

Buildings at Causeway Farm  
Longsight Road, Balderstone, Lancashire:  
Historic Buildings Record



September 2016

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OASIS project ID: stephenh1-263215

*This report is formatted to allow printing on both sides of the paper  
and may contain blank pages*

# Buildings at Causeway Farm Longsight Road, Balderstone, Lancashire: Historic Buildings Record

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### Selected photographs

## SUMMARY

A barn and outbuilding were recorded at Causeway Farm, Balderstone (NGR: SD 64445 31553), before conversion, for the owner. The earliest part of the barn is a three-bay structure likely to have been a combination barn of the late eighteenth or early nineteenth century, and although this had been extended by the 1890s, further additions were made between 1892 and 1910 by the construction of two shippens in an L-shaped arrangement, to provide a higher standard of animal housing for 22 head of cattle. A detached three-bay outbuilding was also built during this later period.

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## **LIST OF PHOTOGRAPHS IN THIS REPORT**

Many of the photographs taken during the recording are reproduced at the end of this report, but for a full set of photographs it would be necessary to consult the project archive (see Appendix 2).

<b>Photo</b>	<b>Subject</b>
1	General view of the buildings, from the south-west
2	Barn and farmhouse, from the south
3	South-east gable of barn
4	Cart doorway in north-east side of barn
5	North-east side of barn
6	Rear of farmhouse and north-east side of barn
7	Interior of original barn, from the north-west
10	Interior of original barn, from the south-east
11	View up towards roof, from east corner of barn
13	South-west side of barn
14	North-west gable of barn
16	Detail of doorway, south-west side of barn
17	Detail of window, south-west side of barn
18	External stone stairs, north-west gable of barn
20	Large shippon in south-west side of barn, from the north-west
21	Large shippon in south-west side of barn, from the south-west
24	Small shippon in north-west end of barn, from the north
26	The outbuilding, from the east
28	The outbuilding, from the north
29	South-west bay in outbuilding, from the north-west

## **BUILDINGS AT CAUSEWAY FARM, LONGSIGHT ROAD, BALDERSTONE, LANCASHIRE:**

### **HISTORIC BUILDINGS RECORD**

#### **1 Introduction**

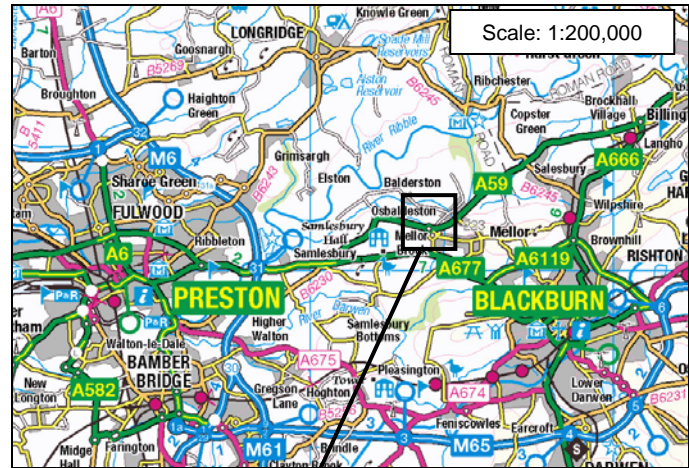
- 1.1 This report presents the results of the recording of the barn and an outbuilding at Causeway Farm, Balderstone, Lancashire, and was commissioned by the owner via the agent Gary Hoerty Associates, to fulfil a condition of planning consent from Ribble Valley Borough Council (RVBC), for the conversion of the buildings to a dwelling and garage. The survey was carried out in September 2016.
- 1.2 The barn recorded stands to the south-west of the grade II listed farmhouse at Causeway Farm, and the earliest part of the building is likely to date from the late eighteenth or early nineteenth century, but it was extended and altered at the turn of the twentieth century to form the present larger building, although the roof appears to have been replaced subsequently, after a fire. The small, three-bay outbuilding also dates from the turn of the twentieth century.
- 1.3 The recording work was carried out in accordance with a written scheme of investigation submitted in advance to RVBC (Appendix 1), and included a photographic record and measured survey, as well as a study of historic maps. This report will be submitted to the client, the local planning authority and the Lancashire Historic Environment Record, and will be published on the internet via the Oasis Project<sup>1</sup>. The project archive will be deposited with Lancashire Archives.

#### **2 Location and current use**

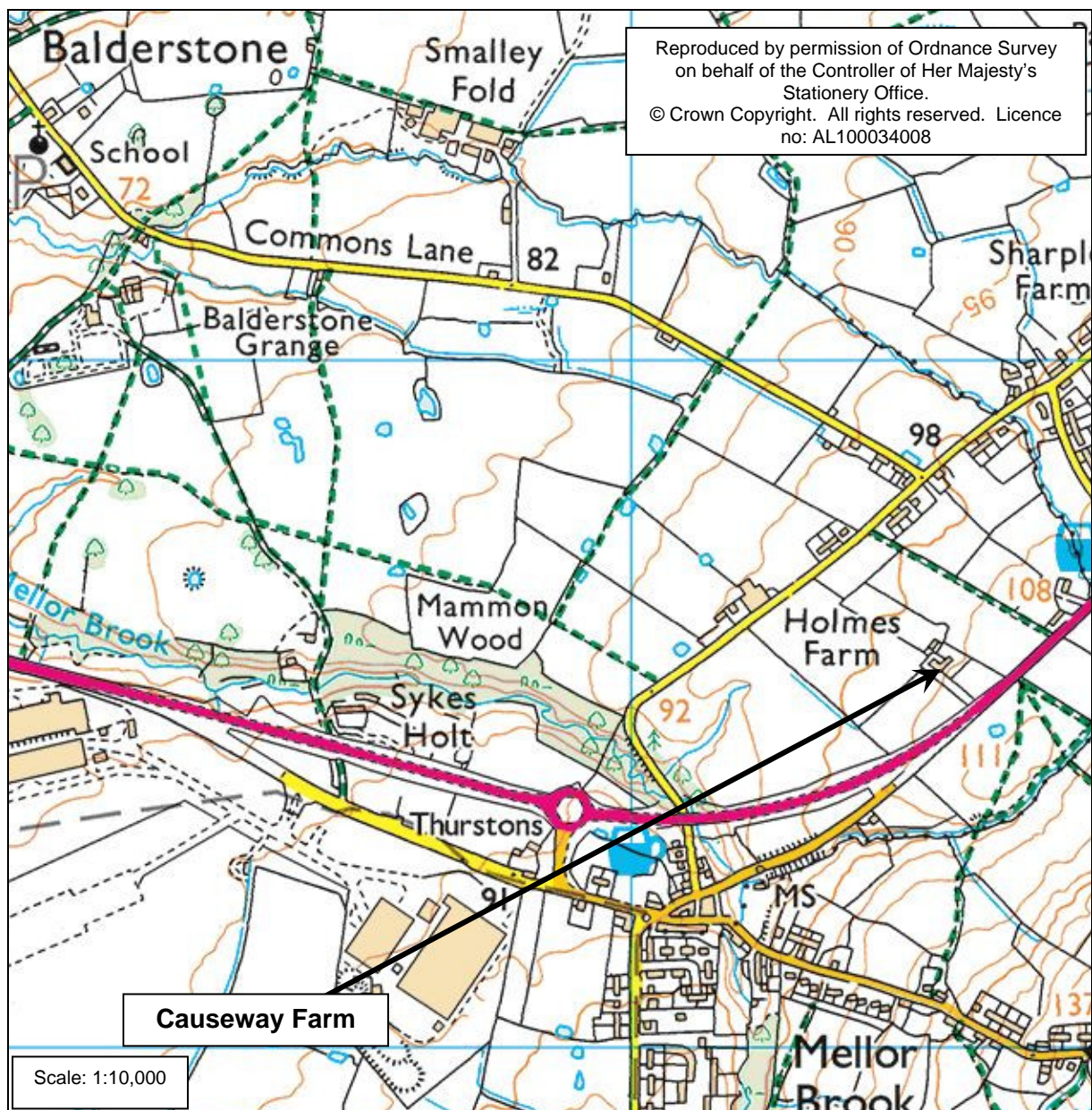
- 2.1 Causeway Farm is an outlying farmstead standing about 70m north of the A59 Longsight Road in the civil parish of Balderstone, some 10km east of Preston, to the south of the River Ribble (figures 1 to 2). The site's altitude above sea level is approximately 105m and the NGR for the barn itself is SD 64445 31553; the surrounding land is for the most lowland pasture.
- 2.2 The barn stands to the south-west of the farmhouse and faces north-east towards a yard, and the outbuilding lies 10m to the north-west of the barn. The only other historic building at the site is a pair of pig sties, but these fall outside the development area. None of the farm buildings appear to have been in recent use.

