

Greengore

Hurst Green, Lancashire



Heritage Statement

March 2016

JWRC
Chartered Building Surveyors & Historic Building Consultants
23 West Street
Morecambe
Lancashire LA3 1RB

01524 833371
07884 182034
enquiries@jwrc.co.uk



1.0 Introduction

1.1 Background

This report has been commissioned by Stanton Andrews Architects on behalf of the owners of Greengore, a former farmhouse and farm buildings near Hurst Green. It is intended to provide supporting information for applications for Planning Permission and Listed Building Consent to refurbish the main house and a former farm building to the north and to build a single-storey link connecting the two buildings.

1.2 The Buildings

Greengore is a house dating from around 1600. It is Listed Grade II* and its most distinctive feature is the five stone buttresses that overlap some of its deeply-chamfered mullioned windows.

The building to the north of the house, recently used as a holiday cottage and camping barn, is a former shippon dating from the 17th century and altered in the 19th century. It is separately Listed Grade II. In 2013 Planning Permission and Listed Building Consent were conditionally granted for conversion to a two-bedroomed dwelling (Reference 3/2013/0215 & 0216), but these consents have not been implemented.

1.3 The Survey and Report

This report is based on a survey carried out by Jonathan Ratter BA MA DipSurv IHBC MRICS on 20th July 2015, a further site visit on 22nd February 2016, and on limited historical research using readily-available sources. The drawings in Section 6 are annotated copies of survey drawings provided by Stanton Andrews Architects.

2.0 The Former Farmhouse

2.1 Historical Background

There are fourteenth century documentary references to 'Greengore', recorded in the Victoria County History for Lancashire, and some local guidebooks suggest that it was once a hunting lodge, although their sources are not given. Its location, close to Stonyhurst and its deer park, make this possible, although it has been assumed previously that such a use would have ended in the post-medieval period and that the present house was built as a farmhouse.

The architectural evidence suggests that the present house was constructed at the end of the sixteenth or beginning of the seventeenth centuries, with nothing surviving from an earlier period. Its layout is unusual, and it seems probable that it was purpose-built as a hunting lodge, probably by Sir Richard Shireburn (or Sherborn) or possibly by his son, also Richard Shireburn.

Sir Richard Shireburn (1522-94) greatly increased his family's wealth and embarked on rebuilding the medieval mansion at Stonyhurst in an ostentatious Elizabethan style around 1590. Sir Richard's career had been advanced by his connection with the Earls of Derby: he held many offices under the third and fourth Earls. Nicholas Cooper, in 'Houses of the Gentry 1480-1680' records that the fourth Earl of Derby built Bidston Hall in the Wirral as a hunting lodge shortly before his death in 1593 and states that:

'The date is suggested by the evident employment of the same masons as those working at Stoneyhurst between 1592 and 1597 for the Earl's friend (and frequent visitor to Knowsley), Sir Richard Shireburn.'

Work at Stoneyhurst was still progressing when Sir Richard died in 1594 and it seems plausible that rebuilding his own hunting lodge formed part of the works. His son Richard completed the building work around 1606 and died in 1628. The Shireburn family's prosperity declined with sequestration of their estates during the Civil War, and during the seventeenth century hunting lodges fell out of use, as ornamental parks replaced deer parks and fox hunting and game shooting became the preferred upper class sports.

The first edition of the six-inch Ordnance Survey map (Figure 2) was surveyed in 1844. It shows the large barn dated '1818' that lies approximately 50 metres to the south-east of the house and which is not included in the current application, and what is now the cottage and camping barn to the north. It shows the outline of the house extending further to the west than at present. However, architectural evidence, discussed below, makes it unlikely that the present house is the surviving wing of a larger building, and John Weld's undated drawing (Figure 1) shows a porch that was demolished later in the 19th century, but does not show any building to the west. It therefore seems likely that the building adjoining to the west of the house shown on the map was added at some time between the date of the drawing in the early 19th century and 1844, and demolished before the twenty-five inch Ordnance Survey map was surveyed in 1891-2 (Figure 3). The alterations to the the farm building that is now the camping barn and cottage date from the early / mid 19th century, and it is possible that a farm building was added to the west end of the house at around the same time.

John Weld was a local landowner and antiquarian and his drawings are usually detailed and accu-

rate. They date from circa 1815 onwards and this one was copied in the Lancashire Record Office about 30 years ago. It does not now seem to be listed in their catalogue. It shows the house before the later nineteenth century restoration, with a middle buttress on the south side where the main entrance is now, and a porch. The chimney shown at the east end is above the attic window is set back from the face of a wall, suggesting that it was not part of the original build. The first edition of the twenty-five inch Ordnance Survey map, surveyed in 1891-2 (Figure 3) shows the house and its setting almost as it remains today.

