

**BARN ONE, ELMRIDGE FARM, ELMRIDGE LANE, NR.  
CHIPPING, LANCASHIRE, PR3 2NY**

**Building Record of Barn One**

On behalf of:

**Taylor Country Homes Ltd**

Myerscough College Business Centre

St Michaels Road

Bilsborrow

Lancashire

PR30RY.

**Job No: 16/197**

January 2017

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## 1.0 Introduction

Elmridge is situated within the administrative area of Ribble Valley Borough Council, Lancashire, England. Elmridge itself is predominantly identified by Elmridge Wood, and is sparsely inhabited. Many residences are associated with current or former agricultural occupation. The subject property is located on a lane located directly off Elmridge Lane. The property is not listed nor is it within a conservation area. A public footpath crosses through the site in front of the barn.

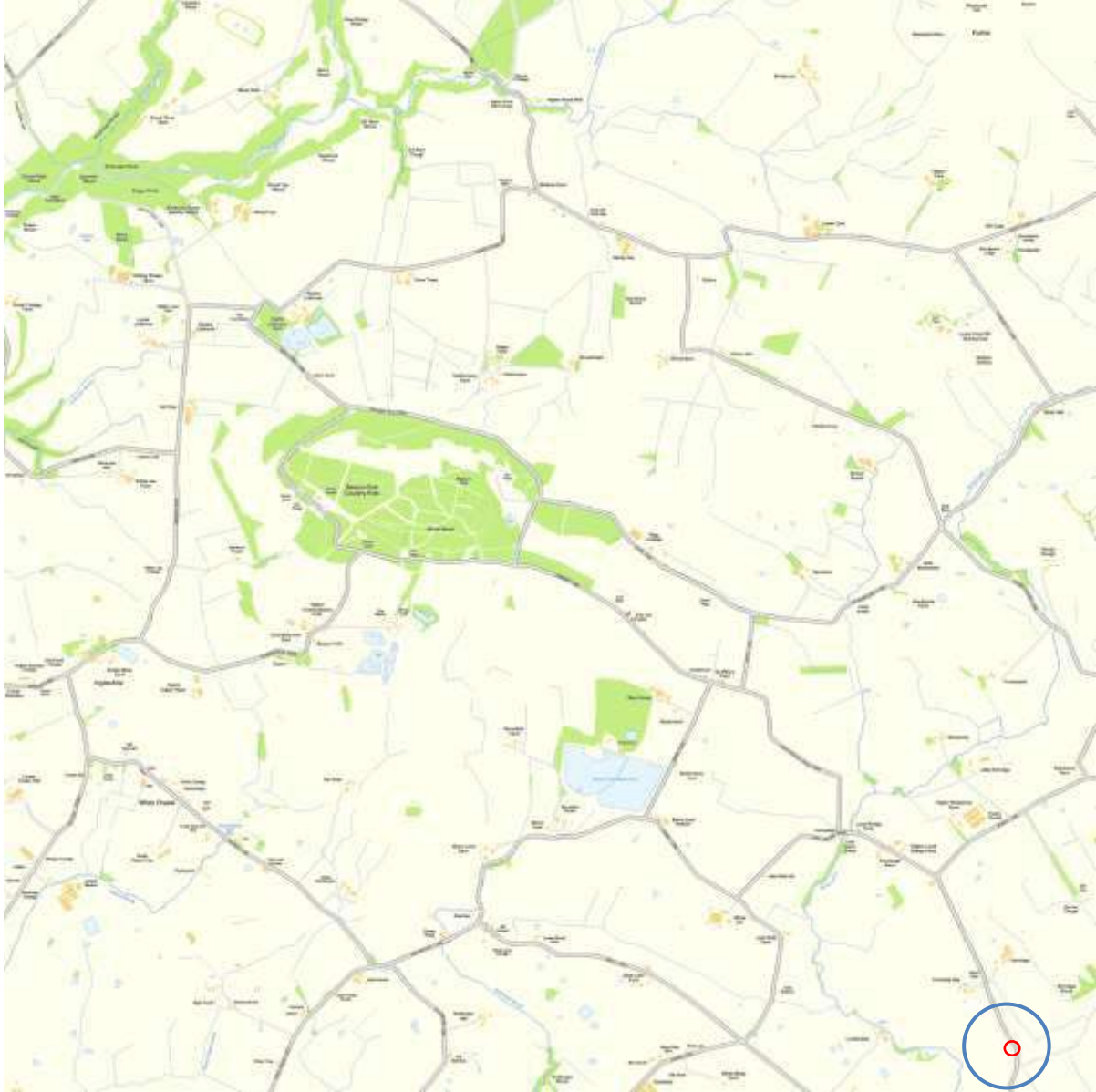


Figure 1 Elmridge – Location Map Source Ordnance Survey Open Data– © Crown copyright and database right [2012]. All rights reserved. Reproduced under Licence number [100052684]. Note - Subject property in blue circle

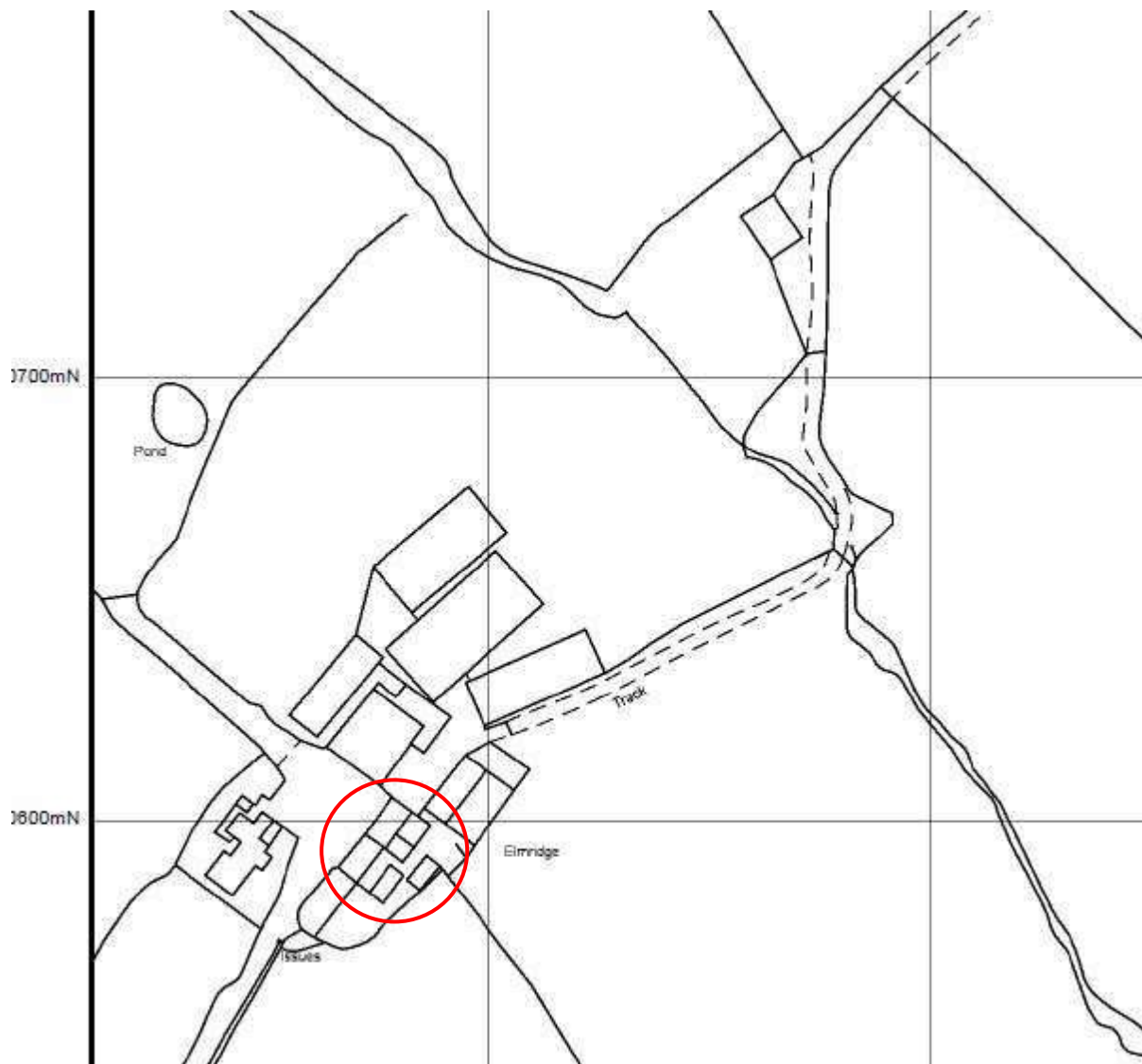


Figure 2 Ordnance Survey – original print scale 1:2500© Crown Copyright and database right 2012. All rights reserved. All plans reproduced under Ordnance Survey Licence number 100052684.

The above maps are for quick reference purposes only.

The farm comprises a collection of domestic and agricultural buildings, with the main farmhouse facing south-westwards, with a courtyard located to the east comprising two barns and a brick former dairy. The layout of the farm is illustrated in figure 3 below.

The subject barn is identified by the red circle and sits to the southeast side of the farm courtyard.

Throughout this report references are made to the farm and barn. The term 'farm' is used in a general context and refers to all the farm and grouped buildings as a whole, whereas 'barn' is used with specific reference to the subject barn. These are terms used by the author to identify the various elements and may not correspond with original use or purpose. The house is a predominantly single pile two storey structure, with an outshut (sometimes referred to as an outshot) to the rear. There are mouldings

over the windows and a first-floor store located over what is assumed to be a former store or midden at the north eastern end of the building.

The barns to the courtyard are predominantly two storeys in height with the eastern barn having an outshut extension to the northern side, and a cart entrance to the south. The barn to the south has several smaller openings onto the courtyard and has a single storey brick extension to the west, understood to be a former dairy.

Planning permission has been granted by Ribble Valley Borough Council for the change of use of the subject agricultural barn to form residential accommodation (Ribble Valley Borough Council, 2014). Verification has been sought from Ribble Valley Borough Council as to the extent of the record, and a Written Statement of Investigation was submitted to the Council proposing the plan of recording and that a record commensurate with a level 2/3 as within 'Understanding Historic Buildings' (English Heritage, 2006) is required.

