

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

Building Record of Barn Two

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. Most 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 and continues past the front of the barn.

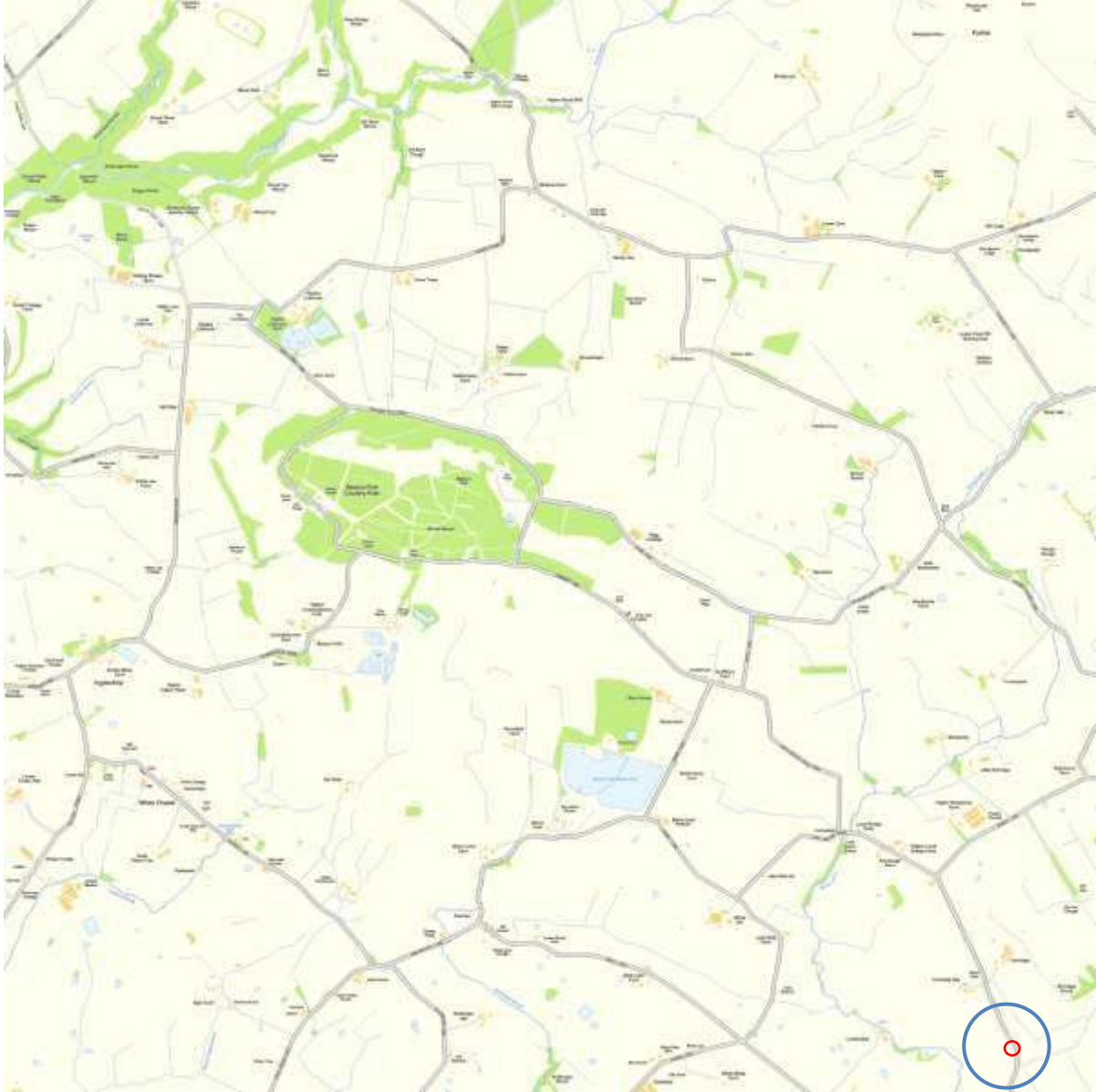


Figure 1 Elmridge – Location Map Source Ordnance Survey Open Data– © Crown copyright and database right [2012]. All rights reserved. Reproduced under Licence number [100052684]. Note - Subject property in blue circle

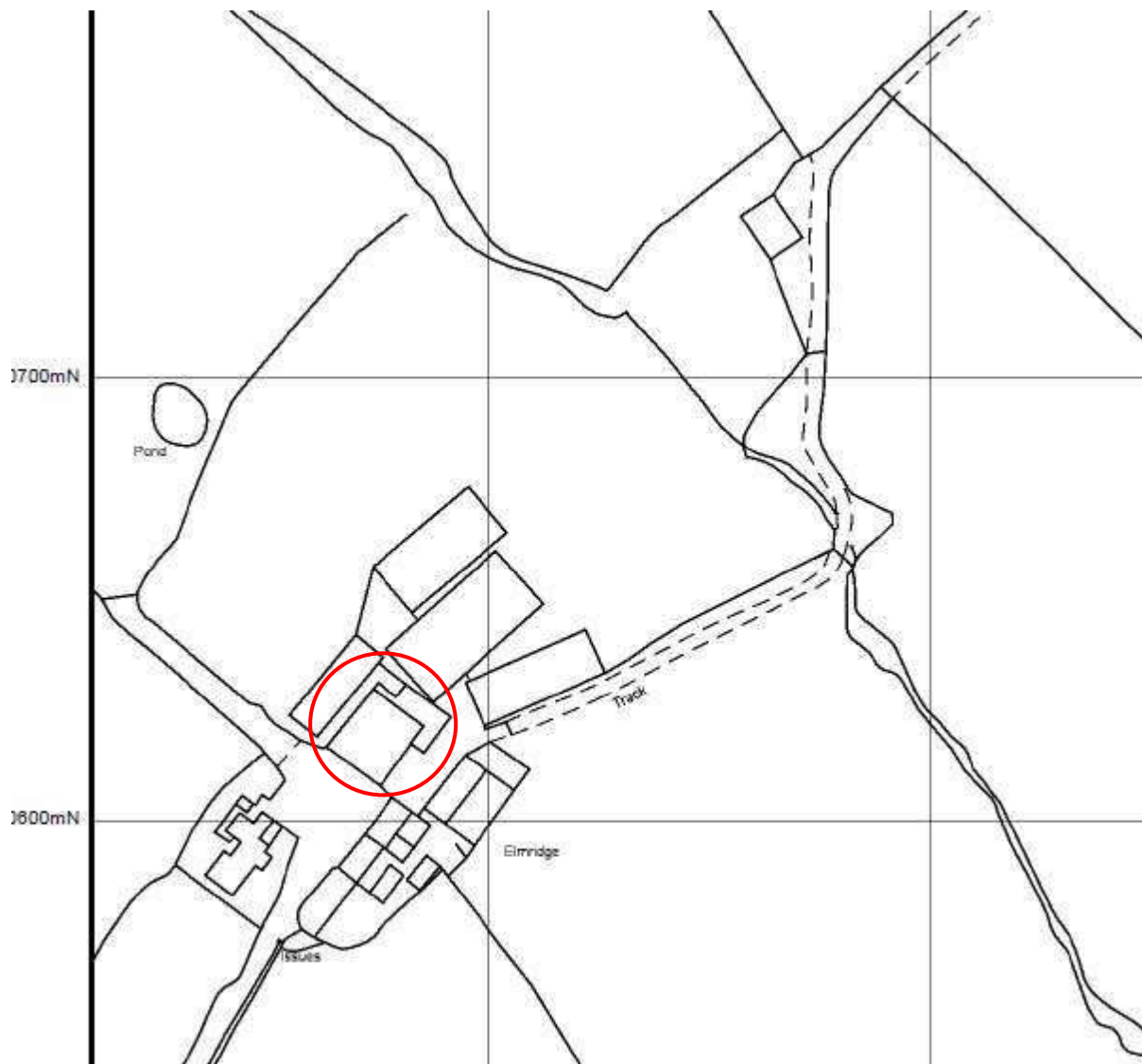


Figure 2 Ordnance Survey – original print scale 1:2500© Crown Copyright and database right 2012. All rights reserved. All plans reproduced under Ordnance Survey Licence number 100052684.

