

Statement of Significance And Condition Report

Teewood Farm
Slaidburn Road
Waddington

for
Mr Michael and Dr George Fisher
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1.0 INTRODUCTION

- 1.1 The Trustees of Colthurst Estate (hereafter *the applicant*) have appointed John Coward Architects Ltd. to assess the significance of barns at Teewood Farm and to undertake a condition survey.
- 1.2 This information will be used to determine the value of the building as a heritage asset and the acceptability of the conversion of the barns to single dwelling. This single dwelling would comprise the larger barn and smaller one to become an annex to the former.
- 1.3 The format of this report will begin with a synopsis of the historical development of the site followed by an assessment of the structure and its significance. The condition of the buildings as standing today will then be noted.
- 1.4 Thanks are due to Greenlane Archaeology for providing the mapping illustrated in *section 3* of this report.

2.0 LOCATION

- 2.1 Teewood Farm is located on Slaidburn Road approximately half a mile outside the village of Waddington.
- 2.2 The subject barns are labelled A and B on the location plan below. The smaller of the two is 'A'. Currently, access to them is from a narrow track into a yard in front of both. The track meets Slaidburn Road, immediately south of 'A'.



Fig 1: Location Plan, Teewood Farm lies west of the main road

- 2.3 Barn 'A' is a detached barn. Barn 'B' is linked to the main farmhouse and the area marked 'C' is a modern extension of this barn.

3.0 SITE DEVELOPMENT & MAP REGRESSION

- 3.1 Buildings at Teewood Farm first appear on the Ordnance Survey of 1850. The map indicates a long building on an east west axis. There is a slight kick out on the south elevation and also at the north west corner. This form indicated the farmhouse and barn 'B' are joined and are on a similar footprint as what is seen today. The track to the south of the building and courtyard area are also present.



Figure 2: Ordnance Survey 1850

- 3.2 In the Tithe Map of 1851 a similar form of building can be seen. This map is however not drawn in as much detail and there is no indication of the step out of the building along the south, this does not however mean it is not present.



Figure 3: Tithe Map 1851

- 3.3 By 1886 the Ordnance Survey maps shows the form of the building again altered by the addition of a structure to the east end of the north elevation. The 'orchard' area to the north of the building has also altered from the Ordnance Survey map of 1850 and is shown extending over as far as the main road.



Figure 4: Ordnance Survey 1886

- 3.4 In the Ordnance Survey of 1908 the structure to the north of the barn has extended further. For the first time there is also a line subdividing the farmhouse and barn. The smaller detached barn to the south east of the building is also visible for the first time.



Figure 5: Ordnance Survey 1908

- 3.5 Between 1908 and 1947 there is little change to the form of the buildings at Teewood Farm and this is indicated on the following three maps.



Figure 6: Ordnance Survey 1914



Figure 7: Ordnance Survey 1934



Figure 8: Ordnance Survey 1947

- 3.6 There has clearly been significant development of the site from 1947 to the present day by the addition of modern farm buildings, indicated 'C' on the location plan (*figure 1*) seen earlier. Clearly these came after these maps were drawn. None of the maps above indicate there being an access to the south of the smaller detached barn, as is now the case, indicating this too was a more recent addition.

These maps do not tell us anything about the interior or fabric of the buildings and if and how they have undergone change throughout the life of the buildings. Visual inspection of the buildings indicate that there have indeed been significant changes and these are discussed in more detail further on in this report.

4.0 THE STRUCTURE

- 4.1 Teewood Farm started off as a farmhouse with attached barn (noted B on *figure 1*), all of which we can assume was traditionally constructed. Later another barn (noted A on *figure 1*) was built, also traditionally constructed. The most recent addition to the site (noted C on *figure 1*) is a modern agricultural building.