This document represents that record, offering written, drawn and photographic depictions of the building and an interpretive commentary on the evidence of past usage and development.

## 1.1 Historical Summary

Elmridge Farm is located within the parish of Chipping, to the north of Longridge. The area comprises a small agricultural and residential community, with several farms and residential dwellings located in the surrounding area with the larger conurbation of Longridge approximately 3 kilometres to the south and Chipping, a smaller village located 3.3 kilometres to the north east.

'The area is historically diverse with a range of professions and trades in the locality, and it is interesting to note that the wide range of trees growing in the area 'although surface draining has in recent years much reduced the growth.' (Farrer & Brownbill, 1912, pp. 26-33), indicative of the agricultural growth in the area.'

### Historical Chipping and Elmridge

#### Chipping

*Chipinden, Dom. Bk.; Chipping, 1242; Chepin, 1246; Chipindale, 1258; Chipin, 1258; the final g seldom occurs till xvi cent. Schepin and similar forms are found occasionally, 1292 and later.*

*The northern boundary at Fair Snape Fell attains a height of 1,700 ft.; thence a spur shoots south, terminating in Parlick, 1,416 ft. high. Saddle Fell is a minor eminence to the east. From Parlick the ground slopes rapidly to the east and south, but land over 600 ft. high projects south-east, and on the eastern slope of this, close to the boundary, are Chipping village and church, beside a brook running south to join the sluggish Loud, which rises on Parlick and bounds the township on the west (for part of the way) and south, curling round a hill 500 ft. high, Elmridge. Core is in the north-west corner, and Wolfhall, formerly Wolfhouse, in the north. The area of the township is 5,634 acres, and it had a population of 820 in 1901.*

*The principal road is that from Thornley to Chipping village, going north. Many smaller roads branch off from it, crossing the township in all directions.*

*'Within living memory the district was rich in fine ancestral timber; the oak, the ash, the elm, the sycamore, the hazel and the holly find congenial soil; and . . . the alder grows in great abundance in "carrs and marshes," although surface draining has in recent years much reduced the growth.'*

*'Teanleas fires' used to be lighted on 1 May, 24 June, 31 August, and 1 November.*

*The township is governed by a parish council.*

*Among the trades recorded in the parish registers of the 17th century are those of goldbeater, glover, hat-maker and linen-weaver. In 1825 there were cotton-spinners, roller maker and spindle maker. More recently lime-burning, iron-working and chair making were the principal industries. The last-named continues, but the iron-turning mill was disused about twenty years ago. The land is mostly in grazing. The soil is clay and calcareous earth.*

*In 1833 there were cattle fairs on Easter Tuesday and 24 August. The fairs are now held on 23 April and the first Wednesday in October.*

*Ground for a camp and rifle range was acquired by the government in 1892.*

## **Manors**

*In 1066 CHIPPING, assessed as three plough-lands, was a member of Earl Tostig's fee of Preston. After the Conquest it was granted to Roger of Poitou, and became part of the possession of the Bussels of Penwortham for a time. Henry I in 1102 gave it to Robert de Lacy, and from that time it continued to form a member of the honor of Clitheroe.) The land appears to have been divided among a number of holders, but it is not possible to trace the origin or descent of these tenements. The most important were those of Hoghton of Hoghton, Knoll of Wolfhouse or Wolfhall, and the Hospitallers, each of them apparently being regarded at one time or another as a 'manor.'*

*The Hoghton tenement can be traced back to 1292, when Adam de Hoghton complained that Richard le Surreys (Sothron) and others had made forcible entry into his several pasture in Chipping. The jury, however, found that the defendants had a right to common in 20 acres of moor and other land which Adam had inclosed by a dyke, and gave a verdict for them. In 1313 only the twelfth part of the manor is named in a Hoghton settlement, but in later times the 'manor' is spoken of absolutely. In 1425 the manor was stated to be held of the king by a rent of 2s. ; in the 16th century the service was unknown. In 1552–6 there were disputes between Hoghton and Shireburne of Wolfhouse as to the lordship, the command of the waste being of importance. It appears that the Hoghton manorhouse was Black Hall, about half a mile west of the church. This manor was sold to trustees for Charlotte wife of Lord Strange about 1630. It does not appear much later.*

*The Knolls of Wolfhouse appear to have been a branch of those of Thornley, and in the inquisition of 1628 respecting the estate the manor of Chipping and the capital messuage called 'Wolf house in Shireburne,' with various other messuages, water-mill and lands in Chipping, were stated to be held of the lord of Thornley by the service of a greyhound, a 'coter,' and 3s. rent. One Adam son of Richard de Knoll had half an oxgang of land in Chipping in 1280, when it was claimed by Ralph de Catterall, and the surname appears frequently. Wolfhouse descended to John Knoll, whose daughter Isabel married Roger Shireburne, a younger son of Robert Shireburne of Stonyhurst; and in 1493 the estate seems to have been secured by Roger. Roger Shireburne, who built the Wolfhouse chapel in Chipping Church, died in 1543, his son and heir Robert being then fifty-three years old.) The family remained Roman Catholics at the Reformation, and during the Civil War the estate was sequestered by the Parliament.) Wolfhouse descended to Alexander Shireburne, who in 1678 mortgaged or sold it to Christopher Wilkinson ; six years later it was sold to William Patten and Thomas Naylor) : these were probably trustees of Thomas Patten of Preston, from whom this manor of Chipping has descended through the Stanleys of Bickerstaffe to the Earl of Derby.) No courts are held.*

*The estate of the Hospitallers in Chippingdale goes back to early times, and is named in 1292. After the Suppression the manors of Haworth and Chipping were sold by the Crown to George Whitmore of London, who transferred them to Richard Shireburne of Stonyhurst) ; this is perhaps the origin of the manor claimed by the family. A court was held by Richard Shireburne in 1690, and as late as 1825 the manor of Chipping was said to be held by Thomas Weld. Sawley Abbey had land in Chipping.*

*Of the minor families but little can be stated. The earlier surnames include Chipping and Chippindale, Greenhills —some of whose estate seems to have passed to Wawne and other parts to Brown —Ravenshaw, Surreys and Startevant or Sturtevant, with others denoting landowners in adjacent townships. Some deeds of the Halton family have been preserved by Kuerden.*

*HESKETH END was long the estate of the Alston family, traceable to the time of Edward I. The house known by this name is a two-story stone building, about 1½ miles south-west of Chipping the front facing south, with a projecting gabled wing at the west end. The principal part now remaining appears to have been built at the end of the 16th century by the Alstons, but the building was probably originally of greater extent. Some of the inscribed stones in the east part have apparently been inserted in a rather haphazard fashion and suggest the later rebuilding. At the west side is a large projecting stone chimney, but the exterior of the house, which has a stone slated roof repaired with modern blue slates at the back, is chiefly remarkable for the lengthy and unique inscriptions which run across the front and on the inner return of the west wing. These, together with the whole of the front of the house, were for a long time very much obscured by repeated coatings of whitewash, but in 1907 the building was thoroughly restored, the whitewash carefully removed and much of the stone work re-chiselled. The main front wall was largely rebuilt, but the smaller inscribed stones after being carefully cleaned were put back in the positions they formerly occupied. The interior is almost wholly modernized, but there is an inscribed stone in the chief bedroom and another in the dairy. It is now a farm-house.*

*The west wing, which is 17 ft. across, has a mullioned window of seven lights with hood mould over on each floor and a two-light window in the gable.....*

*.....Richard Alston of Chipping died in 1607 holding a messuage and lands there of the king in socage. Richard his son and heir was forty years of age.*

*HELME, now Elmridge, gave a surname to a family which spread into neighbouring townships.) William Helme died in 1597 holding a messuage, &c., of Richard Hoghton by a rent of 4d. and leaving a son Richard, aged twenty-two.) Richard died in 1638 holding of Lord Strange; his son and heir William was thirty years of age. Leonard Helme died in 1601, but the tenure of his Chipping property is not recorded. Another William Helme died in 1612, leaving a son James, thirty-nine years old; he also held of Richard Hoghton as of his manor of Chipping. James died in 1622, leaving a son William, aged twenty in 1633, by which time Lord Strange had succeeded Hoghton.....*

*.....One of the most notable estates, on account of the tenure, was that of the Leylands of Morleys in Astley, who held 'of the heirs of William son of William son of Maurice' by a rent of 18d.*

*The following were freeholders in 1600: Richard Austen (Alston), Richard Bolton, Henry Mawdesley and Thomas Thornley. The Subsidy Rolls afford further information; thus in 1524 Roger Shireburne was the principal landowner contributing to the subsidy, Robert Alston and Richard Thornley being the others. Thomas Sturtivant, Thomas Bolton, Robert Alston, Thomas Thornley, Thomas Rodes and Christopher Mawdesley contributed for their lands in 1543. Robert Shireburne, Thomas Thornley, Henry Mawdesley, Richard Alston, Roger Sturtivant and Richard Bolton were the landowners in 1597. Those in 1626 were: Henry Shireburne, Richard Thornley, Richard Parkinson, the heirs of Robert Alston, Thomas Boulton and John Sturtivant; James Beesley and a large number of others paid specially as non-communicants. Several 'Papists' registered estates in 1717. The land tax return of 1789 shows that the Earl of Derby, Sir H. Mainwaring, and —Blundell were the chief landowners.*

*An inclosure award was made in 1812.*

*(Farrer & Brownbill, 1912)*

*In addition the Helme family and Elmridge is recorded thus:*

#### *HELME OF ELMEIDGE AND BLACKMOSS.*

*William Helme of Elmridge, died Mar. 22, 1612-13, seised of a messuage and 12 acres of land in Chipping, and lands in Lea, held in free and common socage by fealty only of Sir Ed. Houghton ; also a tenement and 5 acres in Thornley, held of Edward Tildesley as of his manor of Wheatley, by fealty and 28. 6d. rent.\* James Helme of Elmridge, son of William, bap. Sep. 1, 1575, by his wife Alice Helme, had, William, James, Edward, and Anne, wife of George Barnes of Chipping. With his two eldest sous he was a foreign burgess of Preston Guild of 1622. He was buried July 5, 1623. William Helme of Elmridge, son of James, bap. April 11, 1617, was admitted, along with his son James, a foreign burgess of the Guild of 1642 ; and also in 1662, with his four sous, James, John, Hugh, and Silvester.*



*Edward Helrae of Elmridge, brother of William, whose gift to the poor of Chipping has been noticed, was born in 1623, and married Dec. 23, 1661, Elizabeth, daughter. of Henry Sherburne. He was buried Feb. 3, 1691-2, and his widow Aug. 28, 1693, leaving no issue.*

(Smith, 1894)

As can be seen, historical references Elmridge and its inhabitants, and in particular the Helme family, can be traced back to the 16th century.