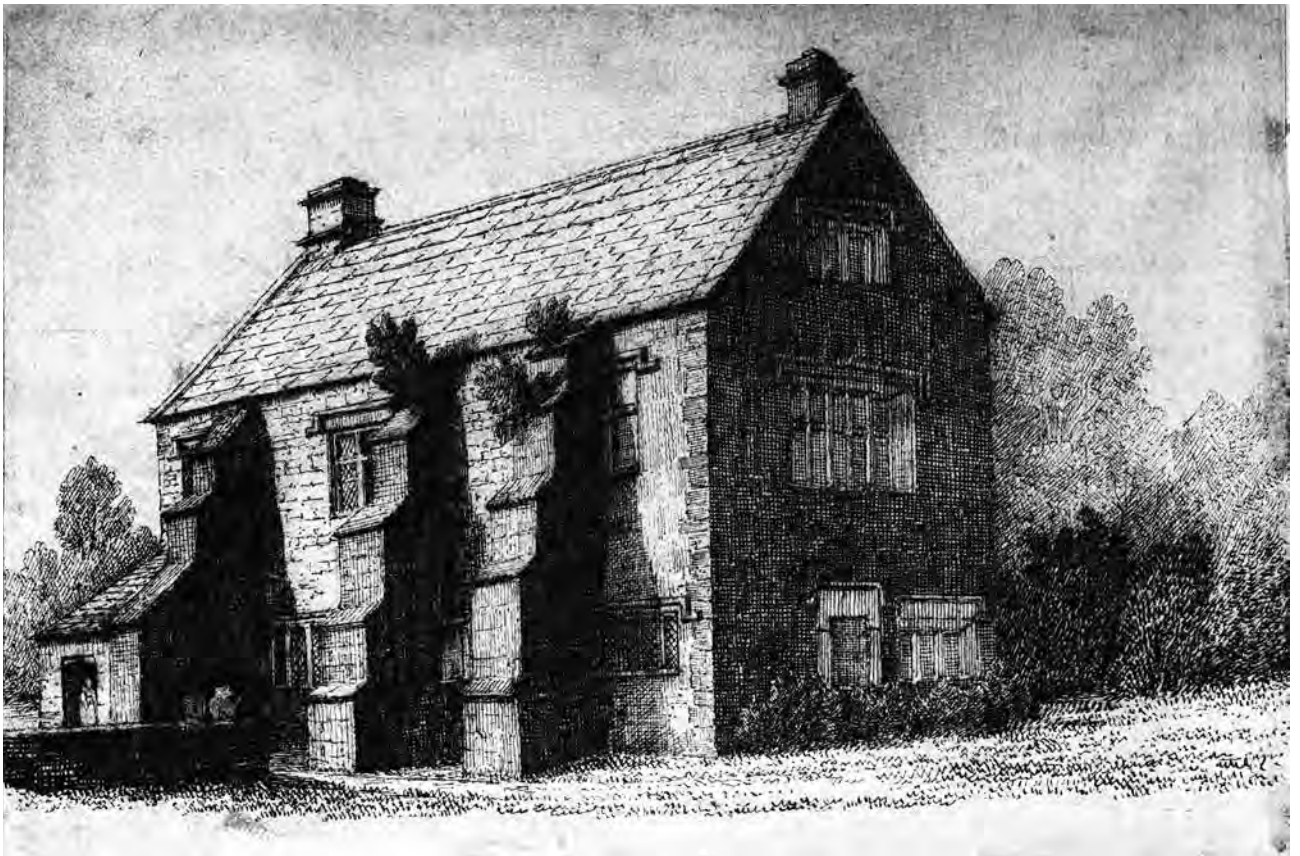


Figure 1. John Weld's drawing of Greengore. It is undated but probably dates from before circa 1840.



Figure 2. An extract from the first edition of the Six Inch Ordnance Survey map, surveyed in 1844.

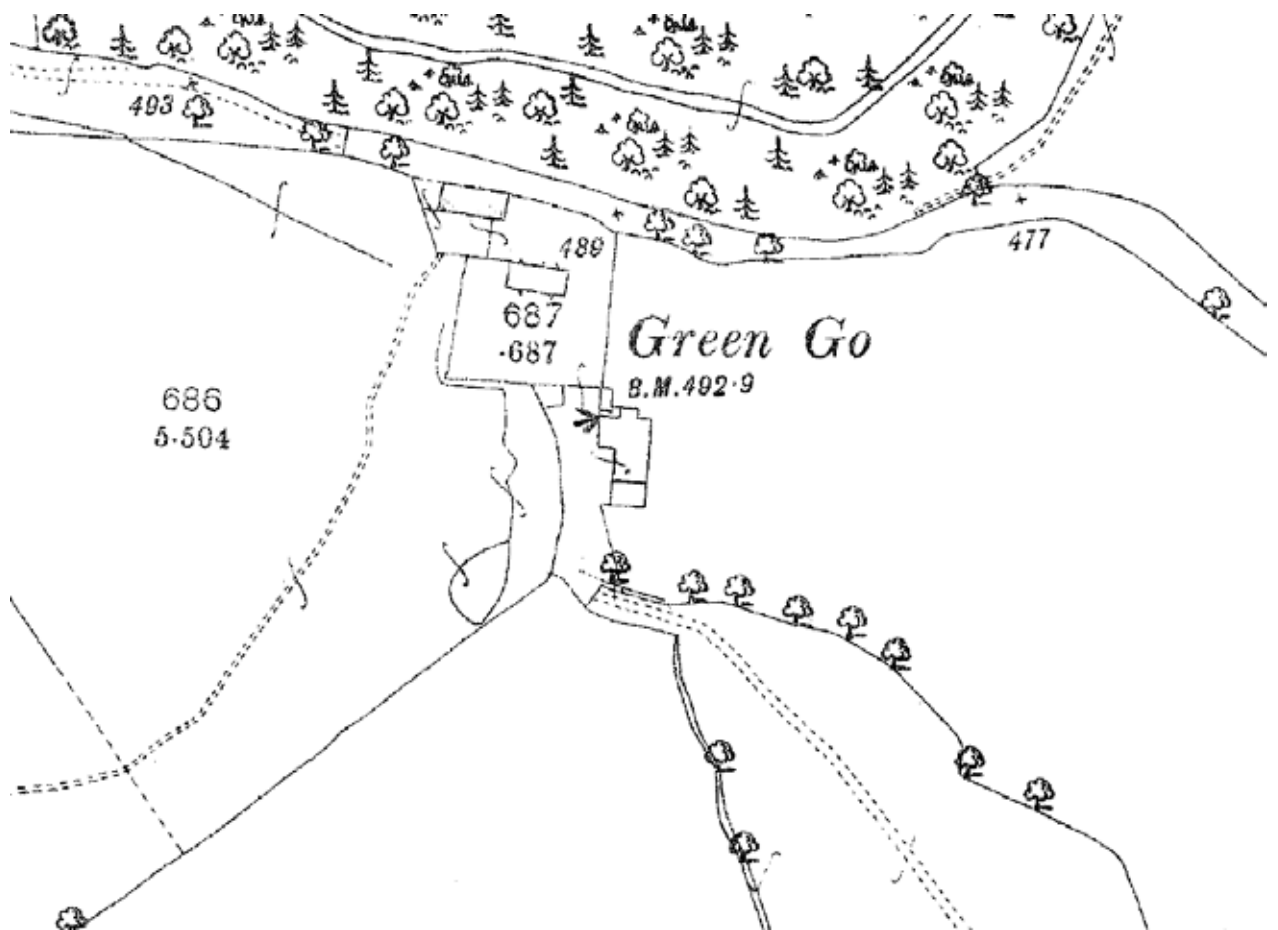


Figure 3. An extract from the first edition of the Twenty-Five Inch Ordnance Survey map, surveyed in 1891-2.

2.2 The Original Building of circa 1600

The double-chamfered mullioned windows with hood moulds and the deeply-chamfered ceiling beams suggest a date of around 1600 for the original building. Its high status and compact plan would normally indicate that it is the surviving wing of a larger house, perhaps a cross-wing to a hall that has been demolished. There are several examples of this in Lancashire, but the explanation is unlikely here as the two side walls and one gable wall have original windows. The fourth wall is the west gable, which is now blank with a cement render. Quoins at the south-west corner suggest that the building did not originally extend further west.

The building has a number of unusual features. In the living room there is a ceiling beam in front of the fireplace that is chamfered on the side facing the room but only has a short section on the side facing the gable, close to the southern wall, that is chamfered, with stops at both ends. The remainder of the beam has a row of mortice holes for staves on its underside. This suggests that there was originally a large timber wattle and daub and plaster firehood at this end of the room, with a lower bressumer beam that is now missing and a short side wall or spere that is also now missing. This side wall would have formed a lobby inside the main door (now blocked) in the south wall and the firehood would have provided a large hearth area for cooking.