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 subject barn is identified by the red circle and sits to the north-east 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 sons, 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 sons, 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.

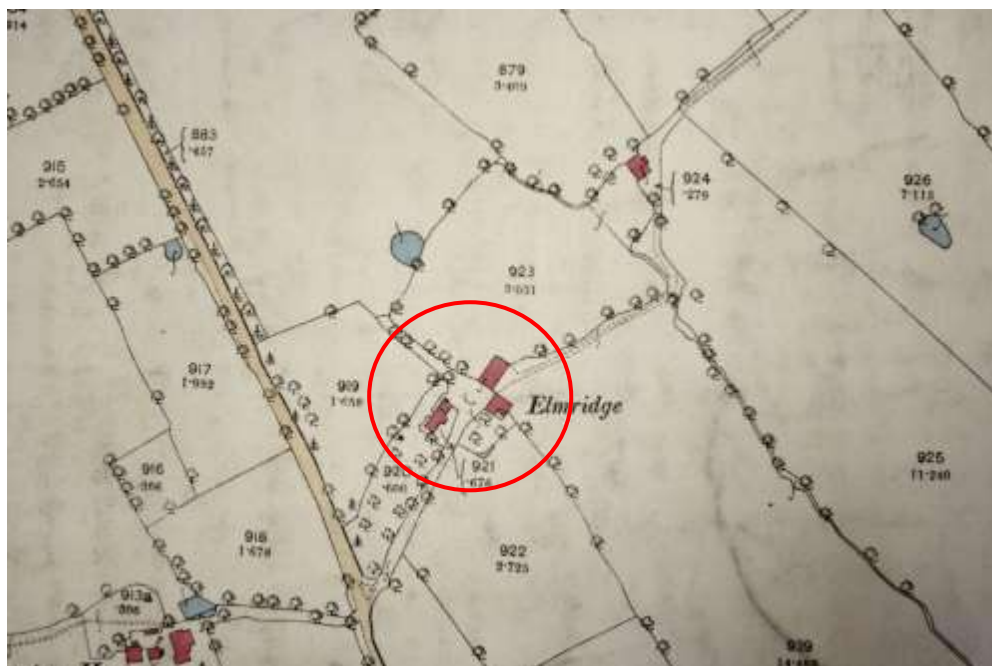


Figure 5 The Ordnance Survey of 1890 1st Edition Lancashire Sheet XLV 16, Original Scale 1:2500, with the property marked in red.



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 20th 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 19th 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.

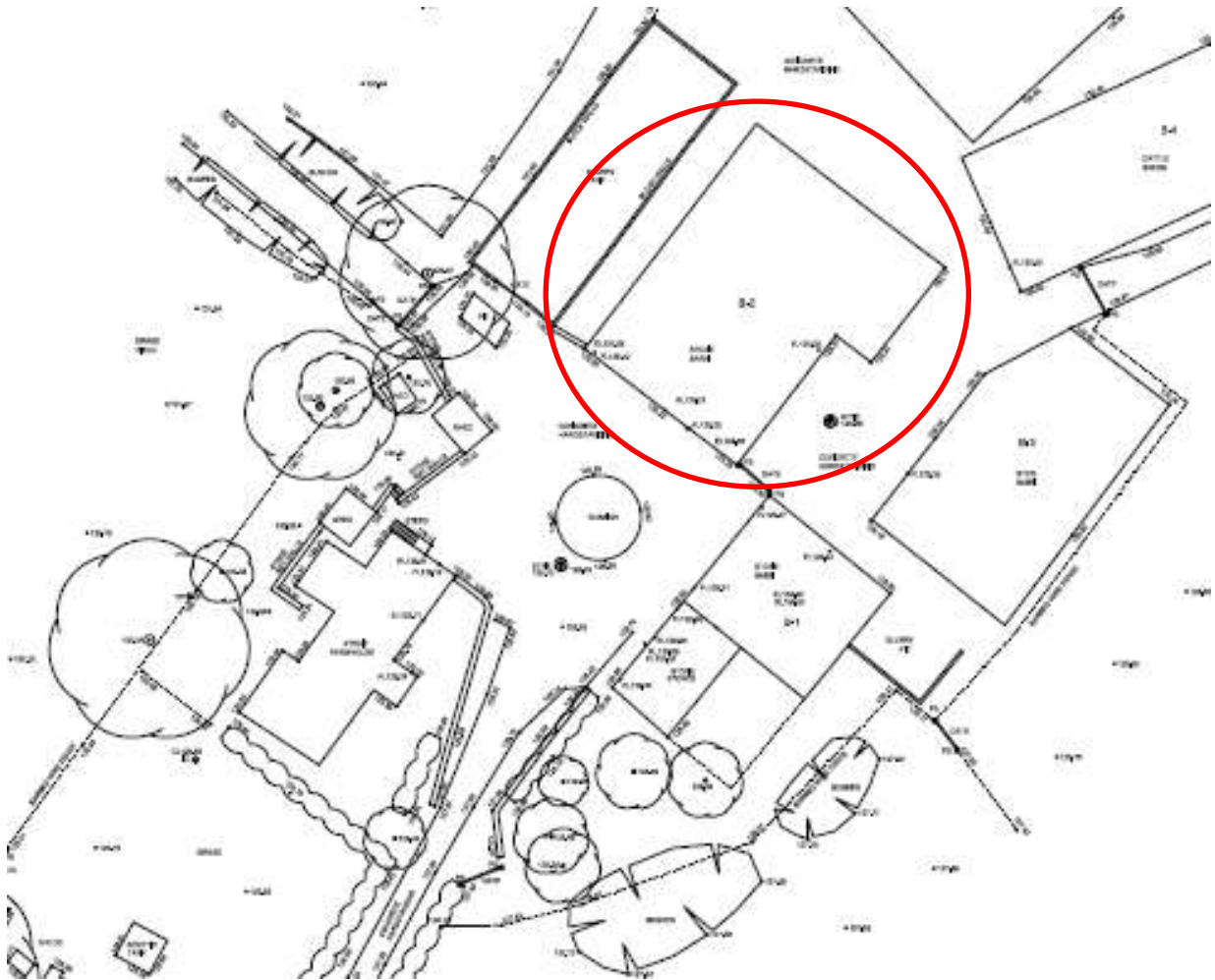


Figure 7: Site Plan Original scale 1:500 Original drawing RJP Surveying Consultants for MCK Associates Ltd.
Original Scale 1:500 at A1

3.3 Topography

The building sits on a sloping site, with the fall from the north down to the south. To the rear (north west) of the building lies a disused slurry tank with open fields beyond. The front (south east) of the building slopes from the north to the south and faces out onto open fields. The side (south west) of the building faces onto the farm courtyard. The rear of the building sits into the banking between the slurry tank and the barn, there is limited access to this elevation. The north-east elevation faces out onto open land that formerly housed further farm buildings (now demolished).

The levels within the barn vary with a difference from the main barn floor accessed via the cart opening and the shippon being 85cm and the main barn floor and the rear shippon being 112cm.

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 a rectangular structure predominantly two storeys in height with a rear outshut across the whole length of the barn that is covered by a slate roof. The 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 dual pitched corrugated asbestos cement sheet roof supported upon three joggle king post trusses with three sets of purlins per pitch. The two-storey barn is approximately 1810cm in width by 1510cm in depth, with an eaves height of approximately 480cm to the front and 250cm to the rear outshut. The stone elevations are approximately 45cm thick.



Figure 8 The south-east elevation of Barn Two showing the corrugated roof and cart entrance.