Map evidence reveals the existence of buildings of similar size and location to the farm and subject barn in the early 19th century with both the Tithe Map (Addison, 1839) the early Ordnance Survey 1846 (Survey, Ordnance, 1846) showing the barn in its current location.

This therefore confirms the construction being prior to the 1840's.



Figure 3 The 1840 Tithe Map (Birket, 1840) with the current farmhouse and associated barns are located to north-west and are marked in red. It should be noted that this map should be rotated 90 degrees anti clockwise to match in with the following OS maps.



Figure 4 The 1846 Ordnance Survey (Sheet 45). Original scale 6 inches to 1 statute mile. The subject site is marked in red.

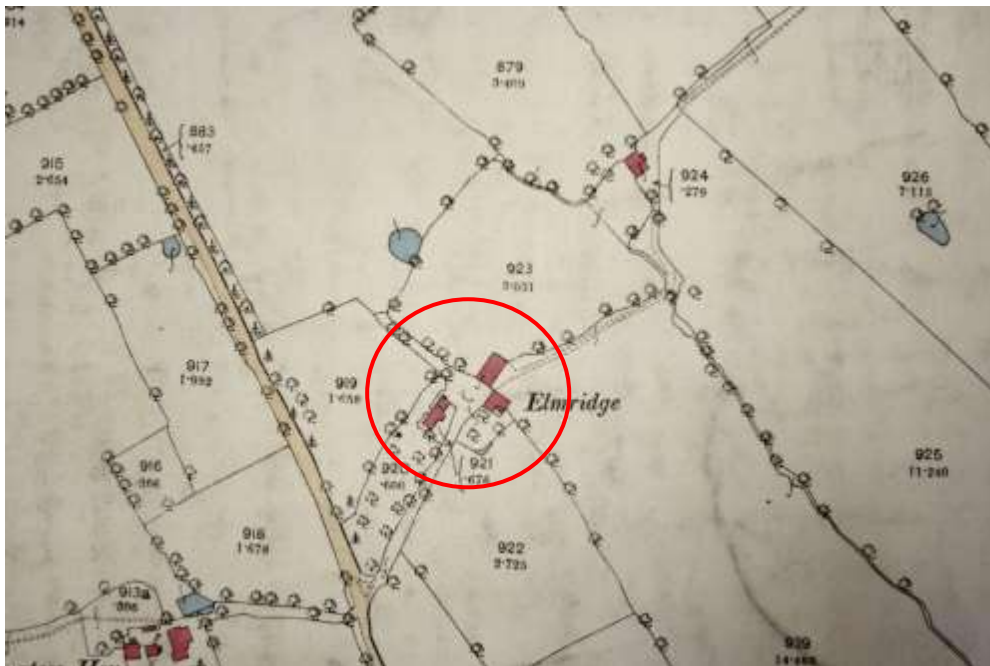


Figure 5 The Ordnance Survey of 1890 1st Edition Lancashire Sheet XLV 16, Original Scale 1:2500, with the property marked in red.



Figure 6. The Ordnance Survey of 1890 1st Edition Lancashire Sheet XLV 16, Original Scale 1:2500, with the property marked in red shows that the single storey brick dairy was not present at this time.

## 1.2 Research

The subject site, as seen in figure 4, was evident in 1838 and map evidence continues to show the barn in its location and form throughout the 19th and early 20th century with the only marked difference being the recording of the original two storey barn without the dairy attached. The Tithe Map (figure 3) shows the site as reference 990, which according to the associated schedule (Addison, 1839) is in the occupation of John Seed, with the owner being a Richard Walmsley. Seed is also in occupation of the farmhouse – reference 892. Further reference to the schedule and map of 1839/40 (Addison, 1839) (Birket, 1840) reveal extensive ownership of land in the area by Richard Walmsley and John Seed in occupation of a number of plots as well as the plots relating to the current barn and farmhouse. Further reference to the older maps of Lancashire has not revealed any definite and conclusive evidence of the site, although this does not mean that it was not present earlier than currently identified.

## Census Records

Census searches have occupation of Elmridge at various stages of the 19th and early 20<sup>th</sup> century.

The 1841 census has a John Seed, as recorded in the Tithe Schedule (Addison, 1839). The 1841 census (Census, 1841) has a John Speed in occupation:

### 1841 Census

Address	Name	Age	Occupation/relationship
Elmridge	John Seed	60	farmer
	Ellen Seed	55	wife
	Roger Seed	20	son
	Martha Seed	15	daughter
	Mark ??	25	agricultural labourer
	Thomas C??	15	
	Agnes Gorst	12	

The 1851 census (Census, 1851) has the following entry:

### 1851 Census

Address	Name	Age	Occupation/relationship
Elmridge	John Seed	73	farmer employing 3 labourers
	Ellen Seed	69	wife
	Thomas Cutter?	27	servant
	Agnes Gorst	22	granddaughter/ house servant
	James Robinson?	17	grandson and farm servant
	Margaret Bilsborrow	16	servant
	Richard Chantry?	11	servant
	John W?	6	grandson
	Thomas ?	4	grandson

The 1861 census (Census, 1861) has the following entry:

### 1861 Census

Address	Name	Age	Occupation/relationship
Elmridge	John Seed	47	farmer
	Jane Seed	48	wife
	John Seed	21	son
	Richard Seed	20	son
	Ellen Seed	18	daughter
	Robert Seed	16	son
	Margaret Seed	13	daughter
	Thomas Seed	7	son
	William Seed	6	son

The 1871 and the 1891 do not appear to identify the subject farm but the 1881 (Census,1881) census has the following entry:

### 1881 Census

Address	Name	Age	Occupation/relationship
Elmridge	John Seed	67	head - farmer
	Jane Seed	68	wife
	Richard Seed	40	son
	William Seed	26	son
	Margaret Sharp?	20	servant
	William Seed	8	son

In 1911 the occupiers were a Roger Coupe and family according to census records

### 1911 Census

Address	Name	Age	Occupation/relationship
Elmridge	Roger Coupe	71	farmer and employer
	Mary Coupe	75	wife
	James Coupe	38	son
	Annie Dobson	19	servant

As can be seen the Seed family were in occupation for a number of years throughout the 19th century, but by the early 20th century the family in occupation has changed to the Coupe family. Whether the Seeds are closely related is subject to debate, as occupation altered between 1851 and 1861 with no reference to a suitably aged John Seed in 1851 to then be the head of the family in 1861.

### General Commentary on agricultural practice/development

In general, the Lancashire area was undergoing a transition in the 19th century, from the 'cottage industry' model, including cotton weavers, to a more predominant and larger agricultural base. This is indication of the industrialisation of the 19th century which resulted in greater demands upon agriculture to feed a growing urban population (Source: Hopwood E. (1969); A History of the Lancashire cotton industry and the Amalgamated Weavers Association). With the introduction of steam power cotton mills located nearer to transport routes, and their markets, i.e. towns, and grew in size.

Expansion was initially rapid, with Manchester and district becoming known as Cottonopolis. The economy transformed from a rural to industrial base. The rapid industrialisation led to relatively unchecked urban growth, with associated urban problems including poor housing, health. The rapid industrialisation, with the growth of towns and cities coupled with migration of workers from the country into these urban landscapes, created pressure for food production as the urban population increased. This led to changes in agricultural practice and occupancy, with large increases in the amount of land under permanent pasture, although demand for arable crops was maintained in the Lancashire Plain due to the expansion of the Liverpool and Manchester conurbations (University of Gloucestershire ,2006).

It is from the 1840's onwards that new machinery and processes were adopted, coupled with the adoption of industrial and scientific principles to the accommodation and feeding of livestock (English Heritage, 2006, p. 28). Cow houses or animal houses

altered in their design, with more space and ventilation (Peters, 1991, pp. 62-64) (Brunskill, 1982, pp. 60- 66). The subject barn is indicative of the pre-agricultural expansion and modernisation, designed as a farm barn to service the main farmstead (Brunskill, 1982, pp. 117-118). Its form has altered little over the years, with the main change appearing to be the addition of the single storey brick dairy and inclusion of an oil tank store.

## **Summary**

The rapid research for the property has not revealed a conclusive date for the start of occupation, or an exact date for the subject building. From map evidence, what can be concluded is that there was a matching structure on site in 1839, with minimal alteration in its footprint throughout its life. The Seed family was in occupation in the early part of the 19th century, with a change in occupation between 1851 and 1861, albeit to another John Seed and family. By the early 20th century the Seed family was no longer in occupation, with the Coupe family instead resident at the farmhouse.

## **2.0 The Record**

### **2.1 Purpose and Format**

This record has been prepared in response to a condition as attached to the planning permission for the conversion of the subject building issued by Ribble Valley Borough Council (Ribble Valley Borough Council, 2014) under planning application ref 3/2013/0691. The format of this record follows guidance contained in the publication 'Understanding Historic Buildings: A Guide to Good Recording Practice' (English Heritage, 2006). Nationally, the record is taken in accordance with the general Government policy provision in the applicable National Policy Framework (DCLG, 2012). Prior to recording a project plan was prepared and submitted to the Local Planning Authority for approval, following the guidance provided by the IFA (Institute for Archaeologists, 2008).

### **2.2 The Author**

Stephen Kay, the author, is a professional member of the Royal Institution of Chartered Surveyors (MRICS), with a background in surveying buildings.