The upper storey has mullioned and transomed windows on the south and east sides giving good views of the surrounding countryside, and ceilings that are particularly high. It was heated by a fireplace in the north wall, now removed. This is consistent with it originally having a large room for entertaining hunting parties rather than being the upper storey of a house.

The narrow blocked doorway in the east gable wall is puzzling. It appears to be original as it shares a hood mould with the adjoining window and has a very shallow Tudor arch. It is possible that it lead to a staircase giving direct access to the upper storey, but it is difficult to see if there is any other evidence for this as the ceiling in the sitting room at this end of the house has been lowered. There is some variation in the stonework of the gable wall, and it is possible that some rebuilding has taken place here.

The deeply-chamfered first floor ceiling beams appear to be original - some of the stone corbels supporting them are exposed. The window in the east gable and the headroom above the first floor ceiling suggest that there was originally an attic. The roof structure is unusual. There are separate tie beams above the ceiling beams, with king posts rising off curved collars. These collars have mortice slots cut in their sides at regular intervals, passing right through the timber. These would be for ceiling joists supporting a curved plaster ceiling, but the beams supporting a flat ceiling below and the attic window mean that it is unlikely that there was ever a curved ceiling here. The most likely explanation is that the trusses (or possibly just the collars) are re-used from a high status building, and the most likely source is Stonyhurst, where the old mansion was being rebuilt at the end of the 16th century.

2.4 Seventeenth and Eighteenth Century Alterations

The present fireplace and bread oven are built against the wall, rather than being set into it, confirming that they are an addition, probably dating from later in the 17th century. The doorway in the north wall, also now blocked, appears to be a later 17th century insertion. It seems likely that these changes were made when the building was converted from a hunting lodge into a farmhouse, with a door opening directly into the main living room replacing or supplementing the earlier end-lobby-entry plan, and a smaller fireplace and oven replacing the large inglenook area below the firehood.

The buttresses appear to have been added at some time before the 19th century - they are shown on John Weld's drawing and included a central buttress against the south wall where the present doorway is. It is not clear why they were needed, as the external walls are not noticeably distorted.

2.5 Nineteenth Century Remodelling and Twentieth Century Repair

The stonework to the southern external doorway has tooling that confirms its mid / late 19th century date. The northern external doorway is cut into an original mullioned window and must also date from this period. The interior, including the staircase and the 4-panelled doors, seems to have been almost entirely rebuilt. The thinness and solidity of the internal walls on the ground floor suggests that they are brick, and all the first-floor walls are timber studwork with lath and plaster or plasterboard.

We understand that the house was extensively repaired in 1979. This work seems to have included re-roofing (including replacement of the rafters), underpinning and possible partial rebuilding of the west gable wall and rendering it with cement, the installation of concrete floors in most of the ground-floor rooms, re-plastering over a waterproof render, removal of a chimney and flues at the east end, renewal of all external joinery, and some changes to the first-floor layout.

3.0 The Former Shippon

3.1 The Seventeenth Century Building

The former shippon has a 17th century origin, but later alterations make it difficult to date precisely. It is Listed Grade II in its own right, rather than simply as a curtilage structure, but it is of borderline listability.

The most significant surviving feature is the roof structure, with substantial oak king-post trusses and side purlins. The uniformity of this carpentry and the lack of straight joints in the external stonework suggest that the main structure is of a single period. The roof appears to be 17th century, but it is possible to date the mullioned window in the south wall more precisely (assuming that it has not been re-used from elsewhere) as it is characteristic of the late 17th century. Unlike the windows of the house, which are deeply set, have double chamfers and support both the inner and outer leaves of stonework above them, it is set into the outer leaf of the wall and has a shallow rebate instead of a chamfer.

The breather slits in the north wall confirm an original agricultural use, and the two masonry cross-walls only extend up to the underside of the first floor, suggesting that there were originally haylofts.

3.2 Early-to-Mid Nineteenth Century Alterations

The building appears to have been substantially altered in the first half of the 19th century. The three doorways in the south wall and the former pitching opening under the eaves all have stone surrounds with tooling typical of the period. There is now little evidence of the original openings.

3.3 Late Twentieth Century Conversion

The former shippon was converted into a holiday cottage and camping barn in the later 20th century. It was re-roofed with an artificial slate and new rafters and mostly re-pointed with cement. Some new openings were created. The internal changes were extensive and included new concrete floors and new concrete blockwork dividing walls. Two boskins were re-fixed in the camping barn to give some evidence of its former use and the oak purlins and king-post roof trusses were retained. The shouldered stone fireplace in the kitchen is of a type common from the end of the 17th century onwards, but its stonework has been reconstructed and it has probably been brought in from elsewhere. An open-sided shed with a profiled steel sheet roof was added against the east gable and detracts from the traditional appearance of the buildings.

3.4 The Building Today

The camping barn and cottage are unoccupied at present and the western end of the building in particular has suffered from severe penetrating damp through the rubble walls and around window openings over the winter of 2015/16. As a tourism business it was not entirely viable in a competitive local market, and the previous owners obtained consent to convert it into a 2-bedroomed dwelling. The current owners could carry out the conversion and sell the house. This might secure the building for the future, but would have a significant impact on the setting of both Listed buildings, as the curtilage would be split between two families and additional car parking would be needed next to the buildings.

4.0 The Buildings and their Setting

4.1 Views of the House and the Cottage / Camping Barn

The height of the upper storey means that the house is unusually tall for its width. The principal facade is on the south side, now facing the garden, with the east gable also having a prominent mullioned and transomed window on the first floor giving views of the countryside below. Although in an elevated position, the land continues to rise to the west of the house.

The south front can be seen from the private garden and from the private track that leads to the barn to the south-east. The area to the west of the house that would become the site of the extension is largely hidden when seen from this direction (Photograph 9), but when seen at close quarters from within the garden (Photograph 13) a timber shed and non-native *leylandii* detract somewhat from the historic character of the building. In more distant views from the field to the south (Photograph 8) the site of the extension is hidden by trees.

The north elevation has always been subsidiary. It lacks the prominent first-floor windows that there are on the south and east sides, and both the original and 19th century front doors are on the other side of the building. It faces an uneven area of concrete and setts used for car parking that extends in front of the cottage and camping barn as cobbles patched with concrete and compacted chippings.

When approaching the site from the east along the driveway (Photograph 1) the three buttresses on the north side are prominent, with a backdrop of rising pastureland beyond the site boundary. To the right the gable of the cottage is visible as a subsidiary building with a glazed door and a chimney that give it a domestic character. The light-coloured profiled steel roof to the lean-to against the gable detracts from its historic character.