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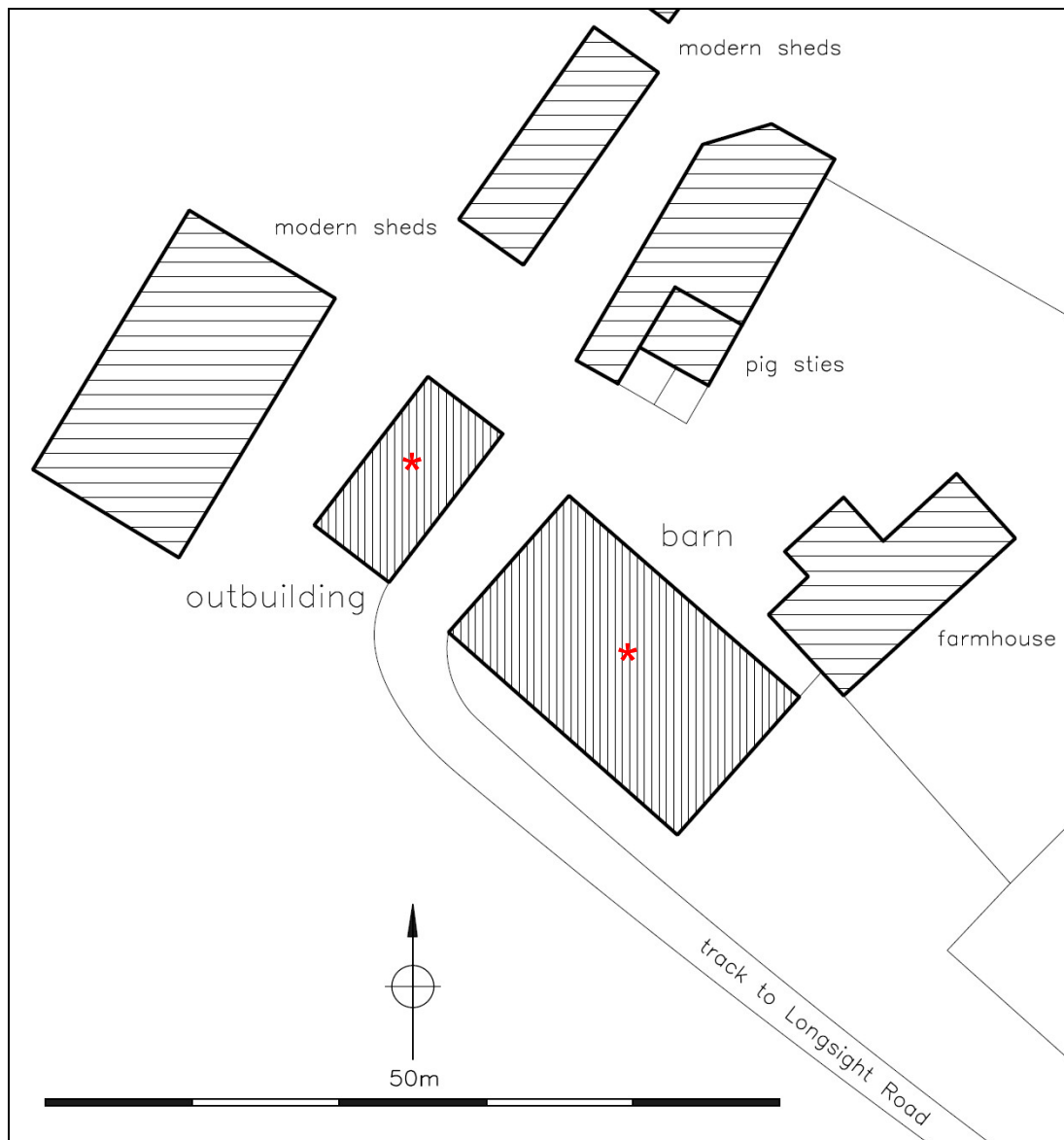
<sup>1</sup> Online Access to the Index of Archaeological Investigations



1: Location map (i)



2: Location map (ii)



3: Site plan (1:500)

### 3 Planning background

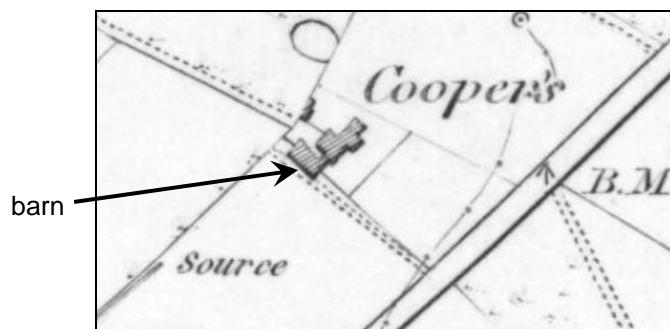
- 3.1 Planning consent from RVBC for the “proposed conversion of barns at Causeway Farm to form dwelling and associated detached garage” was granted on 24 October 2013 (application number 3/2012/1073). In their response to the application, the then Lancashire County Archaeological Service (LCAS) recommended that the planning authority attach a condition to the consent, to require recording, and as a result, condition no. 4 requires the implementation of building recording and analysis. It is anticipated that the contents of this report and the associated archive will permit this condition to be discharged.

## 4 Previous investigative work

- 4.1 No previous investigative work of this type appears to have been carried out at the site.

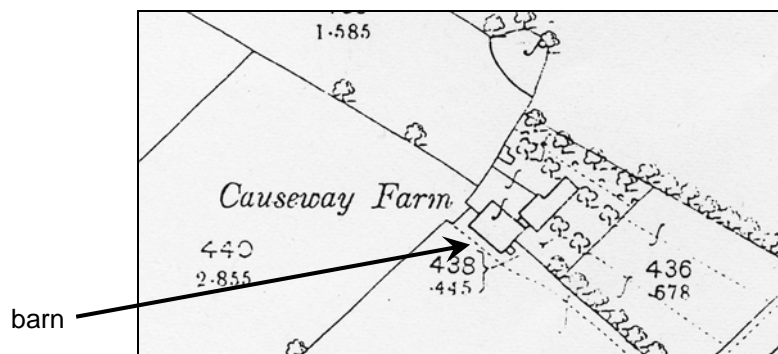
## 5 Historical background

- 5.1 Little is known of the history of Causeway Farm, and the earliest large scale map which depicts it appears to be the Ordnance Survey's first edition 1:10560 map of 1848 (figure 4)<sup>2</sup>. At that date it was known as "Cooper's", likely to have been the name of a one-time occupier, and a barn is shown standing to the south-west of the house.



4: OS 1:10560 map, 1848<sup>3</sup>

- 5.2 The name "Causeway Farm" had been adopted by the 1890s (and was presumably coined in reference to the nearby Clitheroe and Mellor Brook turnpike road, now the A59), when the Ordnance Survey's first edition 1:2500 map was surveyed (figure 5). The farmstead still comprised only the house and barn, though comparison with the present building indicates that it was then a shorter building than today's barn, albeit of similar width.



