Statement of Significance And Condition Report

Moorcock Farm
Clitheroe Road
Longridge

For Mr and Ms Dugdale
February 2020

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1.0 INTRODUCTION

1.1 Mr Adam and Ms Alexandra Dugdale (hereafter *the applicant*) have appointed John Coward Architects Ltd. to assess the significance of the barns at Moorcock 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 barn to domestic accommodation.

1.3 The format of this report will begin with a synopsis of the historical development of the entire site followed by an assessment of the structure and significance specifically concerning the barns and outbuildings i.e. the proposed development site. The condition of those buildings as standing today will then be made.

1.4 Thanks are due to Greenlane Archaeology for providing the mapping illustrated in *section 3* of this report.

2.0 LOCATION

2.1 Moorcock Farm is located on Clitheroe Road approximately 3km east of Longridge.

2.2 Access to the buildings is directly from the public highway via a gated entrance into the former farmyard.

Fig 1: Location Plan, Moorcock Farm

2.3 The barns form the southern part of the grouping with the farmhouse to the north. There is a large detached building, built of concrete blockwork, further to the east as well as a large steel framed and clad shed to the south. Both of these modern structures are excluded from this assessment.

3.0 SITE DEVELOPMENT & MAP REGRESSION

Fig 2: Yate's Map, 1786

A building in the approximate location of the current farmstead first appears on Yate's map of 1786 however the map evidence is not detailed enough to provided certainty that the building shown is indeed Moorcock Farm.

Fig 3: Tithe Map (LRO DRB 1/67 1837)

From at least 1837 the site is shown as a pair of buildings. The apportionment that goes with the tithe map (LRO DRB 1/67 1841) lists the plots as follows:

Plot	Owner	Occupier	Name
438a	Joseph Fenton Esq	James Seed	Public House Barn & Homestead
439	Joseph Fenton Esq	James Seed	Barn Croft

The buildings or site are not specifically named but the building in plot 438a, the current house to the northwest of the grouping, was at this time established as a public house.

Fig 4: Ordnance Survey Map, 1847

By 1847 there was little change in the plan form with the only the inn appearing to have been enlarged on its northeast side. The barn appears to be in similar plan form to the 1837 mapping.