Part of the driveway shown in Photograph 1 is shared by a public footpath, which continues behind the cottage and camping barn. Photographs 1 to 3 show a sequence of views taken when walking along the path. There is a view of the rear elevation of the house through an opening in the boundary wall, but beyond that the boundary wall and the hedge behind, and the rear wall of the cottage and camping barn, limit public views of the site. When walking from west to east (Photograph 4) the building blocks all views into the site.

The west gable wall of the house is entirely blank and is covered by a drab grey cement render. As well as a timber shed, the area that to be occupied by the extension includes a concrete blockwork structure that contains an outside toilet, a concrete coal bunker, a green plastic oil tank, and two panels of brown larch-lap fencing (Photographs 5 & 6). These all detract from the historic character of the setting of both buildings.

5.0 Summary of Significance

Greengore is of considerable historic interest because of its likely connection with Sir Richard Shireburn of Stonyhurst and the probability that it was purpose-built as a hunting lodge before being converted into a farmhouse in the 17th century. Further documentary research would be needed to confirm this. Only the external stonework, ceiling beams and roof trusses survive from the original building that probably dated from shortly before 1600.

The prominent external buttresses that cut across mullioned windows are an unusual and probably unique addition, possibly dating from the 18th century. All the internal walls and the staircase date from the late 19th century and were further altered in the late 20th century.

The former shippon is of considerably less interest. It probably dates from the later 17th century but was altered in the early 19th century and converted to a holiday cottage and camping barn in the later 20th century.

The south side of the building has always been the principal elevation, with mullioned and transomed windows on the first floor and both the original and the later 19th century front doors. The east gable wall is also prominent when approaching the building. In contrast, the west gable wall is completely blank, covered with cement render, and faces rising ground with a shed and concrete blockwork outbuilding.

6.0 The Impact of the Proposed Works

6.1 Alterations to the Existing Buildings

The proposed alterations to the house would have a minimal effect on its historic fabric. The present layout dates from the late 19th and late 20th century re-modelling and the internal walls are mostly brick, with plaster and studwork on the first floor. Some cut across existing window openings. Minor changes to the existing kitchen and north hallway areas are proposed on the ground floor, but the layout of the stair hall, living room and snug will be maintained. On the first floor the landing will remain unchanged but the removal of partition walls at the west and east ends will improve the proportions of the rooms, and at the east end will remove the division from the mullioned and transomed window.

The proposed doorway opening into the glazed link is in the gable wall of the house, that is now blank and covered by a cement render. It was underpinned and probably partly rebuilt as part of later 20th century renovation works and the creation of the opening will involve no loss of historic fabric.

The former shippon is of lesser significance because it dates from later in the 17th century, was altered in the 19th century, and particularly because conversion to a camping barn and holiday cottage involved external and internal alterations. The proposed works will involve no alterations to the external openings and the internal changes will affect only the later 20th century fabric.

6.2 The Proposed Extension - Design Principles

The design approach advocated by the Society for the Protection of Ancient Buildings and generally accepted by Historic England for buildings that are of special interest because of the age and historic integrity of their fabric is that extensions should be:

- Respectful of the existing building or buildings while being recognisably a 21st century addition.
- Of good-quality design and materials but not simply a copy of the original or a watered-down 'vernacular' style.
- An addition that makes the existing building more viable for continued use, and by providing purpose-built spaces avoids more harmful alterations.

6.2 The Proposed Extension - Analysis

Form

The extension would be a single storey and have a pitched roof with gables. The ridge and eaves would be at a lower level than those of the cottage and camping barn and it would clearly be subsidiary to both existing buildings as well as echoing their simple roof form and pitch.

Alignment

The extension would be aligned with the east gable of the cottage and the south wall of the house, with its ridge at right angles to both buildings, giving a clear and simple relationship between all three structures.

Glazed Links

Glass links to a new doorway in the gable of the house and to an existing doorway in the camping barn allow the buildings to remain visually separate while providing internal circulation routes. Glazed extensions to stone buildings have to be designed carefully, because reflections or internal illumination at night can make them prominent in the landscape. However, here the links are small and set back from the principal elevation on the south side and from the publicly visible east elevation on the north side. They will be seen through gaps between masonry walls.

Materials

The use of natural sandstone, and slates to match the existing, will help to create a visual link with the existing. The ostentatious use of large mullioned and transomed windows on the first floor of the original building, originally with leaded glazing, was a display of the wealth of the Shireburns, and so modern glazing that links the indoor spaces with the outdoor ones is appropriate.

Detailing

The buttress-like stone pillars echo the most unusual feature of Greengore while not being an exact copy. The proportions of the north gable chimney also echo the existing chimneys.

Impact on Setting - from South

An elevation drawing is somewhat misleading, as the gable of the extension will normally be seen obliquely, with the glazed doors and wall set back behind the stone pillars and open gable and the glazed link hidden from view. The low eaves height and separation from the gable of the house mean that it will not be prominent, and in more distant view will be hidden by trees. It replaces an existing timber shed and leylandii and is arguably an improvement.

Impact on Setting - from the North and East

The low eaves, projecting stone screen wall, the vertical window proportions that are similar to mullioned windows, the gable chimney, and the separation from the cottage, are low-key design elements that help to unify the buildings while remaining distinctly modern. The removal of the lean-to against the gable wall of the cottage, with its incongruous steel sheet roof, will also be an improvement.

Impact on Setting - from the West

A private courtyard would be created to the west of the extension, while maintaining the facade of the camping barn and cottage unaltered. Rising ground and the existing barn mean that it will not be seen from the public footpath. Although it will be generously glazed to link the indoor and outdoor spaces, the glazing is set back behind stone pillars and the roof glazing is broken up by using separate conservation rooflights divided into vertically-proportioned panes.

