, one to the east leading into the farm yard and one apparently a more formal entrance with the carriage turn in front of the farmhouse. Additional farm buildings are shown to the north.
1907 Ordnance Survey	Depicted as a two-bay building (east west aligned)	Depicted as a two-bay building (the stalls and covered yard, presumably) with an uncovered yard to the south (attached barn is still not present)	The barn is shown as above with two attached barns to the rear (south side) of the building and a third linking to the attached farmhouse (these are clearly shown as two separate structures).	Wheat Hill Farm continues to be shown with formal gardens and carriage drive to the west and farm entrance to the east, large farm buildings to the north - indicating a large farmstead

Map sequence	Building F6 (small barn)	Building F7 (pigsty)	Building F8 (combination barn)	Additional comments
1927 Ordnance Survey	Still shown as a two-bay building, as above	Still shown as two bays with yard to south, as above	Still shown with the three barns and farmhouse attached to the south and barn attached to north, the latter being formed of two bays, as above	The farm is generally as described above although an additional building is shown to the north of buildings F6, 7 & 8
1952 Ordnance Survey	Depicted as being of three bays, the south western is possibly open fronted (it has a dashed line)	The pigsty is shown as two bays. The attached barn to the east is shown	The barn is as described above, with the addition of two parallel lines projecting from the south of the building, these could represent an entrance ramp (it is in the location of a cart door evident as an infilled brick archway in the south facing elevation)	The farm is generally as described above although the buildings to the north of F6, F7 and F8 have been demolished and rebuilt
1961 Ordnance Survey	Depicted as three bays, as above	The pigsty and attached barn are shown, as above	The main barn and attached barns are shown, as above	The farm is shown as above