### **2.3 Methods of Investigating and Recording**

Visual inspections of the property, carried out in 19<sup>th</sup> January 2017, were completed subject to site limitations, and limitations/restrictions within the building, and with the aid of existing layout plans provided by the applicant.

Check dimensions were taken to verify the accuracy of these drawings and photographs were taken as a desktop source of reference in accordance with recommended practice (Buchanan, 1983) and available access. Digital photographs and drawings are provided within the record for reference purposes, with photographs mainly in section 6 and a full set of record drawings in section 7. Plans indicating the location of each photograph is given at the start of section 6.

A staff was used within the images where appropriate and access/dimensions permitted.

### 3.0 General Description

#### 3.1 Site Location

The subject building is located within the courtyard setting of the farmstead currently known as Elmridge Farm, which itself is located approximately 100 metres off Elmridge Lane. The subject building is located at National Grid Reference SD 59579 40596. The area is geologically identified as an area of millstone grit (University of Gloucestershire, 2006, p. 13) with white limestone hills at Chipping and Longridge (Beesley, 1849, pp. 5-6).

*...Moving southwards are further moorland and gritstone fells – the Bowland and Pennine Dales (including Rossendale and Trawden) from the South Pennines and Peaks landscapes to the south – with rough pasture, heather and large areas of blanket peat and areas of reclaimed moorland pasture on the periphery. On the Bowland Fringe and the central area of the Ribble valley, the land supports permanent pasture, mostly improved for dairy and livestock farming. The Ribble and other river valleys bisect the landscapes of the Pennine Dales and South Pennines, and drain through the Lancashire Plain. North to south they comprise the Lune, Wyre, Ribble and Irwell. Together with the Mersey Valley to the south, these valleys are historically important corridors for movement, settlement and for drainage within the Region.’ (University of Gloucestershire, 2006, p. 13).*

**Chipping:** The name of Chipping is seen as: *Chipinden, Dom. Bk.; Chipping, 1242; Chepin, 1246; Chipindale, 1258; Chipin, 1258; the final g seldom occurs till xvi cent. Schepin and similar forms are found occasionally, 1292 and later.* (Farrer & Brownbill, 1912)

The name Elmridge does not appear to have been recognised as an historic place name but as previously referred to appears to derive from Helme Ridge, with the Helme family associated with the area (Farrer & Brownbill, 1912).

Chipping has also been known as ceping which derives from Anglian and is translated as ‘a market, or market place’ (University of Nottingham, 2014). A copy of an ordnance survey sheet, illustrating the general location, is given in figure 1, with the subject area circled red.

#### 3.2 Site Description

The site is situated on a slope which gradually falls from east to west. The general area is undulating and the farm site itself sits on a slight rise from the base level of the town of Longridge.

By road, the towns of Longridge to the south and Chipping to the north east are both within 3.5km.

A site plan is given in figure 7 below, with the building subject to the planned conversion marked in red.



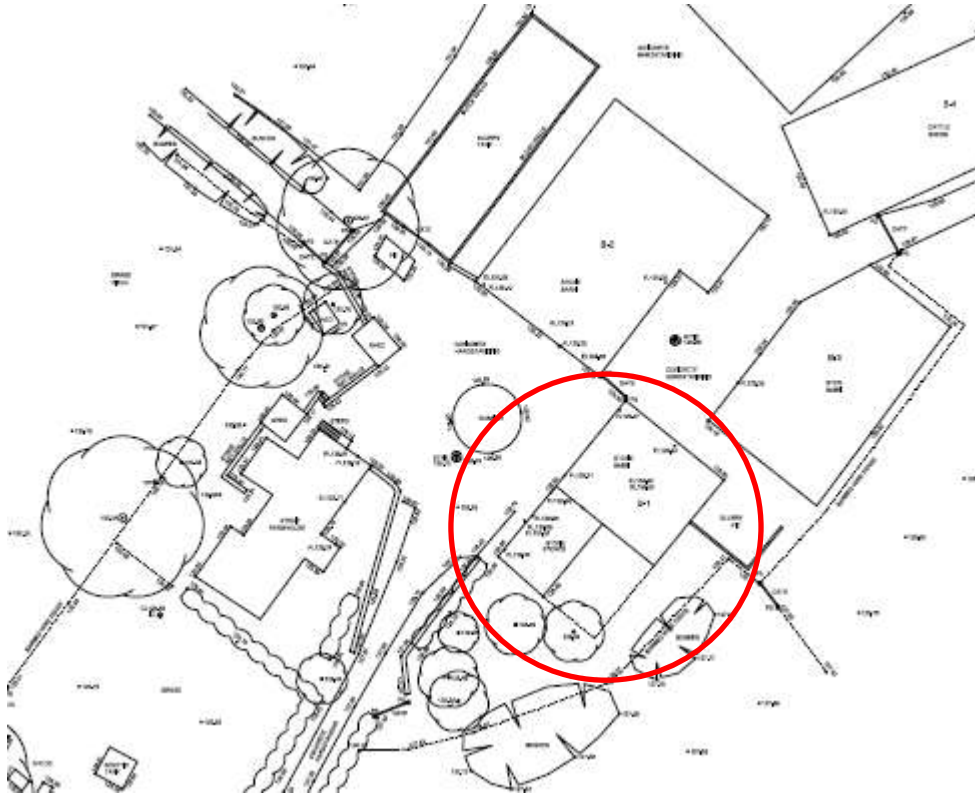


Figure 7: Site Plan Original scale 1:500 Original drawing RJP Surveying Consultants for MCK Associates Ltd.  
Original Scale 1:500 at A1

### 3.3 Topography

The building sits on a slightly sloping site, with the fall from the west down to the east. To the rear (east) of the building lies a disused slurry pit with open fields beyond. The front (west) of the building is level and faces into the existing farmyard. The south comprises of overgrown brambles and a series of pens / fencing with limited access and to the north lies concrete hardstanding where a former modern steel barn was located.

## 4.0 BUILDING RECORD

### 4.1 Orientation

For the purposes of this part of the record the 'front elevation' is taken as that which faces north west facing into the farm courtyard. References to left and right are as if facing the relevant elevation/feature.

### 4.2 Overview - Building Plan and Materials

The barn comprises of two separate elements, the original two storey barn with an outshut to the rear, constructed in coursed rubble stone, with boasted quoins to the corners, set in an 'in and out bond' (Ching, 1995, p.158) all under a dual pitched natural slate roof.

The record proceeds in a clockwise direction, commencing with the front of the barn (north west elevation) proceeding in a clockwise direction towards to the north-east elevation, the south-east elevation and then the south west elevation, recording features as required as the inspection proceeds. The record then proceeds internally.

Thus, the report is broken down into 2 distinct elements, the external and the internal.

### 4.3 The Barn – External

The barn is an "L" shaped structure two storeys' in height with a rear outshut that is covered by the extending slate roof. The two-storey barn is constructed in predominantly coursed rubble but with some small areas that resemble random rubble construction. The quoins have boasted surfaces (Ching, 1995, p. 237). The barn has a slate dual pitched roof supported upon a set of purlins per pitch supported on the internal stone walls. The two-storey barn is approximately 1070cm in width by 1220cm in depth, with an eaves height of approximately 560cm to the front and 365cm to the rear outshut. The stone elevations are approximately 45cm thick.



Figure 8 The north-west elevation of Barn One showing the two distinct structures.

To the south-east elevation there is a single storey brick structure linked to the stone barn. This structure is a later addition and was not shown on the 1890 OS 1<sup>st</sup> Edition map. This single storey structure acted as the farm dairy.

To the front elevation, there are three openings to the two-storey stone barn and three door openings to the brick dairy building together with a series of window openings. An access door opening is located at first floor level. There are modern circular ventilation holes located in the wall to the underside of the eaves.

The window openings are closed with timber window frames and a mixture of glazing and boarding in various states of repair.

Doorways are closed with timber doors hinged directly onto the stonework using metal hinges.

All openings within the stonework are formed using stone quoins, heads and cills with a tooled "boasted" surface.

Adjoining the two-storey barn is a single storey brick structure that acted as the farm dairy. This comprises of brick external walls approximately 21.5cm thick with a natural slate roof with terracotta ridge tiles and central terracotta ventilation terminal fixed to the roof apex. There is a distinct split within the brickwork showing that this structure may have been constructed in two phases. The window and door openings have precast concrete stone effect heads and cills

Proceeding clockwise, the north-east elevation comprises of a two storey coursed rubble stone structure with an asymmetrical roof (due to the outshut at the rear). There is a single side access door for cattle with a concrete ramp access. A first-floor access door provides access to the first-floor hayloft and there are two further window openings to this elevation.



Figure 9 The north-east elevation of Barn One showing the access door.

The window openings are closed with timber window frames and a mixture of glazing and boarding in various states of repair.

Doorways are closed with timber doors hinged directly onto the stonework using metal hinges.

All openings within the stonework are formed using stone quoins, heads and cills with a tooled “boasted” surface.

Modern circular ventilation holes have been inserted beneath the verge to provide cross ventilation to the first-floor hayloft.

Continuing to the south-east elevation, the outshut runs out from the rear elevation and the pitched slate roof continues to roof over the structure. To the rear of the barn there is a disused slurry pit. A raised doorway is located on the rear elevation that would have provided access to the slurry pit for mucking out. A window opening is located centrally within the adjoining stone panel, though is currently boarded over.



Figure 10 The south-east elevation of Barn One showing the rear outshut structure and disused slurry pit outside rear doorway.

The doorway is closed with a timber door hinged directly onto the stonework using metal hinges, opening internally.

All openings within the stonework are formed using stone quoins, heads and cills with a tooled “boasted” surface.

Adjacent to the outshut, enclosing the remaining rear space, a single storey modern lean to structure has been constructed from concrete block with an asbestos cement sheet roof covering. Window openings have been formed used in a precast stone to reflect the scale of the existing barn.