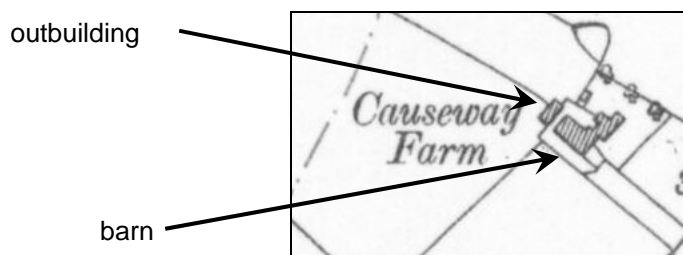
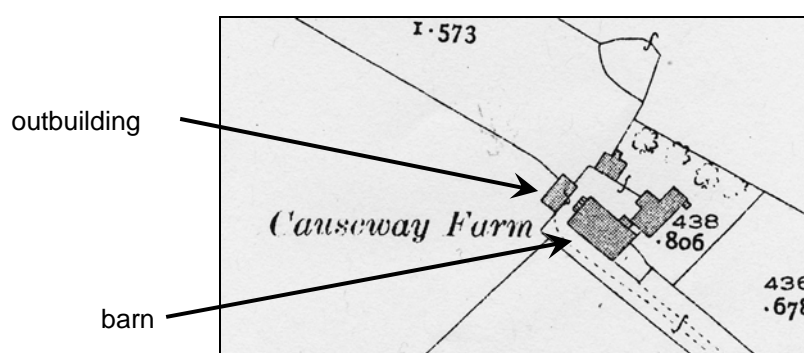
5: OS 1:2500 map, 1893<sup>4</sup>

<sup>2</sup> There is no tithe map for Balderstone township

<sup>3</sup> Lancashire sheet 62, surveyed 1844 to 1846 (enlarged here)

<sup>4</sup> Lancashire, sheet 62.6, surveyed 1892

- 5.3 The barn appears to have been extended, and the outbuilding and pig sties constructed, between the 1890s and 1910, as this new arrangement can be seen on the maps of 1912 and 1931 (see figures 6 & 7).

6: OS 1:10560 map, 1912<sup>5</sup>7: OS 1:2500 map, 1931<sup>6</sup>

## 6 Recording methodology

- 6.1 The present recording was carried out during a site visit on 16 September 2016, and involved detailed inspection of all parts of the barn and outbuilding which were accessible and safe; this excluded the upper floor. During the visit a measured survey, photography, and a written account were all undertaken.
- 6.2 The drawn record comprises floor plans of both buildings at 1:100 scale, based on those provided by Gary Hoerty Associates, and a new cross-section of the barn at 1:50. The drawings show all significant detail and employ conventions based on those specified by English Heritage<sup>7</sup>.
- 6.3 The photographic record was made using a digital SLR camera (12 megapixels), and both external and internal photographs were taken, generally using a scale in the form of a 2m ranging pole marked with 0.5m graduations, or a 0.5m baton with 0.1m graduations. Images were captured as camera raw (NEF) files, which

<sup>5</sup> Lancashire sheet 62NW, revised 1910 (enlarged here)

<sup>6</sup> Lancashire, sheet 62.6, revised 1930

<sup>7</sup> English Heritage 2016 *Understanding Historic Buildings: A Guide to Good Recording Practice*

were converted to 8 bit TIFF files and printed at approximately 5 x 7", to form part of the project archive, in accordance with Lancashire Archaeology Advisory Service requirements. Their locations are shown on copies of the plans, and a selection is copied at the end of this report; in the text they are referred to by numbers in **bold**.

## 7 Barn description

- 7.1 From the approach to the farm from the south-east (**1**), the barn appears to be of relatively modern date with its squared stonework and regular pattern of large doorways and windows, but the south-east gable contains some older fabric of coursed sandstone with vertical breathers, more typical of the eighteenth or early nineteenth century, and this is also true of the adjacent part of the north-east elevation, which faces onto the yard at the back of the farmhouse (**2,3**). In this long elevation, the earlier stonework (also with vertical breathers) is present only to the left of the main entrance, formed by the wide, tall cart doorway with massive, single stone lintel and projecting drip band or tabling (**4**); to the right of the doorway the wall has been rebuilt in different stone, squared but not consistently coursed, and incorporating "jumpers" (**5,6**).
- 7.2 The original barn appears to have measured 15.0 by 6.6m in plan, and its two other outer walls survive inside the present building, enclosing an area which is now mostly open to the roof (**7**). At the south-east end of this area are two opposing, blocked doorways (**8,9**), perhaps indicative of a former shippon within this end, while at the north-west end are three pairs of cattle stalls formed by twentieth century timber boskins, with a small loft over, but these do not appear to have formed part of the original fabric (**10**). Nothing remains of the roof structure and the present lightweight trusses which support the asbestos cement covering are mid to late twentieth century (**11**); as a number of charred timbers can be seen throughout the barn, it is most likely that the roof was replaced after a fire.
- 7.3 Although the original barn identified within the present building measures 15.0m by 6.6m, the building shown on the 1893 OS map (figure 5) measures approximately 15m long by 11m wide, so there must have been an extension along the south-west side of the early barn by that date. However, this extension (likely to have been a lean-to shippon of a type commonly found in Lancashire) appears to have been entirely replaced by the larger L-shaped addition which stands today, and which can be dated from the maps to the short period between 1892 and 1910.

- 7.4 The addition of 1892-1910 was built in squared but not coursed sandstone, with sawn stone brackets for guttering at the eaves, and similar sawn dressings of finely grained sandstone to the large windows and doorways, which are arranged in a regular pattern, in contrast to the more traditional manner in which less generous openings are commonly found in older farm buildings (12-15). The ground floor doorways are provided with narrow rebates for externally hung, two-part doors, though none of these doors survive (16), but the window frames themselves may well be original, and are of six lights, the top two being hopper-opening (17). A steep external flight of cantilevered stone steps is provided in the north-west gable to give access to the high level hay loft, the landing outside the doorway illustrating the quality of building and ready availability of suitable flagstones (18,19).
- 7.5 The L-shaped addition to the early barn was built to provide cow housing in two shippens, the larger one with standings for fourteen cows along the south-west side (20-22), and the shorter one arranged perpendicularly at the north-west end of the building with standings for eight (23,24). There was also a separate room at the north corner, probably used as a dairy, but more recently divided into two rooms. The spaces are notable for their light, airy qualities, with many of the windows having wide splays to provide as much daylight as possible (25), and in this respect, the shippens must have been built in keeping with the latest ideas regarding animal husbandry and hygiene. However, both were evidently re-fitted in the mid twentieth century with the present concrete boskins and vacuum milking system, and it is likely that originally they were served by timber boskins of more traditional style.
- 7.6 Lofts were provided within the L-shaped addition, with access being via the external stairs at the north-west gable and a forking hole to the south-east gable, but they are not currently accessible for reasons of safety. These upper floors would have served as hay lofts or feed stores for the cows milked and seasonally housed below.

## **8 Outbuilding**

- 8.1 To the north-west of the barn, the single storey outbuilding is built from similar materials, although the three front doorways have pitch-faced dressings in contrast to the finer stonework used around openings in the barn, and the stone slate roof covering remains in situ (26,27). The three bays are separated by two cross-walls of stone, and are open to the rear (28). At either end are the remains of "flagstone fencing", similar to that adjacent to the nearby pig sties (29). Such

flagstones also appear at the nearby Hubbersty Fold where they enclose a large open middenstead<sup>8</sup>.

- 8.2 The purpose of the outbuilding is unclear, but the south-west bay is distinguished by its plain doorway, which formerly opened onto a large flagstone set horizontally above the floor level (29,30)<sup>9</sup>. This arrangement suggests it was intended for tipping a laden barrow into the bay, and the space may therefore have served as a covered middenstead. The other two bays have brick walls across them which separate front from back, perhaps for use as stores or loose boxes, leaving areas of shelter to the rear.