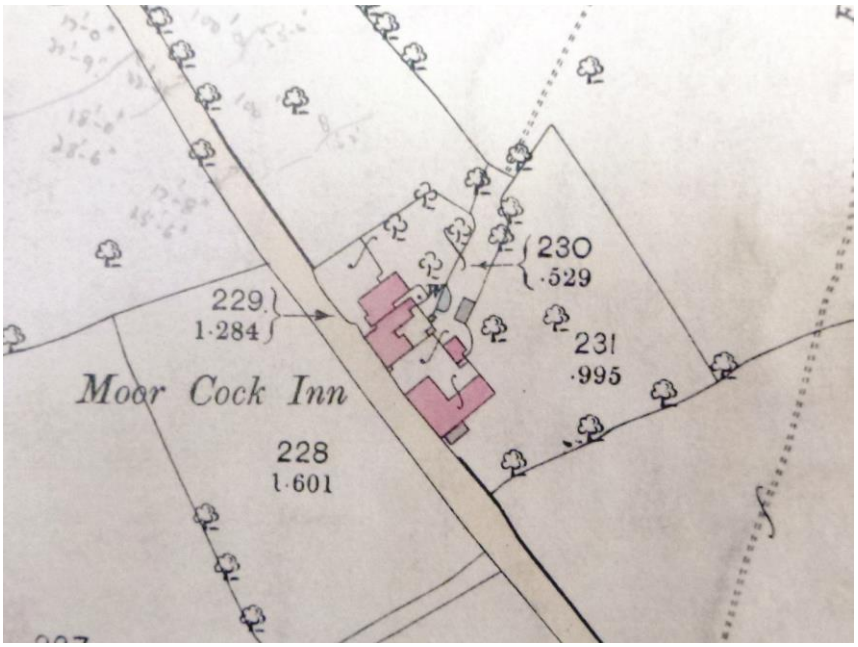

Fig 5: Ordnance Survey Map, 1893

The 1893 Ordnance Survey map is the first with any great detail. The site is now labelled as Moor Cock Inn. The barn is now shown extended to the northeast, corresponding approximately to the existing internal cross wall in this part of the building. The detached animal pens have also been erected on the northeast side of the farmyard. More detail is shown of the plan form of the inn which now looks to have had an entire new north wing added, a structure that is now a dwelling house in separate ownership with its own access further north along the public road. It is noted that some form of structure or enclosure is depicted against the southeast gable of the large barn.

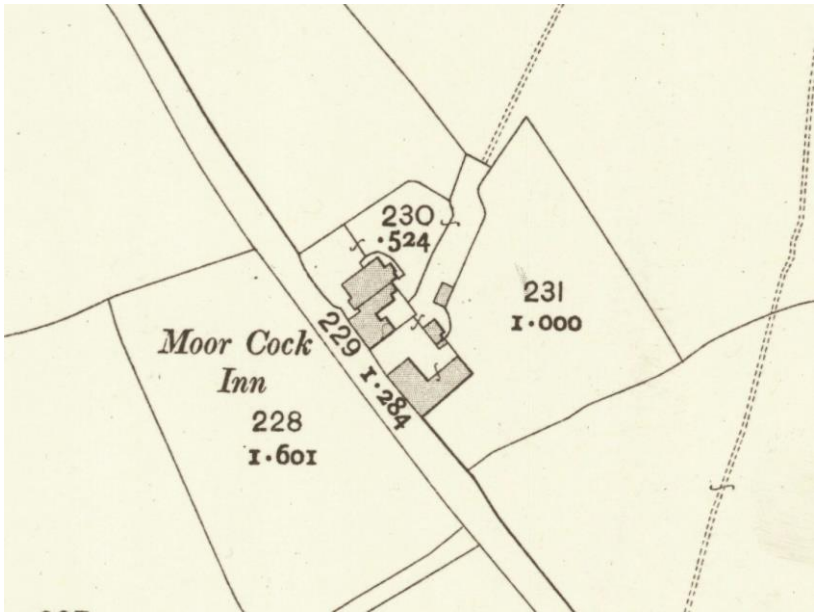

Fig 6: Ordnance Survey Map, 1912

By 1912, the map evidence demonstrates little change apart from the removal of the structure against the main barn southeast gable and some minor change to the plan form on the northeast side of the inn's north wing. The site is still labelled Moor Cock Inn.

