

**BAILEY HALL BARN, HURST
GREEN**

DESIGN AND ACCESS STATEMENT
Including Heritage Statement

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1.00 INTRODUCTION

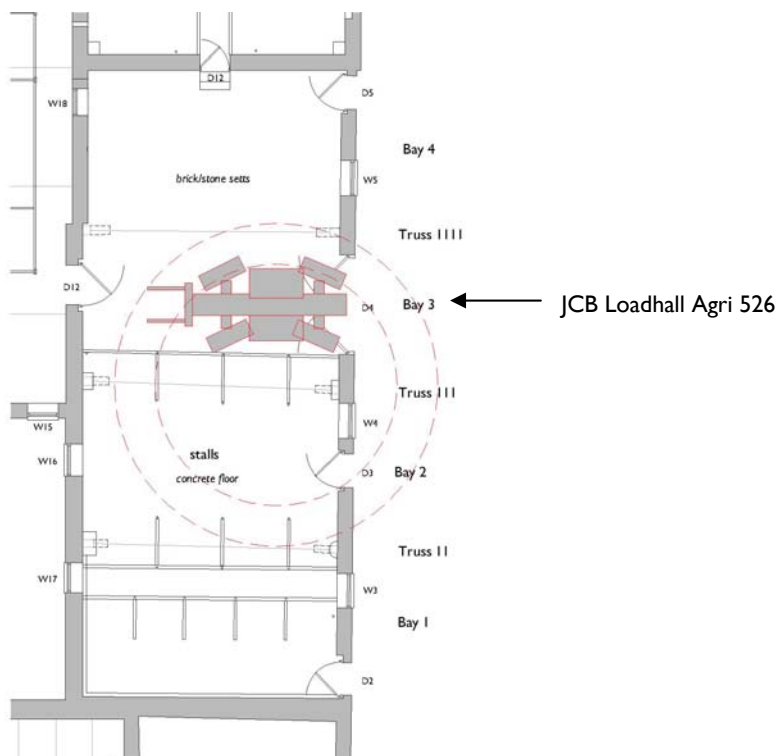
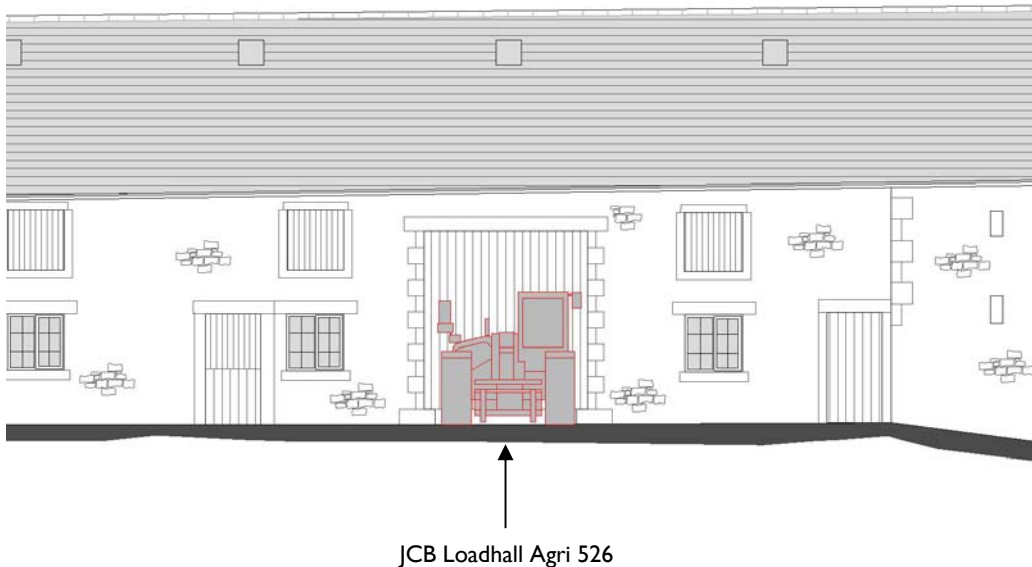
- 1.01 This Design and Access Statement has been prepared by Woodhall Planning and Conservation on behalf of Mr. J. Holt and Mr. G Holt, in connection with the proposed conversion of the Grade II listed barn to form 2no. dwellings. Planning and listed building consent applications were submitted in June 2011 and were subsequently refused in September 2012. Following the refusal of the applications the applicant has undertaken a review of the scheme and subsequently prepared revised proposals to address the concerns raised by the Council.

2.00 THE SITE AND ITS SURROUNDINGS

- 2.01 Bailey Hall Barn is a Grade II listed cruck barn located near the village of Hurst Green in Lancashire. To the east of the site is a scheduled monument and the remains of the Chapel of St John the Baptist at Bailey Hall and Bailey Hall, both structures are listed Grade II. The listed building and scheduled monument descriptions are included in Appendix B.
- 2.02 It should be noted that the scheduled monument does not extend up to the east boundary wall of the farm buildings and it is noted in the Scheduled Monument description that the boundary on the map includes a 2 metre boundary around the archaeological features.
- 2.03 The main barn is aligned north-south and retains four trusses—three of which are C16 crucks –and it is clad externally in stone, with a pitched slate roof. At the south end of the west elevation is a C19 shippon which is constructed against the south gable of the earlier cruck barn. At the north end of the west elevation is a shippon, constructed in the mid-C20 and built into the rising ground to the west. To the north there is a single storey stone outbuilding (former calf house) which is linked to the C20 shippon with a stone retaining wall and the north wall of the former calf house forms a retaining wall to the field beyond. There is a detached single storey C20 stone outbuilding to the east with a date stone of '1937', and the yard area is defined by a low stone wall. To the south of the barn is a detached single storey C19 former cartshed. The south, east and west walls of the C19 cartshed are stone but the east bay has been infilled with timber boarding and later timber structures constructed to the east and west.
- 2.04 Within the main cruck barn there are C20 timber haylofts at the north and south ends (within bays 1, 2 and 5) with shippons below. The floor level in bay 5 at the north end of the barn is set lower than the rest of the barn and is separated from the southern bays by a stone wall—sections of which extend up to the underside of Truss V.
- 2.05 An assessment of the historic development of the barn has identified five major phases of development—refer to Appendix C.