The south-east elevation has a cart opening, ground floor windows to the shippon and an upper floor doorway for access to the hayloft. The windows and hayloft door appear to be later inserts and may have been installed when the shippon area was modified. The opening surrounds appear to be formed from a precast stone rather than quoins as per the openings.



Figure 9 Stone setts and cobbles at the cart door entrance within the barn.

The cart opening is formed from a stone archway and side quoins. The large timber doors open inwards and house a small personnel door. Within the door entrance there is a stone sett and cobble area to the floor that disappears into the earthen floor as it extends into the barn.



Figure 10 Stone setts and cobbles at the cart door entrance within the barn.

The main barn is split into two separate areas, the main barn storage area to the north and a two-storey area to the south with a lower level shippon area and hayloft above.

The raised timber floor is supported on a stone and brick partition wall and intermediate timber beams supported on timber posts and bracing.

To the rear of the barn there is a full length outshut, set approximately 86cm lower than the main barn. The roof of this outshut is finished in slate and supported by four mono king post trusses supporting four purlins and rafters. The shutout houses a further shippon area with concrete cattle stalls.

There was formerly a timber lean to structure to the south-east elevation that wrapped around the south-east corner. Where this has been removed, the external stone wall has been rendered. An inscription set into the render dates this as 1959. (See figure 10)

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

The first-floor door opening is closed with an outward opening timber door 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



Figure 11 Inscription set into render where the timber structure was removed.

The ground level to this elevation slopes from the east to the west as can be seen in figure 8.

Proceeding clockwise, the south west elevation comprises of a two storey coursed rubble stone structure with an asymmetrical roof (due to the outshut at the rear). There is a central access door to the shippon area and two further access doors to the lower level shutout.



Figure 12 The south west elevation of Barn Two showing the access doors to the shippon and outshut. Note the fanlight over the central doorway and the blocked up former doorways.

There appears to have been two original side door openings that have been partially infilled with glazed timber frames and stonework. A precast concrete cill has been used to form the opening which suggests that the doorways were blocked up in the mid-20th century. The doors possibly provided access to end passageways for the shippon.

Doorways are closed with timber doors hinged directly onto the stonework using metal hinges. The central doorway appears to have been a later addition, possibly formed when the two outer doorways were blocked up. The opening has a fan light over and a timber lintel. The doorway is on a sliding mechanism. It appears that the layout of the shippon may have altered as agricultural methods changed with two end passageways being replaced with a single central passage.

Above the central opening there is a stone plaque, the inscription is badly eroded, though a date of 182? can be made out, possibly denoting the date of construction of the barn.



Figure 13 Stone plaque to the south west elevation, visible are the numbers 18 2? Possibly relating to the build date.

There are a series of ventilation slots set within the gable of the wall and an owl hole is located towards the ridge. There are further modern ventilation holes within the gable of the outshut and a high-level timber louvered ventilation grille.

Continuing to the north-west elevation, the outshut runs along the entire length of the rear elevation finished with a pitched slate roof. It is apparent that this outshut was constructed later the original barn, with the stonework coursing and the floor levels differing from the main barn.



Figure 14 The north-west elevation of Barn Two showing the rear outshut structure and disused slurry tank directly to the rear of the barn.

To the rear of the barn there is a large disused slurry tank. Between the tank and the barn, the area has been partially infilled with earth giving the appearance that the barn is set within the rear banking. There are no access doors to the north-west elevation, though there are a series of window openings running along the length of the elevation.



Figure 15 The north west elevation showing the window openings and how the barn is set into the banking.



Figure 16 The north-east elevation of Barn Two showing the rear outshut.

The remaining north east elevation is blind except for a rectangular owl hole towards the ridge and several ventilation slits and holes.

It is understood from previous survey drawings that a timber structure enclosed the lower wall level. Within this area, sand / cement render has been applied to the stone surfaces to a height of approximately 130cm in four equal panels.

The main barn is formed from coursed rubble and is separated from the outshut by a corner formed with dressed stone quoins. The outshut can be defined using differing coursed stone to that of the main barn. The barge boards are of asbestos cement sheet.



Figure 17 North east elevation of Barn Two showing the rendered panels applied to the gable wall.

4.4. The Barn – Internal

The inspection of the internals of the barn commences with main room accessed via the cart opening and then proceeds clockwise into the two-storey barn structure and then into the rear shutout.

The main room within the barn has a compacted earth floor, though there is an area of stone cobbles and setts within the cart entrance area, this diminishes as it enters the building. The cart entrance doors are timber, opening inwardly with a small personnel door within the right-hand door. The doors are in poor condition.



Figure 18 Internal view of the cart entrance doors

The north-east elevation is blind except for an owl hole located towards the ridge and a series of ventilation slits within the stonework. The slits are splayed internally to provide additional light/ventilation into the building. The wall is constructed in coursed rubble with mortar / render applied liberally to the joints.



Figure 19 Internal view of the north-east elevation showing the ventilation slits and owl hole

The north west and south east walls are of similar construction. The south-east wall has the cart opening that has been formed using stone quoins to form the doorway. To the right of the cart opening the internal wall appears to have an inner lining of modern concrete blockwork. This runs from floor to eaves level.



Figure 20 Internal view of the southeast corner showing rooflight and ventilation slits.

The north west wall is blind except for a low level doorway that leads to the rear shutout shippon. The opening is formed with a timber lintel and enclosed with a timber door.



Figure 21 View of doorway and opening to rear shut out shippon with timber lintel over opening.

Viewing the south west elevation, there is a raised timber deck, supported on a partition wall constructed predominantly in stone but with some brick infill which in turn supports timber joists and timber boarding over. This floor appeared to be in poor

condition, therefore access and thus inspection was restricted to viewing it from the main barn area. There are two window openings within the partition providing light into the lower shippon area. A central opening is provided in the partition with a sliding timber door for access.



Figure 22 Internal view of the south west elevation showing the timber deck and shippon area below, note matching ventilation slits and owl hole to gable wall. Joggle king post trusses supporting purlin and rafter roof.

As previously stated, the roof is supported on the two gables and three timber king post frames forming four bays. The main king posts have raised areas for supporting the inclined struts leading to the principal rafters and are sometimes referred to as joggle posts (Ching 1995, p.210). The trusses support three purlins per pitch that in turn support rafters. A detailed inspection of these trusses was not possible, but a previous structural report identified signs of rot and decay in some of the truss ends.

The main roof is covered with asbestos cement corrugated cladding.

Continuing into the lower shippon area, this is approximately 85cm lower than the main floor and is accessed by a timber ramp.

The shippon has four cattle stalls to either side of a central passageway, the floor is concrete with two manure channels, one either side. The stalls are formed in concrete with a timber post and strut located at the end of the stall providing support to the timber deck above. These posts are approximately 10cm x 10cm with a strut of 10cm x 5cm.



Figure 23 View of doorway and ramped access to lower shippon area, note channels to floor and timber post supports for the timber deck over.

The walls to the shippon area appear to be rendered, except for the south west wall that comprises of modern dense concrete block.

There are windows to the south west wall and to the northwest gable wall as previously described. A central access door with a sliding timber door provides access out of the shippon.



Figure 24 View of external doorway and fanlight above. Note timber posts and struts supporting cross beams and floor joists over.

Continuing to the rear outshut and shippon, access is via an opening within the northeast wall with steps down into the lower level. The rear shippon is set 112cm lower than the main barn. The floor is concrete with 8 concrete cattle stalls running longitudinally with the main passageway being to the northeast side of the stalls, a

manure channel is located to the rear of the stalls. A low concrete wall forms the end of the stall and separates the stall from the access/feeding passageway. A timber tethering post sits on top of the stalls and runs the length of the building.



Figure 25 View along rear shippon showing concrete stalls, mono king post trusses and stepped access to main barn.

The roof to the shutout comprises of four mono king post trusses supporting eight timber purlins. There appears to be four primary purlins that are housed into the trusses and four secondary purlins that sit on top of the truss, it may be possible that these secondary purlins were installed to provide additional support to the rafters. Above the rafters there are slate battens that support the slate roof covering.