## 9 Conclusion

- 9.1 Although the origins of Causeway Farm are obscure, by the mid nineteenth century it appears to have been a holding typical of the lowland part of the district, with the farmstead itself confined to a house and nearby combination barn. The barn had been extended by the 1890s, probably by additional cow housing, which is a phenomenon widely found throughout this part of Lancashire during the second half of the nineteenth century, in response to changing agricultural practices, the impact of global food markets, and the growth of industrial population centres such as Preston and Blackburn, which provided a ready market for dairy products. Around the turn of the twentieth century the barn underwent major change by the construction of the present L-shaped shippons, to provide what were then modern standards of dairy cattle housing for increased numbers of animals, and at the same time a new outbuilding and pig sties were added.

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<sup>8</sup> see Stephen Haigh 2014 *Barn at Hubbersty Fold, Commons Lane, Balderstone, Lancashire: Historic Buildings Record*

<sup>9</sup> see K J Thomas/Gary Hoerty Associates 2012 *Heritage Statement in respect of a planning application .... at Causeway Farm...*

## Appendix 1: Written scheme of investigation

### CAUSEWAY FARM, LONGSIGHT ROAD, BALDERSTONE, LANCASHIRE:

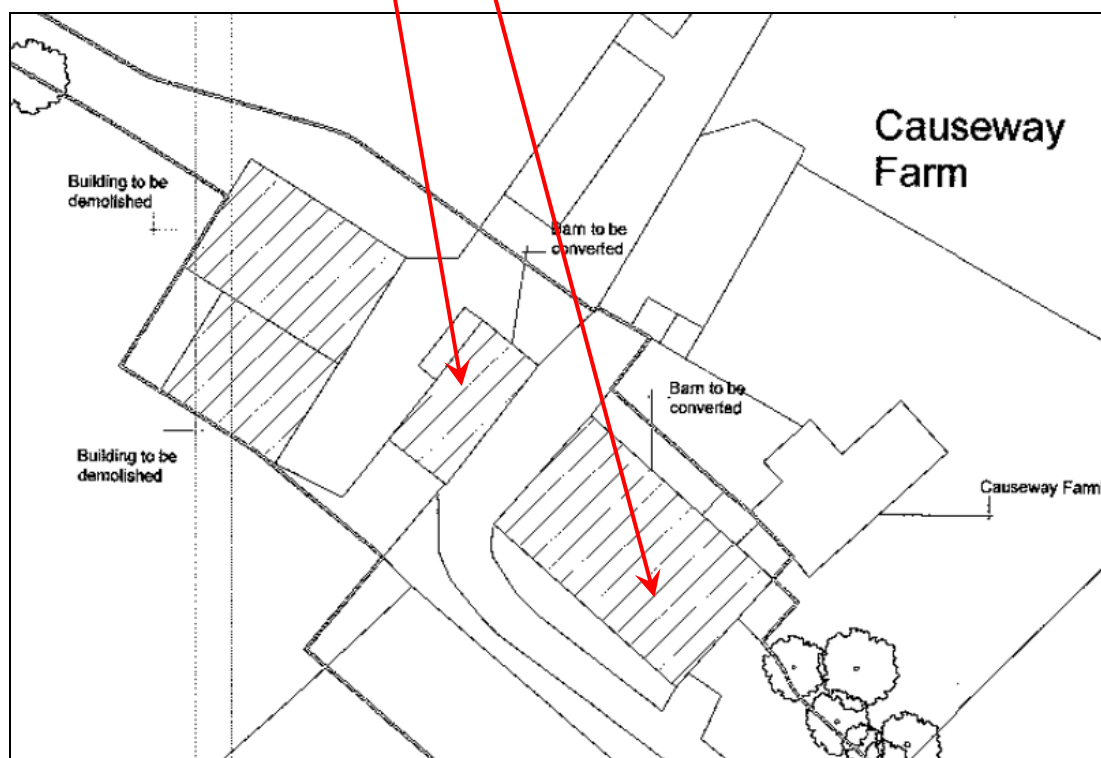
#### WRITTEN SCHEME OF INVESTIGATION FOR HISTORIC BUILDING RECORDING

##### 1 Introduction

- 1.1 This written scheme of investigation (WSI) sets out the work proposed for the recording of two historic buildings at Causeway Farm, as commissioned by the owners via their agent, Gary Hoerty Associates Ltd. The work is required by a condition of planning consent from Ribble Valley Borough Council for the conversion of the buildings to form a dwelling and associated garage (application no: 3/2012/1073), attached on the recommendation of the then Lancashire County Archaeology Service (LCAS).

##### 2 Location

- 2.1 Causeway Farm is situated 100m north of the A59 Longsight Road in Balderstone civil parish, and has an altitude above sea level of approximately 105m.
- 2.2 There are a number of buildings of various dates at the farm, including the grade II listed farmhouse (National Heritage List no: 1362338), but this recording concerns only a barn and a smaller, single storey building to the north-west, as shown on the plan below. The NGR for the barn is SD 64445 31553.



##### 3 Project context

- 3.1 The buildings form part of the curtilage of the listed farmhouse, though are not listed individually, and the site does not lie within any conservation area. Planning and listed building consent from RVBC for the buildings' conversion to a dwelling and garage was granted on 24 October 2013 (3/2012/1073 & 1072 respectively). In their response to the applications, LCAS noted that "*The 1st edition Ordnance Survey, 1:10560 map, surveyed in 1844-6... when the site is recorded as Coopers, shows a building in a similar location,*

and to a similar scale as the barn proposed for conversion. The farmhouse... dates to the early 18th century and the barn... could also date from this period". They recommended that the planning authority attach a condition requiring recording to the consent and as a result, condition no. 4 of the planning consent requires that:

"No work shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a building recording and analysis. This must be carried out in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority."

- 3.2 It is understood that implementing this programme of work, by carrying out its first stage, ie on-site recording, will permit development work to take place on the site, as far as this condition is concerned. Full discharge of the condition would however only be accomplished when a satisfactory report and details of the archive have been deposited.

#### **4 Archaeological and historical background**

- 4.1 The site has not yet been visited by this author, but information submitted with the Heritage Statement in the planning application suggests that the main barn has been altered in the twentieth century to form a cow shed with dairy, though it retains a large door opening for a cart. The smaller building is of two parts, one of them likely to have been a covered middenstead, the other a storage area.

#### **5 Aims of the project**

- 5.1 The conversion of the buildings will lead to the loss or masking of some historic features and the buildings' historic characters. The aim of the project is to identify, interpret and record significant evidence relating to their historic character and development, and place this in the public domain by deposition with the Lancashire Historic Environment Record and Lancashire Archives.

#### **6 Statement of recording standards**

- 6.1 All work which forms part of this project will be undertaken in accordance with the relevant Standards and Guidance issued by the Institute for Archaeologists.

#### **7 Methodology**

- 7.1 Recording will be carried out with the buildings as found and will include drawn, photographic and written records. Limited historical research, mainly concerned with historic mapping, will also be carried out.
- 7.2 The drawn record will comprise ground floor plans of both buildings at 1:100 scale, showing all features of interest, such as blocked openings and significant fixtures and fittings. Cross-sections at 1:50 will also be produced where they will contribute significantly to an understanding or interpretation of the building, though for example where the roof structure is entirely modern these may be omitted. Conventions used will be those specified by English Heritage.<sup>10</sup>
- 7.3 A photographic record will be made, to comprise general photographs of the exteriors and interiors of the buildings, along with photographs of the site and setting, and detailed photographs of any structural and decorative features that are relevant to the building's design, development and use and which are not adequately recorded on the general photographs. Such detailed photographs will be taken at medium to close range and framed in such a way as to ensure that the element being photographed clearly constitutes the principal feature of the photograph.

