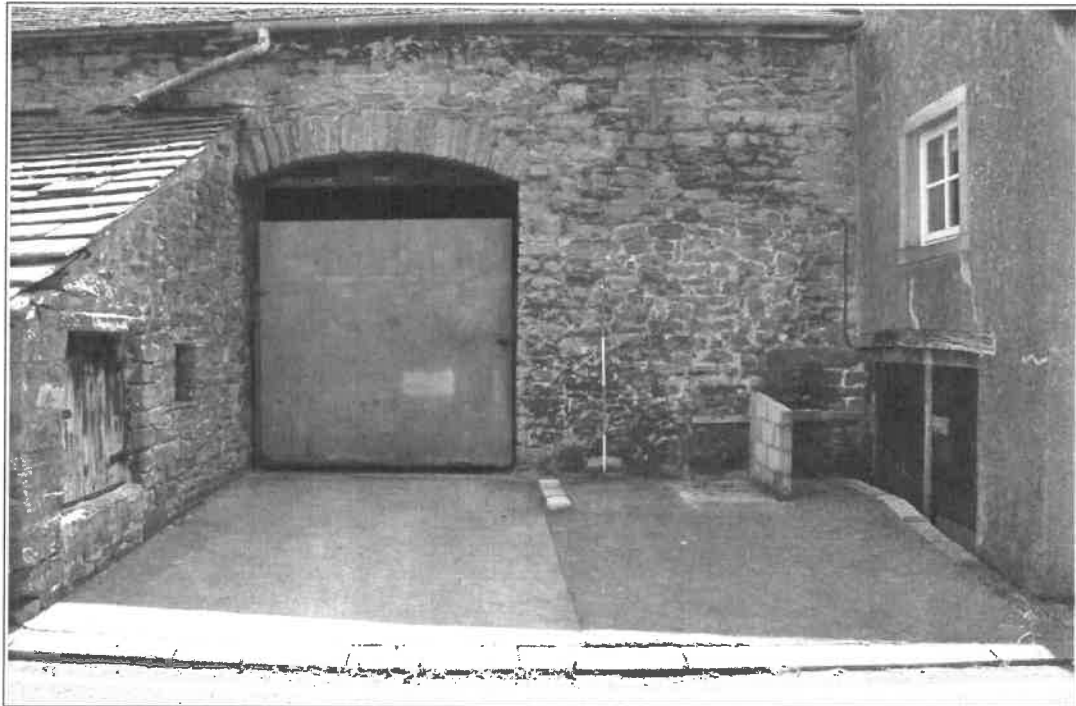


Barn at Greengates Farm
Skipton Road, Gisburn, Lancashire:
Historic Building Record



July 2021

STEPHEN HAIGH

B u i l d i n g s A r c h a e o l o g i s t

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*This report is formatted for printing on both sides of the paper
and contains some blank pages
Some pages are at A3 size*

Barn at Greengates Farm Skipton Road, Gisburn, Lancashire: Historic Building Record

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SUMMARY

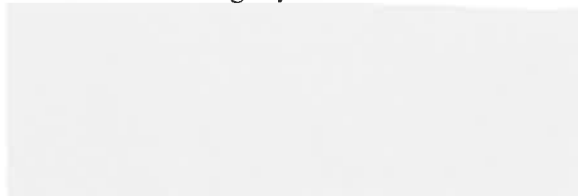
The barn at Greengates Farm, Gisburn (NGR: SD 83937 49185), was recorded for Kestrel Homes Ltd, to fulfil a condition of planning permission for conversion. The barn adjoins the farmhouse and is likely to be eighteenth century, but has been much altered and extended, so that its original form, and development, cannot be established with certainty. However it seems to have begun as a four-bay combination barn with lower roof than at present, before being enlarged in a number of phases.