Figure 26 View of roof structure to rear outshut, note primary and secondary purlins.



Figure 27 View along rear shippon passageway showing manure channel and concrete cattle stalls.

The walls are generally coursed stone rubble with a heavily mortared finish. The walls have been previously whitewashed. The north-western wall appears to be rendered at low level, possibly to minimise the damp ingress from the banking outside. There are three window opening to the northeast wall and two door openings to the southwest elevation in line with the two passageways.

5.0 Interpretation

The barn has not suffered heavily from major re development during its existence, with the only alterations evident being the addition of the rear outshut to the northeast elevation and installation of new lower shippon area that required the enclosure of the two end doorways, installation of a new central access door to the southwest elevation, installation of a new concrete block wall to part of the southwest internal elevation including the installation of new openings and the installation of new cattle stalls to the shippon.

There was until recently a lean-to timber structure that wrapped around the southeast corner and continued the full length of the north-eastern elevation. This has now been removed but rendered panels and the ends of the timbers rafter supports still remain on the external stonework identifying where internal stalls may have stood.

The roof covering to the main barn has been replaced and it is possible that some roof timbers may have been replaced at the same time.

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. The date stone to the southwest courtyard gable, though badly eroded does indicate a possible date for construction in the 1820's.

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 combination barn, in that both crops, vehicles and animals were housed within its walls. It is located within the main farm courtyard with shippons to the rear and 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 superceded 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 airier lofty shippons becoming popular in the later part of the 19th century. (Brunskill, 1982).



Figure 28 A typical Lancashire barn (Lancashire Valleys) (English Heritage, 2006, p.65).

The above illustration is of a barn in the Lancashire Valleys (English Heritage, 2006, p. 65). As can be seen there are three doors located to the gable end, plus a cart entrance with a canopy located towards the rear. There are ventilation holes in the gable end and an owl hole. This hints at an upper floor at this end of the building, with the need to ventilate whatever is being stored and control vermin (owl hole). Thus, the assumption is that crops/animal feed was stored over the shippon or cow house, whilst crops entered the barn through the cart entrance. Elements of this design can be seen in the subject barn.

In summary, the barn appears to have been constructed in early part of the 19th century, designed as a combination barn to house crops with animals.

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 (southeast) 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 (southeast) elevation showing cart entrance.



2 Corner quoins and gatepost to southern corner.



3 Window detail to lower level shippon with hayloft door above, note window surrounds appear to be precast units and may have been a later addition.



4 Stone archway to cart entrance with side quoins, note damage to bottom right hand corner



5 View of damage to doorway, existing stone located to side of door.



6 Detail of stone archway and timber cart door.



7 Left hand view of front elevation showing render panels applied to stonework. Note timber ends protruding from stonework below eaves level that once supported the timber lean to structure.



8 Initials etched into render denoting date when lean to was constructed.



9 View of side (southwest) elevation



10 View showing blocked up former doorways to each side of barn and later central doorway and fanlight.



11 Owl hole and ventilation slits to gable.



12 Centre doorway, note lack of side stone quoins and head denoting possible later addition.



13 Stone inscribed plaque above centre door, numerals 18 2? Can be vaguely denoted. Note timber lintel over opening.



14 View of right hand door infilled with stonework and timber window, note iron boss at low level used to fix tethering post internally.



15 View of left hand doorway to main barn blocked up and adjacent boarded up access door to the rear shippon area.



16 View of left hand door providing access to rear shippon, note curved quoins with boasted finish.



17 Curved corners to door quoins. Note boasted finish to quoins.



18 Detail showing ventilation holes installed to gable of rear outshut.



19 Rear (northwest) elevation showing slurry tank in foreground and roof of barn.



20 Right hand view of rear elevation showing banking and oil tank located adjacent to barn.



21 Window detail to rear elevation with boasted stone surrounds. Note ventilation holes at eaves level.



22 Left hand side window of rear elevation, note modern slate roof tiles.



23 Rear view of outshut roof covering showing damage to roof finishes, note slates are a modern addition and not original.



24 Rear (northeast) view of barn and outshut



25 Side (northeast) elevation showing single storey outshut in context with main barn structure.



26 View of corner quoins, note ventilation slits and timbers jutting out from wall at high level that formerly supported the roof to the timber lean to structure that was formerly attached to the barn.



27 Northeast elevation showing gable openings and render panels at ground floor level.



28 View of a trial hole excavated adjacent to wall to ascertain the foundation type and depth.



29 left hand corner view showing rendered panel, stone corner quoins and slits within wall.



30 Detail of ventilation slit to gable wall.



31 View showing north east corner of the main barn with rooflight, gable slits and roof truss.



32 View showing internal quoins to cart entrance doorway, note alcove within wall, an adjacent alcove is present on the opposite wall.



33 Cart entrance door



34 View showing damage to cart entrance doorway



35 View of raised timber deck over shippon, note access was not possible to the level.



36 View above lower level shippon and timber deck. Note modern concrete block inner wall to left hand side and king post trusses.



37 Timber sliding door to lower shippon area, sliding mechanism fixed to timber deck, note timber ramp to lower level.



38 View of left hand side internal window to shippon partition.



39 View of right hand side internal window to shippon partition.



40 view of timber door and opening into rear shutout / shippon



41 View of door closed showing construction and timber lintel above.



42 Detail of alcove formed within wall to north east internal elevation. Matching alcove can be found on opposite side adjacent to cart entrance.



43 View of northeast gable elevation showing ventilation slits and owl hole close to ridge



44 typical view of ventilation slit within stone gable, note splayed reveals.



45 Stone setts and cobbles to cart entrance doorway.



46 Further detail of stone setts



47 View facing internal entrance and ramp into lower shippon, note supports for timber deck above



48 View showing timber ramped access and doorway.



49 View of post and strut supporting beam with joists and boarding over.



50 View of timber deck ceiling showing floor joists and supports.



51 Detail of timber tethering post to cattle stall.



52 Detail of timber tethering post to external wall, note bottom of post is fixed back to external boss



53 Internal view of timber access door, currently blocked up accessing lower shippon (shutout) area.



54 View along lower shippon area showing cattle stalls and stepped access from main barn.



55 Mono pitch king post trusses to outshut with primary and secondary purlins supporting roof rafters.



56 Door opening between outshut / shippon and main barn.



57 View of manure channel to stalls. Note manure channel is comprised of stone setts



58 North west rear wall showing window with render to cill level, note sloping window cill to window



59 Internal view of high level louvered vent showing internal door to block off the ventilation.



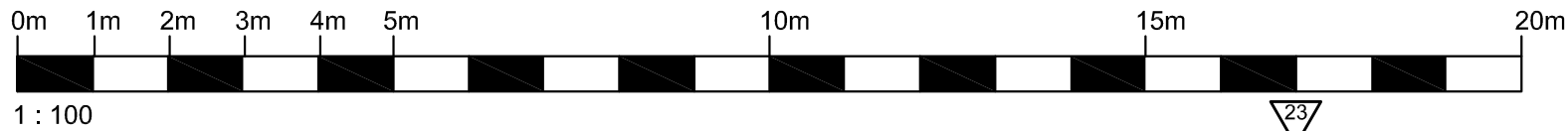
60 Detail of trusses showing metal poles supporting the two central trusses either side of doorway.