Figure 3: 1849 Ordnance Survey County Series, Lancashire, 1:10,560

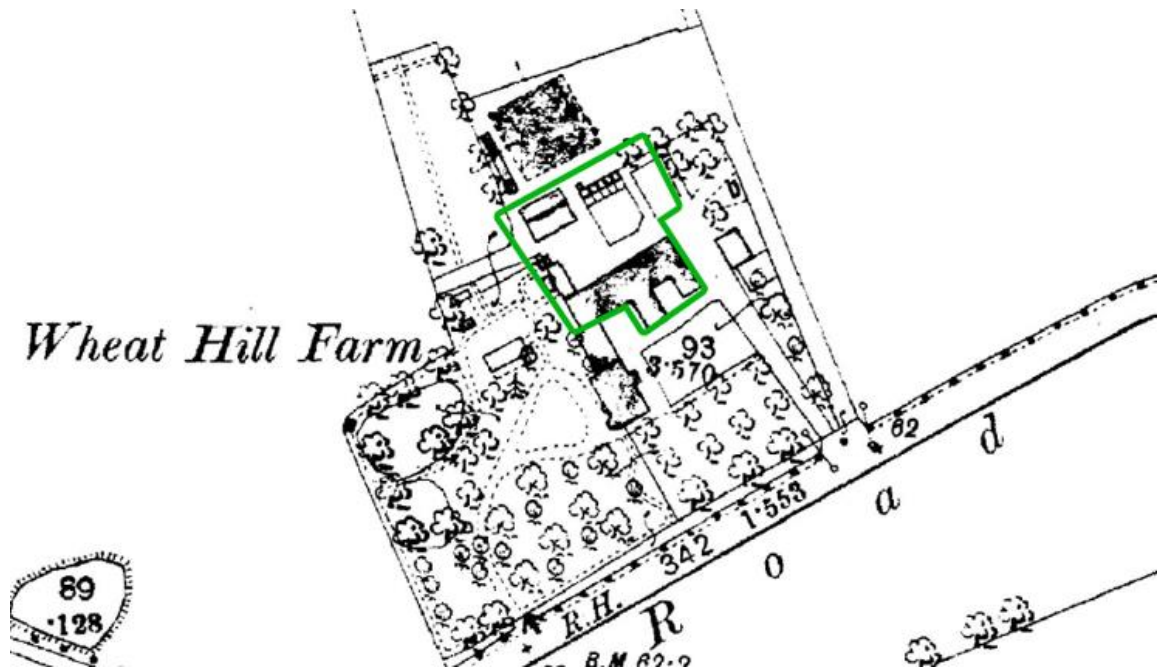


Figure 4: 1892 Ordnance Survey County Series, Lancashire, 1:2,500

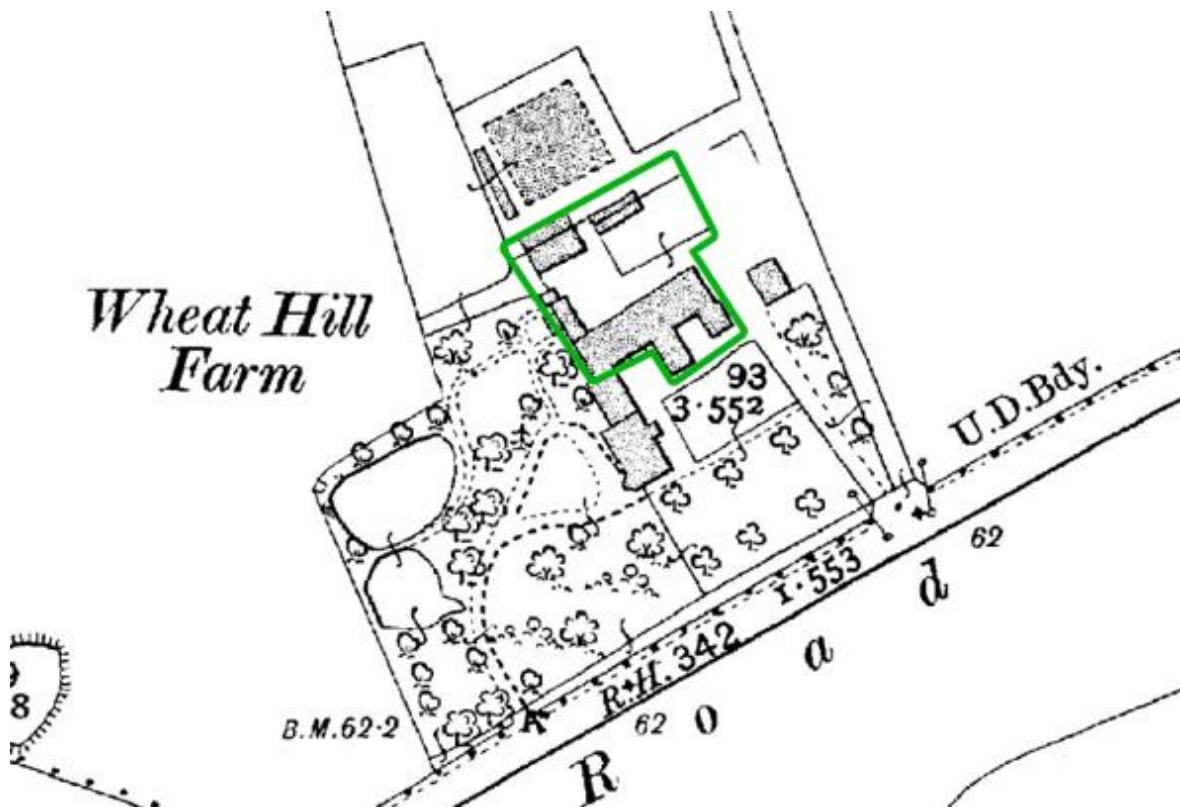


Figure 5: 1907 Ordnance Survey County Series, Lancashire, 1:2,500



Figure 6: 1927 Ordnance Survey County Series, Lancashire, 1:2,500

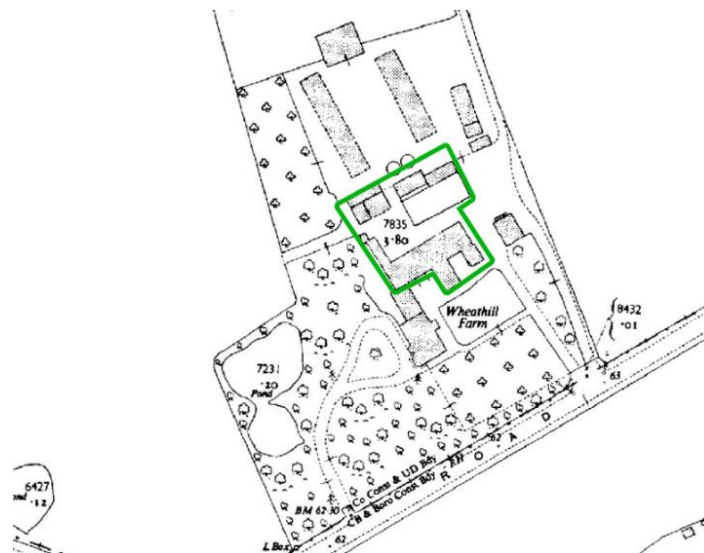


Figure 7: 1952 Ordnance Survey County Series, Lancashire, 1:2,500

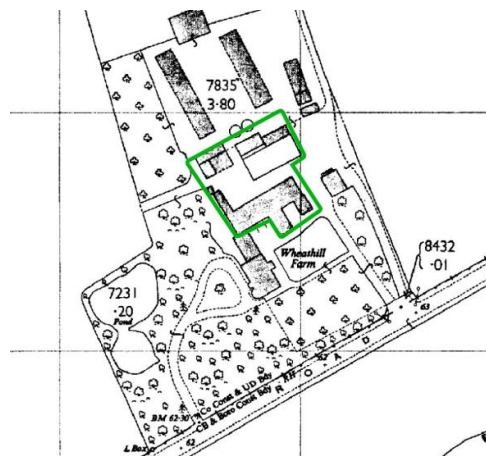


Figure 8: 1961 Ordnance Survey County Series, Lancashire, 1:2,500

4 Description of the buildings

Summary description and phasing

4.1. The proposed development site includes buildings F3 – F9. Buildings F3, F4, F5 and F9 are modern and have not been recorded. Buildings F6, F7 and F8 date, at least in part, to the 19th century and are described further below. A summary of all of the buildings within the site is provided for context and overall site phasing:

- Building F3 is a modern barn (steel frame structure), used as the riding school, it appears on historic mapping after 1990.
- Building F4 is a single storey modern brick structure with steel roof trusses, it first appears on the 1965 mapping.
- Building F5 is a modern stable block (corrugated concrete fibre board construction with steel frame), it appears on historic mapping after 1990.
- Building F6 is a brick barn with a north side lean to extension. The original structure has timber roof trusses and slate roof. It is shown on the 1892 mapping. Throughout the map sequence the building is shown with two or three bays including the northern bay, the northern bay was however heightened and the barn extensively altered in the later 20th century.
- Building F7 is a barn and pigsty. It is single storey and of brick construction. The attached barn to the north of the pigsty is first shown on the 1952 historic mapping, and appears to have been extended on the 1965 mapping; the pigsty is first shown on the 1892 mapping.
- Building F8 is the main barn and comprises a brick built double height barn with timber roof trusses and slate roof. The southern elevation of the barn has three single storey attached storage barns. The main barn range is shown on the 1849 tithe map, at which point it comprises a rectilinear barn forming a 'U' shaped courtyard with the attached barn and farmhouse to the west and a small, attached barn to the east, a separate barn is also shown to the east. By 1892 the attached single storey storage barns (one to the north and three to the south) are also shown.
- Building F9 is a modern house and garage, it appears on historic mapping after 1990.

4.2. Outside of the proposed development but relevant in terms of the site's overall context and development is building B1, which comprises the former farmhouse and the westernmost of the three single storey barns attached to the main barn range. There is also a small modern wooden shelter (B1A). These are within the existing school premises.

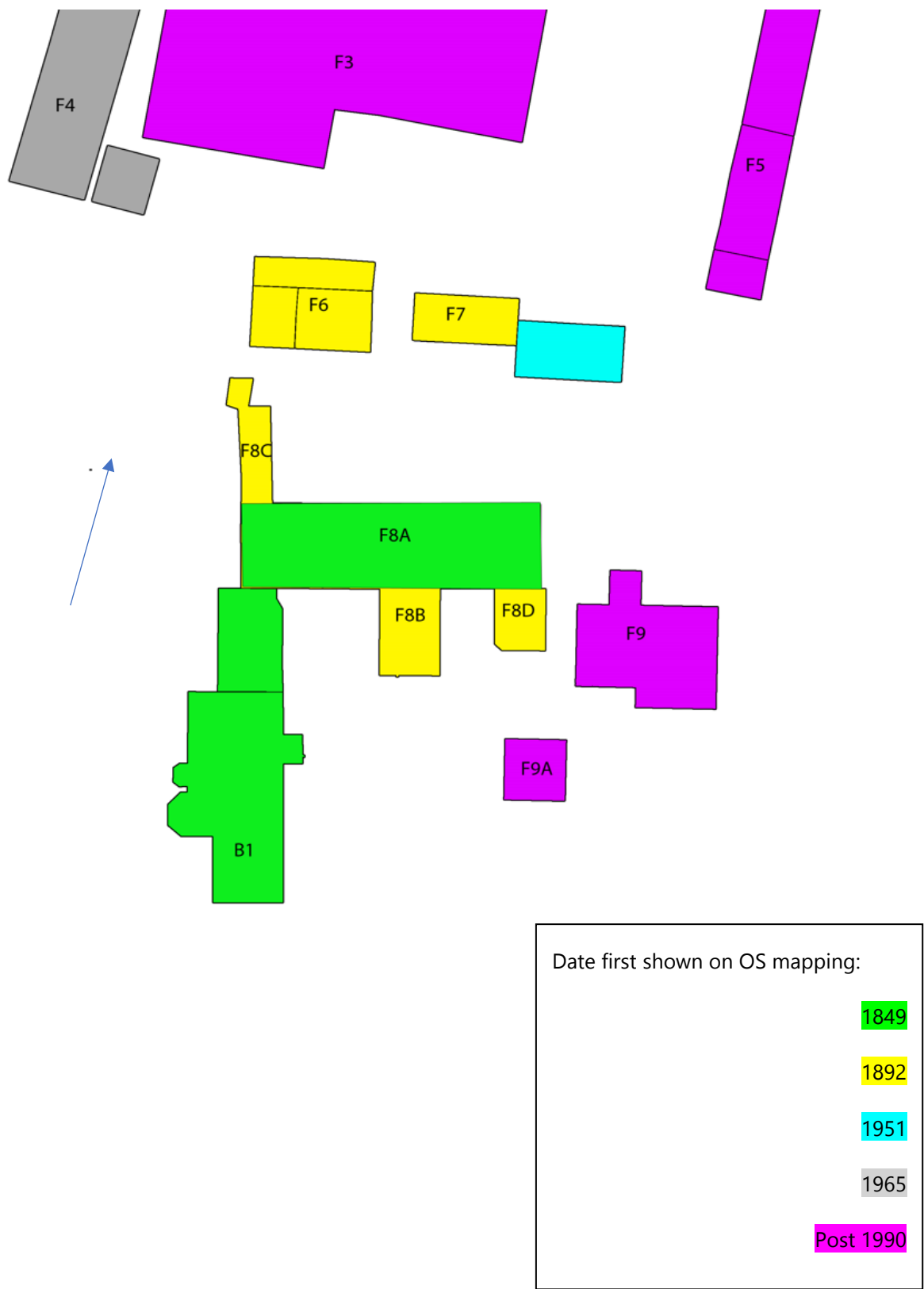


Figure 9: Phasing plan

Storage barn (Building F6)