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<sup>10</sup> English Heritage 2008 *Understanding Historic Buildings*

- 7.4 Detailed photographs will contain an appropriately positioned graduated photographic scale (not measuring tapes or surveying staffs). The photographic scale will also include a standard colour bar where colour is considered important. A graduated ranging-rod, discretely positioned, will be included in a selection of general shots, sufficient independently to establish the scale of all elements of the building and its structure. The size, graduations, and any other relevant data relating to the scales and ranging-rods so utilised will be specifically noted in the methodology section of the written report.
- 7.5 Photographs will be taken using a digital camera with a resolution of 12 mega pixels, using RAW format files for image capture and converted to 8 bit TIFF files for archive purposes. Prints will be produced for the archive at approximately 5 x 7".
- 7.6 A rapid desk-based study of the site will take place, which will examine historic maps and any other readily available documents, photographs and secondary sources held at local repositories, including Clitheroe Library and Lancashire Archives.

## **8 Report preparation**

- 8.1 A report on the recording will be produced by 30 September 2016; it will be illustrated appropriately, with location maps, extracts from historic maps, copies of the survey drawings, and selected photographs. Copies will be supplied to the client and the Lancashire County Archaeology Service, and the owners' agent will submit it to the local planning authority when applying for the condition to be discharged. It is also anticipated that it will be published on the internet via the OASIS project.

## **9 Archive deposition**

- 9.1 The project archive (including a copy of the report) will be submitted to Lancashire Archives. Photographic data will be uploaded to two separate servers.

## **10 Timetable**

- 10.1 The site work is expected to take place during September 2016.

## **11 Personnel**

- 11.1 All work will be undertaken personally by Stephen Haigh MA, an experienced buildings archaeologist with several years experience of investigating and recording historic buildings in Lancashire and elsewhere. He reserves the right to seek amendments to this project design where dictated by professional judgement or health and safety considerations for example, but any changes will be agreed with the planning authority as appropriate.

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Tel: 01535 658925

## Appendix 2: Contents of the project archive

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To be deposited with Lancashire Archives, Preston (reference DDX 2204)

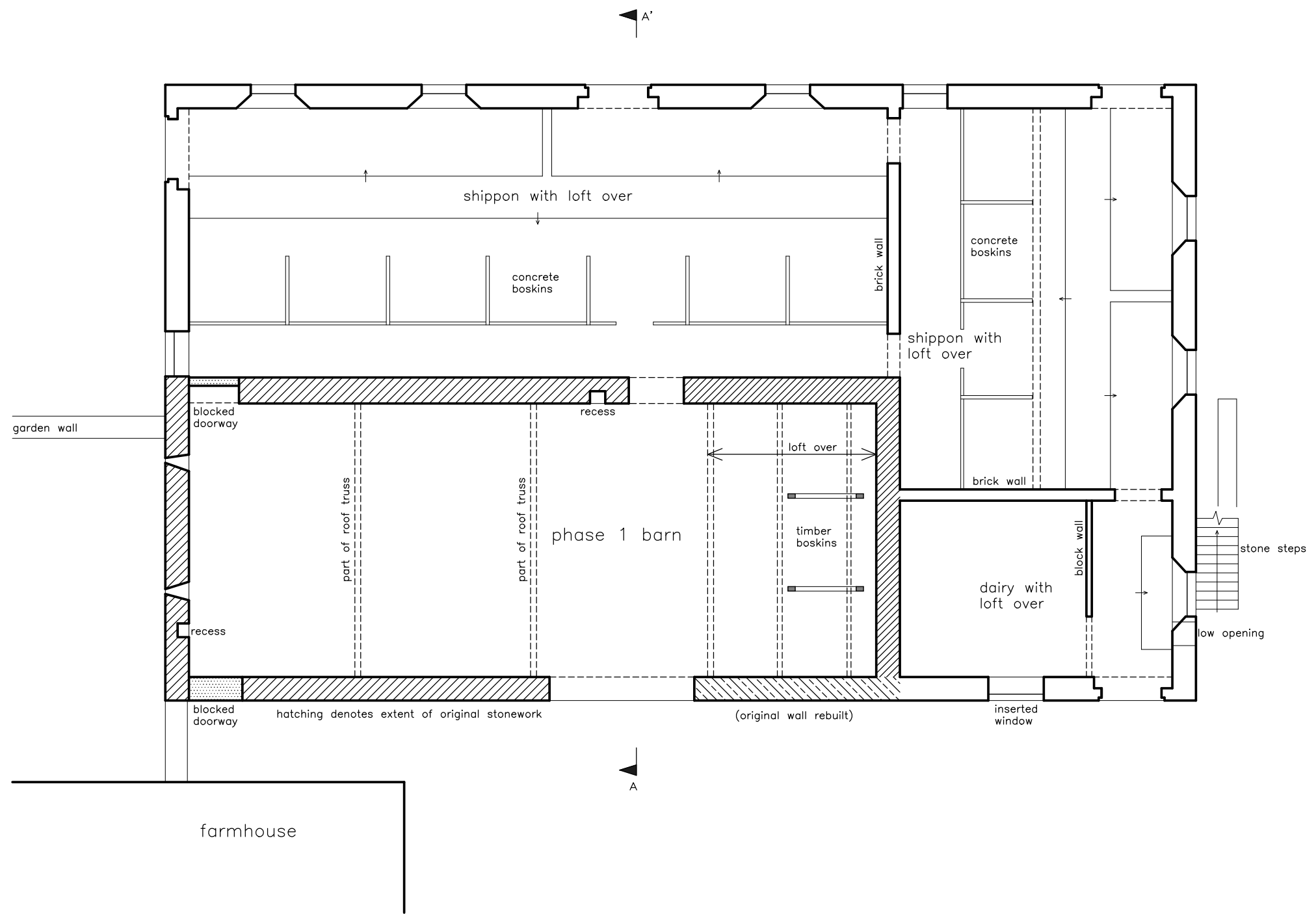
Archive contains:



- a copy of the report
- full set of printed photographs
- CD or DVD with all photographs as TIFF files

### Complete list of photographs taken

Photo	Subject
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1	General view of the buildings, from the south-west
2	Barn and farmhouse, from the south
3	South-east gable of barn
4	Cart doorway in north-east side of barn
5	North-east side of barn
6	Rear of farmhouse and north-east side of barn
7	Interior of original barn, from the north-west
8	Interior of original barn, from the north-east
9	Interior view of blocked doorway at east corner of barn
10	Interior of original barn, from the south-east
11	View up towards roof, from east corner of barn
12	View of the barn, from the south-west
13	South-west side of barn
14	North-west gable of barn
15	North-west gable of barn
16	Detail of doorway, south-west side of barn
17	Detail of window, south-west side of barn
18	External stone stairs, north-west gable of barn
19	External stone stairs, north-west gable of barn
20	Large shippon in south-west side of barn, from the north-west
21	Large shippon in south-west side of barn, from the south-west
22	Large shippon in south-west side of barn, from the south-east
23	Small shippon in north-west end of barn, from the south
24	Small shippon in north-west end of barn, from the north
25	Internal view of window, small shippon in north-west end of barn
26	The outbuilding, from the east
27	The outbuilding, from the south
28	The outbuilding, from the north
29	South-west bay in outbuilding, from the north-west
30	Pig sties, from the south-west