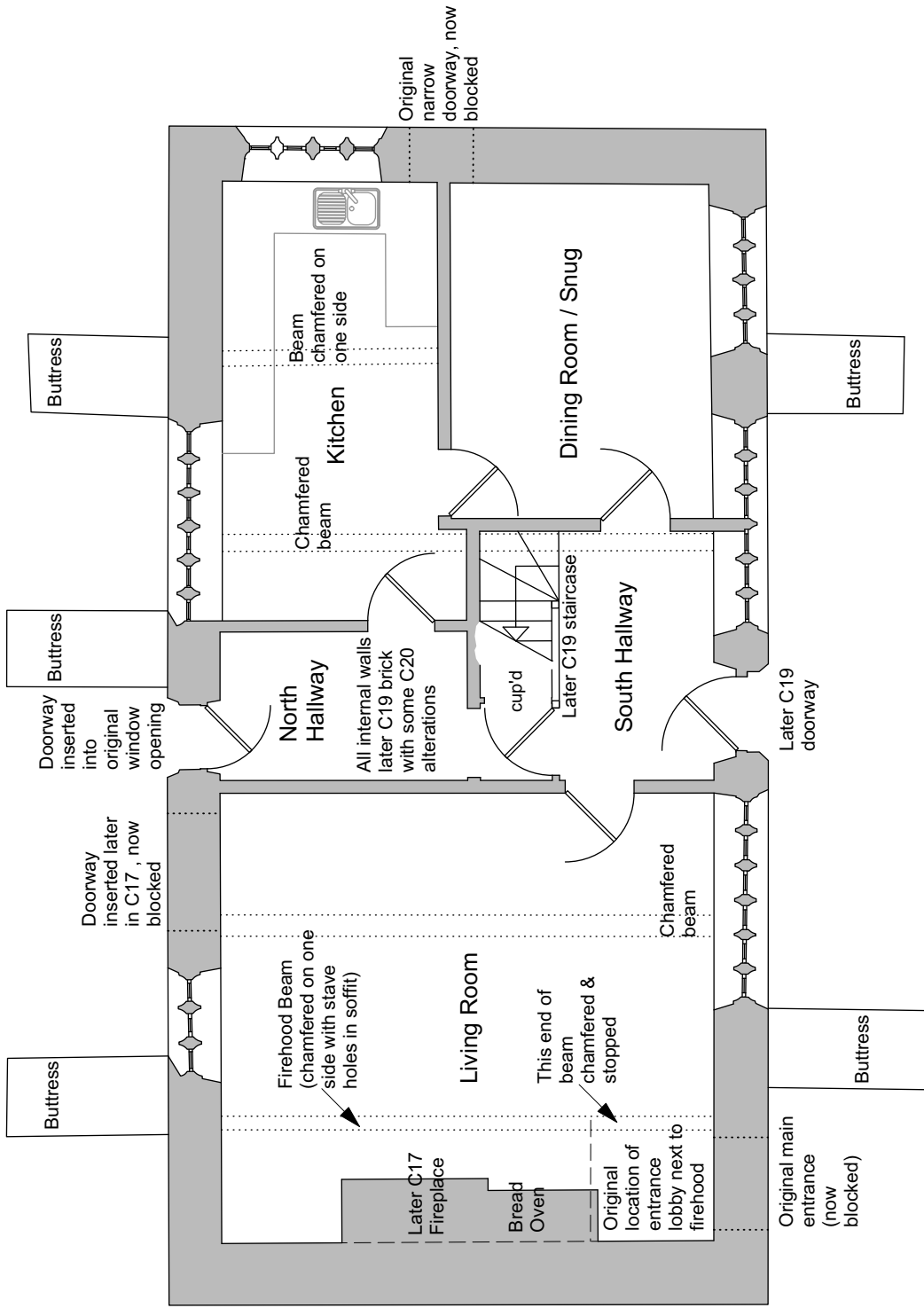
7.0 Conclusions

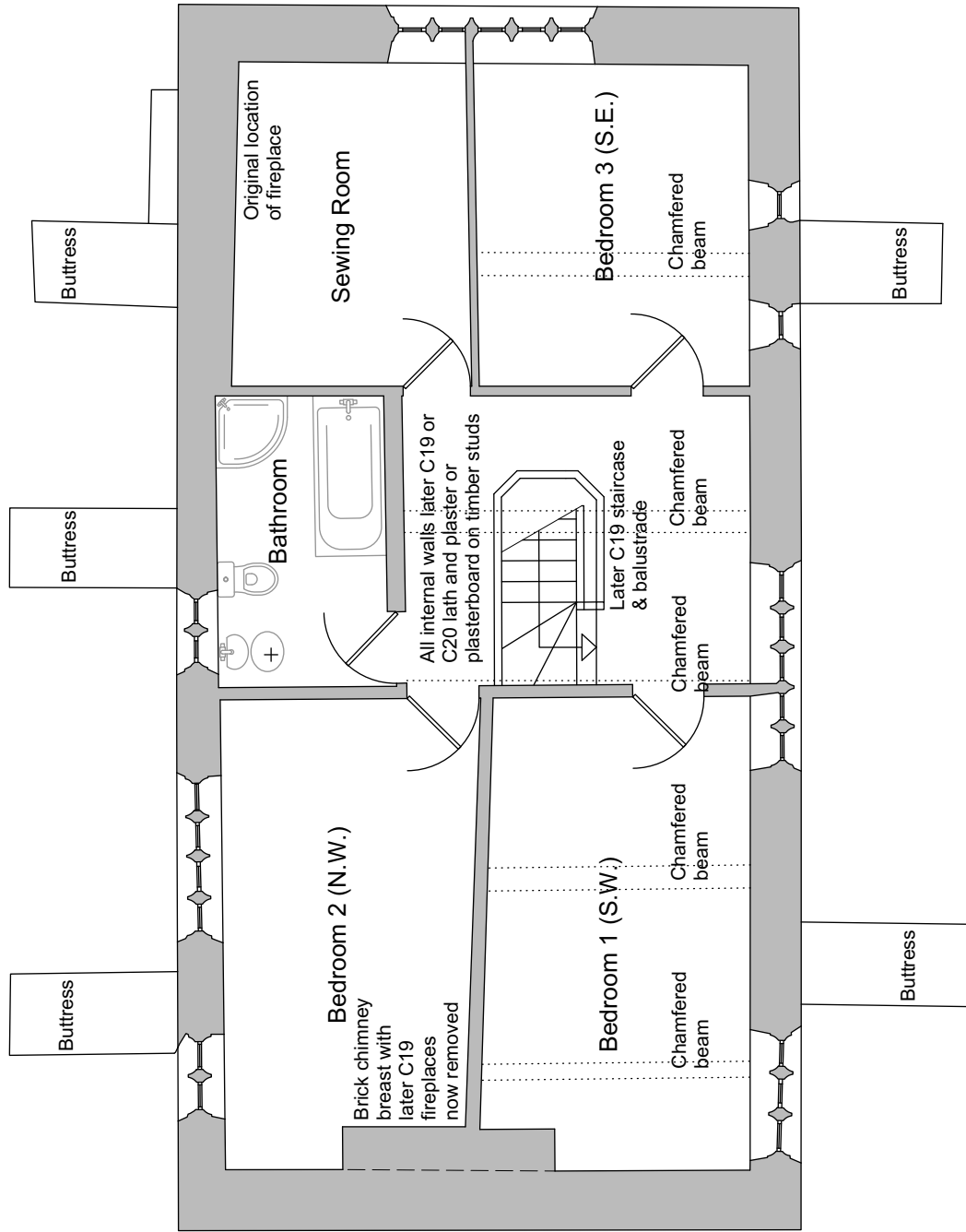
Greengore needs significant repairs and upgrading if it is to remain as a family home. The cottage and camping barn are currently disused and suffering from severe damp, and implementing the existing consent for conversion to a separate 2-bedroomed house would affect the setting of the II* Listed building by splitting the curtilage.