External elevations (photographs 15-20)

- 4.3. The barn is of brick construction with timber roof trusses and slate roof. It has two bays, the southernmost is of late 19th century date, the northern lean-to extension is also in brick but shows two periods of construction. It first appears on historic mapping in 1882 but has been heightened and altered in modern brick. There are two types of modern brick, one is similar to the 1960s buildings on the site and one is later, probably of later 20th century date. The barn is shown throughout the historic map sequence (from 1892) as comprising two bays.
- 4.4. The southern elevation has three doors and three windows. There are two distinct styles of brick, with a greyish brick in the western end (the original 1890s construction); there is a central and end pillar in the same brick running through the eastern end of the building. On historic mapping, it is depicted as having a half-open front from 1951; it would appear that part of the barn was open at that point but then later bricked up.
- 4.5. The western gable has a door and window and shows the profile of the original lean-to northern bay, that was later heightened and altered to form the current modern extension.
- 4.6. The eastern gable end has a single door into the southern bay and the brick infilled opening into the northern extension, presumably to allow access for farm machinery.
- 4.7. The north facing elevation of the lean-to extension is in modern brick with a single door and concrete composite roof. There are two styles of brick, one similar to the 1960s buildings on site and one more modern style of brick (as used to block the machine door on the western gable end).

Internal description

- 4.8. The condition of the building prevented an internal inspection and photography, although it appeared to be subdivided into the northern and southern bays. There is also an internal wall between the eastern and western ends of the southern bay (as shown in historic mapping).
- 4.9. The building has three phases of construction, the original late 19th century brick with two bays, the southern of which may have been at least in part open; a mid-20th century phase where the northern bay was heightened and a later 20th century phase where the larger openings were bricked up. It is likely to have been an open fronted cart shed/ machine store subsequently reused for storage.

The pigsty and barn (Building F7)

External elevations (photographs 11-14)

- 4.10. The building comprises a single storey loose box style pigsty with attached modern barn. The pigsty is brick with slate roof. The rear part (northern bay) would have formed the animal stalls, with an arch giving access to an open yard to front (southern bay). The attached yard

has a tall wall. That yard has subsequently been roofed with a corrugated metal roof, possible for reuse as a dog kennel.

- 4.11. Externally there is evidence for a further yard surrounding the pigsty and attached barn. A concrete yard surface is evident on the ground in the area depicted as a yard on historic mapping, although any surrounding wall is no longer extant and no underlying floor surface was evident. The observed concrete surface suggests that the yard was used in conjunction with the modern attached barn, although this is in the area of a previous yard as shown on historic mapping from the late 19th century.

Internal description

- 4.12. Internally, metal feeding troughs are still evident. The walls subdividing the stalls are also in situ and are formed of slabs with metal pins and brick.
- 4.13. The building has two phases of construction and later alterations. The main phase relates to the late 19th century pigsty comprising stalls and yard, which was later covered. An attached barn was built in the mid-20th century.

The main barn range (Building F8)

External elevations (photographs 1 – 10 & v – ix)

- 4.14. The main barn range (Building F8A) appears to have been a combination barn, due to its size and layout, being over two floors with internal partition walls, although a detailed internal inspection could not safely be undertaken. It is assumed therefore to have provided a cow house, hayloft, and cart shed, it could have also housed a granary and stables. The north facing elevation (facing into the main farm courtyard) has a near central cart door (the door has a modern beam and shutter with an infilled brick arch over), to the left (east) there is a door at ground floor, a loading door at first floor level and two pitching eye windows (round openings) at first floor level. There are diamond brickwork patterned ventilation openings at the wall head. The western section to the right of the cart door has a small square pitching hole/ ventilation hole, a pitching eye, patterned ventilation openings, a loading door at first floor level and a ground floor door (which is currently boarded up).
- 4.15. There is an attached single storey lean-to projecting at 90° from the western end of the north facing elevation (Building F8C). It has three doors and a small extension at its northern end.
- 4.16. The south facing elevation has three attached single storey barns (two within the proposed development site and one within the existing school grounds); a further pitching eye is evident in the eastern end of this elevation and two brick infilled pitching eyes and diamond brick patterned ventilation openings; a door leading into the presumed cow house was observed in the south facing elevation up against the south-eastern attached barn. An infilled former cart door is evident as a brick-filled archway in the south facing elevation.