Figure 11 The south-east elevation of Barn One showing the modern lean to structure



Figure 12 The south-east elevation of Barn One showing the single structure dairy building

The remaining rear elevation comprises of the single storey brick dairy building with a personnel door and timber windows. The doorway and windows are formed precast

heads and cills. The windows are timber frames with single glazing. The door is timber fixed into a timber casing fixed back to the brickwork.

The roof is finished in natural slate with terracotta ridge tiles and a ventilation terminal central to the roof apex. A small glazed area to the rear roof provides additional light internally.

Continuing to the south west elevation, there is the end gable of the single storey brick dairy. There is a window opening and doorway to the elevation. The doorway has a timber lintel over the opening.

There has been some damage to the doorway and this is partially boarded up with timber. The window opening has precast stone heads and cills and is enclosed with a timber window frame. The brickwork to this elevation is in poor condition, requiring repointing.



Figure 13 The south west elevation of Barn One showing end gable of the brick dairy.

#### 4.4. The Barn – Internal

The inspection of the internals of the barn commences within the single storey dairy and then proceeds into the main two storey barn structure.

The single storey dairy has a concrete floor with brick facings generally to the internal walls. The walls within the dairy, located at the south west end of the building has plastered walls with areas of wall tiles. The walls are finished in a whitewash finish.



Figure 14 Internal view of the brick dairy

The remaining rooms within the dairy are brick finished and comprise of an oil store with a raised concrete floor and a storeroom. The roof to the dairy comprises of a simple cut rafter timber roof with battens supporting a slate roof finish. The dividing wall within the store room has a window and door opening and suggests that this was an infill area with the dairy once being separate to the main barn structure. The infill can be seen externally with a distinct break in the brickwork.

Continuing to the main barn, the ground floor acts as a shippon and is split into two rooms with no access between the two. The smaller room houses three concrete cattle stalls. The walls are of coursed stone with a render finish approximately 130cm high. The coursed stone above has a whitewash finish. The floor is concrete with a recessed manure passage.

The ceiling is exposed timber joists of the first-floor hayloft.



Figure 15 Internal view of the small shippon

The larger room houses a series of concrete cattle stalls that continues into the outshut. A full height wall with openings either side defines the position of the outshut. The floor is concrete with two passageways, one a manure passageway, running to the rear doorway that opens onto the slurry pit and the other for general access to the hayloft and for feeding.



Figure 16 Internal view of the large shippon

The walls are of coursed stone with a render finish approximately 130cm high. The coursed stone above has a whitewash finish. The ceiling is exposed timber joists of the first-floor hayloft. An access opening is located within the first floor with a “plank ladder” providing access.



Figure 17 Internal view of the first-floor hayloft



The first floor comprises of two rooms with a large opening between the two. A further opening provides access to void over the outshut. Access to this floor was limited due to an unstable and rotten floor. The roof is supported by two timber purlins spanning across the walls with timber rafters providing support for the stone tile roof. There are two openings to the first floor comprising of a timber door hinged outwards and fixed directly to the stonework. There are several ventilation holes formed in the gables using clay pipes. There is some cracking present in the stonework at first floor level in the south west corner.



Figure 18 Internal view of the first-floor hayloft and access opening

Access to the modern single storey lean to at the rear of the building was not possible and thus cannot be commented upon. It is understood that this is to be re-built.



Figure 19 View of single storey lean to structure to rear of barn

## 5.0 Interpretation

The barn has not suffered from major re development during its existence, with alterations evident being the replacement of the cattle stalls within the shippon area, as these appear to be a more modern feature.

The roof covering appears to be original, though it is likely that timber purlins may have also been replaced at some time as they appear to be of a regular size.

The map evidence has been limited to the 19th century, as reference to earlier maps has not revealed any identifiable or concise indication of its presence. The Tithe Map and Ordnance Survey maps of the early 19th century both identify the barn and the associated farm, and the census records confirm the occupier at that time as a John Seed, a tenant of Richard Walmsley, a substantial land owner in the area.

Thus, the exact dating of the barn has not been possible, but it was present in 1839, and may date from earlier. Such barns are usually dated between 1750 and 1840/50, at which point animal husbandry and agricultural practice was changing significantly because of improved knowledge, a migration of labour from the countryside, and the growth of major conurbations such as Manchester leading to increased demand for food and thus production.

The barn is a cattle barn, located within the main farm courtyard with a shippon to the ground floor and a hayloft to the first floor.

The single storey dairy building appears to have been a later separate structure that at some stage became linked to the barn to provide additional storage space.

The descriptions of barns with the English Heritage Preliminary Character Statement (English Heritage, 2006) includes the following regarding cow houses;

*.... Cow houses usually provided accommodation for between eight and twelve animals, except on the smaller farms in more remote upland areas. The standings allowed for two cows between each division, with vertical stone slabs set within wooden frames dividing the stalls (Denyer 1991, p.98). The animals were tethered in these stalls for the winter with a manger along the wall in front of them. Cattle could be stalled across the width of the building or along its length. 'Cross shippons' were often served by a central feeding and manuring passage accessed by a door in the gable end; examples date from the 17th century. From the early 19th century, wider buildings were being built, which had entrances in both side walls and gable ends, the latter to a long axial passage into which cattle would face: these served as both a feeding passage and a source of cross ventilation. Increasingly from the mid-19th century the stalls were being turned round and placed across the building in back-to-back blocks with doors in the front wall to serve each group, the cattle facing a vented passageway into which fodder could be dropped from above.*  
(English Heritage, 2006, pp. 64-65)

As the above indicates the central feeding passage and stalls either side was a more dated practice that was super-ceded by an alternative layout and better ventilation later in the 19th century.

The low-level ceiling height of the shippon is again indicative of early shippons, with more airy lofty shippons becoming popular in the later part of the 19th century. (Brunskill, 1982)

Agricultural commentators of the 19th century recommend 4.3m from wall to wall for a single row of cows (Brunskill, 1982) and the smaller room within the barn/shippon is below this recommendation indicating a possible earlier arrangement. It may also be the case that only young animals were kept in this room and thus the need for larger stalls was not necessary. During the late eighteenth and the nineteenth centuries more effective practices were adopted, including the use of a long feeding passage with cattle tethered along the length of a building instead, and thus long and narrow cow houses were built (Brunskill, 1982, p. 65).

It should also be noted that whilst animal husbandry techniques were changing in the 19<sup>th</sup> century, particularly towards shippon design, with longer narrower buildings, the economics and scale of farming in some locales meant that the traditional cow house with a loft continued up until the latter part of the 19th century (Brunskill, 1982, p.65).

In summary, the barn appears to have been constructed in either the latter part of the 18<sup>th</sup> or early part of the 19th century, designed as a shippon barn with storage above.

## **6.0 Photographic Record**

There follows a photographic record of the building with supporting captions describing elements of significance and interest. The location and direction of each photo is shown on the floor plans located in Appendix One. Photographs have been taken within the confines of the scale and proportions of the building. Its layout, dimensions, restrictions due to condition/access and site constraints both internally and externally impacted upon some elements/areas.

The photographic record commences at the front (south west) of the barn externally and continues in a clockwise direction. References to left and right are as if facing the elevation described unless otherwise stated.

The record then proceeds internally, starting with the dairy and then proceeding into the main barn and then the upper floor.

Photographs were taken on the 19th January 2017

## Photographic Schedule



1 Front (north east) elevation showing the single storey dairy and original two storey barn



2 Front elevation of the single storey brick dairy structure with slate roof



3 Junction of single storey structure and original barn showing quoins around doorway and timber doors



4 Detail of timber window to dairy with precast head and cill



5 Modern timber door to dairy and cast iron rainwater goods.



6 Front elevation of the two-storey barn showing ground and first floor openings, note stone flags to main barn roof.



7 Detail of doorways and window, note quoins, heads & cills with boasted detail to surfaces



8 Window detail showing stone detailing and timber window frame





9 Door detail with fanlight over



10 Part view of front elevation showing openings and ventilation holes at first floor.



11 North west entrance door leading to shippon, note ventilation holes at first floor level for cross ventilation of hayloft at first floor