Existing barn

- 2.06 Given the age, layout and form of the existing barn it has become somewhat redundant for modern farming practices and the storage of hay and keeping of cattle within the barn both have practical drawbacks. Storing hay within the barn would not be possible as the modern machinery (such as a JCB Loadhall Agri 526) required for manoeuvring modern 4ft diameter bales of hay are typically 2.3 metres in width and therefore cannot manoeuvre within the confined spaces of the barn - see illustrative elevation and plan below. In addition, the storage of hay within the barn poses a potential fire risk. As part of the Farm Assured Scheme cattle are required not to be tied up, which renders the barn unsuitable for this purpose. In any event, if cattle are kept in the barn this would require the creation of larger doors for ventilation purposes and the machinery required to 'muck out' the cattle would also be too large to manoeuvre within the barn.



3.00 REFUSED APPLICATIONS - ANALYSIS OF COUNCIL CONCERNS

Officers delegated report – September 2012

- 3.01 Within the report consultation responses are noted from English Heritage and Lancashire County Council:

English Heritage

Response of the 15th August 2012 confirmed that there was no objection in principle to the proposals and the applicant was commended for commissioning an investigation into the architectural history of the building.

A second consultation response was received on the 11th September 2012 that suggested the applicant makes some initial investigations into the condition of the wood frame to better inform the nature and extent of the repairs to the barn framework that are necessary and that this can be submitted in greater detail, in order to fully comply with the need to assess the impact of the proposal on the significance of the of the heritage asset.

Lancashire County Council

Noted that a more definitive statement on the exact nature and location of repairs needs to be submitted, in the form of a detailed annotated drawing of a timber frame and that in this instance a detailed archeological record of the frame would therefore be appropriate. It recommended that this information to be supplied prior to the determination of the application, in order to ensure that no significant fabric is needlessly lost and that any replacement is on a like for like basis.

- 3.02 The officers delegated report also notes; in respect of discussions as to the appropriateness of proposed sub-division of the cruck framed space and separation of the cruck and box frame elements of the barn LCAS believe, “this might be an issue that is dictated by the results of the building recording and dendrochronology” (19th September 2012).
- 3.03 Within the officers delegated report five areas of concern were identified as noted below.
- Insufficient information as to the impact of the development upon the significance and special interest of the trusses
 - The conversion to two dwellings would not appear to be the optimum use for the barn
 - The proposed fully glazed garden-room would be prominent, conspicuous, visually intrusive and overtly domestic in appearance
 - Inappropriate fenestration
 - No contamination assessment submitted

Reasons for refusal

- 3.04 Reference to policies– ENV20, ENV19, ENV2, H15 (ii), H16 (a and b), H17 (a and b), G1 (a and h) and G1 (a and h) that in policy terms support the officers concerns noted above.

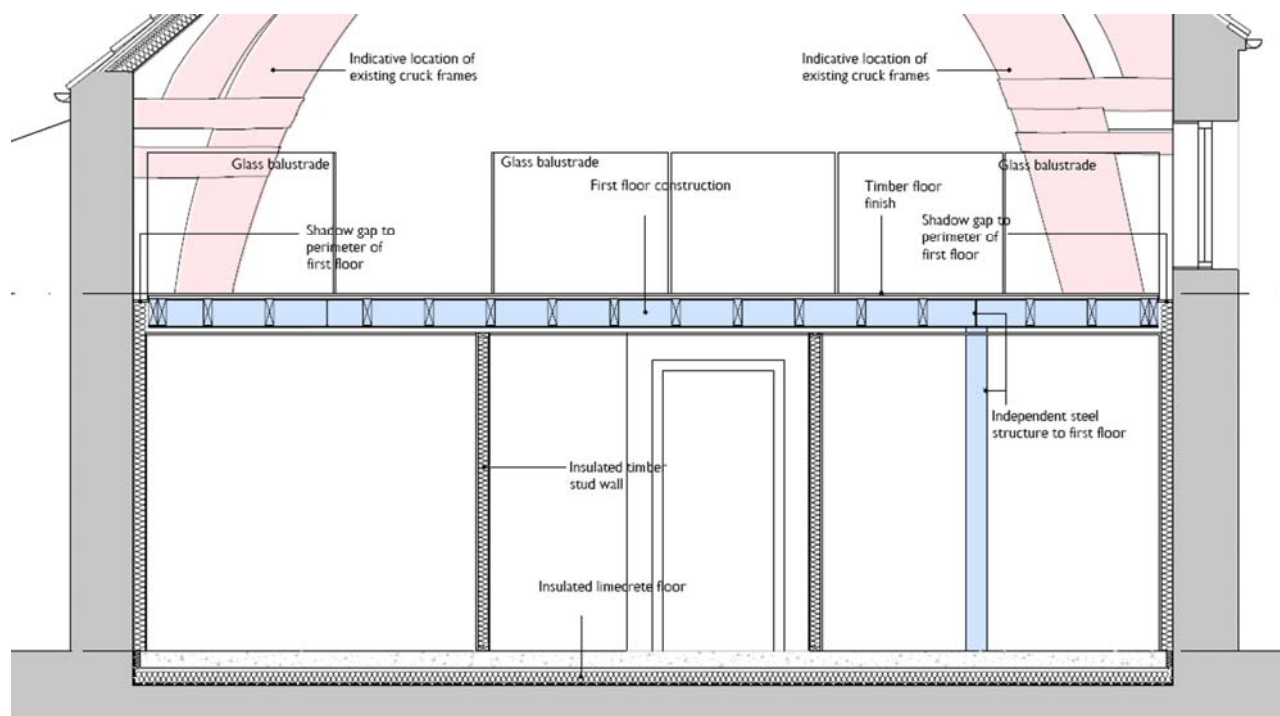
4.00 THE REVISED PROPOSAL

4.01 In response to the above concerns the proposals have been amended and additional information prepared to support the revised application. Key items are noted below:

- Both extensions have been removed from the proposed layout, despite the positive pre-application feedback on the north extension.
- The conservation rooflights have been omitted and replaced with glass slates to provide additional daylighting - to match the existing arrangement.
- The timber shutters to the first floor openings on the east elevation will be replaced with new shutters to match existing and the new timber windows will be set behind them.
- Additional information has been included on repairs and alteration drawings relating to the extent of repairs to the roof structure.
- Advice has been sought from a local agent (Richard Turner & Son) about alternative uses for the barn. The letter provides evidence to support that a residential use would be the most suitable use of barn. This notes that a commercial use would require extensive parking which would impact on the setting of the listed buildings and increase the level of traffic along access track - See Appendix D.
- Trial pits have been undertaken at the site and trial pit logs are included with the current application. As a result of this investigation, the extent of the underpinning work has been clarified and a revised detail for the restraint of the crucks prepared.
- The location of the party wall between Units 1 & 2 has been located to enable the king post truss (Truss V) to be retained and visible within Unit 1.

The Principle of the Proposal

- 4.02 The principle of the design proposal for the barn is to minimize alterations to the historic building fabric both internally and externally and to retain the legibility of the original form and appearance of the building. In addition, the conversion works are reversible and will provide a viable use for the listed building which will secure its long term future.
- 4.03 As noted in Appendix C, the Phase I (CI6) building was a five bay timber framed structure. The north and south gable trusses of this building have been lost but cruck trusses II, III & IIII remain insitu. The king post truss V is contemporary with the cruck trusses but there is evidence that this was infilled with a light internal wattle and daub panels - thus separating it from the southern end of the barn (refer to page 4 of the Short Phased Description and Assessment of Significance). At the ground floor level there is a stone wall, which extends up to the underside of the tie beam on the west.
- 4.04 The proposal is therefore to form the party wall between the two residential units to the north Truss V. This will reflect the historic arrangement of the separation of the north bay from southern end of the barn but enable all the extant trusses to be viewed within a single unit.-see photos in Appendix A. The subdivision has been informed by the significance of the interior space - hence the retention of the 'cruck-framed' section as a single unit and the provision of open plan first floor .i.e. reversal of conventional layout of living accommodation at ground floor level and provision of a single large unit 1. The dwelling within the main cruck barn (Unit 1), will be designed with open plan living accommodation at first floor level - in order to retain the sense of openness of the barn and views of all the extant trusses. The outbuildings and later extensions to the barn which lie predominantly to the north and west of the main barn will form the second dwelling (Unit 2). In view of the number and pattern of openings in the existing structures, no new openings are required to enable conversion to residential use and the style of the proposed doors and windows is informed by the existing ones on site.



Detail Section through Unit I showing first floor construction
scale 1:50

- Existing timber cruck frame
- Independent steel structure with timber floor

Unit I

- 4.05 Unit I is a 5 bed unit with 2no. en-suite bedrooms and occupies the whole of the main cruck barn. In order to retain the open nature and character of the barn the design principle is to minimise the sub-division of this space, particularly at first floor level. The “entry bay” of the barn is to be retained as a double height space with exposed stone walls. The first floors to the north and south will be linked by a lightweight bridge accessed from a central stair and will sit behind the cruck frames to allow a largely uninterrupted view of an intact single bay. As recommended in the initial pre-application response, the open nature of the first floor has been retained and has been designed as an open plan living / dining and kitchen area to allow full view of all three cruck frames and the king post truss from throughout the first floor level and the bridge.
- 4.06 As noted in the structural report undertaken on the cruck frame, there has been historical movement in the crucks, evidence of which can be seen in the displacement at the junction with the plinths. In order to ensure the structural longevity of the cruck frames as independent structures the proposal is to restrain the feet of the crucks using tie rods bored down through the plinths at an angle and anchored in a reinforced concrete ground beam cast below the ground floor construction. This solution will anchor the cruck to the plinth and also stabilise the plinth itself. These tie rods can be inserted prior to the construction of the first floor ensuring that the barn is self supporting and not dependant on any construction work undertaken within the barn which in turn can be fully reversible.
- 4.07 New timber entrance doors will be provided and hung to allow the doors to open outwards, with a new full height internal glass screen set within the opening. The provision of new outward opening doors will enable these to act as shutters which when closed will reflect the current appearance of the barn.
- 4.08 The external ground level has been reduced to the west and the north of the buildings. This is primarily to remove a cause of damp from the external walls, but will have the added benefit of ensuring that the livestock are unable to gain access onto this roof as this has been an issue in the past.

Unit 2

- 4.09 Unit 2 is a 4 bed unit with 2no. en-suite bathrooms and a main house bathroom. The main living area is situated at the first floor of the north extension to the barn, with a kitchen/dining area at ground floor level. This arrangement will enable the first floor to be retained as a single space. Three bedrooms are located in the west lean-to, while the outbuilding to the north of the barn will contain a bedroom, snug living room and utility area.
- 4.10 The remaining outbuildings will be converted to provide storage, home offices and car ports for the two dwellings.

5.00 HERITAGE STATEMENT

- 5.01 Paragraph 128 of the National Planning Policy Framework (the Framework) indicates that applicants should provide a description of the significance of any heritage assets affected by their proposals, together with an assessment of impact.
- 5.02 In Annex 2 of the Framework 'significance' is defined as,
The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage assets physical presence, but also from its setting.'
- 5.03 In addition, paragraphs 55 to 57 of the *Historic Environment Planning Practice Guide*, that was published alongside PPS 5 remains in place as guidance, indicate that there are three elements that need to be understood in considering the significance of a heritage asset:
- the nature of the significance;
 - the extent of the fabric that holds heritage interest; and
 - the level of importance of that interest.
- 5.04 As noted above the building is Grade II listed and is therefore a heritage asset.