-
- 4.17. The south-easternmost attached barn (Building F8D) is single storey with a window in the gable end and a door and window in the west facing elevation. The corner to the south west of the barn is curved.
- 4.18. The central attached barn (Building F8B) is single storey with two bricked up cart doors, and appears to have been used as a cart shed, although the cart doors have later been bricked up with doors inserted into the brickwork, and it may subsequently have been used as a storage barn. The curve on the easternmost barn could therefore have been designed to accommodate carts turning into the middle barn.
- 4.19. The west facing gable end is plain, other than a further pitching eye near to the roof ridge and patterned ventilation openings. The east facing gable end also has a pitching eye near to the roof ridge and two boarded windows within bricked-up arches within the east facing gable end.

Internal description

- 4.20. The timber frame roof structure is evident, although the good condition of the joists, purlins and rafters relative to the rest of the building suggests that this is not the original roof structure. There are also structural steel beams in situ. The westernmost end has internal evidence for brick arches and may have been open ended. Empty joist holes are evident suggesting that the barn had a first floor hay loft. Detailed internal inspection was not possible, but the barn appears to have been formed of three bays, with internal brick partition walls connected by doors at ground and first floor level. There do not appear to be any internal accesses from the main barn into the barns attached to its north and south facing elevations.
- 4.21. The layout of the barn is typical of a combination barn and indicative of a 'Lancashire Barn'. These typically date from between 1750 and 1850, in this case the building is likely to be early 19th century, appearing on mapping from 1849. Empty joist holes and internal partitions indicate a first floor hayloft and bricked up arches in the east facing gable end suggest a gable end entry cow house, although only two doors are evident in the gable, where most Lancashire Barns had three doors leading to the cow house.

Statement of significance

- 4.22. The farmstead at Wheat Hill Farm includes a range of buildings dating from the early 19th century to later 20th century. The buildings have been through a number of phases of building and reuse, and they are currently in poor condition, having been subject to anti-social behaviour and fire damage since the closure of the riding school.
- 4.23. Despite the number of modern changes, the farmstead illustrates the development of farming through the high farming period and later and includes buildings that are typical of the regional building styles and materials. Particularly the buildings indicate a mixed-use farm, which was common in Lancashire and the Mersey Valley; farms in this area were predominantly arable given the quality of the agricultural land but with some dairy farming

and meat production to match increasing urban demands. The original construction of Wheat Hill Farm is likely to have followed the enclosure of the land and been towards the beginning of the period of high farming. The main combination barn illustrates the early industrialisation of farming with improved methods of crop rotation and soil improvement allowing greater yields and more efficient use of land for crop growing and feeding livestock. The construction of the barns attached to the combination barn, storage barn and pigsty would have been at the later end of this period. These buildings illustrate the documented history of the farm, with a separation towards the end of the 19th century of the farm buildings and yards and the farmhouse with its separate entrance and carriage drive (now occupied by the school buildings). The occupier of Wheat Hill Farm in the 1880s lists his occupation in the census of 1881 as a 'gentleman farmer'. A gentleman farmer could be expected to have a separate source of income, in this case the following census lists the same man as a retired saddler.

4.24. The 19th century buildings at Wheat Hill Farm (Wheathill Riding Centre) therefore have a degree of heritage interest, primarily historical but also architectural (historic and aesthetic heritage value). These are common building types in this part of Merseyside, and the wider area (north Cheshire, Greater Manchester and Lancashire particularly) that are typical of the local architecture and materials, in this case predominantly brick. However, the buildings at Wheat Hill Farm are in poor condition and have seen a significant degree of change over time, including a number of later 20th century alterations which are associated with its change of use from farm to riding centre. They are therefore considered to be locally significant.

Research questions

4.25. Research questions relevant to this report are, as set out above:

- *How did the industrial farm evolve and farming practices develop during this period?*
 - *Produce a regional study of farming in the period 1750-1950 that examines areas of continuity and change and highlights areas of rare, regionally specific and innovative practices.*
- *How can we establish a typology of and assess the significance of buildings and other structures associated with country and farming estates?*

4.26. The buildings at Wheat Hill Farm relate to the period of farming 1750 – 1950 and include buildings that demonstrate increasing productivity and efficiency in farming and increased mechanisation. The buildings are typical of this period and region and reflect national, regional and local trends in farming, such as the combination of grain and straw barn with cow house. These buildings do not however, given their current condition and the changes made to in the late 20th and early 21st century, highlight any particularly rare, regionally specific or innovative practices.

4.27. This report provides a record of the buildings and could therefore contribute to the development of broad regional farm building typologies. However, the site inspection did not identify any internal features or machinery. The lack of extant internal fittings and the level of

20th century alteration has removed details that would advance any more detailed understanding of farm building typologies for the 19th and early 20th century.