**KEY**  
 blocking or infill  
 step up

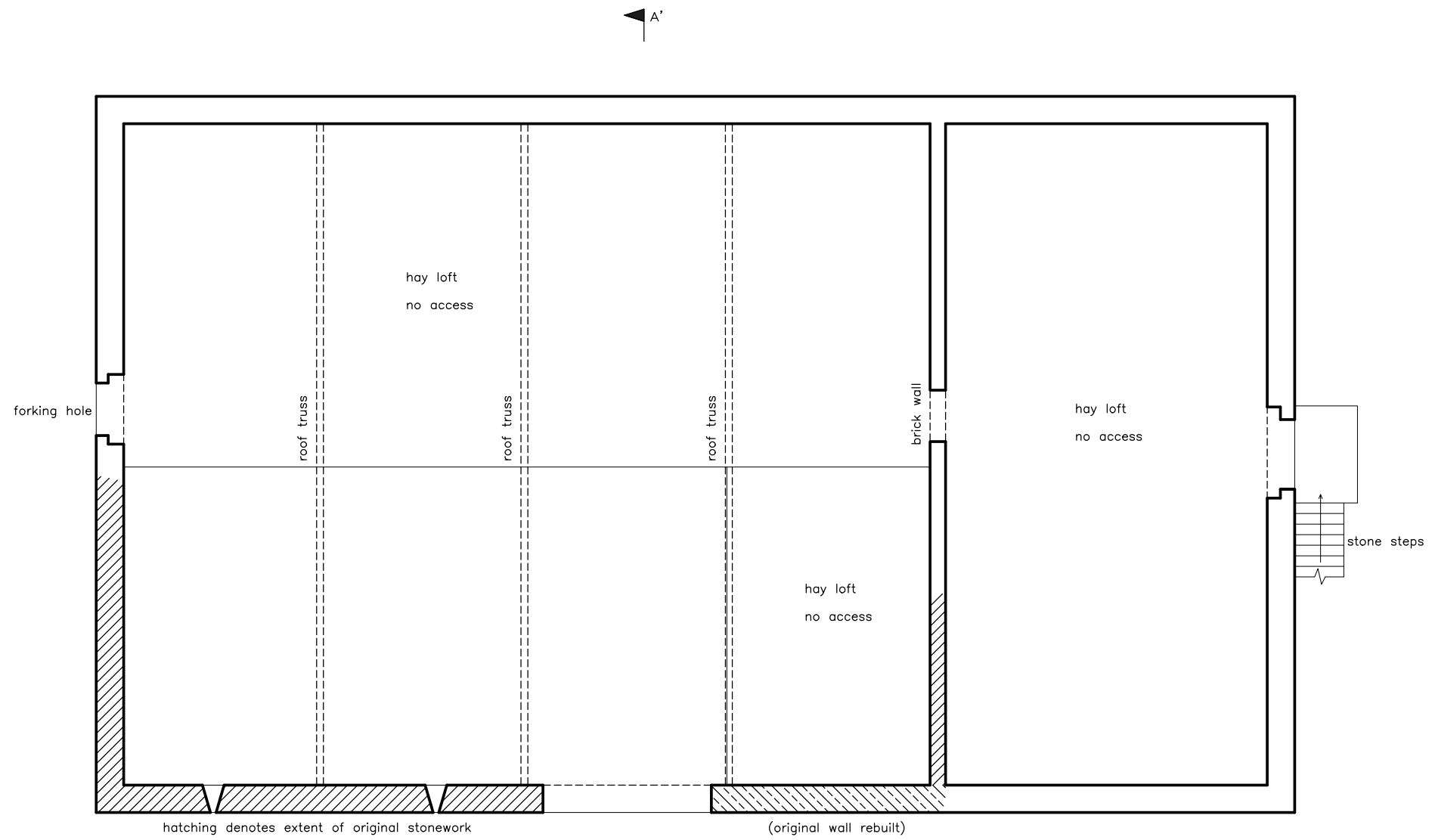
BUILDINGS AT CAUSEWAY FARM  
 LONGSIGHT ROAD  
 BALDERSTONE, LANCASHIRE  
 (NGR: SD 64445 31553):  
 HISTORIC BUILDINGS RECORD

FIGURE 8:  
 BARN: GROUND FLOOR PLAN

SCALE: 1:100 (at A4)  
 DATE OF SURVEY: SEPTEMBER 2016

STEPHEN HAIGH  
 Buildings Archaeologist





hatching denotes extent of original stonework (original wall rebuilt)





A



10m



**KEY**  
 blocking or infill  
 step up

BUILDINGS AT CAUSEWAY FARM  
 LONGSIGHT ROAD  
 BALDERSTONE, LANCASHIRE  
 (NGR: SD 64445 31553):  
 HISTORIC BUILDINGS RECORD

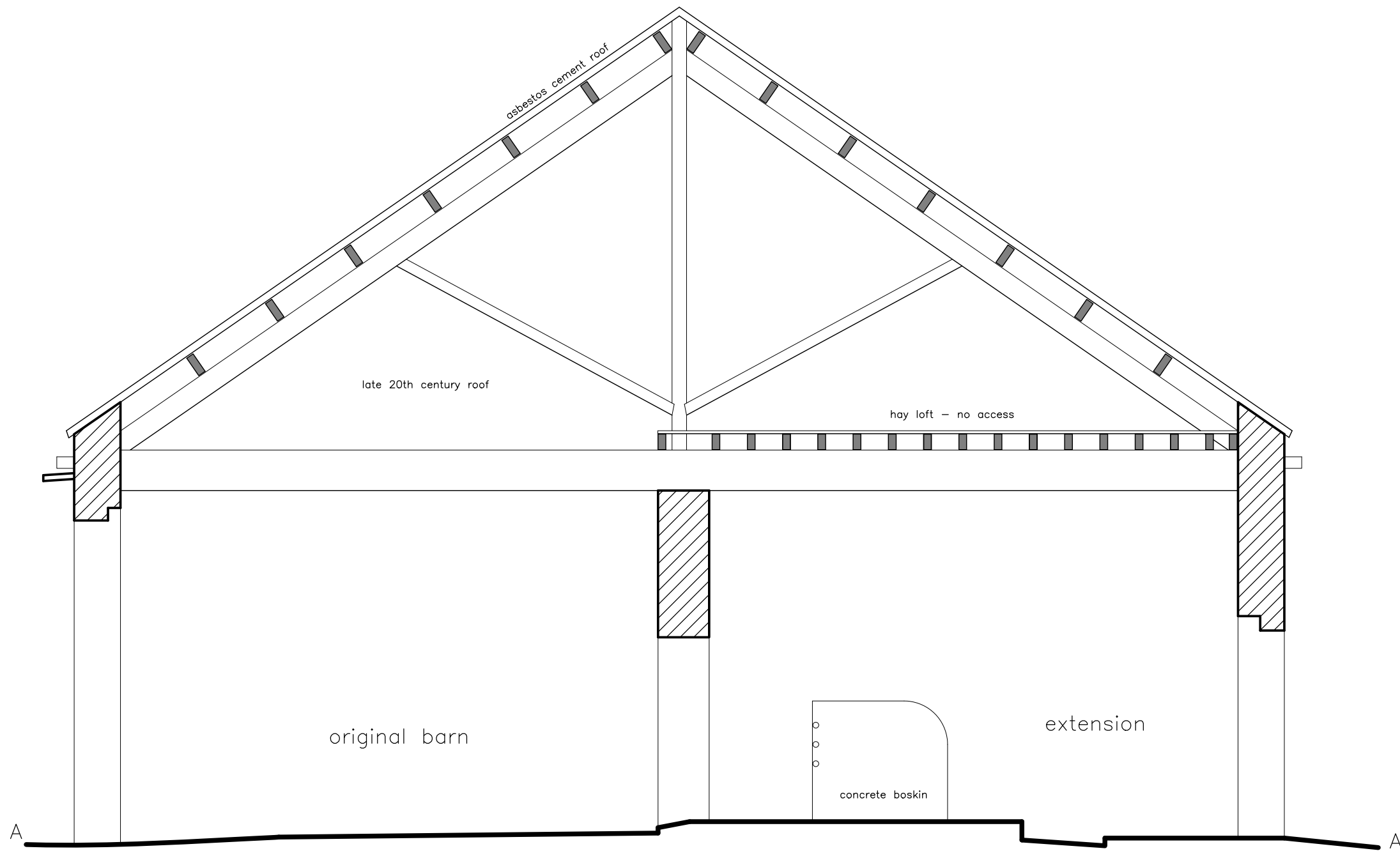
FIGURE 9:  
 BARN: FIRST FLOOR PLAN

SCALE: 1:100 (at A4)