12 Door and window detail, note quoins to corner of the barn



13 Left Side (north east) elevation of the two-storey barn with extended shutout and side access door for cattle



14 Detail of corner stone quins and openings. Note first floor door directly hinged to stone quins.



15 Detail of openings. Note ramp to access door and ventilation holes in gable.



16 Window detail showing fenestration and stone quoins, head and cill.



17 Detail of side access door, note ramp for cattle access.



18 Detail of first floor window opening.



19 Corner quoin detail to outshut, note slurry pit to rear of building.



20 Rear (south east) elevation showing drop from rear door to slurry pit level.



21 Rear door to outshut, note level difference.



22 Rear elevation window detail.



23 Rear (south west) corner showing lean to building (no access possible)

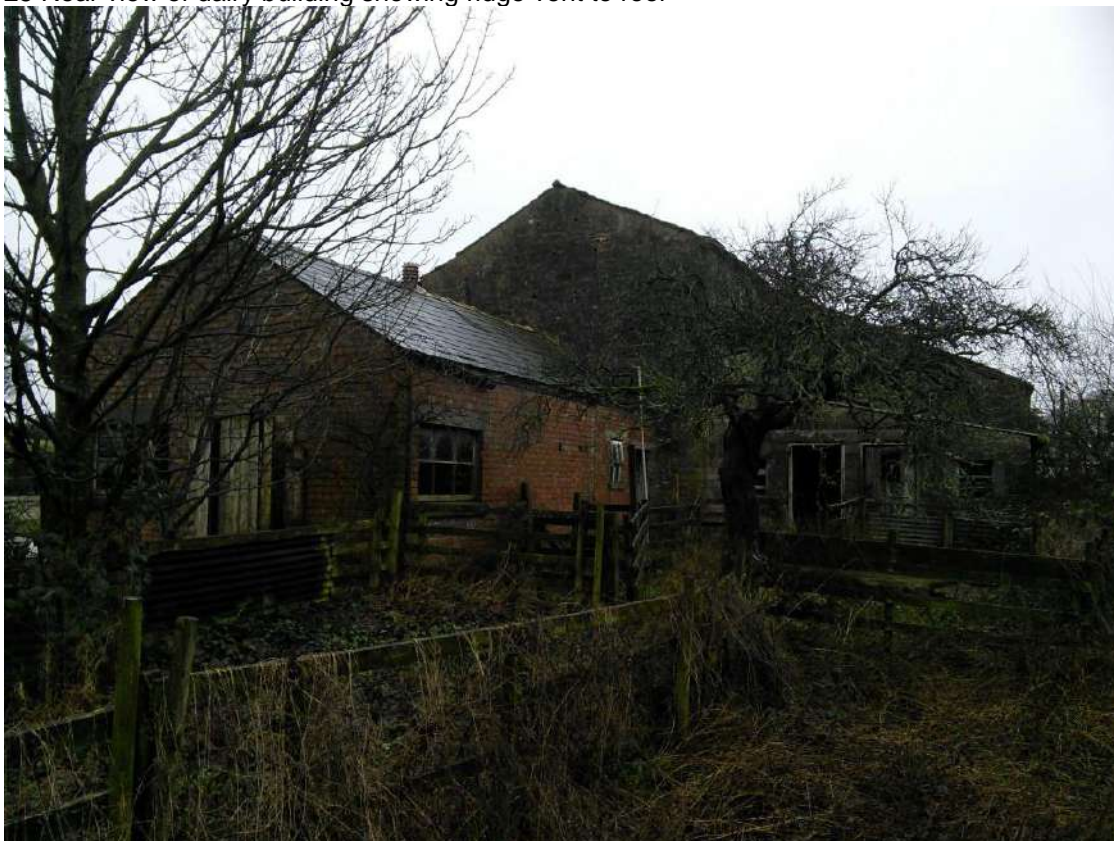


24 Rear elevation to single storey dairy building showing infill area in differing brick.





25 Rear view of dairy building showing ridge vent to roof



26 Rear (south west) elevation showing single storey dairy in context with main barn.



27 Door and window detail



28 South west elevation showing gable to single storey dairy.



29 Window and door detail, note spalled brickwork and damage to door opening.



30 Internal view of dairy showing internal windows and finishes to walls and ceiling; LH wall.



31 Internal view showing access door and window; Front wall.



32 View showing damage to existing opening and cracking above doorway; RH wall.



33 Rear wall and window to dairy



34 Oil store with raised floor.



35 View above oil store showing roof construction



36 Internal view of store room showing internal window. This was possibly the external wall prior to the gap between the two structures being enclosed; RH wall.



37 View of front wall to store, note change to floor finishes



38 Rear wall to store showing timber door and window detail.



39 View into small shippon showing concrete cattle stalls, part rendered walls, concrete floor, and floor joists to upper floor hayloft. Note supporting timber beam splitting joist span.



40 View of front wall showing fanlight over door, floor joists and supporting timber beam.





41 View of part rendered wall and concrete floor with channels, note metal rings to stall for tethering.



42 Trap door to north west corner of small shippon providing access to first floor.



43 Steel hooks fixed to ceiling joists over cattle stalls.



44 View into large shippon showing concrete cattle stalls and raised concrete floor, note low level concrete upstand and holes in stalls where steel tubing has been removed.



45 Ladder access to first floor hayloft.



46 View of concrete cattle stalls and separating wall to rear shutout.



47 Detail of steel beam over opening separating main room and rear shippon and main supporting steel beam supporting floor joists to first floor hayloft.



48 View of timber roof to rear shutout showing purlin spanning between gables supporting rafters.



49 Internal view looking through from rear shut out showing opening. Note steel beam supporting floor in main shippon area and first floor opening.



50 View of first floor opening and high level window to rear shutout.



51 Access door to front elevation



52 Access door to side elevation and detail of roof construction.



53 Access hatch and ladder. Note ventilation holes to wall



54 North west corner showing wall and roof construction.



55 Water damage to floor causing rot within floor timbers.



56 Detail of purlin and rafters to roof at first floor level.





57 View of timber beam to opening between the two first floor hayloft rooms.



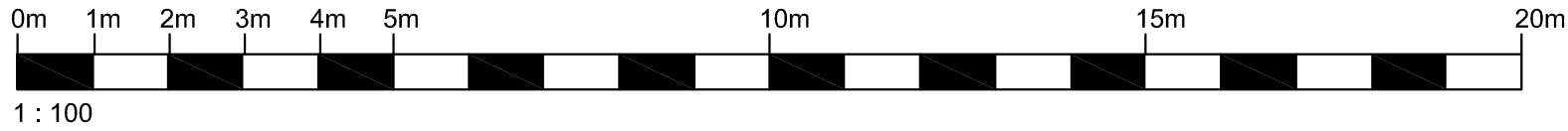
58 View towards southeast elevation showing opening to rear outshut and access hatch.

## **7.0 Drawn Record**

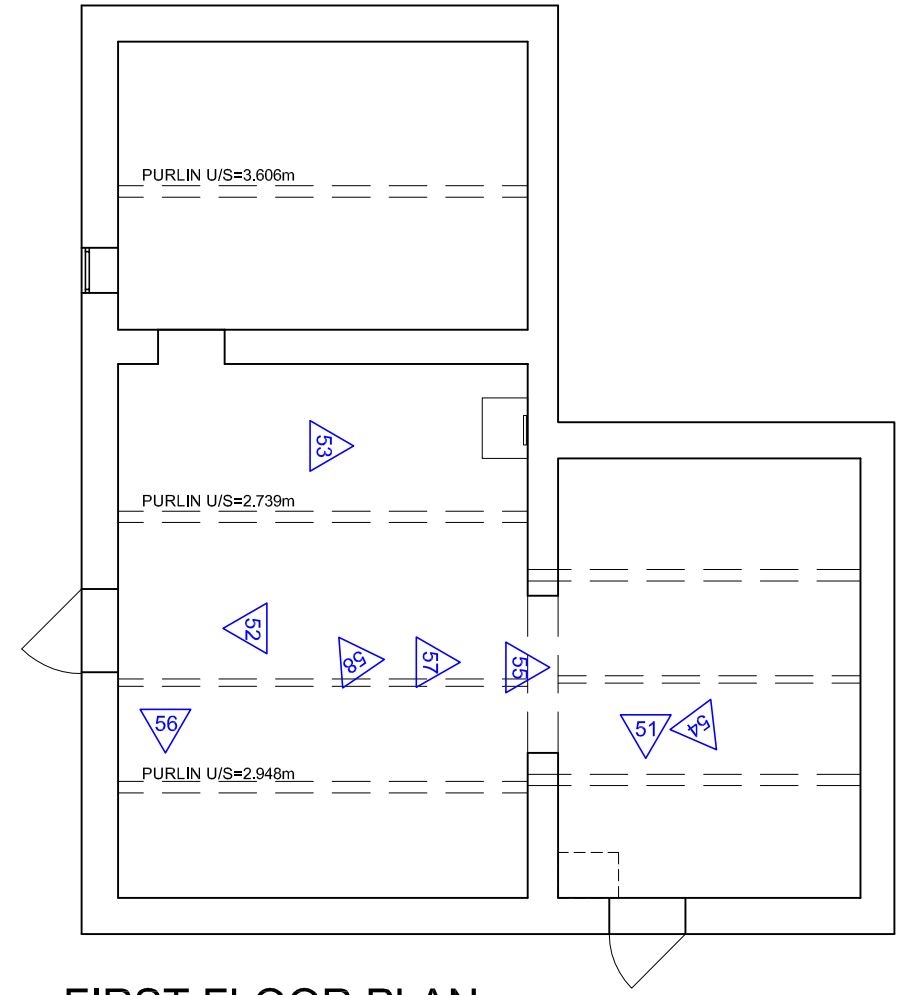
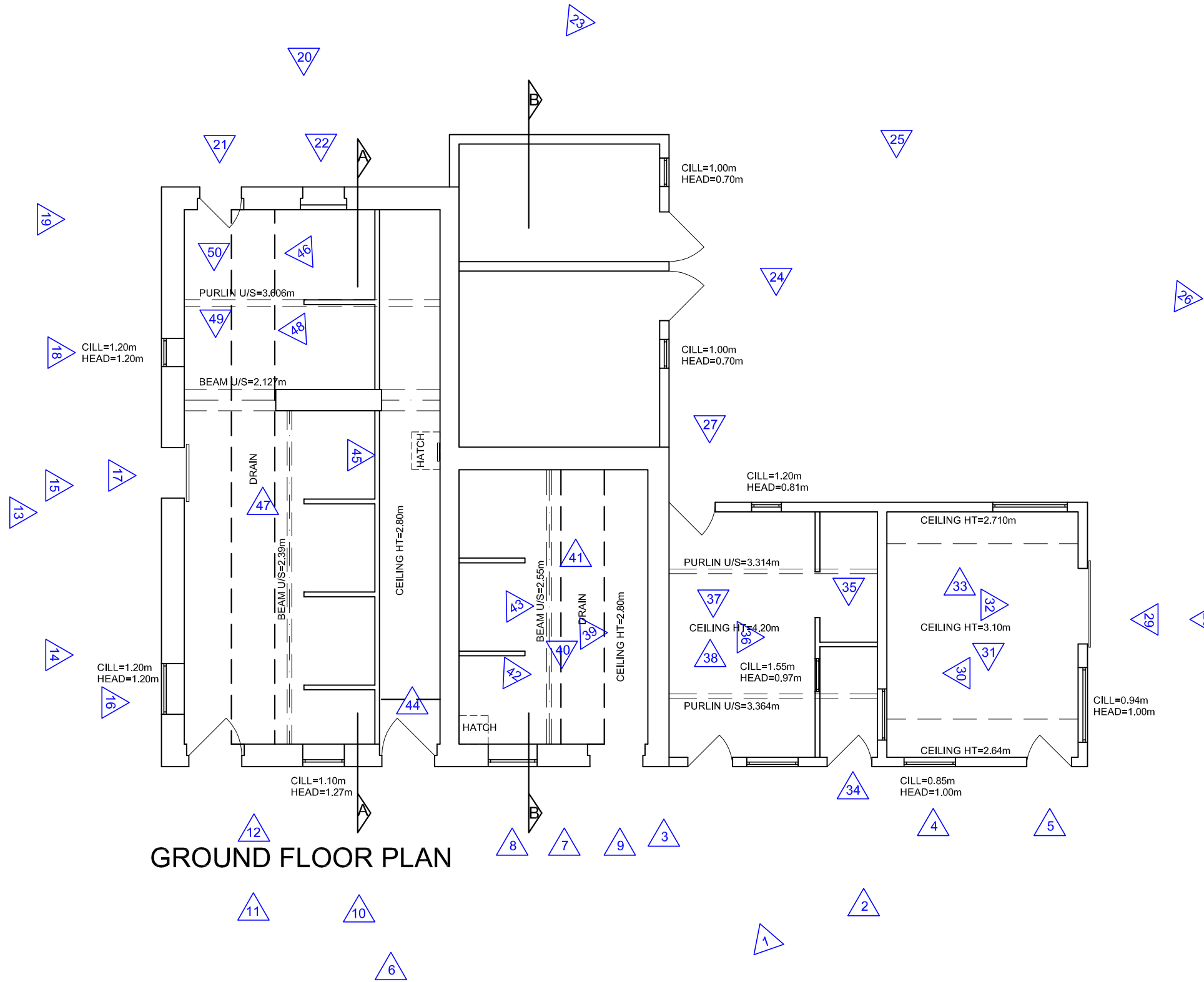
The measured survey drawings prepared by RJP have been used as the initial point of reference with check measurements taken on site and amendments made where necessary. The original drawings omitted any specific detailing and this has been added.