5 Photographs

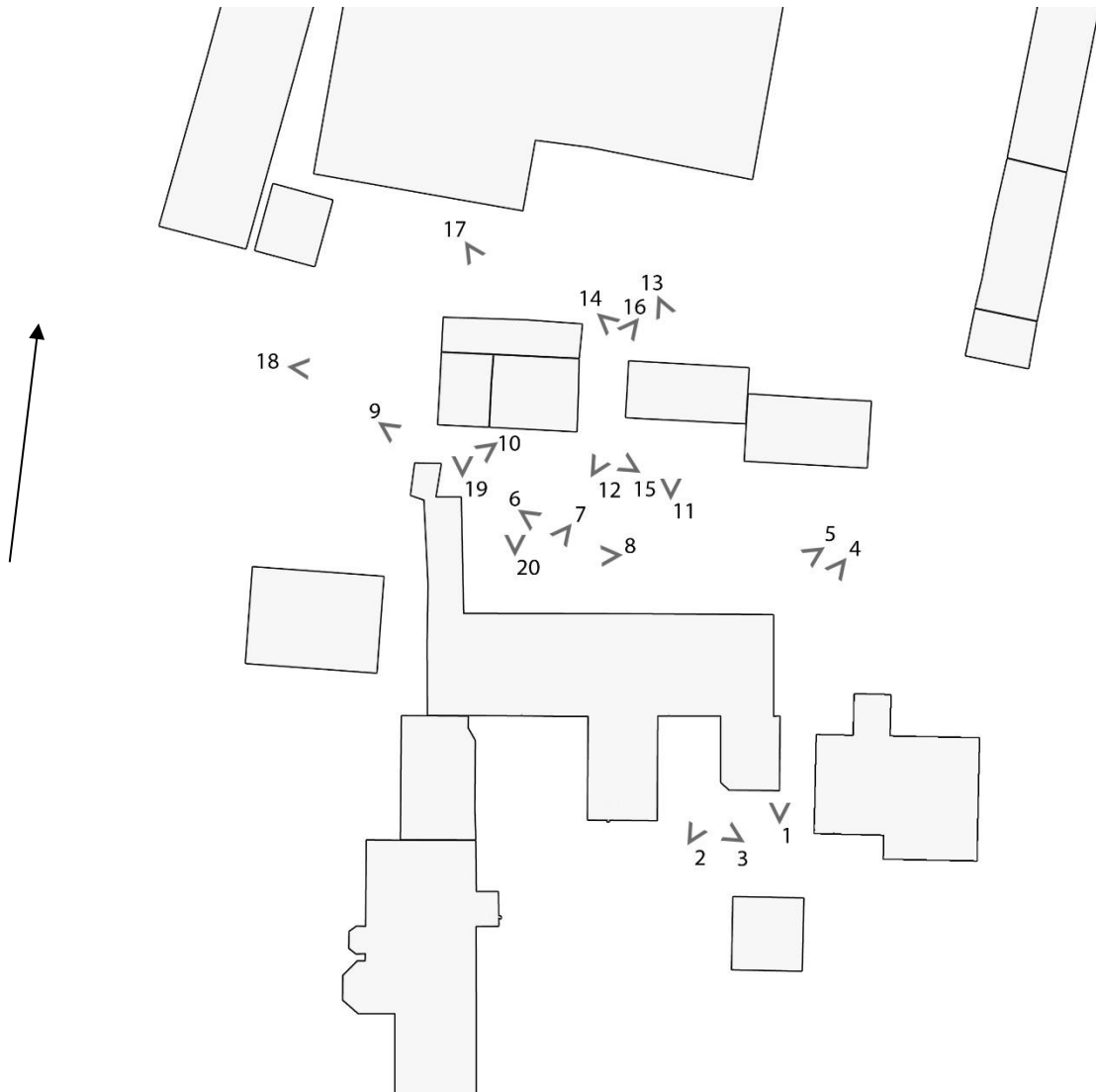


Figure 10: Photograph direction plan (numbers correspond to the numbered photographs below)

The main barn range (Building F8)



1. Main barn, south facing elevation of south-eastern adjoining single storey barn (F8D)



2. Main barn, west facing elevation of south-eastern adjoining single storey barn (F8D)



3. Main barn, east facing elevation of middle adjoining single storey barn (F8B)



4. East facing elevation, and north facing elevation (eastern end)



5. North facing elevation



6. North facing elevation



7. North facing elevation, western end and attached barn (F8C)



8. Attached single story lean-to (north side of main barn) (F8C)



9. Main barn, north facing elevation and northern end of attached barn (F8C)



10. Northern end of attached barn (F8C)

The pigsty and barn (Building F7)



11. South facing elevation of pigsty



12. South and west facing elevations of pigsty



13. North facing elevation of pigsty



14. West facing elevation of pigsty

Storage barn (Building F6)