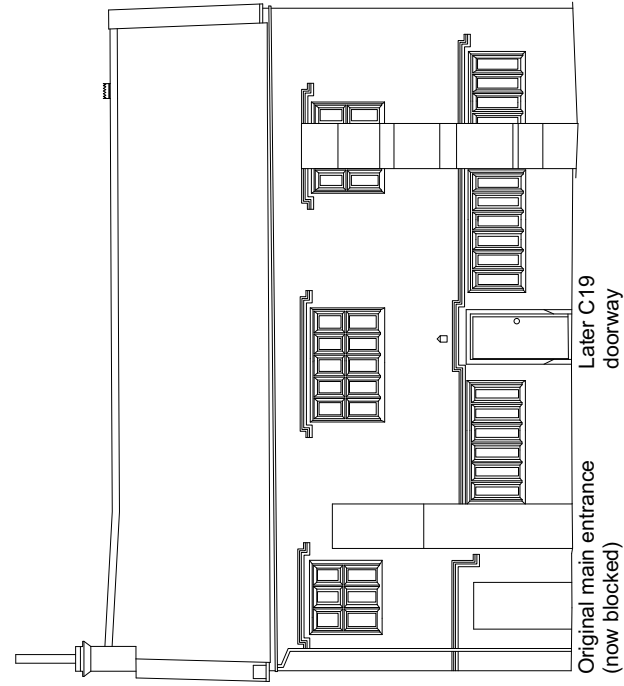
The house is of interest mainly for its historic associations as a probable hunting lodge built by the Shireburns of Stoneyhurst and for its surviving late 16th century external walls, mullioned windows, beams and roof trusses, and for unusual added stone buttresses. Its internal walls and existing layout are the result of late 19th and 20th century alterations and of limited interest. The cottage and camping barn are of considerably less interest because of their later date and extensive external and internal alterations.

The proposal is a well-considered solution that provides the additional facilities and accommodation needed for a modern house, brings the former camping barn and cottage back into use, and provides a high-quality addition to the site that is respectful of the existing buildings and their setting yet clearly a good 21st century design.

8.0 Drawings



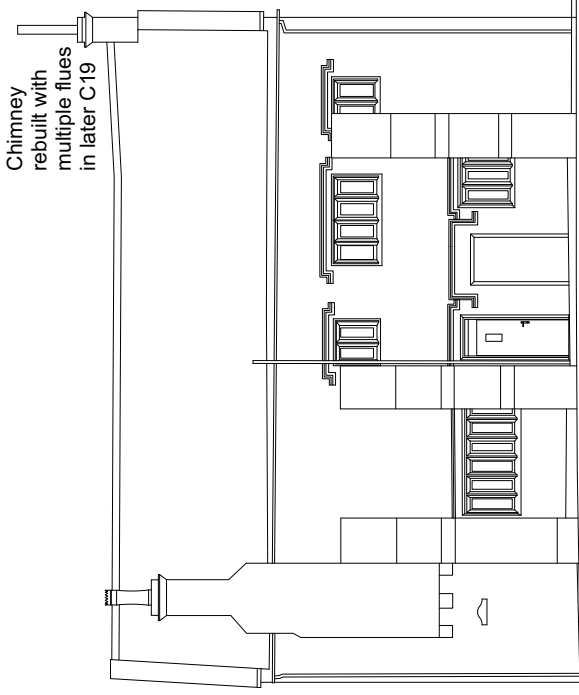




Original main entrance
(now blocked)

Later C19
doorway

South

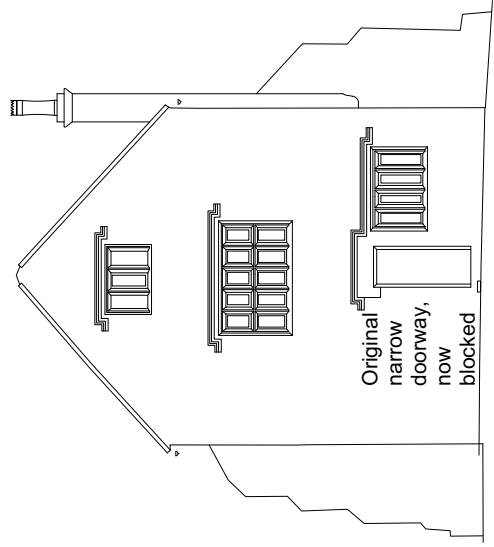


Chimney
rebuilt with
multiple flues
in later C19

Doorway
inserted
into
original
window
opening

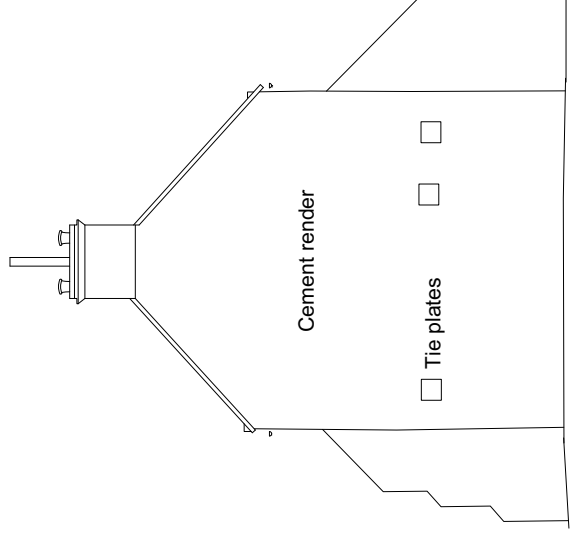
Doorway
inserted later
in C17, now
blocked