A copy of the measured drawings including floor plans, elevations and sections are in Appendix Two.


## Appendix One



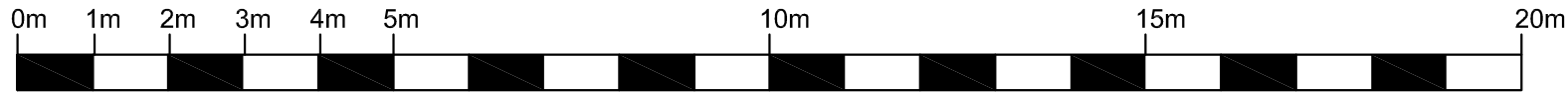
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KEY  
 ? DENOTES REFERENCE NUMBER AND VIEW OF PHOTOGRAPH

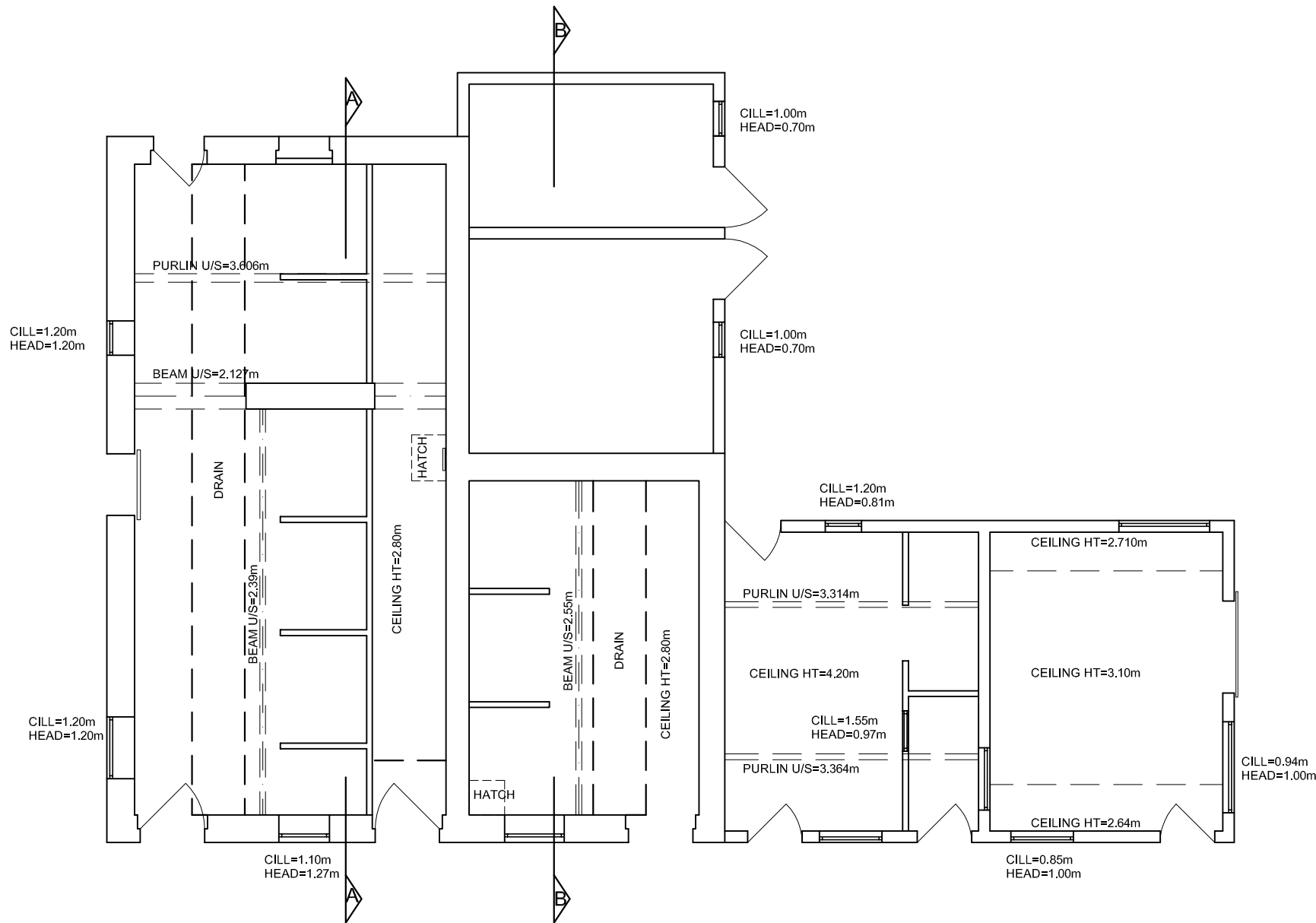
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			Drawn: RJP/MCK	Checked:	Scale: 1:100@A3	

## Appendix Two

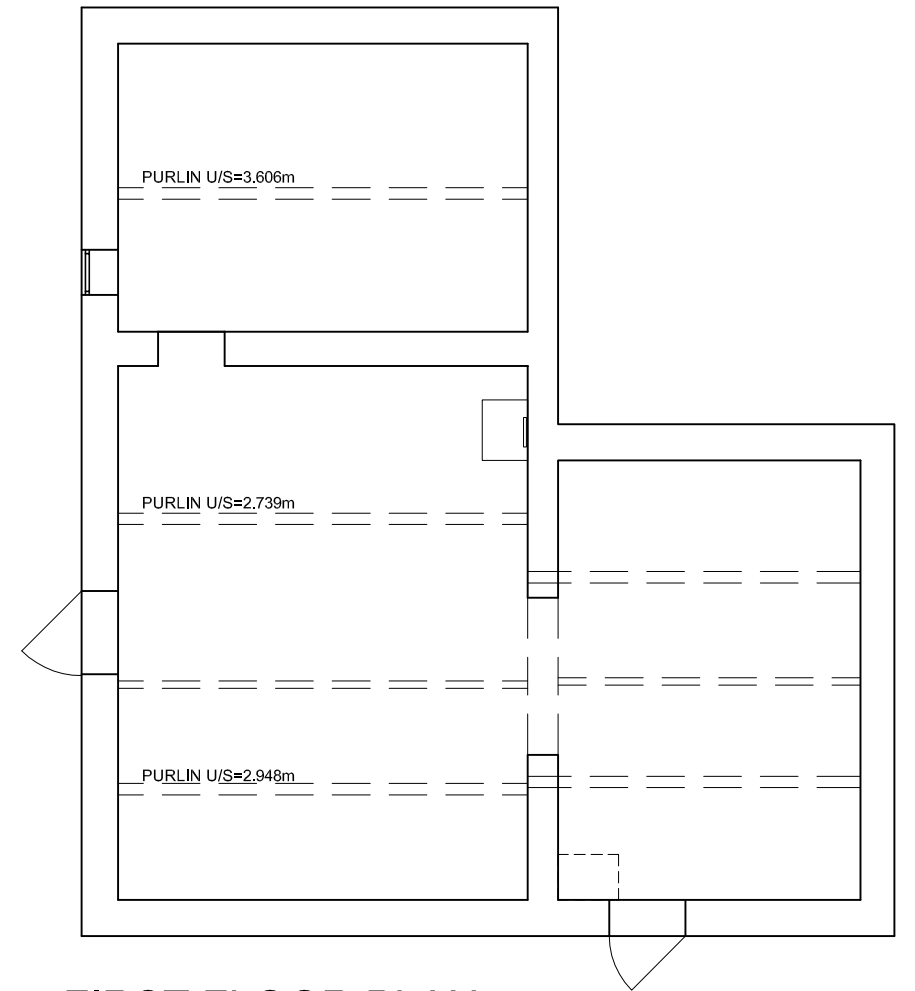


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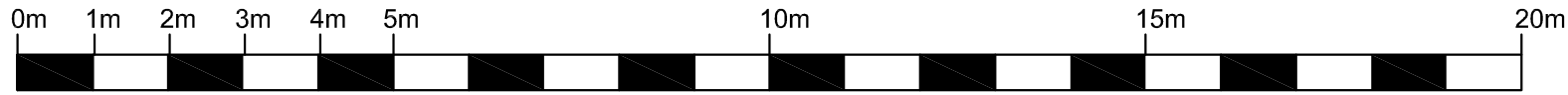