Significance

- 5.05 The barn is included on the list of buildings of special architectural or historic interest at Grade II and therefore it is of national significance.
- 5.06 A phased description and assessment of significance is included in Appendix C but a summary of the significance is set out below.
- 5.07 The building is of historic interest as the barn is one of a number of high-status Pennine cruck buildings built to support the agricultural work of small independent estates. In addition the barn and its outbuildings form an integral part of a closely-knit group of traditional manorial structures which also includes a manor house and chapel. The manor itself is an ancient one and a significant area of the manorial site, which is defined by a mediaeval moat, is a Scheduled Ancient Monument.
- 5.08 The Building is of archaeological interest as some of the major components of the surviving Phase I timber frame, which may be C16, retain bark and sapwood and may therefore be suitable for scientific dating. These frames were well engineered of sound oak cut and possibly grown for the purpose. Much of the frame has survived in good condition, including three cruck trusses almost in their entirety, all of them numbered. In addition the majority of the padstones and some lengths of the dwarf walls to the sill beam have survived. There is convincing evidence for the form of the wall framing and other lost components.
- 5.09 It is of architectural interest as the barn also possesses a closed truss in the box-frame tradition of timber-framing which is unusual for this type of agricultural building. The stone cladding of Phases II and III has been carried out to a good standard and includes massive stone surrounds, under heavily tooled lintels, to the major openings.

Impact of the proposal

- 5.10 The new use will enable the fabric to be repaired and the long term future of the building to be secured. The structural stability of the cruck frames will be restored by the insertion of largely concealed tie rods which will be independent of the proposed works thus ensuring the reversibility of the design. Externally the elevations will be largely unaltered; the masonry will be carefully repaired and new timber doors and windows provided which will match the style of the existing. The proposed conversion has been carefully designed to retain the open character of the barn with open plan accommodation at the first floor level..
- 5.11 It is considered that the proposal will not have adverse impact on the significance of the barn and will enable essential repair works to be carried out which in turn will secure a future for the building.

6.00 PLANNING POLICIES

- 6.01 The removal of the two extensions from the proposed scheme reduces the size of the proposal and negates any perceived impact on the immediate landscape qualities of the areas surrounding the barn, the setting of the surrounding listed buildings and the adjacent Area of Outstanding Natural Beauty. Therefore, it is considered the proposal will satisfy policies G1 (a), ENV2, ENV19, H15 (ii) H16 (b) and H17 (b) of the Ribble Valley Local Plan.
- 6.02 In terms of the proposed alterations to the barn the conservation rooflights have been omitted and replaced with glass slates to match the existing arrangement and the timber shutters to the first floor openings on the east elevation will be replaced with new shutters to match existing and the new timber windows will be set behind them. The location of the party wall between Units 1 & 2 has been located to enable the king post truss (Truss V) to be retained and visible within Unit 1. It is therefore considered the proposal will satisfy policies ENV20, G1 (h), H16 (a) and H17 (a) of the Ribble Valley Local Plan.
- 6.03 Additional information has been prepared on the extent of repairs to the roof structure, the extent of the underpinning work has been clarified and a revised detail for the restraint of the crucks prepared. It is therefore considered that the proposal will satisfy policy ENV20.
- 6.04 Garden areas are no longer proposed and therefore it is considered that the proposal will satisfy policy G1(a) of the Ribble Valley Local Plan.

7.00 ACCESS

- 7.01 At present the access to Bailey Hall is via the yard to the east of the barn. In order to provide some residential amenity space for the new dwellings, the proposal is to re-route the access track to the east side of the boundary wall. A cattle grid will be provided at the entrance to the track which will be located to the south of the barn and the new section of track will link to the existing east-west track which leads to the Hall. It should be noted that this site of this new section of track lies to the west of the scheduled area.
- 7.02 The former cartshed to the south of the main barn will be repaired and converted into a car port with 4 no. car parking spaces for the new dwellings.
- 7.03 The two new dwellings have been designed with level access from the yard into the main entrance area halls.

APPENDIX A

SITE PHOTOGRAPHS



View from Bailey Hall looking west



View looking north of barn and yard to east



South elevation of the barn



View of the outbuilding and barn at the north end (looking east)



View of the north end of the west elevation



View of the south end of the west elevation



View of the north elevation of the barn with north outbuildings on the left hand side



Main cruck barn looking south



Main cruck barn looking north to later extension



Detailing of the cruck

APPENDIX B

LISTED BUILDING AND SCHEDULED MONUMENT DESCRIPTIONS

List Entry Number: I147023

SD 63 NE AIGHTON, BAILEY & CHAIGLEY
8/164 Barn approx. 500 metres west of Bailey Hall
GV II

Cruck barn, possibly C16th, with walls of sandstone rubble probably C19th, and with slate roof. East wall has a wide entrance with plain reveals and timber lintels. To the left are 2 windows with plain reveals, each having a pitching hole with plain stone surround above. To the left of each window is a door with plain stone surround, with a 3rd similar door at the left. To the right of the main entrance is a window with plain reveals, having a pitching hole with plain stone surround above, and a door with plain stone surround to its left. At the north is a shippon with 3 doors with plain stone surrounds in its north gable. Inside there are 3 cruck trusses on stone pads. The blades are not joined at the apex, but are held together by a collar. They have outriders, and spurs which once supported principal posts. To the north is a roof truss with tie beam, king post, and principal rafters. At the north and south ends are soft wood hay lofts over later shippons.

List Entry Number: I362221

SD 63 NE AIGHTON, BAILEY & CHAIGLEY
8/39 Remains of Chapel of St. John the Baptist at Bailey Hall
GV II

Remains of chapel, 'lately built' in 1338 (VCH). Sandstone rubble with some sandstone ashlar dressings remaining. Parts of the north and east walls remain, to a maximum height of about 5 feet. They have a weathered plinth, and diagonal buttresses partly robbed of their dressings. There is said to be a vault remaining, but the entrance is now overgrown. The chapel window in the west front of Stonyhurst (q.v.) was removed from here by the Duchess of Norfolk c.1740-50.