7.0 Drawn Record

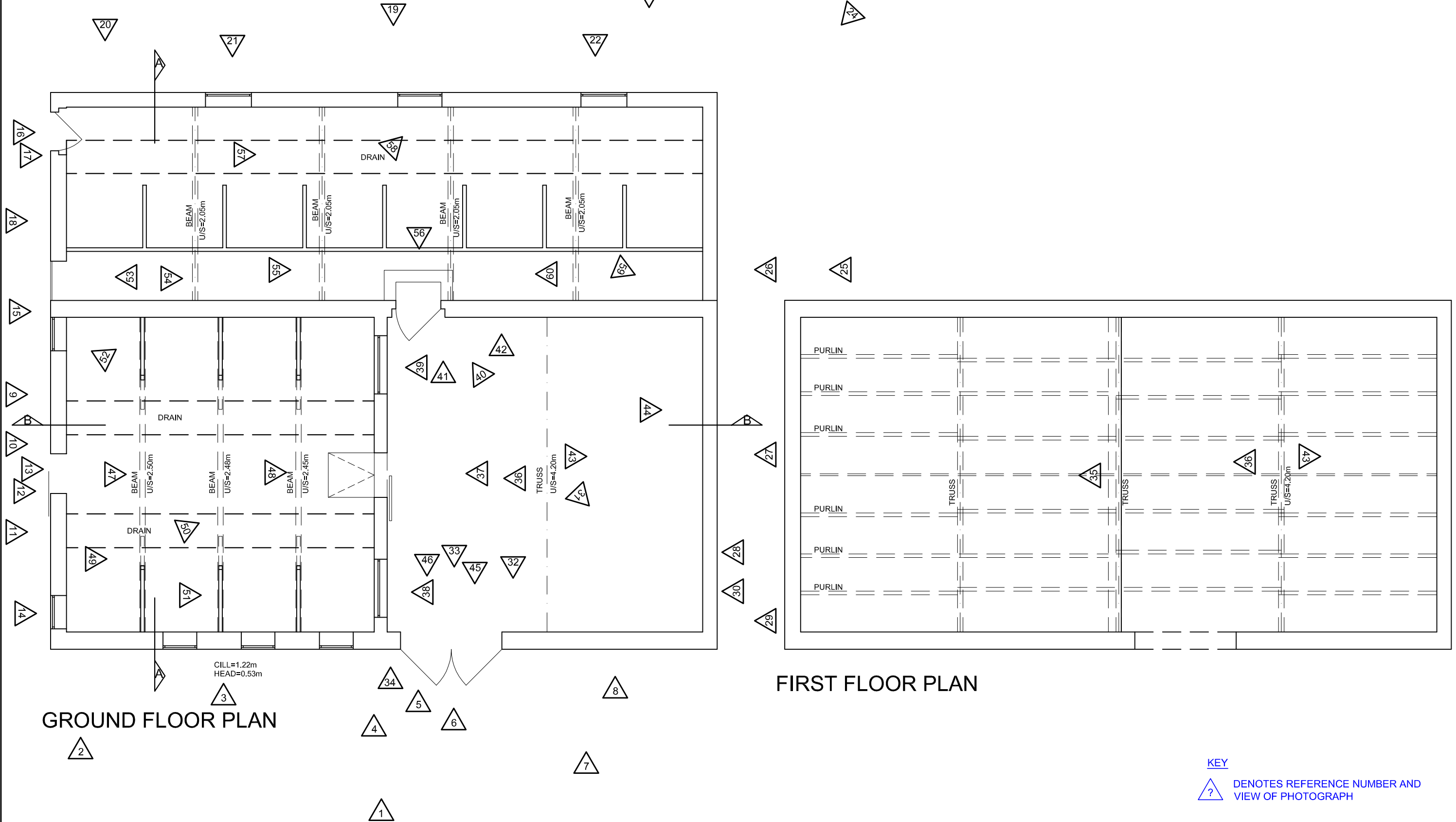
The measured survey drawings prepared by RJP have been used as the initial point of reference with check measurements taken on site and amendments made where necessary. The original drawings omitted any specific detailing and this has been added.

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

Appendix One




general notes:
 do not scale the drawing.
 all dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing. this drawing is to be read in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on the drawing. Copyright reserved to mck associates ltd. and this drawing may not be used or reproduced without prior written consent.



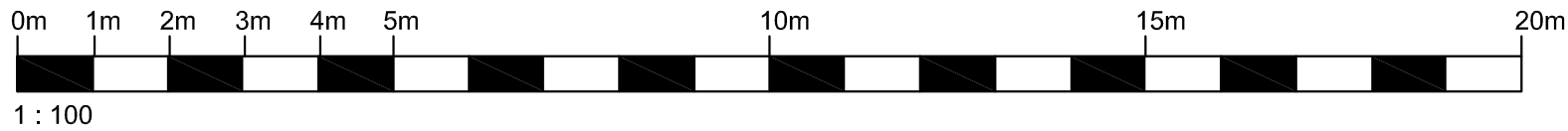
FIRST FLOOR PLAN

GROUND FLOOR PLAN

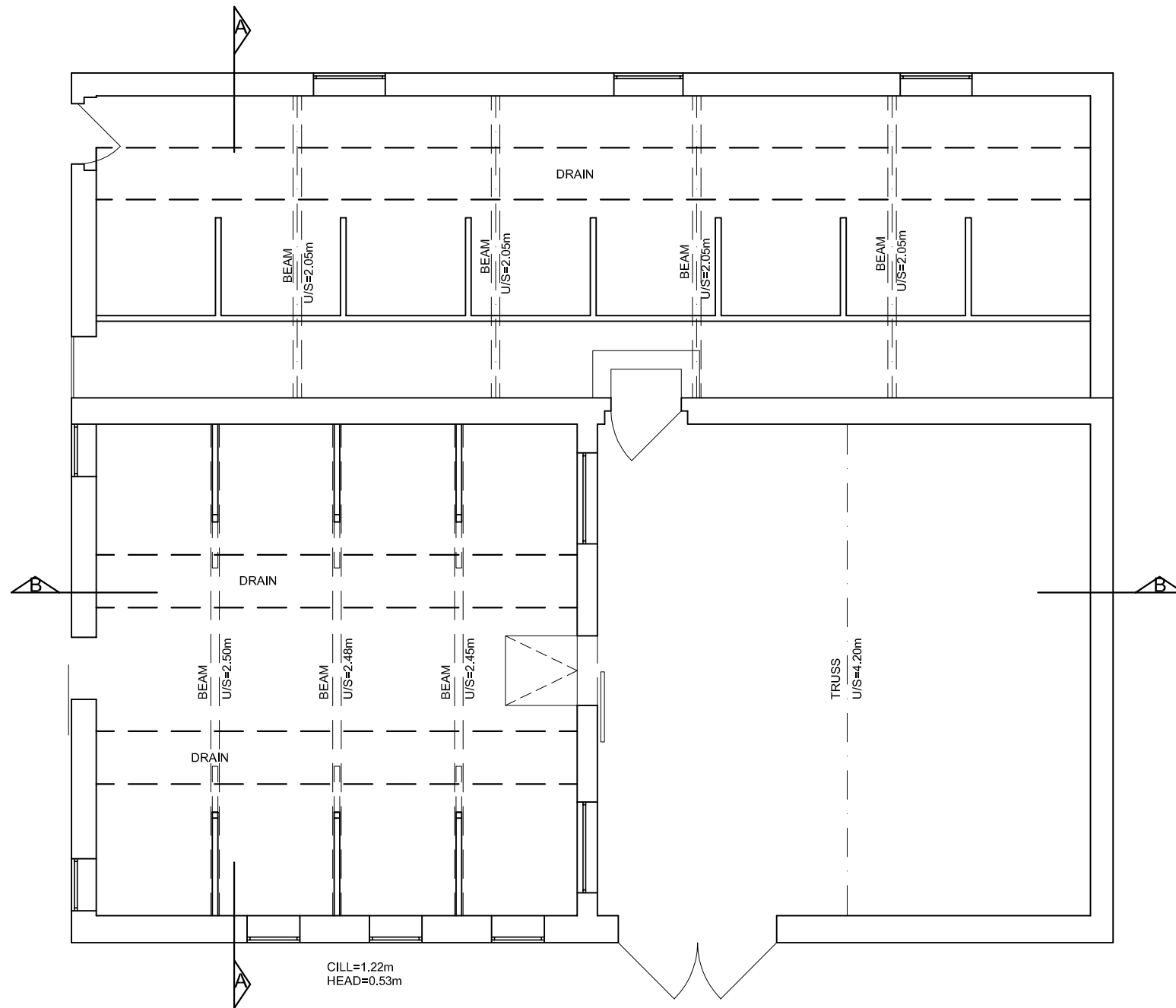
KEY
 ? DENOTES REFERENCE NUMBER AND VIEW OF PHOTOGRAPH

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Drawn: RJP/MCK	Checked: 	Scale: 1:100@A3	Date: JAN 2017			