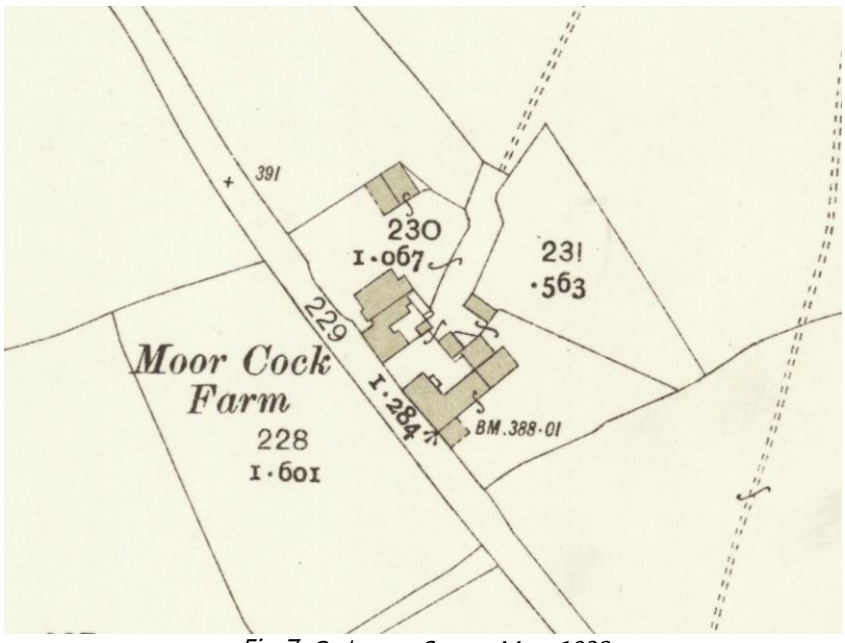

Fig 7: Ordnance Survey Map, 1932

By 1932, the site was labelled Moor Cock Farm. Notable changes to the plan form are the extension of the single storey barn to the northeast along with the joining of that extension to the animal pens on the footprint of what is now the open fronted enclosure. A new detached structure has been introduced to the northeast of the animal pens on the site of what is now the large modern garage and a detached structure is shown close to the animal pens, fronting onto the farmyard. A structure has been reintroduced on the southeast gable of the main barn but its perimeter is depicted as a dotted line suggesting it could be some kind of Dutch barn or semi-open enclosure. A new structure is also shown at the north extremity of the grouping.

Summary

It is likely that there has been a building on the site from at least 1786, possibly a house and certainly from 1837 by which time the house had become an inn and the detached barn added to its southeast. Some kind of agricultural use may have existed at this time. The use as an inn is evidenced to continue until sometime between 1912 and 1932 when the barns and outbuildings where substantially enlarged and the site changed its use to a farm, the reference to inn being removed from the mapping record.

Bibliography

Baines, E, 1825 History, Directory and Gazetteer of the County Palatine of Lancaster, 2, Liverpool
Hennet, G, 1830 A Map of the County Palatine of Lancaster
LRO DRB 1/67, 1837 A Plan of the Township of Dutton in the County of Lancaster

The following sections of this assessment refer specifically to the barns and outbuildings i.e. the proposed development site and not the dwelling house to the north which is outside of the proposed development site.

4.0 THE STRUCTURE

4.1 The barns and outbuildings are traditionally constructed, vernacular buildings.

4.2 The roof of the main barn appears to have been replaced in 1990 due to fire damage and its slate covering is supported by modern timber rafters and purlins spanning between steel A frame trusses. The roof of the single storey barn is slate covered supported on timber rafters and purlins spanning between timber king post trusses.

4.3 The walls of the buildings are sandstone and pointed in various styles but in sand and cement mortar throughout.

4.4 The ground floors of all the barns are solid and in the main barn there is a hayloft at the northwest end with timber floor boards supported on joists spanning between cross beams. The floor boards and joists are all relatively recent replacements.

4.5 The main cart doors on the southwest elevation of the barn are timber as is the threshing door on the opposite side. There is a timber personnel door in the northwest gable of the barn giving access to the animal shed. Windows are a mix of metal framed or timber casements. The roofs of the main barn and single storey range have flat glass as roof lights.

4.6 Internally, the walls in the main barn are exposed stone, pointed in sand and cement mortar but in the animal sheds some whitewash and plaster remains.

4.8 The detached animal pen is similarly constructed with a slate roof on a timber structure and masonry walls pointed in cement and sand mortar. The open fronted shed on the northeast side of the courtyard as a profiled cement (or asbestos) sheet roof supported on timber purlins and large principal rafter (beams) that span front to back. The front edge is supported on a steel beam, one end of which bears onto a steel column.

5.0 SIGNIFICANCE

5.1 The following table categorises the significance of the barns relative to its location:

A good grouping of agricultural barns that have been developed over time around a central yard, flanked on the northwest side by the farmhouse.	Significance - **High**
An evidenced history of the barns on the site dating back to at least 1837.	Significance – **High**
The change of use of the site sometime between 1912 to 1932 from an inn to a farm.	Significance - **High**
The gradual enlargement of the barns and outbuildings over time, well evidenced by mapping	Significance – **medium/some**

5.2 The barns at Moorcock Farm make a positive contribution to the character and setting of the locality. The main barn is a prominent feature on the public highway between the towns of Longridge and Clitheroe. Furthermore, the pleasant grouping of the barns around the courtyard and the compact relationship with the house on the northwest side of the courtyard makes for a well arranged and clearly understood site.