GROUND FLOOR PLAN



FIRST FLOOR PLAN

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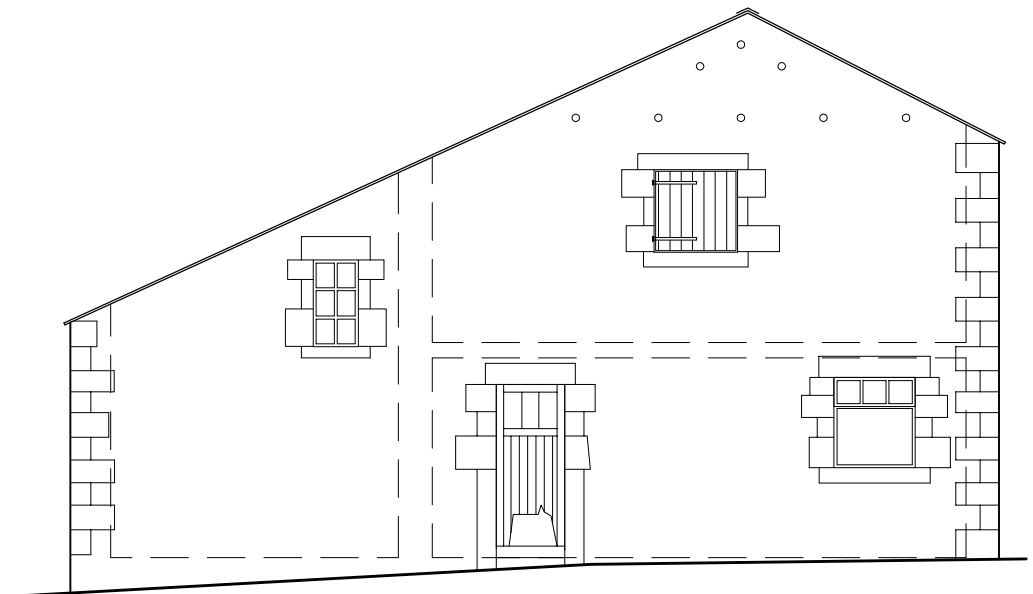


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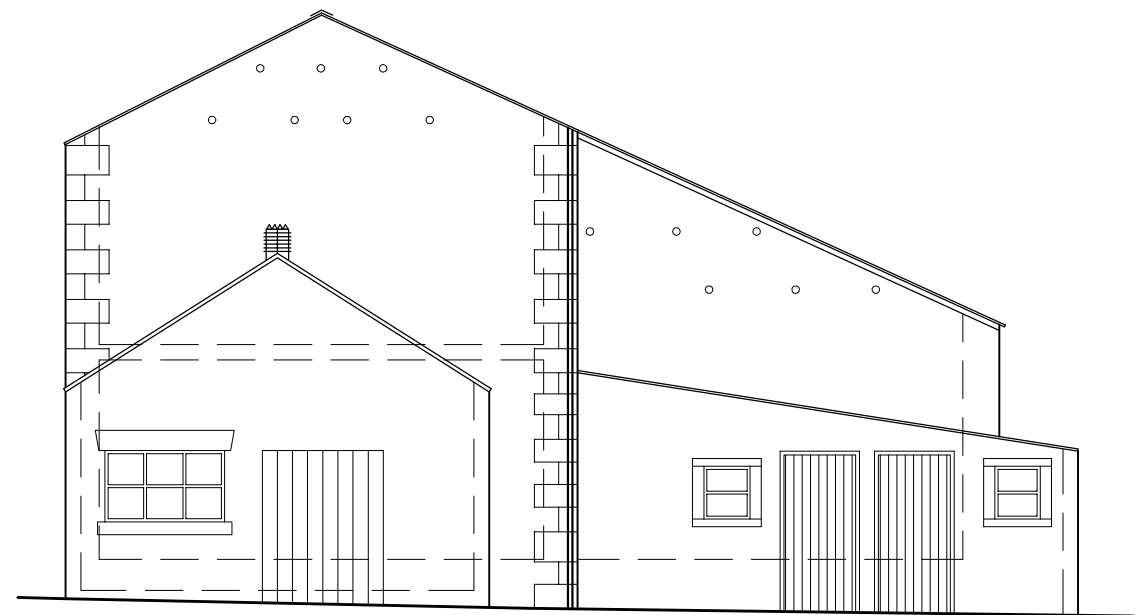
NORTH ELEVATION




EAST ELEVATION

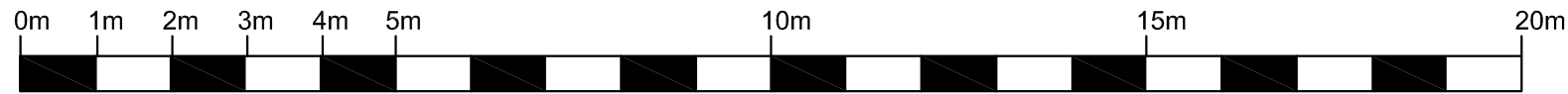


SOUTH ELEVATION



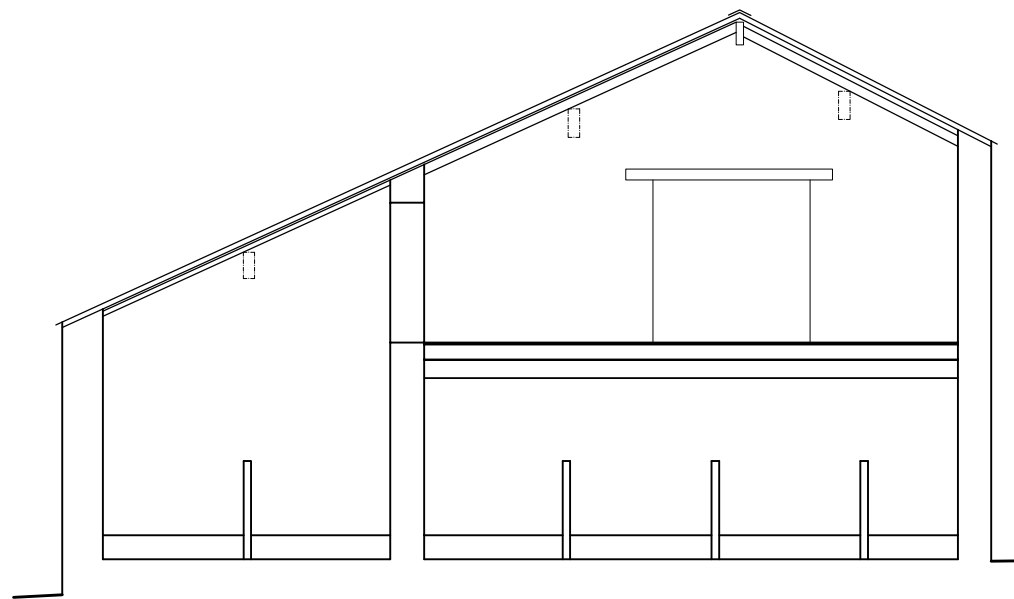
WEST ELEVATION

Client: TAYLOR COUNTRY HOMES LTD	Project: ELMRIDGE FARM CHIPPING	Drawing Title: EXISTING ELEVATIONS BARN 1	Job No: 16-197	Drawing No: B1-102	Rev: 	 <p>architecture   building surveying   urban design</p> <p>burnaby villa ■ 48 watling street road ■ fulwood ■ preston ■ pr2 8bp tel: 01772 774510 fax: 01772 774511 email mck@mckassociates.co.uk</p>
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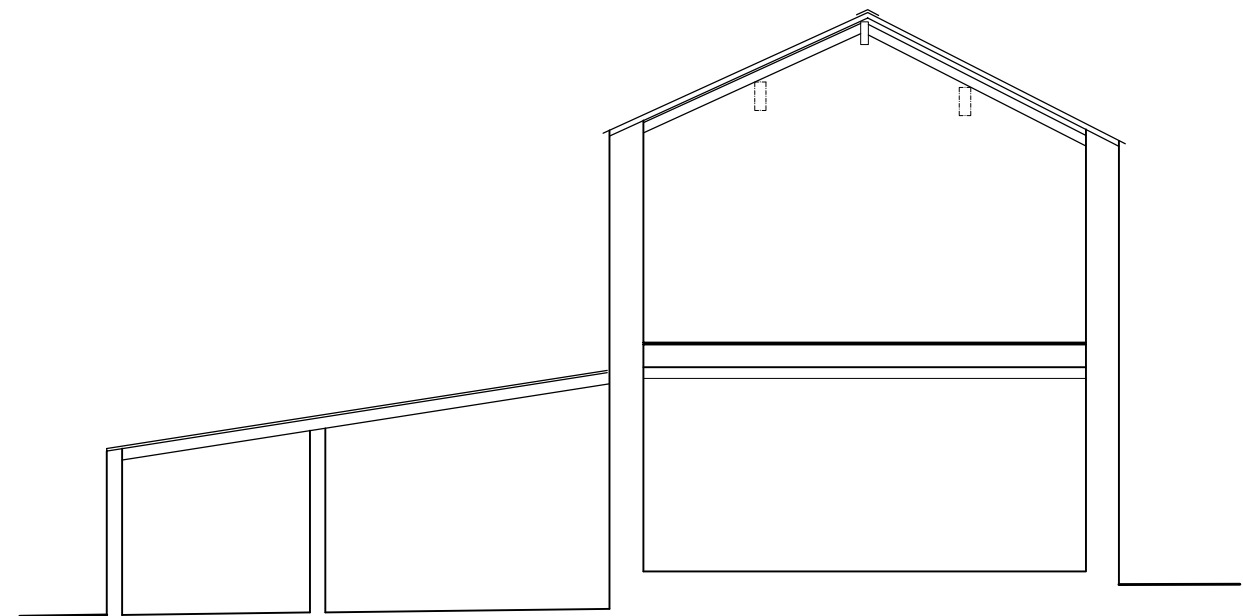


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SECTION A-A



SECTION B-B

Client: TAYLOR COUNTRY HOMES LTD	Project: ELMRIDGE FARM CHIPPING	Drawing Title: EXISTING SECTIONS BARN 1	Job No: 16-197	Drawing No: B1-103	Rev:	 <b>mck associates limited</b> architecture   building surveying   urban design burnaby villa ■ 48 watling street road ■ fulwood ■ preston ■ pr2 8bp tel: 01772 774510 fax: 01772 774511 email mck@mckassociates.co.uk
Drawn: RJP/MCK	Checked:	Scale: 1:100@A3	Date: JAN 2017			