List Entry Number: I072306

SD 63 NE AIGHTON, BAILEY & CHAIGLEY
8/38 Bailey Hall
I3.2.67 (formerly listed under Hurst Green)
II

House, C17th. Slobbered rubble with slate roof. T-plan, the south wing probably being C18th. 2 storeys with attic. C17th wing has weathered plinth and double-chamfered mullioned windows. The north front has continuous drip courses to both floors. To the left of the door is a window of one light, to the right one of 3 lights (with 2 lights blocked), with a blocked 2-light window further right at a lower level, originally to the stair. On the 1st floor are 2 cross windows, the right-hand one blocked. Further right, at a lower level and lighting the stair, is a similar window with 2 lights blocked. Above it is a blocked 2-light mullioned window with hood. The door has a chamfered surround with 4-centred head. The west gable has 2 2-light mullioned windows (the left-hand one blocked) with continuous drip course on the ground floor. On the 1st floor are 2 cross windows (the left-hand one blocked) with drip course. Above is a 2-light mullioned attic window with hood. The east gable has a blocked transomed 1st floor window and an attic window with plain reveals. The rear (south) wall of the main house has a 2-light mullioned window with hood on the ground floor and a 6-light mullioned and transomed window on the 1st floor with hood and 2 blocked lights. The west wall of the rear wing has squared blocks to its lower part with rubble above. The doorway has plain reveals, with a reconstructed chamfered window surround with mullion. The south gable is watershot, as is the east wall, which has a former 5-light double-chamfered mullioned window with one mullion missing. Interior. The rear wing has a shouldered C18th fireplace with moulded mantel and segmental head. The main block has a large internal chimney stack in its east room, now with no fireplace. The moulded handrail and a newel are the only visible surviving parts of a broad C17th stair.

MONUMENT: Bailey Hall moated site, fishponds and chantry of St John the Baptist.
NATIONAL MONUMENT NO: 13423

PARISH: AIGHTON, BAILEY AND CHAIGLEY
DISTRICT: RIBBLE VALLEY
COUNTY: LANCASHIRE
NATIONAL GRID REFERENCE(S): SD67843731

DESCRIPTION OF THE MONUMENT

The monument at Bailey Hall is a well preserved dry moat surrounding a platform upon which is located the late 16th century Bailey Hall, an adjacent outbuilding, access road and garden, and the ruins of the Chantry of St John the Baptist. Two hollows to the W of the moated enclosure are interpreted as fishponds. Bailey Hall, the chapel ruins and an adjacent barn are all listed grade II. Bailey Hall was the manor house of the Cliderours in the 13th century.

The moat survives in almost perfect condition on the E and W sides but has been partly infilled on the S. On the N side there is a short length of moat surviving at the NE corner. A prominent outer bank exists along the E and NE sides with a gap in the centre of the E side. E of this gap is a low oval mound. A low inner bank exists at the NE corner of the island.

The ruins of the early 14th century chapel of St John the Baptist stand to the N of Bailey Hall. The N and E wall of this chapel survive to a max. height of 1.7m.

Bailey Hall, its outbuilding and connecting wall, the E end of the access road, and all fencing on the monument is excluded from the scheduling. The ground beneath all these features, however, is included.

ASSESSMENT OF IMPORTANCE

Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. In some cases the islands were used for horticulture. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains.

The moated site at Bailey Hall survives well, the earthworks being particularly evident. Also of particular note is the unusual survival of a chapel within the moated enclosure. Indeed this is the only moated site in Lancashire known to have contained a parochial chapel.

MAP EXTRACT


The site of the monument is shown on the attached map extract outlined in black and highlighted in red. It includes a 2 metre boundary around the archaeological features, considered to be essential for the monument's support and preservation.

MONUMENT INCLUDED IN THE SCHEDULE ON 20th May 1991

SIGNED BY: H Knottley

On behalf of The Secretary of State for the Environment.

This is a detailed topographical map of the Ballyhall Farm area in County Wick. The map features a grid system and a north arrow in the top left corner. The River Dea is a prominent feature, flowing through the landscape. Ballyhall Farm is highlighted in red. Other labeled features include Ballyhall Wood, Merrick's Wood, and several smaller woods and fields. The map also shows various roads, paths, and farm buildings. The area is characterized by a mix of open fields, wooded areas, and small settlements. The map is oriented with North at the top.

Number: 13423	County/UA: LANCASHIRE COUNTY	Local Authority: RIBBLE VALLEY DISTRICT (B)	Parish: AIGHTON, BAILEY AND CHAIGLEY CP
Notes:			
<p>Every effort has been made to ensure the accuracy of this map. It is supplied for indication purposes only and should always be read in conjunction with the Schedule entry. If you require clarification of the exact extent of the Scheduled area or further information, please contact English Heritage.</p>			
Map Centre NGR: SD6784537312			
Map Scale: 1:10000			
<p>Scheduled Monument</p> <p>Un-mapped Mapped</p>			
Print Date: 3 November 2010			
<p>© English Heritage Ordnance Survey mapping © Crown Copyright and database right 2008. All rights reserved. Ordnance Survey licence number 100019084. Historic Data Mapping © and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved) Licence numbers 000334 and TP0024. SaaZona Hydrospatial data (All rights reserved) Licence numbers 000334 and TP0024. English Heritage Licence number 1020065.006. Please note that any Listed Building is shown on this map. The information extracted is provided solely to indicate the location of the listed building(s) and does not attempt to indicate the curtilage or the full extent of the listing(s).</p>			
<p></p> <p>ENGLISH HERITAGE 1 Waterhouse Square, 135-142 Holborn, London EC1N 2ST Tel: 020 7973 3000 Fax: 020 7973 3001 www.english-heritage.org.uk</p>			

APPENDIX C

SHORT PHASED DESCRIPTION AND ASSESSMENT OF SIGNIFICANCE

Colin Briden
Historic Buildings Archaeologist

December 2011

Bailey Hall barn

Short phased description and assessment of significance

Colin Briden

Historic Buildings Archaeologist

December 2011

1. INTRODUCTION

This report presents a preliminary account of the development of the cruck barn and outbuildings at Bailey Hall, Hurst Green, Lancashire. The barn is a Grade II listed building. The report takes the form of a description of the fabric together with a coloured up plan to illustrate the various phases of its development; it ends with an assessment of significance.