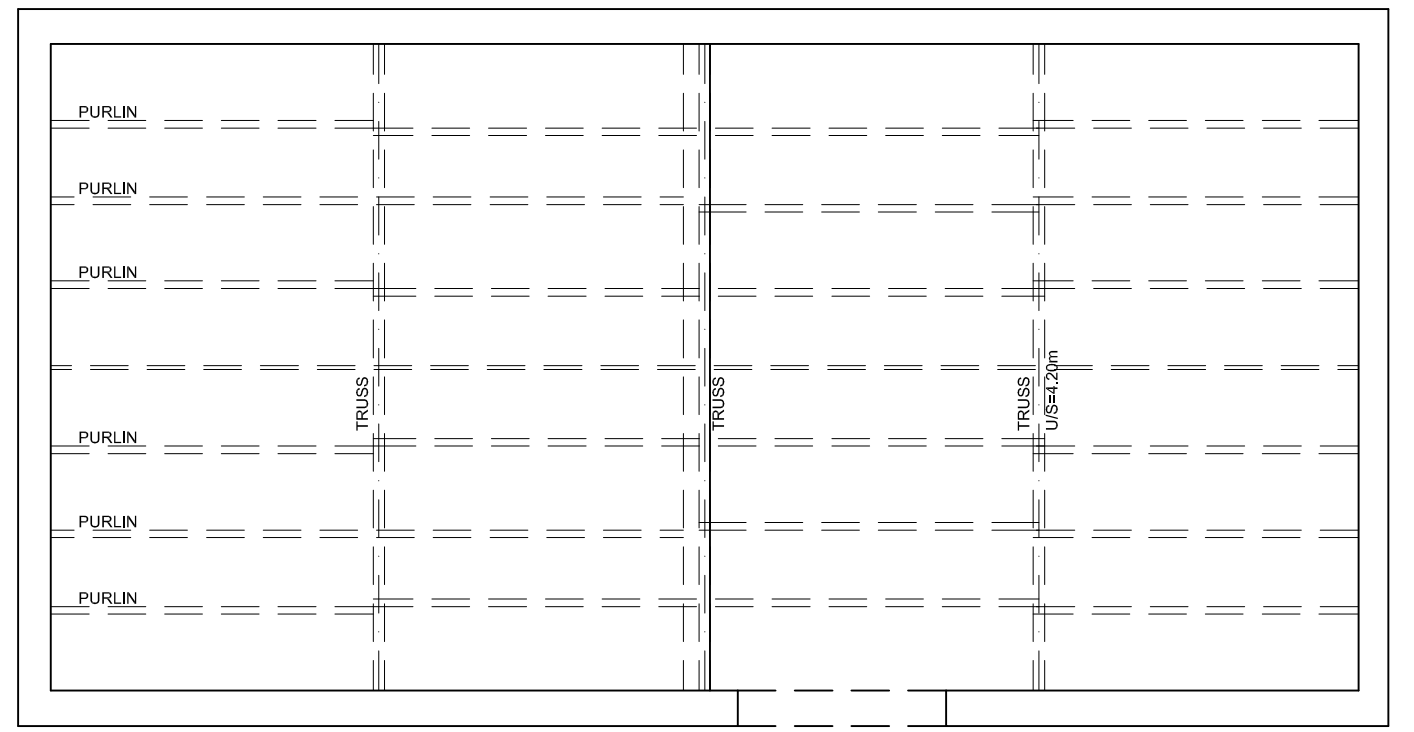
Appendix Two




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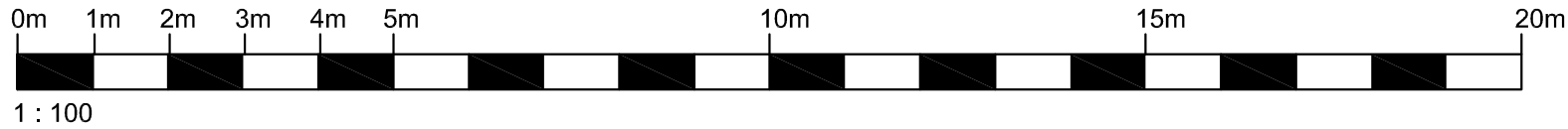


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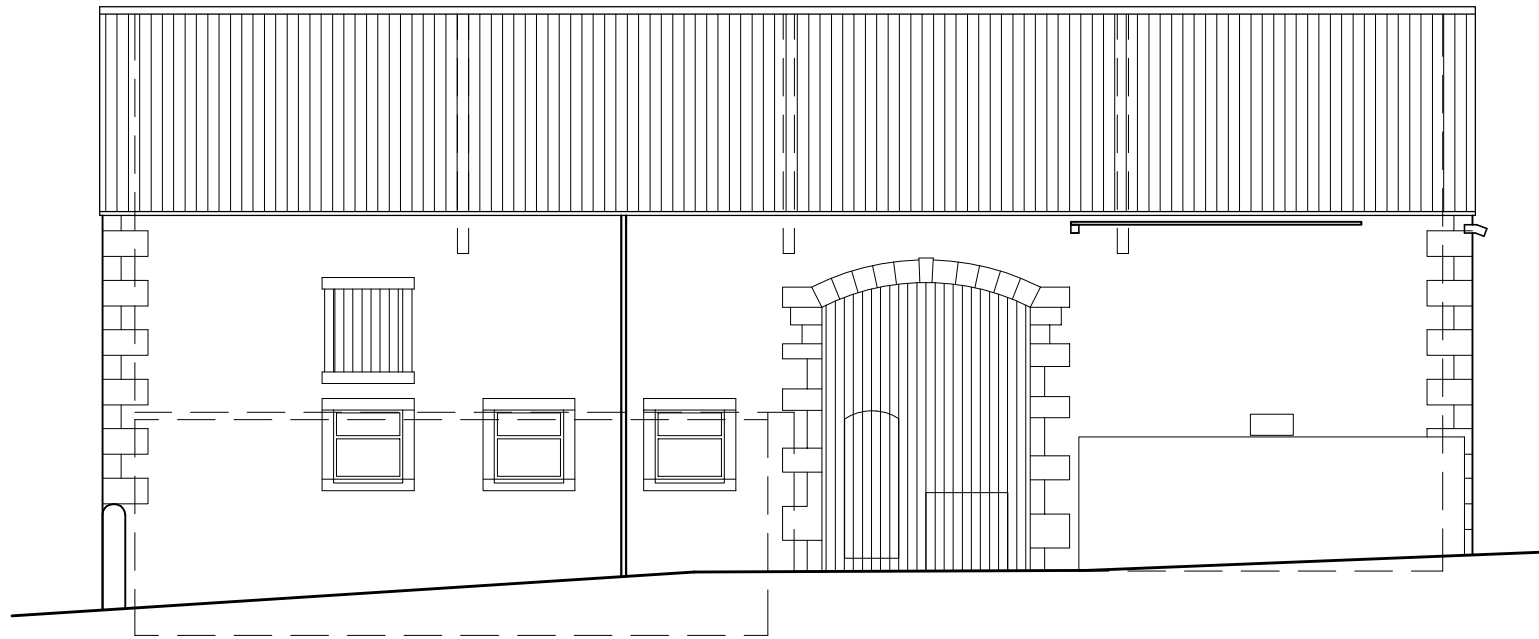