15. East facing elevation of storage barn



16. East facing elevation of storage barn with modern lean to



17. North facing elevation of storage barn (modern lean-to extension)



18. West facing elevation of storage barn



19. South facing elevation of storage barn



20. South facing elevation of storage barn

Additional photographs – internal views



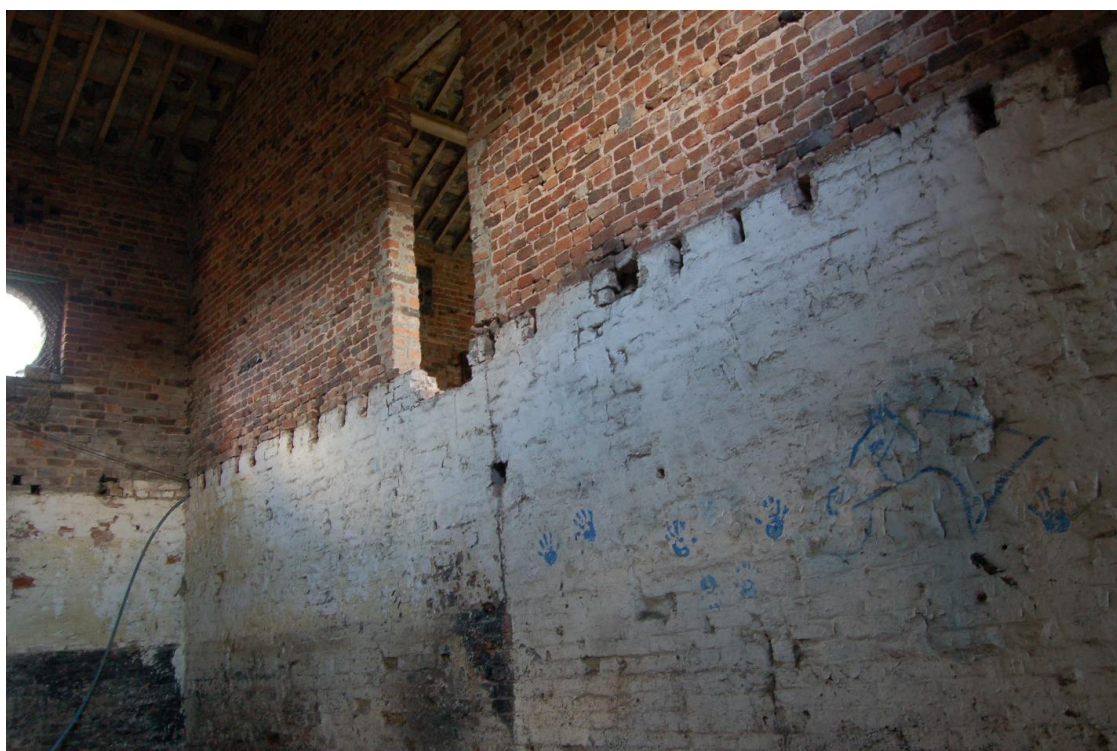
i. Interior, pigsty (F7) (south facing elevation)



ii. Pigsty (F7) trough and wall between stalls



iii. Interior main barn (F8) (showing bays and arches in east facing elevation)



iv. Interior main barn (F8), showing internal partition wall

Additional photographs – external (main barn south elevation and general site images)



- v. Main barn (F8) south facing elevation (photograph from within the existing school premises, the elevation is obscured by the attached barns and school buildings)



- vi. Main barn (F8) west facing elevation (photograph from within the existing school premises)



- vii. Main barn (F8) east facing elevation – client archive photograph, this elevation is currently obscured by scrub and site security fencing. Note infilled brick arches with inserted windows with ventilation grills



- viii. South facing elevation of main barn with south western attached barn (within school grounds) and central attached barn in foreground



ix. Main barn south facing elevation from within the school grounds, with the attached southern eastern barn and modern wooden lean-to (Building B1)



x. General shot of storage barn (F6), pigsty and attached barn (F6)



xi. General shot of farmyard with main barn (F8), attached northern lean to, and storage barn (F6)



xii. Modern farmhouse with main barn (F8), south facing gable end of southeastern attached barn showing



xiii. Main barn, west facing elevation (F8) with former farmhouse and attached barn (B1), both now within the school grounds

6 Archive and publication

- 6.1. The site archive consists of this report and digital photographs. This archive will be deposited with the Archaeology Data Services (ADS) *ADSEasy* archive facility within 12 months. A copy will be offered to the National Museums Liverpool and supplied in accordance with their data requirements, if accepted.
- 6.2. A short summary of the results will be provided to *Post Medieval Archaeology* (the journal of the Society for Post Medieval Archaeology) for inclusion in their annual review of fieldwork. A copy of the summary will be provided to Merseyside Environmental Advisory Service. The summary will be provided to the journal within 6 months of the date of this report.
- 6.3. A copy of this report will be provided to the Merseyside Historic Environment Record and will be added to the Archaeological Data Service Online Access to the Index of Archaeological Investigations (OASIS) database.