The work is based on a detailed examination of the building which was carried out by the author, in the company of the architect, Susan Amaku of Woodhall Planning and Conservation, on 9th December 2011. All areas of the barn and its outbuildings were investigated. However no scientific dating or documentary research has been carried out; hence the dates for the phasing, which are based on similar, dated, examples elsewhere, must remain provisional. The dating of Phase V relies on information from the owner whose family witnessed much of the work being carried out.

Five major phases have been identified:

Phase I	early C16
Phase II	C18
Phase III	early C19
Phase IV	later C19
Phase V	mid C20 and early C21

It will be noted that the date of the barn lies between the date of the associated ruined Chantry of St John the Baptist, which is C14, and that of Bailey Hall itself, which is probably late C16 or very early C17. Evidently the barn formed part of a long-established manorial complex.

Bailey Hall barn was constructed with its long axis aligned north-south; the principal elevation faces east, towards Bailey Hall. The west wall of the building when originally constructed was built into the rising ground to the west although as it was timber-framed it would not then have acted as a retaining wall. Since the period in which the building was clad, and then extended, in masonry it has done so, however.

2. THE DEVELOPMENT OF THE BARN AND OUTBUILDINGS

2.1 *Phase I early C16*

The dating of this initial phase depends on the very close similarity in framing technique between Bailey Hall barn and New Hall barn (near Ardsley in S Yorkshire) which has recently been dated by dendrochronology to the winter of 1529-30.¹

As first constructed the barn was a five bay structure built wholly in timber frame. The north and south gable trusses have entirely disappeared in later rebuilding but there is sufficient information within the structure to confirm their former existence.

Four trusses survive within the barn: three of them are only slightly altered but the fourth has lost a number of its components. Three have been numbered on their south-facing sides, usually more than once and at critical joints, using a straight chisel: the numbering runs from south to north, which is also the sense in which the successive trusses were reared: the southernmost surviving truss is numbered II (confirming the evidence from the treatment of the purlins, described below, that there was formerly a timber-framed south gable end), and then III and IIII² thereafter. As yet no incised numbering has been seen on truss V.

Trusses II – IIII are all cruck trusses; truss V is a king-post truss which at first sight closely resembles the type as it was developed in the late C18 and early C19; usually with bolted or strapped joints between king-post and tie-beam. However the constructional details, described below, make it quite clear that truss V is coeval with the three cruck trusses, and that all form part of a single building campaign. The resulting barn was therefore of distinctive form and of unusually high status.

All three cruck trusses rise from stone pads, each of three or more courses of substantial gritstone blocks; these pads survive although damaged and concealed to some extent by the masonry of the succeeding phases. Between the pads runs the remains of the dwarf wall which supported the interrupted sill-beam to the wall-framing. All three trusses have been assembled to the same pattern although there is great superficial variation between them owing to the different forms of the cruck blades themselves and the varying heights of the ties. Each pair of blades has been sawn from a single tree (and the outer sides adzed back, although some bark has been retained here and there) but they vary from ogee, to two-centred arch, to a knuckled ogee, in profile. Pegged to the south sides in all cases are tie-beams, cruck spurs, collars, and collar yokes. The ties are carried in simple lap joints but the spurs, collars, and yokes are fixed with lap-dovetails. All three ties have been sawn out at some later date: however the sawn west end of the south tie extends a little further into the truss, to the point where the tie was of full scantling, clearly indicating their former

¹ New Hall barn is of course some distance away: but like Bailey Hall barn it is a large manorial agricultural building fully in the Pennine tradition of cruck construction and so may be directly comparable.

² That is, with the authentic Roman IIII, and not the more modern IV.

purpose.³ At the apex is a heavy ridge piece set diagonally between the upper ends of the blades and supported by the yoke.

Rather unusually the double side purlins are supported not on the backs of the cruck blades but on heavy principal rafters the feet of which are supported on the cruck spurs and the heads pegged to the backs of the cruck blades. This solution was clearly forced on the builders by the extreme profiles of the cruck trusses: the purpose of the principals is simply to ensure that all the purlins, further supported by wind-braces, lie along the planes of the roof pitches. To this end the profiles of the principals vary to suit. This is engineering in heavy timber of a high order. The trenched purlins, all of one bay-length, have been notched to fit over the principals in such a way as to resist longitudinal movement. The Phase I purlins of bays 1 & 5 retain notches at their south and north ends respectively – the sites of the missing timber-framed gable trusses I and VI.

On the east side of the barn there is some evidence for wall-framing. The upper section of a wall-post survives on that side of truss II, and it can be seen that both the spur and the tie beam are conventionally tenoned into it.⁴ The head of the post carries the only surviving section of wall-plate, along the head of the east wall: this retains numerous augered peg-holes to the mortise and tenon joints to the studs and braces of the wall-framing, all now lost. The common rafters have been renewed, and the upper surface of the wall-plate could not be seen, but by analogy it may carry mortises for bird-mouth joints to the Phase I rafters. No other *in situ* wall-framing was noted although it is possible that a re-set stud and mid-rail have been randomly incorporated into the masonry of the internal skin to the west wall of bay 4 where they appear as a timber cross. The soffit of the collar of truss II is mortised: each mortise has clearly been formed from a series of augered holes (their ends are radiused) and they may have held a light planked partition although the purpose of such a feature is obscure.