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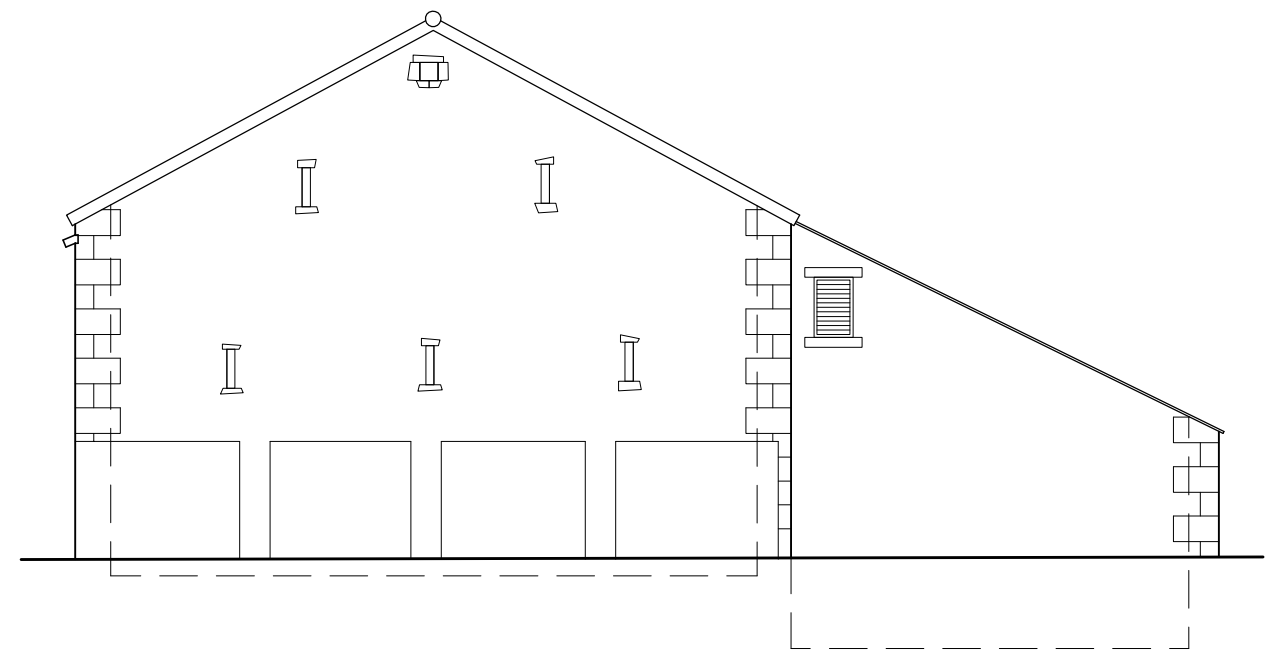
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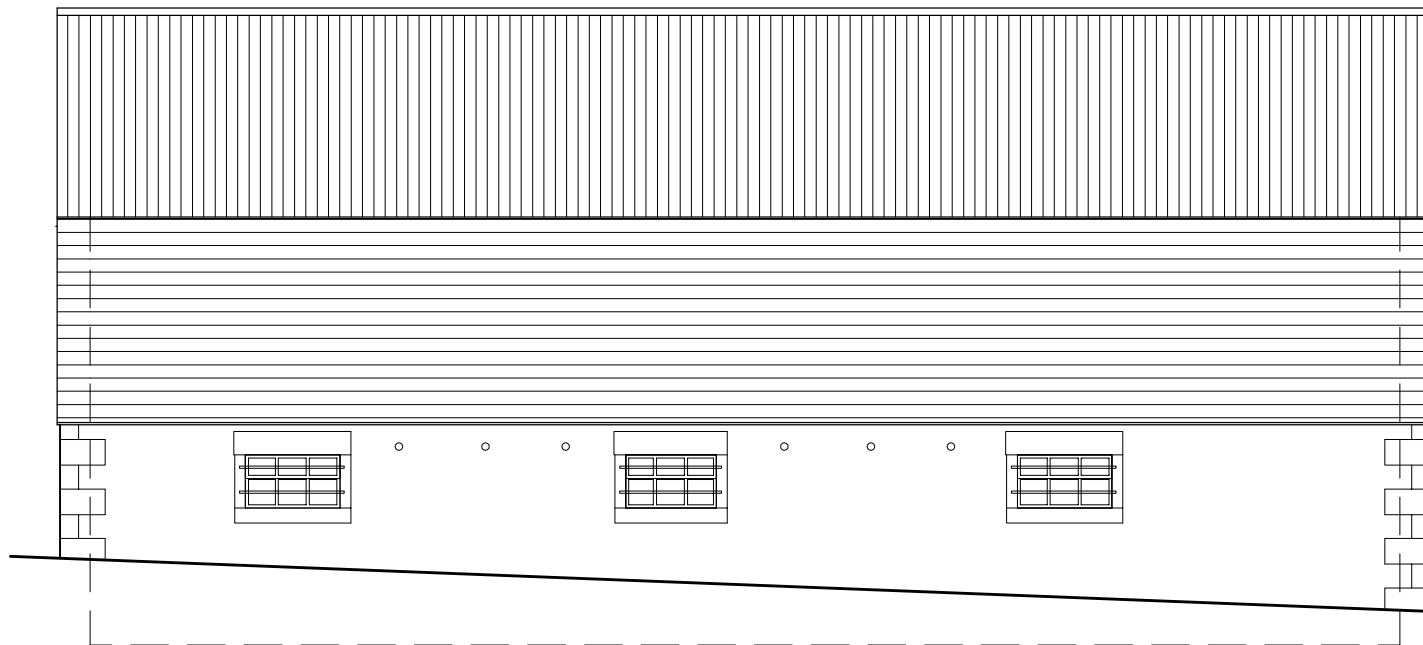
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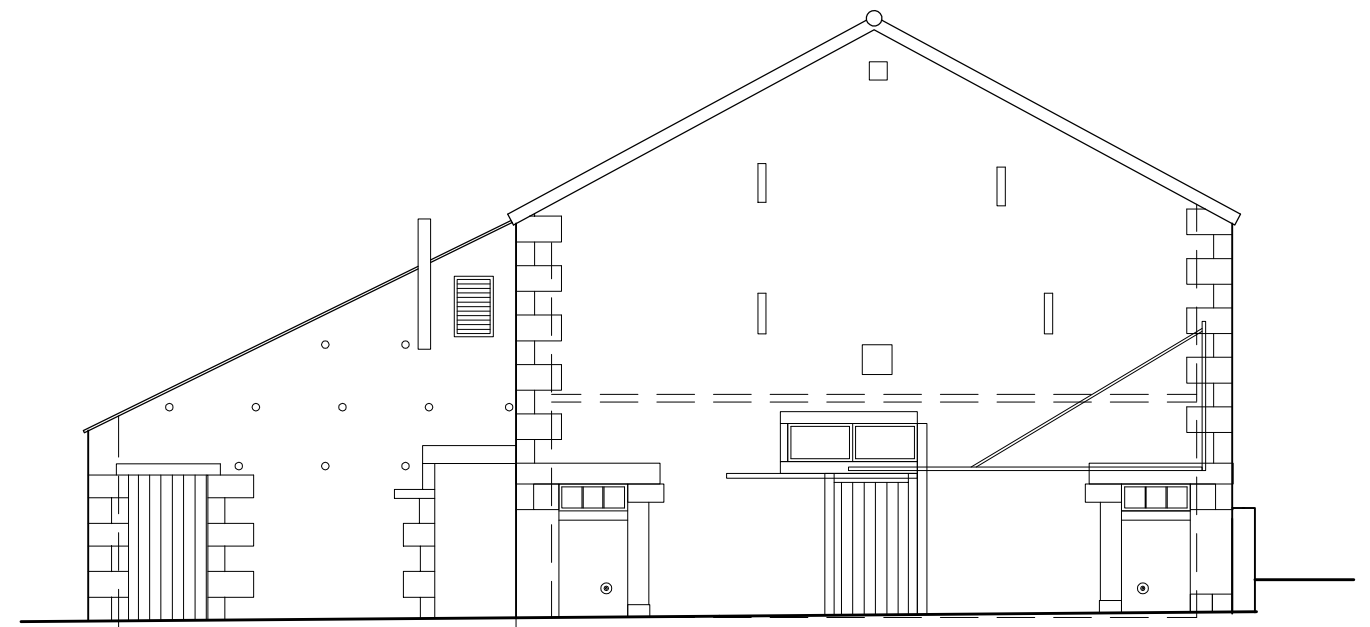
SOUTH ELEVATION