5.3 The agricultural buildings are evidenced to have be gradually enlarged over the period 1837 to 1932 and those that were constructed by the latter date appear practically unchanged with few significant interventions in their fabric.

5.4 The change of use of the site from possibly a single dwelling house to an inn and then to a farm is interesting if not altogether untypical.

5.5 The barns and outbuildings are in reasonably good condition, consistent with their age and former use as agricultural buildings. It is clear that until relatively recently they have been well maintained.

5.6 In conclusion, it can be argued that the grouping of the barns has local significance as a none-designated heritage asset, that make a positive contribution to the character and setting of the local rural landscape.

6.0 CONDITION REPORT

Element	Construction	Condition
Main Barn, Roof Covering 	Duo-pitched roof with sandstone ridge tiles and natural blue slate covering. 5no. frameless roof lights along each slope.	Roof coverings appear in reasonable condition.
Main Barn, Rainwater Goods, south west elevation 	uPVC half round eaves gutters on timber facias discharge to cast iron downpipes, one per elevation.	uPVC eaves gutters are in poor condition and the joints are opened or opening. The cast iron vertical downpipe is in poor condition its fixings are loose.
Main Barn, Walls - southwest elevation 	Coursed sandstone blocks bedded in lime sand mortar but pointed in cement sand mortar. Pointing is quite heavy. The zone above the cart door and upper part of the left side of the elevation is pointed with mortar mixed with a redder sand.	Generally, in reasonable condition. Wall appears stable and plumb with just some localised, minor movement towards the northwest end of the elevation (see next). The cementitious mortar is however quite inappropriate for the traditional constructed building and will no doubt be trapping moisture in the wall core. Full re-pointing is strongly recommended.
Main Barn, Walls – northwest corner 	Quoin stones at northwest corner of the main barn.	Open joints and minor movement in the masonry structure. Should be inspected by a structural engineer to determine if there is any underlying cause other than usual failure of mortar.

Main Barn, front elevation – windows and doors 	The main cart door is timber boarded set below a masonry arch. There are two small square windows to the northwest side that contain metal framed hopper lights in a 3 over 3 pane arrangement.	The timber cart door is slightly decayed at its base but would be capable of repair. The metal framed windows are corroded particularly along the base rail.
Main Barn, Walls - north west gable. 	Course sandstone blocks as all the other elevations but cement pointing is patchier. A square window on the right side of the off-centre doorway and a small rectangular window on the left side. Two vents at high level into the hay loft. At the northwest corner of the gable there is a low opening that has been stoned up.	The gable has a noticeable twist across its plane. There is cracking through the masonry jointing central on the elevation running from the right side of square window to point hight and more central on the gable. The condition of the gable should be assessed by a structural engineer.
Main Barn, Walls – northeast elevation 	Course sandstone blocks as the other walls but cement mortar pointing is applied in 'slobber' style covering more of the stone face.	No apparent signs of structural movement but the hard cement mortar is inappropriate for the traditional mass masonry construction.
Main Barn, Rainwater Goods - northeast elevation 	uPVC half round eaves gutters on timber fascia discharge to a vertical downpipe at the southern end of the elevation which discharges over the roof of the single storey barn and then into its eaves gutter.	Rainwater goods are generally in poor condition with apparent loose fixings. In particular the discharge point onto the roof of the single storey barn is not functioning well and water is clearly surging over the lower eaves gutter and damaging the wall, which is stained with algae. The masonry is