DATE OF SURVEY: SEPTEMBER 2016

STEPHEN HAIGH  
 Buildings Archaeologist





BUILDINGS AT CAUSEWAY FARM  
 LONGSIGHT ROAD  
 BALDERSTONE, LANCASHIRE  
 (NGR: SD 64445 31553):  
 HISTORIC BUILDINGS RECORD

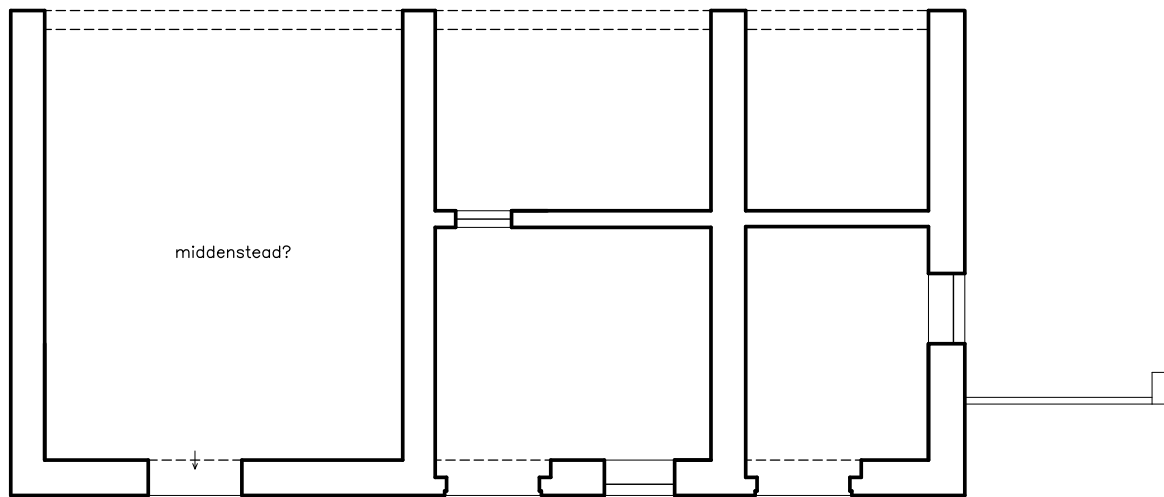
FIGURE 10:  
 BARN: CROSS-SECTION

SCALE: 1:50 (at A4)



DATE OF SURVEY: SEPTEMBER 2016

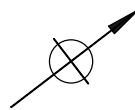
STEPHEN HAIGH  
 Buildings Archaeologist





KEY

-  blocking or infill
-  step up



10m



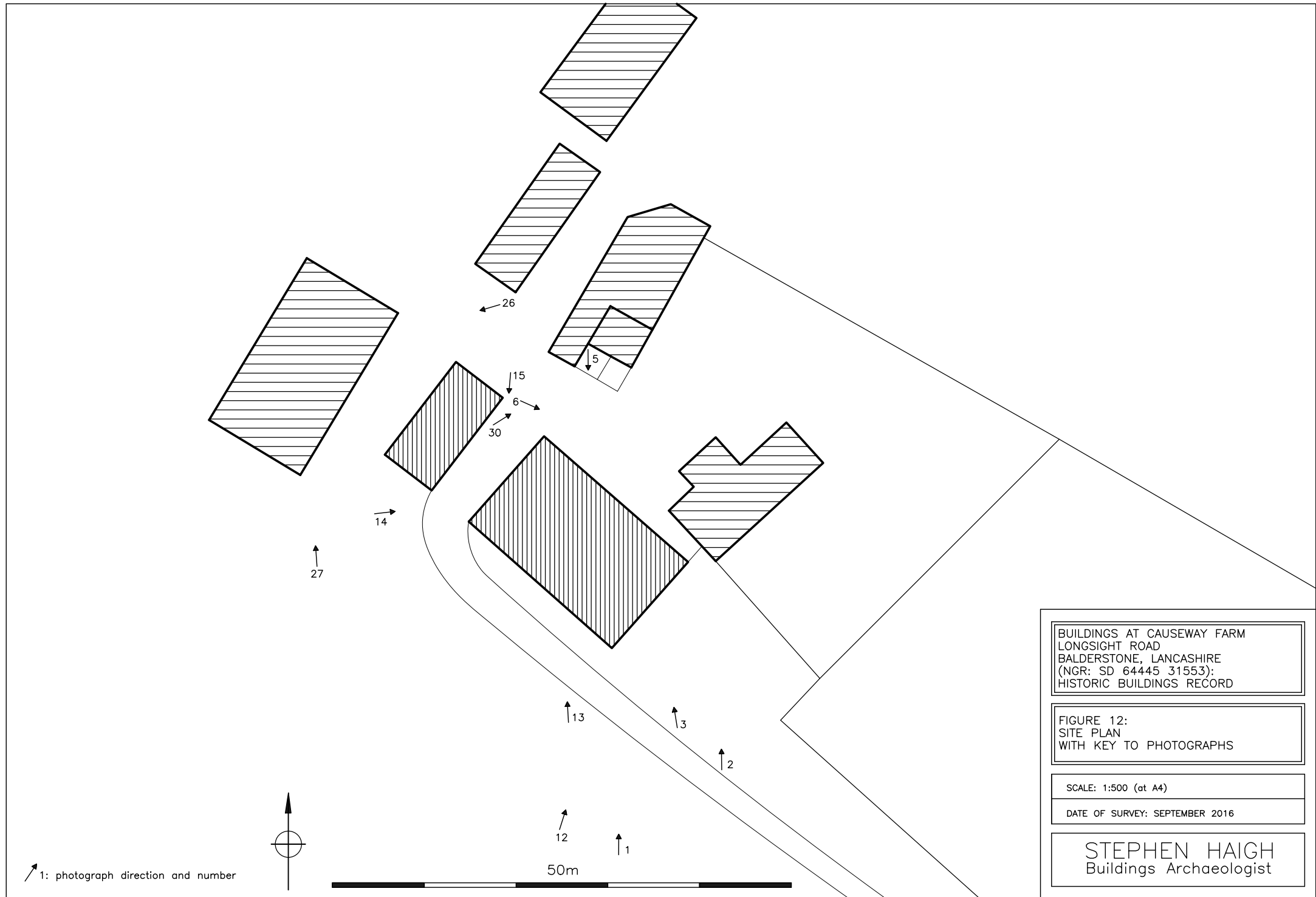
BUILDINGS AT CAUSEWAY FARM  
 LONGSIGHT ROAD  
 BALDERSTONE, LANCASHIRE  
 (NGR: SD 64445 31553):  
 HISTORIC BUILDINGS RECORD