7 References, glossary and abbreviations

Time periods used are as follows:

- Prehistoric: 500,000 BC - AD 43
 - Neolithic: 4,000 BC – 2,200 BC
 - Bronze Age: 2,600 BC – 700 BC
 - Iron Age: 800 BC – AD 43
- Roman: AD 43 – 410
- Early medieval: 410 - 1066
- Medieval: 1066 – 1540
- Post Medieval: 1540 - 1901
- Modern: 1901 - present

Abbreviations used are as follows:

- HER – Historic Environment Record
- LB – Listed Building (LB Gd I – Grade I, LB Gd II – Grade II listed)
- NDHA – Non-designated heritage asset
- NHLE – National Heritage List for England
- NPPF – National Planning Policy Framework

References

A D Mills, Oxford Dictionary of British Place Names. Oxford University Press, 2003

Ed. A Williams and G H Martin, Domesday Book, A Complete Translation. Penguin Books, London, 2003

R.W. Brunskill, Traditional Farm Buildings of Britain and their conservation, Gollancz, 1999

Chartered Institute for Archaeologists, Code of Conduct. Chartered Institute for Archaeologists, CIFA, 2020

Chartered Institute for Archaeologists, Standard and guidance for historic building recording, CIFA, 2020

DCMS, Principles of selection for listed buildings, November 2018

'Townships: Huyton with Roby', in A History of the County of Lancaster: Volume 3, ed. William Farrer and J Brownbill (London, 1907), pp. 168-176. British History Online <http://www.british-history.ac.uk/vch/lancs/vol3/pp168-176>

Historic England, Historic Farmsteads preliminary character statement: North West Region, (English Heritage), 2006

Historic England, Conservation Principles; Policy for the Sustainable Management of the Historic Environment, (English Heritage), 2008

Historic England, National Farm Building Types, (English Heritage), 2013

Historic England, Good Practice Advice in Planning 2, Managing significance in decision-taking in the historic environment, 2015

Historic England, Statements of Heritage Significance, 2019

National Planning Policy Framework, 2021

Websites

<https://magic.defra.gov.uk/MagicMap.aspx>

www.pastscape.co.uk

Old-maps.co.uk

<http://www.british-history.ac.uk>

<https://www.thegenealogist.co.uk/>

<https://maps.nls.uk/>

<https://researchframeworks.org/nwrf/>

Appendix A: Relevant HER entries

HER Number: MME12829 **Record Type:** Building

Site Name: Barn of Wheathill Farm, Naylor's Road, Roby

Summary: Barn of Wheathill Farm, Naylor's Road, Roby, an early 19th century building.

Monument Types and Dates

BARN (GEORGIAN to 21ST CENTURY - 1818 AD? to 2050 AD)

Description

Barn Wheathill Farm, Naylor's Road, Roby. (1-2)

The property does not seem to be shown on Yates' map of 1786 (3), and seems to first appear on Greenwood's map of 1818. (4)

The building is shown on the Tithe map of 1849, and according to its apportionment the 'Homestead and Garden' at Plot No. 21 was owned by F.H. Froes Esq. and occupied by Ann Yore. (5-6)

The property is labelled 'Wheat Hill Farm' on the 1st edition 6" OS map of 1850.

A site visit was carried out in 1991 and photographs of the property at that time were produced. (2)

The building was photographed in 2015 ahead of proposed demolition. (7)

HER Number: MME5552 **Record Type:** Building

Site Name: Lakeside, Naylor's Road, Roby

Summary: Lakeside, former farmhouse of Wheathill Farm, Naylor's Road, Roby, an early 19th century building.

Monument Types and Dates

HOUSE (GEORGIAN to LATE 20TH CENTURY - 1818 AD? to 2000 AD?)

SCHOOL (LATE 20TH CENTURY to 21ST CENTURY - 2000 AD? to 2050 AD)

Description

Lakeside (farmhouse of Wheathill Farm), Naylor's Road, Roby. (1-2)

The property does not seem to be shown on Yates' map of 1786 (3), and seems to first appear on Greenwood's map of 1818. (4)

The building is shown on the Tithe map of 1849, and according to its apportionment the 'Homestead and Garden' at Plot No. 21 was owned by F.H. Froes Esq. and occupied by Ann Yore. (5-6)

The property is labelled 'Wheat Hill Farm' on the 1st edition 6" OS map of 1850.

A site visit was carried out in 1991 and photographs of the property at that time were produced. (2)

HER Number: MME12831 **Record Type:** Site

Site Name: Site of an Outbuilding at Wheathill Farm, Naylor's Road, Roby

Summary: Former site of an outbuilding at Wheathill Farm, Naylor's Road, Roby, an early 19th century building.

Monument Types and Dates

OUTBUILDING (GEORGIAN to LATE 20TH CENTURY - 1818 AD? to 2000 AD?)

Description

Former site of an outbuilding at Wheathill Farm, Naylor's Road, Roby. (1-2)

The property does not seem to be shown on Yates' map of 1786 (3), and seems to first appear on Greenwood's map of 1818. (4)

The building is shown on the Tithe map of 1849, and according to its apportionment the 'Homestead and Garden' at Plot No. 21 was owned by F.H. Froes Esq. and occupied by Ann Yore. (5-6)

The property is labelled 'Wheat Hill Farm' on the 1st edition 6" OS map of 1850.

A site visit was carried out in 1991, in advance of a planning application for the conversion of the building into a private dwelling, and photographs of the property at that time were produced. (2)

At some time between that visit, and when Google imagery (air photos) dating to 2000 was produced, that outbuilding was pulled down and replaced with the modern house currently on site.