		damaged.
Main Barn, Walls – southeast gable 	Sandstone masonry with through stones at high level. Vents 2/3rds up the gable and quoin stones at the corners. The upper 1m approx. of masonry comprises larger blocks whereas the rest of the gable is constructed of less coursed rubble/cobble. The change in construction perhaps indicates the roof line of a former structure.	The gable wall appears plumb with no open joints. The masonry is pointed in sand and cement mortar.
Single Storey Barn, roof covering  	Blue/grey slates and stone ridge tiles. 10no. glass sheet roof lights on each roof slope. Terracotta ridge vents.	There are loose/tagged slates across the full length of the roof slopes. That said, the slates appear to have been relayed relatively recently. At the junction with the main barn (upper photo) the covering are obviously disturbed and wall be allowing water to ingress. At the northeast end of the single storey barn (lower photo) the coverings are in much worse condition and many are loose. On the northwest slope there is row of slates that have no head lap whatsoever.
Single Storey Barn, rainwater goods, northwest elevation 	uPVC eaves gutters and cast-iron downpipes.	The rainwater goods are in poor condition and ought to be replaced during any refurbishment project.

Single Storey Barn, northwest elevation – walls 	Sandstone block walls, less coursed than the walls of the main barn. Cement slobber pointing. The single window has as cut stone surround.	Masonry appears damp at lower levels likely due to failed rainwater goods and splash back from the impervious surface of the courtyard. The left jamb stone of the window is cracked but capable of repair by stitching.
Single Storey Barn, northeast gable – walls 	Large sandstone blocks pointed in cement mortar. The northeast bay of the single storey barn was added sometime between 1912 and 1932.	Wall appears plumb with no apparent signs of structural movement. The cement mortar is inappropriate.
Single Storey Barn, southeast elevation – walls 	The northeast end, an addition sometime between 1912 and 1932, us constructed of large sandstone blocks that are pointed in cement/sand strap pointing. The southwestern end of the elevation, close to the large open shed, is constructed of rubble.	The pointing at the north eastern end of the elevation is more intact but at the south western end the joints are washed out and the mortar is failing.
Single Storey Bar, southeast elevation – windows and doors 	There are two small window openings at the northeast end of the elevation. The frames are timber. There is a single doorway at the southwest end of the elevation, linking the single storey barn with the open-ended shed. The doorway has a cut stone surround.	The timber windows are somewhat decayed but the stone reveals of the windows and door are in reasonable condition.

Open-fronted Shed, northeast side of courtyard 	Profiled cement sheet (or asbestos) supported on timber purlins spanning between large timber raking beams. The front edge of the roof structure is supported by a steel universal beam bearing at one end on a sandstone masonry wall and at the other end on a steel circular column. The rear wall of the shed is constructed of large sandstone blocks.	The steel beam and column are in need of redecoration to prevent corrosion. There appears to be some decay in the purlin ends and raking beam where the shed roof is close to the single storey barn gutter.
Animal Pen (open), northeast side of courtyard 	Low stone walls and a gate stoop at the corner of the enclosure. Part of the side wall has been removed but the stone feed chute steel remains on the courtyard side of the enclosure. No gate. The low opening to the roofed structure has been stoned up. Interesting to note that the animal pen dates from at least 1893 at which time the site was still in use and inn. The pen most likely contained pigs.	What is left of the enclosure is in reasonable condition, consistent with its age and current purpose.
Animal Shed, northeast side of courtyard (southeast elevation) 	Duo-pitched slate roof with terracotta tile ridge and glass sheet rooflights. Sandstone masonry walls are strap pointed in cement mortar. Stone surround to doorway on left side whereas the right-side doorway as a concrete surround and concrete steps up to a higher level. uPVC eaves gutters and downpipes.	The masonry pointed is washed out in places.