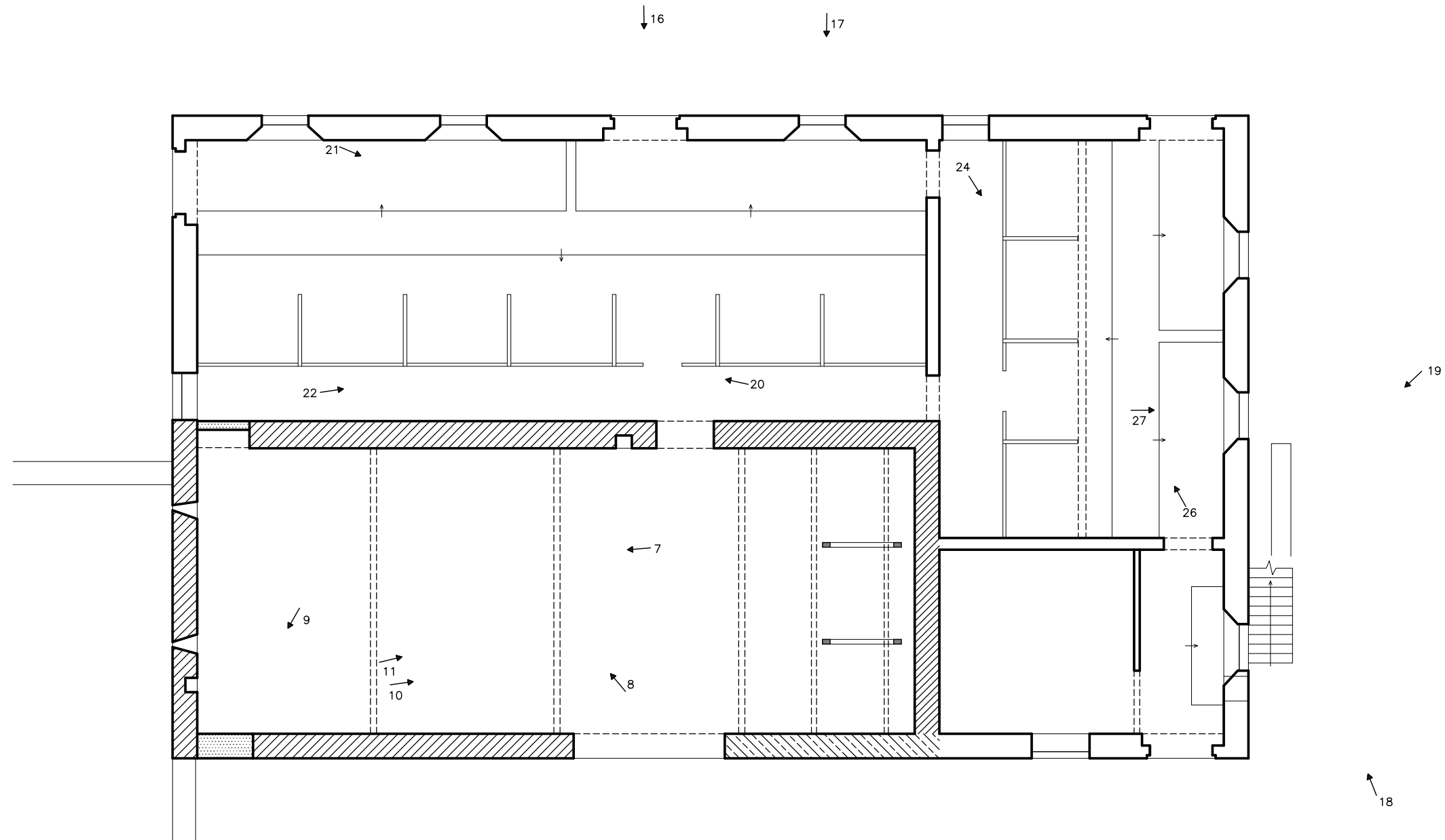
FIGURE 11:  
 OUTBUILDING: GROUND FLOOR PLAN

SCALE: 1:100 (at A4)

DATE OF SURVEY: SEPTEMBER 2016

STEPHEN HAIGH  
 Buildings Archaeologist





KEY

↗ 1: photograph direction and number

↑ 4



10m



BUILDINGS AT CAUSEWAY FARM  
 LONGSIGHT ROAD  
 BALDERSTONE, LANCASHIRE  
 (NGR: SD 64445 31553):  
 HISTORIC BUILDINGS RECORD

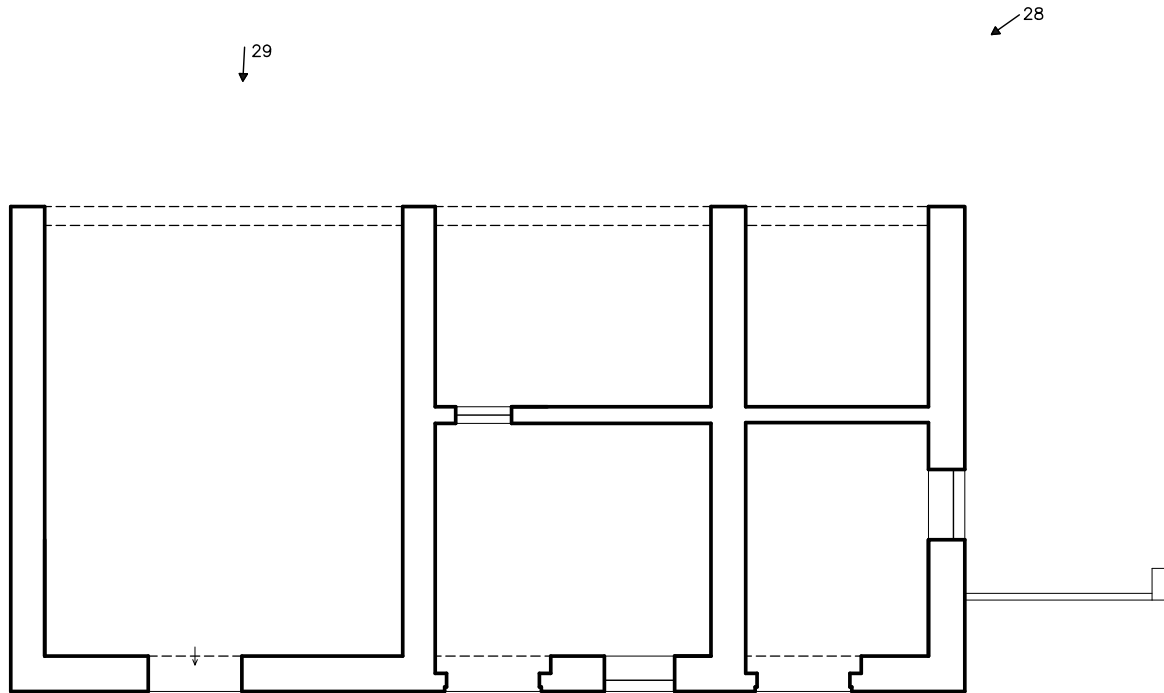
FIGURE 13:  
 BARN: GROUND FLOOR PLAN  
 WITH KEY TO PHOTOGRAPHS

SCALE: 1:100 (at A4)

DATE OF SURVEY: SEPTEMBER 2016

STEPHEN HAIGH  
 Buildings Archaeologist





KEY

↗ 1: photograph direction and number



10m



BUILDINGS AT CAUSEWAY FARM  
 LONGSIGHT ROAD  
 BALDERSTONE, LANCASHIRE  
 (NGR: SD 64445 31553):  
 HISTORIC BUILDINGS RECORD

FIGURE 14:  
 OUTBUILDING: GROUND FLOOR PLAN  
 WITH KEY TO PHOTOGRAPHS

SCALE: 1:100 (at A4)

DATE OF SURVEY: SEPTEMBER 2016

STEPHEN HAIGH  
 Buildings Archaeologist





Photo 1: General view of the buildings, from the south-west



Photo 2: Barn and farmhouse, from the south



Photo 3: South-east gable of barn



Photo 4: Cart doorway in north-east side of barn



Photo 5: North-east side of barn



Photo 6: Rear of farmhouse and north-east side of barn



Photo 7: Interior of original barn, from the north-west



Photo 10: Interior of original barn, from the south-east



Photo 11: View up towards roof, from east corner of barn



Photo 13: South-west side of barn



Photo 16: Detail of doorway, south-west side of barn



Photo 14: North-west gable of barn



Photo 18: External stone stairs, north-west gable of barn



Photo 17: Detail of window, south-west side of barn



Photo 20: Large shippon in south-west side of barn, from the north-west



Photo 21: Large shippon in south-west side of barn, from the south-west



Photo 24: Small shippon in north-west end of barn, from the north



Photo 26: The outbuilding, from the east



Photo 28: The outbuilding, from the north



Photo 29: South-west bay in outbuilding, from the north-west