North



Original
narrow
doorway,
now
blocked

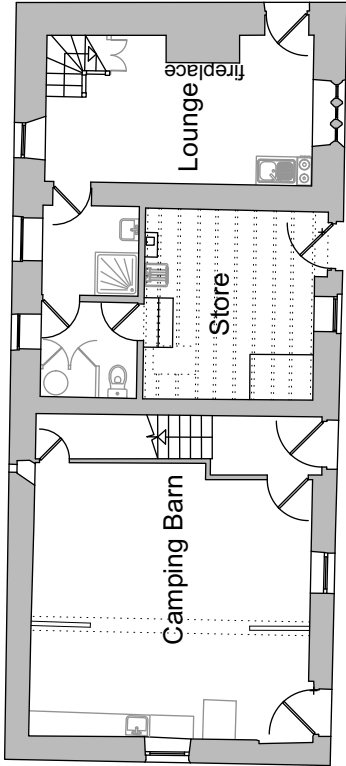
East



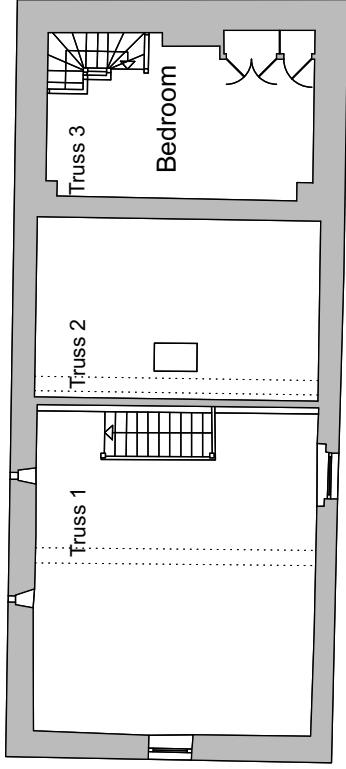
Cement render

Tie plates

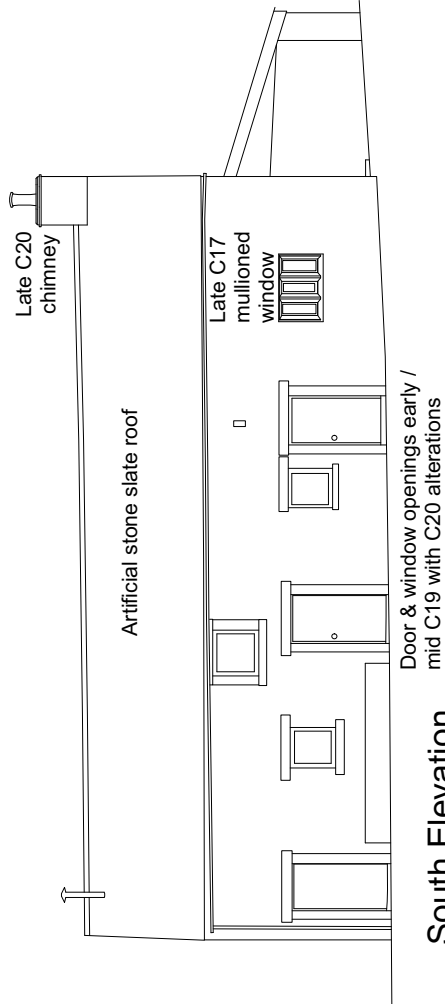
West



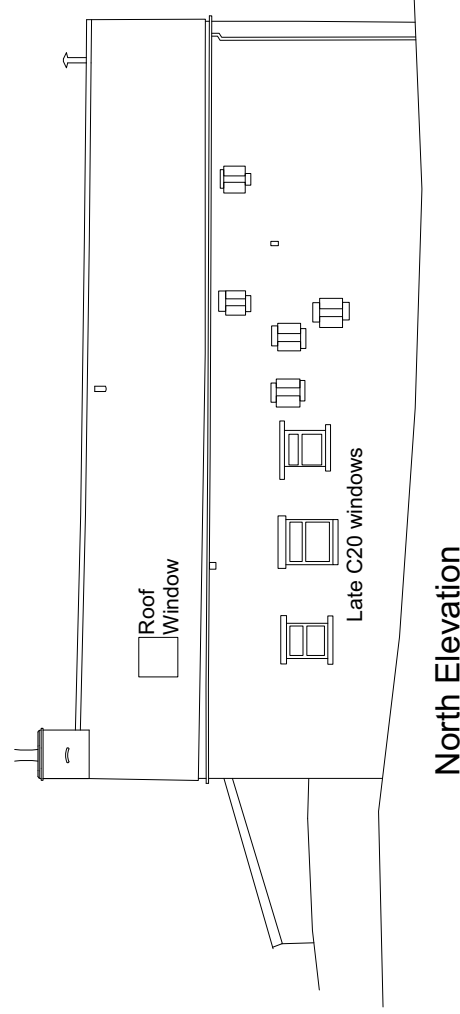
Ground Floor Plan



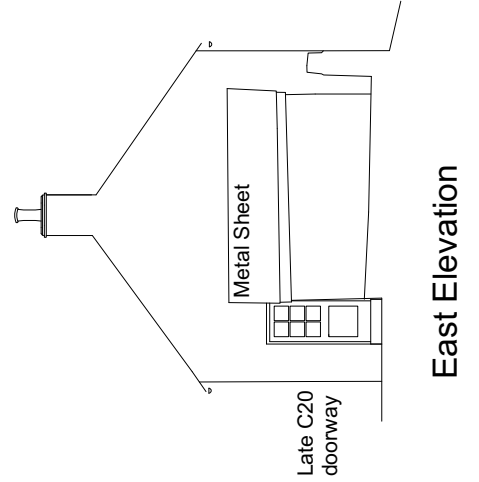
First Floor Plan



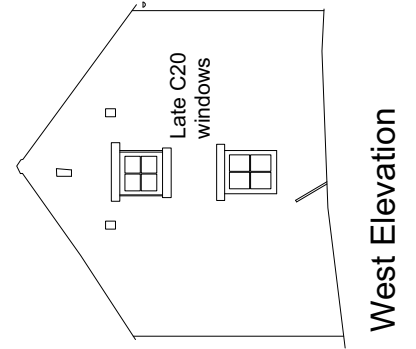
South Elevation



North Elevation



East Elevation



West Elevation

9.0 Photographs

Photograph 1. The view of the house and the cottage / camping barn from the access track.



Photograph 2. The north side of the house viewed from the track. The proposed extension would be between the two buildings.



Photograph 3. The track continues as a public footpath. The wall and hedge at the left would largely hide the extension from view.



Photograph 4. Looking along the footpath towards the east, with the camping barn and cottage at the left.



Photograph 5. The view of the west side of the house from the adjoining field, which is also owned by the applicants and has no public access.



Photograph 6. A closer view of the site of the proposed extension.



Photograph 7. The south side of the camping barn and cottage, viewed from the adjoining field.



Photograph 8. Greengore viewed from the field. The extension would be hidden behind trees.



Photograph 9. The south elevation viewed from the private access track.



Photograph 10. The blocked original doorway at the left-hand end of the facade. The quoins at this corner do not support the suggestion that the building originally extended further to the west.



Photograph 11. Tooling on the stone surround to the front door confirms that it is a mid / late 19th century alteration.



Photograph 12. The east gable. The blocked ground-floor doorway is particularly narrow and has a blank wall to its left. The attic was lit by a 3-light window.



Photograph 13. The site of the proposed extension.



Photograph 14. The north side of the house. The west gable wall was underpinned and rendered with cement about 35 years ago.



Photograph 15. The north side of the house. The corbelled chimney served a first floor fireplace that is now covered and may have been removed. There are fewer first floor windows on this side of the house and they lack transoms.