Truss V belongs to the box-frame tradition of carpentry: it retains a jowled east wall-post; a heavy mid-rail, for a first floor loft, supported by a brace up from the wall-post; a tie-beam; and a simple king-post truss with raked struts from the base of the king-post to the principal rafters at the point where they are crossed by the upper side-purlins. These purlins are of identical character to those elsewhere in the building and they are also notched close to the stone gable in which their north ends are now lodged: demonstrating that as at the south end the building terminated in a timber truss. The upper purlin on the east side is a replacement.

Truss V, defining the south end of the two storey-bay to the north, is of great interest. Firstly it is not, as might have been expected, a cruck truss. Secondly it is regularly pierced by augered sockets clearly designed to take light internal wattle-and-daub panels. The use of a closed truss of a different pattern in this part of the building is reminiscent of contemporary house construction, where a spere truss marks the line of the cross-passage at the low end of the hall. However the other signs of domestic accommodation, in particular smoke-blackened rafters, are absent; and in any case the barn is one bay longer than the conventional small C16 house of single-bay parlour,

³ It has been suggested by Adrian Dowd, Conservation Officer to Ribble Valley Borough Council, that these were open trusses without ties and restrained only by their collars: such was not the case.

⁴ It is possible that this post, encased in later masonry, survives full length and rests directly on the padstone as intended by the builders.

two-bay hall with cross-passage, and single-bay buttery and pantry. Although the possibility that the barn was first built as a house cannot be ruled out it is more likely that the carpenters – clearly a skilled and experienced team – were more used to building houses than barns. This may reflect the high status of the owners of Bailey Hall.

2.2 *Phase II* C18

The dating of this and the succeeding phase is not certain: but the massive character of the lintels to the various openings, and their tooling, support a pre-C19 date for Phase II.

Work began with the demolition of the framing of the north gable, of the east and west walls of bay 5, and of the west wall of bay 4. In bay 5 the purlins were either propped, which seems unlikely, or retained for re-use. The wattle-and-daub panels to truss V were also probably removed at this stage, rather than later. All these walls were then rebuilt in masonry. Dressed sandstone blocks were used for quoins and openings: with mass-walling of coursed rubble. On the east side the new wall enveloped the east wall-post to truss V but on the west side the post was simply removed: although the padstones remain. On both sides these are now at a higher level than the floor indicating that some excavation work has been carried out in the north bay. The cross-wall on the line of truss V, which appears to belong to this phase, was similarly constructed although partial demolition or collapse has removed a substantial part of it. The external openings in the north gable end – three doorways serving two sets of stalls and the feeding-alley between them – are massively constructed of heavy gritstone finished with strong diagonal tooling. In the east and west walls are two tiers of ventilation slits confirming that this bay possessed a loft as in Phase I; two further ventilation slits at lower level in the east wall, now blocked, must have been inserted when the floor level was adjusted downward. They do not line through with the earlier arrangement. Within the bay there are shallow rectangular blind openings, under timber lintels, for lamps and gear.

2.3 *Phase III* early C19

In Phase III the replacement of timber-framed walls with masonry walls continued: this time taking in the remainder of the west wall and the south gable. As before the material was coursed sandstone or gritstone rubble for the walls and freestone dressings. The straight joint between Phases II & III is marked by a slight dislocation around the west blade of truss III, visible on both sides of the wall. The treatment of the openings is similar but lacks some of the massivity of the earlier work: in particular the lintels, although they still bear heavy diagonal tooling, are margined. This feature encourages (though does not confirm) a date in the early C19.

As before the purlins of the end bay, bay 1, were retained. Reset pieces of oak cap the apex of the south gable inner skin (they may be re-used common rafters) and a spare wind-brace has been placed, upside down, to support the east capping-piece from the upper purlin.

2.4 *Phase IV mid/late C19*

In the later C19 an additional masonry structure, one bay long and two bays wide, was constructed against the south end of the barn: it housed a shippson, the timber manger for which still survives in the west bay, and a shed in the east bay. The south wall of this building collapsed in recent times and was rebuilt in 2011 (Phase V); hence only the cross-walls are original. To the south of the barn a three-bay cart-shed was built: the pitched roof has been replaced with a modern monopitch structure and the walls consequently have been lowered and much altered although the two piers survive.

2.5 *Phase V C20; C21*

In the mid C20 the east wall of the barn was closed up (it had previously been open⁵) in masonry and the building complex was considerably extended with new shippsons to the west and a calf-house to the north: all with timber stalls. The construction and materials were very similar to those of the two previous stone phases though considerably lighter in character: giving the new buildings, in spite of their comparatively modern date, a very traditional appearance. These structures survive virtually unaltered although they possess no features of any significance.

The construction of the east wall of the barn incorporated on the ground floor three horizontal sliding sash windows, all retrieved from older buildings. Bays 1, 2, & 4 received pedestrian boarded doors; and a wide, full height, cart opening, with paired boarded doors on strap hinges, was made to bay 3. There are high-level taking-in doors to bays 1, 2, & 4. Timber lofts, the principal joists of which are supported on tubular steel stanchions, survive in bays 1, 2 & 5.

In 2011 the south wall of the Phase IV south extension was rebuilt, in re-used materials, following a collapse.

⁵ Information from a local resident.