Barn A

- 4.2 The roof is covered in slates laid in random widths and diminishing courses and topped with sandstone ridge tiles. On the west pitch there are four glass panes built into the roof covering as rooflights. The roof structure is assumed (no access was available) rafters on purlins bearing onto either a timber truss or gable / dividing walls.
- 4.3 Walls of the barn are solid stone, likely built in two skins with a rubble core. Local buff coloured sandstone is the building stone and the walls are random rubble with dressed sandstone quoins. There are some areas of brick infill. Walls are pointed in mortar.
- 4.4 The ground floor of the barn is solid. There is a suspended first floor but no access to this floor was available.
- 4.5 Doors and windows are timber or metal framed. Surrounds are in dressed sandstone.
- 4.6 Internally, where access was available, walls are generally whitewashed. Fixtures internally are limited to animal stalls and these are all in concrete.

Barn B

- 4.7 The roof is covered in slates laid in random widths and diminishing courses and topped with sandstone ridge tiles. There are two vents on the ridge. On the south pitch there are five glass panes, and on the north three, built into the roof covering as rooflights. The roof structure is assumed rafters on purlins bearing onto two timber trusses.
- 4.8 There is also a lean-to on the north side of the barn. The roof of this is profiled sheeting and it connects into the roof of the modern barns, C.
- 4.8 Walls of the barn are solid stone, likely built in two skins with a rubble core. Local buff coloured sandstone is the building stone and the walls are random rubble with dressed sandstone quoins. Walls are pointed in mortar. The north wall of the lean-to has a shuttered concrete wall.
- 4.9 The ground floor of the barn is either solid or earth. There is a suspended timber hay loft, access onto this was not safe.
- 4.10 Doors and windows are timber. Surrounds are in dressed sandstone.
- 4.11 Internally, walls are a mixture of fair faced stone and whitewash. Fixtures internally are limited to animal stalls and these are timber and concrete.

Barn C

- 4.12 Barn C is constructed with a timber framed roof with profiled sheeting, shuttered concrete walls and concrete floors. Generally, the building is poorly maintained and in poor condition. This barn will not be looked at in detail as part of this report due to its condition and lack of significance.

5.0 SIGNIFICANCE

- 5.1 The following table categorises significance of the barns relative to their location within the Forest of Bowland Area of Outstanding Natural Beauty:





Agricultural barn that maintains much of its original form.	Significant
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- 5.2 The barns are structures that form part of an established farmstead with attached farmhouse.
- 5.3 As buildings barns A & B have some significance as much of the form of their original structure survives.
- 5.4 Barn C has no significance and is in a very dilapidated condition, despite being the most recent addition to the development. Barn C hides much of the north side of barn B and certainly detracts from the older barns and farmstead as a whole. It is also likely the roof covering of C contains asbestos which is a hazard, especially as the buildings are falling into disrepair. There is a good opportunity with the proposed works to remove and dispose of this material safely which would be a huge gain both visually and in terms of health and safety.
- 5.5 The use of the barns, as agricultural buildings appears to have been consistent throughout their life, albeit more recently (for the past twenty years) the older barns (A&B) have just been used for storage.
- 5.6 As structures barns A & B are of some interest. Both exhibit vernacular materials and traditional methods of construction. These are however fairly common in buildings of this function and date and are not deemed very or exceptionally significant.
- 5.7 Some more recent alterations such as development to the north of barn B, raising of the roof of barn B have resulted in loss of historic fabric which has eroded some of the significance of the buildings.
- 5.8 Overall the buildings form part of an established, small farmstead. There is no doubt that the condition of the buildings and the modern extensions to them detract from the farmstead as a whole. However, there is still a significant proportion of a historic agricultural barn behind some of the more insensitive interventions. Loss of Barns A & B would have a negative impact on the site as a whole as the farmhouse would sit uncomfortably on its own and the strong presence of buildings bounding the roadside would be lost.