EAST ELEVATION

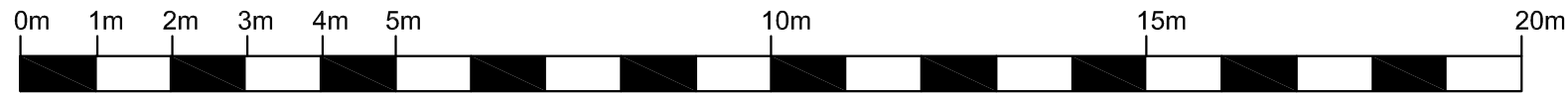


NORTH ELEVATION



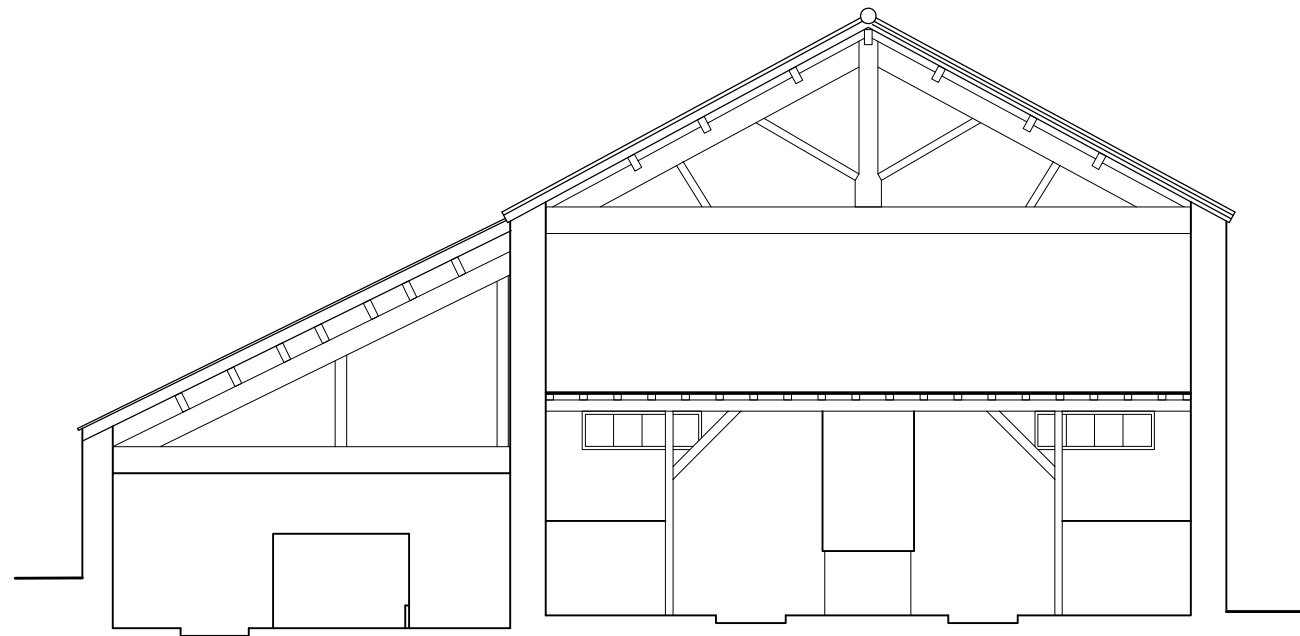
WEST ELEVATION

Client: TAYLOR COUNTRY HOMES LTD	Project: ELMRIDGE FARM CHIPPING	Drawing Title: EXISTING ELEVATIONS BARN 2	Job No: 16-197	Drawing No: B2-102	Rev: Date: JAN 2017	 mck associates limited 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
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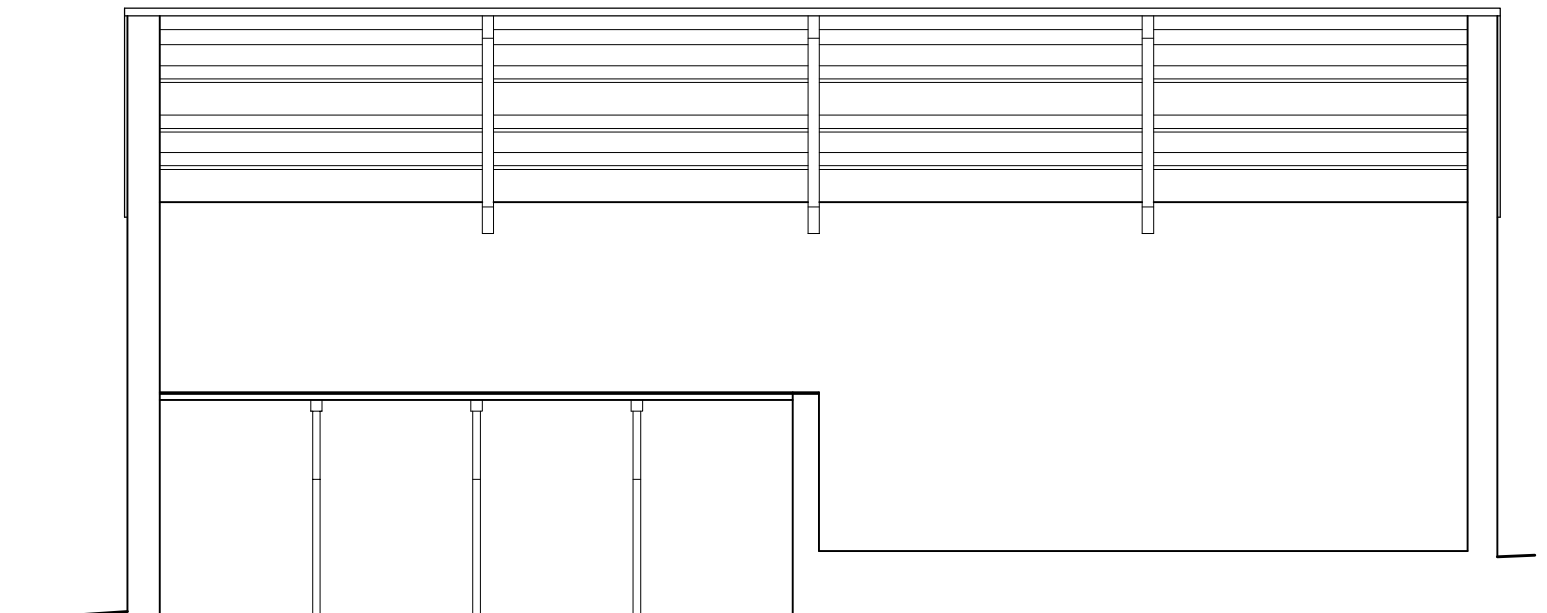


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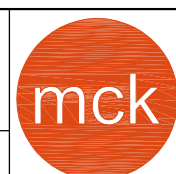
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SECTION A-A



SECTION B-B

Client: TAYLOR COUNTRY HOMES LTD	Project: ELMRIDGE FARM CHIPPING	Drawing Title: EXISTING SECTIONS BARN 2	Job No: 16-197 Drawn: RJP/MCK	Drawing No: B2-103 Checked: Scale: 1:100@A3	Rev: Date: JAN 2017	 mck associates limited 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
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