3. ASSESSMENT OF SIGNIFICANCE

The barn at Bailey Hall clearly possesses a degree of architectural and historic importance which is fully reflected in its listing at Grade II. Nevertheless it may be helpful to itemise some of the more important aspects of its significance. This list progresses from the general to the particular and is not in order of importance:

- The barn is one of a number of high-status Pennine cruck buildings built to support the agricultural work of small independent estates;
- The barn and its outbuildings form an integral part of a closely-knit group of traditional manorial structures which also includes a manor house and chapel; the manor itself is an ancient one and a significant area of the manorial site, which is defined by a mediaeval moat, is a Scheduled Ancient Monument;
- The barn in its earliest phase, which may be C16, was well engineered of sound oak cut and possibly grown for the purpose: much of the frame has survived in good condition, including three cruck trusses almost in their entirety, all of them numbered;
- Unusually the barn also possesses a closed truss in the box-frame tradition of timber-framing;
- There is convincing evidence for the form of the wall-framing and other lost components;
- Some of the major components of the surviving Phase I frame retain bark and sapwood and may therefore be suitable for scientific dating;
- Most of the padstones and some lengths of the dwarf walls to the sill beam have survived;
- The stone cladding of Phases II and III has been carried out to a good standard and includes massive stone surrounds, under heavily tooled lintels, to the major openings;

The following, although of some interest, are not regarded as being of special significance:

- The piers in the north side of the cart-shed to the south of the barn indicate its original purpose;
- The mid C20 work to the east elevation incorporates older material brought from elsewhere by a family known for its interest in salvaging items from other buildings;
- Although of lesser interest the C20 outbuildings adjoining the barn to the west and north are traditionally constructed: they are in keeping with both their surroundings and the fabric of the barn itself.

Phase I - early C16
 Phase II - probably C18
 Phase III - early C19
 Phase IV - mid/late C19
 Phase V - C20; C21
 Unknown

red
 blue
 green
 yellow
 brown
 grey



APPENDIX D

Correspondence from Richard Turner & Son

14th December 2012

Woodhall Planning & Conservation Ltd
Woodhall
Woodhall Lane
Leeds
LS28 5NY

Your ref:
Our ref: RT/SLP
Date: 14 December 2012
Reply to: **Sawley Office**

Dear Sirs

Re: Bailey Hall Barn, Hurst Green, Clitheroe
Mr John Holt, Grindlestones, Dutton

Further your request regarding the above property we find the following.

Located off the B6243 Clitheroe-Longridge Road, Bailey Hall Barn lies 800m to the south east along a single track farm lane, which is also the main access to two other properties and agricultural land.

The barn is set with its own grounds adjacent to other traditional buildings.

Potential uses of the barn include

- i) Agricultural Use - this is the existing use, which as although agricultural practices have not changed over the decades the machinery has got larger and legislation around animal housing and welfare has been implemented leaving barns like this redundant and no longer fit for purpose.
- ii) Office Use, whilst this is a possibility, modern offices require high specification, good access, ample of on site parking and good communication links.
The location of the barn with the 800m single track lane which already serves existing residential properties, poor access off the main highway, a rural location which has limited communication links and increased parking requirements all would detract from this end use.
We have enclosed, some local comparables for existing rural office developments to which are located adjacent to the main highway.
- iii) Commercial Use, again the access, parking requirements, reduced traffic flow and impact on existing rural office developments which are located adjacent to the main highway.
- iv) Residential Use - the access, parking requirements, reduced traffic flow and impact on existing properties already using the lane give this a more acceptable use.

Yours sincerely

Richard Turner
For RICHARD TURNER AND SON

Halls Arms Business Centre

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We have suites of various sizes, all of which are furnished, self contained and can be rented individually or in groups.

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- Whitewell Suite (4 persons) £400 per month

You rent the suites by means of a monthly licence with one month deposit and rental only payable - so you're committed only for as long as you need the space.

The following suites are currently unavailable, but could be vacant soon as they are licenced on a monthly basis - call us to be informed when we have availability:

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- Chatburn Suite (4 persons) £400 per month - LET
- Downham Suite (4 persons) £400 per month - LET

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Office to rent

£50 pw

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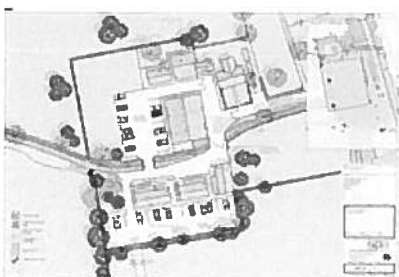
27 hectares



Commercial in Lancashire to rent

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POA



A unique opportunity to occupy a high specification and eco-friendly business centre situated in a rural location yet providing good communication links.

The development will be a mix of conversion and new build office buildings/suites in quality stone, brick and slate constructions combining energy efficient features to maximise low day to day running costs. The development will offer a range of office suites capable of amalgamation to cater for varying client requirements and specific occupation needs. Some of the development features will include:-High quality stone/brick/slate construction.Rural/creative environment.Energy efficient featuresAmple on-site car and cycle parking.Good transport and communication links together with amenities close by.Attractive landscaped environment in courtyard format.Recycled materials used where possible.Individual suites may be available subject to the nature and term of occupation. Flexible lease terms available.

Encore ID: SPP05371

Important notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

i) The description and photographs are for guidance only and are not a complete representation of the property. ii) Plans are not to scale, are for guidance only and do not form part of the contract. iii) Services and any appliances referred to have not been tested, and cannot be verified as being in working order. iv) No survey of any part of the property has been carried out by the Vendor/Lessor or Smiths Gore. v) Measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally

given, to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience, an approximate Imperial equivalent is also given. vi) Only those items referred to in the text of these particulars are included. vii) Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

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Per month POA



***** INCENTIVES AVAILABLE *****A unique opportunity to occupy fully refurbished office units in the heart of Dunsop Bridge. Full planning permission has been granted for conversion to self contained BI Office accommodation with units available to let from 409 sq ft (38 sq m) to 1991 sq ft (185 sq m). Flexible lease terms available. Rent on application.

Encore ID: SPP00830

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Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

i) The description and photographs are for guidance only and are not a complete representation of the property. ii) Plans are not to scale, are for guidance only and do not form part of the contract. iii) Services and any appliances referred to have not been tested, and cannot be verified as being in working order. iv) No survey of any part of the property has been carried out by the Vendor/Lessor or Smiths Gore. v) Measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience, an approximate Imperial equivalent is also given. vi) Only those items referred to in the text of these particulars are included. vii) Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.