The farmstead is deemed to positively contribute to its setting. It is a vernacular farmstead, characteristic of the area that is largely unaltered. There is however room for improvement which will allow the historic form of the site and the significance of the buildings to be more easily read. This will be done by removing the modern buildings that hide the majority of the north elevation of B from view. There will be the opportunity to see beyond the single storey lean-to over to the house beyond, when viewing the buildings from the north. Only one new window is proposed in both A and B so that the walls of the barn remain without a peppering of new openings. Rooflights will instead be used where there is a need for natural light and ventilation and these will be flush with the roof covering. Clearly there is a real





opportunity to enhance the site visually and provide a sustainable end use for the barns.



6.0 CONDITION REPORT





Element	Construction	Condition
BARN A		
Roof, west pitch 	Slate laid in random widths and diminishing courses. Sandstone ridges Four glazed panes of glass built into roof act as rooflights.	There are several slipped and broken slates across the roof. Slates do not line through particularly well at the south verge, this may be associated with movement to the wall below. The bedding mortar to the ridge tile is lost for about 30% of the overall ridge.
Roof, east pitch 	Slate laid in random widths and diminishing courses. Sandstone ridges Glazed panes of glass built into roof act as rooflights.	Generally, in better condition than the west pitch. There are however several slates loose along the eaves and some are also missing close to the ridge at the south end.
Rainwater goods 	There are only rainwater goods on the west side of the barn. The gutter and downpipe are a fibrous material (potentially containing asbestos). Gutters and downpipe fixed via metal brackets. The downpipe discharges over the ground and not to a gully.	The gutter and downpipe are full of debris and the gutter is broken.
Walls, west 	Sandstone rubble walls with dressed quoins. Walls are pointed in a hard mortar. A former large opening is built up in brick and timber boarding with a large steel lintel over. To the left of this is a doorway and window. At first floor level is an additional opening with timber door.	Walls generally have open joints. The softer build mortar can be seen behind the harder cement mortar in places. On the south west corner the quoins are unstable. The brickwork infill has many open joints and the timber boarding is very decayed with the decoration having completely failed.




<p>Walls, south</p> 	<p>Sandstone rubble walls with dressed quoins. Walls are pointed in a hard mortar. External ground levels here are higher than internal and there is a tree growing close to the gable wall.</p>	<p>Significant movement throughout gable. This is evidently a longstanding problem as there have been previous attempts to repoint the large open joints caused by the spread of the wall. The wall is however reasonably plumb. There is algae growth to the wall at high level.</p>
<p>Walls, east</p> 	<p>Sandstone rubble walls with dressed quoins. There is a bench mark visible at low level towards the north end of the wall. Walls are pointed in a hard mortar. There is a metal sign bracket fixed to the wall at the north end and this appears to have been hit by a passing vehicle.</p>	<p>Wall is generally sound. It is very dirty up to a height of approximately 2m and this is from vehicles on the main road. There is a slight bow in the wall towards the south end.</p>
<p>Walls, north</p> 	<p>Sandstone rubble walls with dressed quoins. Walls are pointed in a hard mortar. There is evidence of a whitewash finish on many stones across elevation.</p>	<p>Wall is plumb and appears sound. There is some minor cracking at the base of the wall. Pointing mortar is quite coarse but is in reasonable condition except at the verge close to the roof apex where the mortar is loose.</p>
<p>Window, ground floor, west elevation</p> 	<p>Sandstone surround. Timber frame and timber boarding inserted into opening. The frame and boarding is all machine cut.</p>	<p>Sandstone surround in good condition. The frame and boarding is rotten and wormy.</p>