Animal Shed, northwest elevation (wall and roof structure) 	Sandstone rubble walling is strap pointed. Roof structure comprises central timber ridge beam and single intermediate purlin either side. Low lean-to structure to rear is modern and constructed of concrete block.	Despite the inappropriate cement pointing the wall is in reasonable condition. Access internally was not possible on the day of the inspection but viewed through the windows, the roof structure appears in reasonable condition.
Animal Shed and Open Shed, northeast elevations and roofs 	The northeast slope of the animal is roof with stone flags. The lower lean-to structure is roofed with profiled cement sheet.	There are several slipped flags on the northeast slope of the animal shed.
Main Barn, Interior – animal house 	Ceiling is new floorboards and joists of hayloft. 3no. cross beams are older and support the joists. A second beam spans the length of the room, propped centrally on a steel column and bearing into the walls at either end. Boskins are concrete and the solid floor as level changes to suit the agricultural use of the space. Walls are partially limewashed with a band of cement render to half height.	The ceiling/floor of the hayloft is new so appears in good condition but an assessment by a structural engineer would be necessary to determine if it and particularly the older cross beams, are capable of re-use in their current form for domestic loadings. Walls and floor are in reasonable condition, consistent with their age and current use.
Main Barn, Interior – roof structure 	4no. modern steel trusses support timber intermediate purlins either side of a ridge plate. Rafters and slate battens appear new. The inner wall plate has been built up on modern brickwork.	The roof structure appears to be in good condition but a structural engineer will be required to perform a check on whether the structure is capable of carrying increased loadings of insulation and internal linings etc.

Main Barn, Interior, walls / floors 	Walls are exposed stone, pointed in cement and sand mortar. The lintel over the main cart door is concrete.	All walls appear in good condition, stable and reasonably plumb.
Main Barn, Interior – northeast room 	Ceiling is the new floor of the hayloft supported on 2no. steel beams spanning across the space. Walls are slobber pointed and coated in limewash.	All in reasonable condition, consistent with age and current use.
Single Storey Barn, Interior – southwest portion  	2no. timber king post trusses span across the space and support a single intermediate purlin either side of a central ridge beam. Masonry walls are coated in render and limewash. The solid floor is stepped either side of the animal pens.	The roof structure looks in reasonable condition but the truss tie beam is low with only approx. 1.8m clearance below if to the floor on the southeast side of the space. The roof may need lifting for conversion to domestic use or the trusses adapting. In any event, a structural engineer is required to assess the roof as check for capability to receive loadings of insulation and linings etc. Walls and floor are all in reasonable condition, consistent with their age.

7.0 CONCLUSION

7.1 In general terms, the barns in are in reasonable condition, consistent with their age and former use as agricultural buildings albeit it now redundant. The roof structure of the main barn and part of the single storey barn appears to be new but a structural engineer must check the capability of the structure to receive insulation and linings that will be a necessity of change of use to a dwelling. Notwithstanding structural capacity, the modern steel trusses may not be aesthetically appealing in a any conversion to dwelling use so it may be more appropriate to replace them with a more traditional detailed timber truss. It's likely that 40-50% of the slate roof covering can be salvaged for re-use.

7.2 In the single storey barn, the king post trusses appear to be in good condition but their low tie beams (1.8m approx. above floor level) mean that if they are to be retained intact then to make the space a useable habitable room the entire roofline will have to be lifted or, the trusses substantially adapted to raise the tie.

7.3 The sandstone walls appear relatively free of structural movement apart from the northwest gable of the main barn where there is some twisting and cracking that needs to be assessed by a structural engineer. The sand and cement mortar across every elevation is quite inappropriate for the traditionally constructed mass masonry structure and if left in place could result in internal damp in habitable accommodation as well as decay to stone units or even instability in the walling. Wholesale re-pointing in lime mortar of an appropriate mix is strongly recommended, external *and* internally to allow the masonry walls to be transfer moisture.

7.4 In the main barn, the hayloft floor is new but again a structural check is necessary to ensure the construction is capable of receiving domestic loading.

7.5 Consideration will have to be given to thermally upgrading the walls and floors as well as the roof. Separate internal lining walls would be most appropriate provided the void between the new lining wall and masonry wall is well ventilated and any tanking cavity well drained. It is likely that all of the existing floors will have to be removed and new level floors laid incorporating insulation.

7.6 The barns are currently in reasonable condition but as agricultural use has ceased it is unlikely funds will be set aside for any local repair or ongoing maintenance of their fabric unless there is a sustainable end use. Sensitive conversion to residential use with limited new openings would allow for the barn, a heritage asset, to be retained.