Photograph 16. The blocked doorway probably dates from later in the 17th century. Its hood mould is moulded and it seems to have been inserted between two existing windows.



Photograph 17. Traces of a thin lime coating are visible on a few of the stones. Originally the rubble stonework would have been covered by a thin coating of lime roughcast and limewash.



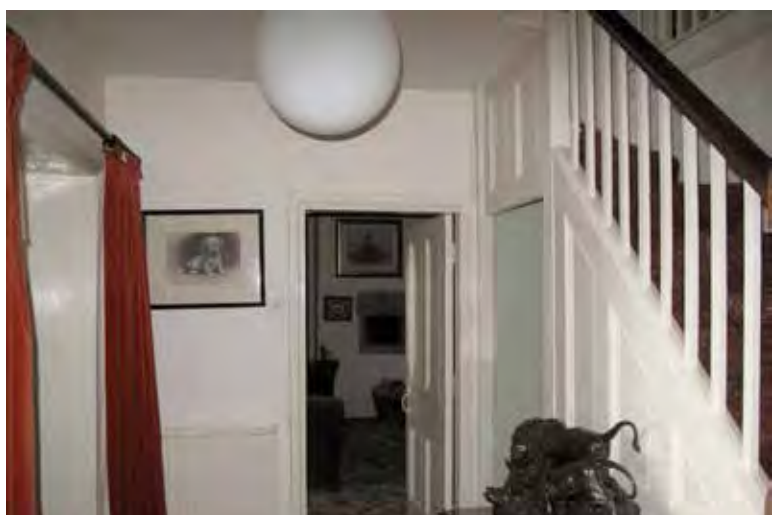
Photograph 18. The kitchen.



Photograph 19. The snug. The internal walls and doors date from the later 19th century.



Photograph 20. The staircase hall. This also dates from the later 19th century.



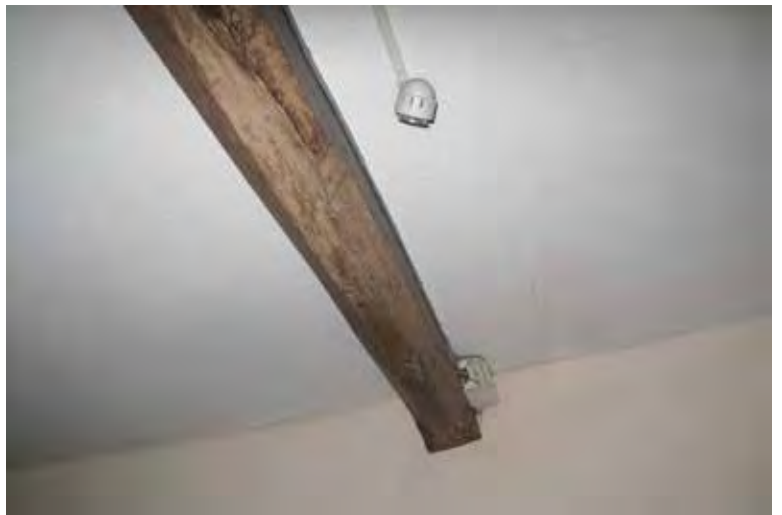
Photograph 21. The living room. The fireplace and bread oven are built against an earlier gable wall and probably date from the later 17th century.



Photograph 22. The bressumer beam in front of the fireplace shows clear evidence that it was once part of a timber firehood: it has mortice holes for wattle staves and is only chamfered on one side.



Photograph 23. At the southern end of the beam there is a chamfer with stops at both ends facing the gable wall. This is evidence that there was originally an entrance lobby here.



Photograph 24. The first floor staircase balustrade is part of the later 19th century alterations.



Photograph 25. The first floor landing. The deeply-chamfered ceiling beam is original but there is a separate tie beam to the truss in the loft above.



Photograph 26. The south-western bedroom. The chimney breast dates from the later 19th century alterations but the fireplace opening has now been bricked up.



Photograph 27. The roof trusses are of an unusual design with mortices in the sides of the curved collars.



Photograph 28. The purlins show evidence of re-use. The softwood rafters date from the re-roofing circa 1980.



Photograph 29. The top of the east gable has been rebuilt in brick. The outline of two flues visible on the wall below suggests that a chimney was removed when the house was re-roofed.



Photograph 30. The chimney breast against the west gable is brick and dates from the later 19th century.



Photograph 31. The south side of the former shippon.



Photograph 32. The mullioned window to the shippon is a later 17th century type with a shallow outer chamfer.



Photograph 33. The south side of the former shippon. The stone surrounds to the doorways and some of the windows have tooling typical of the early / mid 19th century.



Photograph 34. The windows in the west gable wall appear to have been inserted as part of the conversion to a camping barn.



Photograph 35. The north side of the former shippon. Some lime mortar pointing and some of the original breather holes remain.



Photograph 36. The north side of the former shippon. The window openings appear to have been inserted when this end of the building was converted into a holiday cottage.



Photograph 37. The ground floor of the camping barn. A boskin has been retained to show its former use as a shippon.



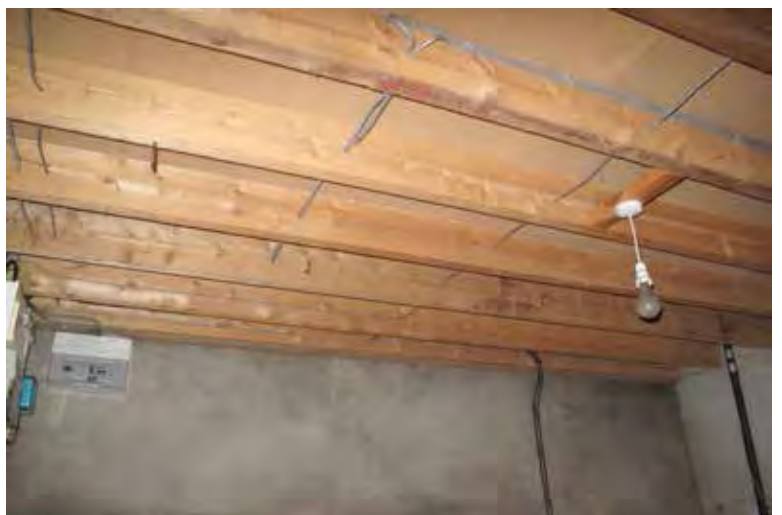
Photograph 38. The first floor of the camping barn.



Photograph 39. The first floor of the camping barn.



Photograph 40. The first floor in the central store is a later 20th century insertion.



Photograph 41. The kitchen in the holiday cottage. The fireplace appears to have been brought in from elsewhere as part of the conversion works.



Photograph 42. The eastern roof truss, now visible in the cottage bedroom, retains wattle and daub infill.



Photograph 43. The middle roof truss, visible in a first floor storage loft.