<p>Door, ground floor, west elevation</p> 	<p>Sandstone surround and lintel to door. Door is timber boards with a metal kickplate.</p>	<p>Surround and lintel in good order. Decoration on the door is poor and the door is quite rotten at its base.</p>
<p>Infilled panel, ground floor, west elevation</p> 	<p>Opening infilled with brickwork and timber frame and boarding. The windows are metal. Behind the screen is a steel post and lintel.</p>	<p>Window are very corroded and no longer functional. There is no door and the door frame is completely rotten at its base. Boarding is generally saturated and quite decayed. The steel lintel and post internally are corroded.</p>
<p>Window, first floor, west elevation</p> 	<p>Dressed sandstone surround with hinged timber boarded door.</p>	<p>The right-hand sandstone jamb is shattered and cracked at hinge position. Hinges are likely corroded and causing damage to the stone. Timber boarded door is in poor condition.</p>
<p>Roof structure</p>	<p>Unknown until access available.</p>	<p>Unknown until access available.</p>
<p>North room, ground floor</p>	<p>Unknown until access available.</p>	<p>Unknown until access available.</p>
<p>South room, ground floor</p> 	<p>Ceiling is exposed joists and timber boards which, one assumes, are the floor finish above. All are machine cut. External walls are rubble and the dividing (north) wall is brickwork. All walls are whitewashed. The stalls within the room are reinforced concrete. There are water pipes linking to troughs in each stall.</p>	<p>Cracking on the south wall corresponds with the external cracking walls are otherwise in reasonable condition considering building's use. The reinforcement within the concrete stalls as corroded and caused the concrete to fracture.</p>

		
<p>First floor room</p>	<p>Unknown until access available.</p>	<p>Unknown until access available.</p>
<p>Barn B</p>		
<p>Roof, south side</p> 	<p>Sandstone tiles and ridge. The ridge incorporates two vents. Five glazed panes of glass built into roof act as rooflights.</p>	<p>Tiles appear in reasonable condition but there is a lot of undulation across the roof plane, particularly over the large barn doors. The perp ends of the tiles are mossy.</p>
<p>Roof, north side</p> 	<p>Sandstone tiles and ridge form the upper section of the roof. The ridge incorporates two vents. Three glazed panes of glass built into roof act as rooflights. The lower roof is a later addition and is roofed in profiled metal sheeting with plastic sheeting forming rooflights.</p>	<p>The condition of the upper sandstone section of roof is much the same as the south side. The lower profiled metal sheeting section of the roof is in poor condition. Moss growth is prevalent across the roof covering. The valley gutter is completely blocked and internally there are significant signs of water ingress (discussed in more detail later on in report).</p>
<p>Rainwater goods, south side</p> 	<p>There is no longer a gutter, remnants of rise and fall brackets are still present. A cast iron downpipe remains but this does not discharge to a gully.</p>	<p>The cast pipe is in very poor condition and quite unsecure.</p>

<p>Rainwater goods, north side</p> 	<p>The gutter and downpipe are a fibrous material (potentially containing asbestos). Gutters and downpipe fixed via metal brackets. The downpipe discharges over the ground and not to a gulley. There is no gutter at the eaves of the sandstone tiled roof.</p>	<p>The gutter has completely fallen off and only a small section is left hanging. The brackets are still there but fixed into a large timber eaves beam which is rotten. The downpipe is in poor condition.</p>
<p>Walls, south</p> 	<p>Sandstone rubble walling with dressed quoins. The building pattern changes with the top 500mm (approximately) being more coursed walling, indicating a later phase of construction.</p>	<p>Walls are generally plumb. Joints are very washed out and the surface of stone is very friable, unsurprising given the lack of rainwater goods. There is some movement in the wall at high level to the right of the large cart opening, the wall here is also stained indicating water has been washing down over this area which could be a cause of the instability. The large lintel over the cart opening is saturated on the face, but quite dry behind and again this is due to the lack of rainwater goods. The lintel does, at least visually, still appear to maintain its structural integrity.</p>
<p>Walls, east</p> 	<p>Sandstone rubble walling with dressed quoins. The building pattern changes with the top 700mm (approximately) being more coursed walling, indicating a later phase of construction. From this elevation it is very clear that the roof of the barn has been raised. The wall has evidence of being whitewashed in the past.</p>	<p>Walls are generally plumb and the pointing is in much better condition here than on the south wall. A former personnel door has been built up and the upper section made wider to form a large window. A series of vents have been put through the wall quite crudely at a height of approximately 2m.</p>

<p>Walls, east lean to</p> 	<p>The lean to at the north end of the east wall is clearly a later addition and within this wall there are at least two phases of construction. The building pattern indicates a smaller and lower lean-to which has then been extended to the north and up to the eaves of the main barn. This correlates with what is shown on the map regression.</p>	<p>The condition of the wall is reasonable. There is cracking between the two phases of construction. The wall also exhibits a variety of pointing mortars and again there is evidence that the wall was whitewashed.</p>
<p>Walls, north</p> 	<p>The north wall of the lean-to is in shuttered concrete.</p>	<p>The condition of this wall is very poor and the surface of the concrete has been lost in many places. This concrete wall is linked into the stone wall of the east but it is an unsightly detail.</p>
<p>Entrance area, east wall</p> 	<p>Rubble sandstone walls. A former doorway has been built up in sandstone. The room beyond forms part of the farmhouse accommodation. Several thick layers of limewash remain in the walls here, presumably intact due to the more sheltered location.</p>	<p>In reasonable condition.</p>
<p>Entrance area, west wall</p> 	<p>Rubble sandstone walls. A doorway leads into the stable room. Several thick layers of limewash remain in the walls here, presumably intact due to the more sheltered location.</p>	<p>There is vertical cracking to the left of the door which runs from ground level right up to the underside of the timber soffit.</p>

<p>Main barn doors</p> 	<p>Timber batten doors held on floor mounted pivot hinges.</p>	<p>The doors are in poor condition with failing decoration and several areas lost to decay.</p>
<p>Personnel door to west of main barn doors</p> 	<p>Sandstone surround. Timber frame to opening with a patched-up infill.</p>	<p>Surround and frame in reasonable order.</p>
<p>Window, south elevation</p> 	<p>Sandstone surround. The jambs have a convex profile and appear to have been reused from elsewhere. The window is two over two with hinged upper casement.</p>	<p>Sandstone surround in reasonable condition. Timber window is very decayed and the opening casement is loose.</p>

<p>Door, south elevation</p> 	<p>This door is clearly a later addition with a concrete lintel and jambs. The door is plywood.</p>	<p>Door is functional but very unattractive as is the concrete lintel.</p>
<p>Large window, east elevation</p> 	<p>Former door with sandstone surround that has been partially built up and partially enlarged to form window. Where width has been extended to the right the jamb is formed in brickwork which has been rendered in cement. The lintel is sandstone and stands proud of the wall. The sill is concrete. Window is a timber three over three.</p>	<p>Window is in poor condition and decoration is failing. The enlargement of the opening has not been executed well with no proper sill and unsightly jambs.</p>
<p>Small window, east elevation</p> 	<p>Sandstone surround with timber window with a hinged upper opening casement.</p>	<p>The sandstone sill and right-hand jamb are delaminating and in poor condition. The window is also in poor condition and is missing its opening casement.</p>
<p>Small window, east lean-to</p> 	<p>Window opening with sandstone lintel and sill. There is no window in the opening and it is blocked up on the inside.</p>	<p>Surround in reasonable condition.</p>
<p>Main barn, roof structure</p>	<p>Timber rafters supported off purlins, two to each side, supported off two trusses. All timbers, with the exception of the purlins that extend over cart</p>	<p>Visually the timbers all appear sound. Condition of bearing ends into walls cannot be ascertained from visual ground inspection. Several of the battens are lost or</p>



door opening are sawn. Roofing battens are quite large. Roof is not felted.

displaces, likely due to water ingress through the roof covering.

Main barn, walls



Rubble sandstone walls, slobber pointed. Internally it is possible to see where the barn roof has been raised and the walls built up. The most westerly bay of the barn at high level is part of the farmhouse. Here a wall has been formed in engineering bricks built up off a steel beam.




Walls generally appear sound, there are some open joints. The brick wall is also sound but the steel beam it is built up off has surface corrosion.





Main barn, partition









Timber partition between main barn space and stable.

The partition is in poor condition and has been significantly altered and adapted. None of the partition appears particularly old or of interest.

<p>Main barn, loft area over main doors</p> 	<p>Riven purlins supported off sandstone walls. Wide timber boards supported of riven beams form the floor.</p>	<p>All in reasonable order. This area appears to contain the oldest timber in the building.</p>
<p>Main barn, floor</p> 	<p>Earth floor.</p>	<p>No comment.</p>
<p>Stable, ceiling</p> 	<p>Timber boards on timber joists supported off timber and steel beams. All are sawn timber and modern.</p>	<p>The boards are completely rotten in places and have fallen in. The floor over is covered in hay and this will be holding moisture against the boards, especially in areas where the roof covering is failing. The steel beams supporting the floor over have surface corrosion.</p>

<p>Stable, walls</p> 	<p>Walls are slobber pointed and coated in several coats of whitewash. The lower part of the wall to a height of approximately 1m is rendered in a hard cementitious render.</p>	<p>In reasonable condition.</p>
<p>Stable, floor</p> 	<p>Concrete floor.</p>	<p>In reasonable condition.</p>
<p>Lean-to, roof structure</p> 	<p>Timber purlins support profiled sheeting.</p>	<p>The roof is in poor condition and badly leaking. Purlins are very wet and have significant vegetation growth.</p>
<p>Lean-to, walls</p> 	<p>North and west walls are shuttered concrete. East and south walls are sandstone rubble with slobber pointing and whitewash.</p>	<p>All walls are suffering as a result of the water ingress, the concrete walls in particular.</p>

<p>Lean-to, floor</p> 	<p>Concrete floor. The floor level here steps up from the main barn.</p>	<p>Floor is very wet and slippery as a result of water ingress from failing roof coverings.</p>
<p>Covered entrance area, floor</p> 	<p>Cobbled setts form ground covering into barn.</p>	<p>Cobble setts are uneven in places but the ground covering is largely intact and an attractive historical feature.</p>
<p>South yard</p> 	<p>Tarmac yard with some older cobbles to the north of barn A.</p>	<p>Tarmac is well worn and broken up in places. Cobbles are attractive and it may be more are hidden below later layers of hardstanding.</p>
<p>East yard</p> 	<p>Largely concreted area with concrete structures.</p>	<p>Untidy and unsightly. No longer in working use.</p>
<p>North Yard</p>	<p>Concreted area, covered in timber logs.</p>	<p>No comment.</p>

		
<p>Barn C</p> 	<p>Barn C is a modern concrete construction with profiled sheet roofing (likely containing asbestos).</p>	<p>The building is dilapidated and in very poor condition. There is significant water ingress through the roof and in places the building is unsafe. There is also a potential health and safety hazard as the roof covering may contain asbestos and it is deteriorating).</p>

7.0 CONCLUSION

In conclusion the barns are deemed to be in quite poor condition. A structural appraisal is required and there is an evident need for repair works to the walls and roof structure. Simple repairs such as repairing the roof structures, installing rainwater goods and repointing in a softer mortar would help a great deal to simply preserve the building fabric.

Conversion of the building into residential use will result in an improvement to the farmstead as a whole. The dilapidated and unsightly modern agricultural buildings can be removed and this will allow the older barns to be better seen. There is very little intrinsic interest in the buildings. Their value is more as a collective whole as part of the larger farmstead. By converting them into a dwelling a sustainable end use is achieved. With the space the proposals create there is plenty of room around the buildings to accommodate much safer access and a modest curtilage without the need to encroach into neighbouring fields. By undertaking a sensitive conversion the barns will be much more attractive buildings and the current feeling of neglect would be lost which would positively contribute to the Forest of Bowland Area of Outstanding Natural Beauty.

8.0 BIBLIOGRAPHY

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