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- Figure 7: Ground floor plan
- Figure 8: Cross-section
- Figure 9: Ground floor plan with key to photographs

List of photographs in report (selection)

Many of the photographs taken during the recording are reproduced at the end of this report, but for a full set of photographs, the project archive should be consulted (see Appendix 1).

Photo	Subject
1	Cart entry to main part of barn, in north side
2	North side of barn, in relation to rear of farmhouse, looking south-west
3	General view of the barn from the road, looking south-west
4	General view of the barn (west part) from the south
7	Inner face of winnowing doorway in south side of barn
8	Cross-wall between barn and house, looking west
10	Interior of four-bay barn: west end, looking north-east
11	Interior of four-bay barn: west end, looking south
13	Interior of four-bay barn: east end, looking north-west
15	Interior of four-bay barn: east end, with extension beyond
17	East gable of barn range
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19	South side of east end of barn
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27	Detail of window in outshut on north side of barn
30	Outshut on north side of barn: interior of central unit, looking east
31	Outshut on north side of barn: interior of central unit, looking west
34	Outshut on north side of barn: interior of latest, east unit, looking east
36	Outshut on south side of barn, looking north-east
37	Outshut on south side of barn: west end
39	Outshut on south side of barn: interior, looking north-east
41	Outshut on south side of barn: interior, looking south
42	Outshut on south side of barn: interior at east end, looking north

BARN AT GREENGATES FARM, SKIPTON ROAD, GISBURN, LANCASHIRE: HISTORIC BUILDING RECORD

1 Introduction

- 1.1 This report presents the results of the recording of a barn at Greengates Farm, near Gisburn, Lancashire. It was commissioned by the developer Kestrel Homes Ltd in response to a condition of planning consent from Ribble Valley Borough Council (RVBC), for the barn's conversion to dwellings.
- 1.2 The barn adjoins the farmhouse in a linear arrangement. It is of uncertain date, likely to be late eighteenth century in origin, but with various later extensions which seem intended to increase livestock housing, particularly during the nineteenth century. Its continued use for farming into the twenty-first century has resulted in numerous changes and the loss of much of its historic character, particularly to the interior.
- 1.3 The recording work involved a drawn survey and photography, supplemented by a brief study of some historic maps. This report will be submitted to the client, the local planning authority and the Lancashire Historic Environment Record, as well as the Oasis Project for publication on the internet¹. The project archive will be deposited with Lancashire Archives.

2 Location

- 2.1 Greengates Farm lies to the south of the A59 Skipton Road, about 1km east of Gisburn, in Gisburn civil parish, at NGR: SD 83937 49185, and at an altitude of approximately 140m above sea level (figures 1 & 2).
- 2.2 The barn was built directly alongside Skipton Road, with its front (north-west) elevation facing onto it, but the road was re-aligned in the late twentieth century, so the modern carriageway now runs about 15m to the north of the building. The barn adjoins the north-east end of the farmhouse, to form a linear range with irregular outline (figure 3).

¹ [Online Access to the Index of Archaeological Investigations](#)

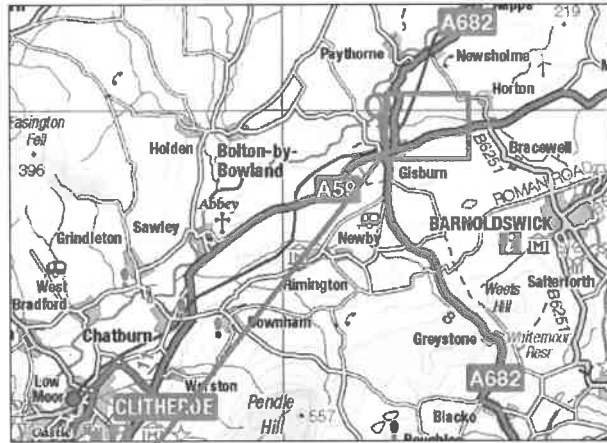


Figure 1: Location map (i), 1:250,000

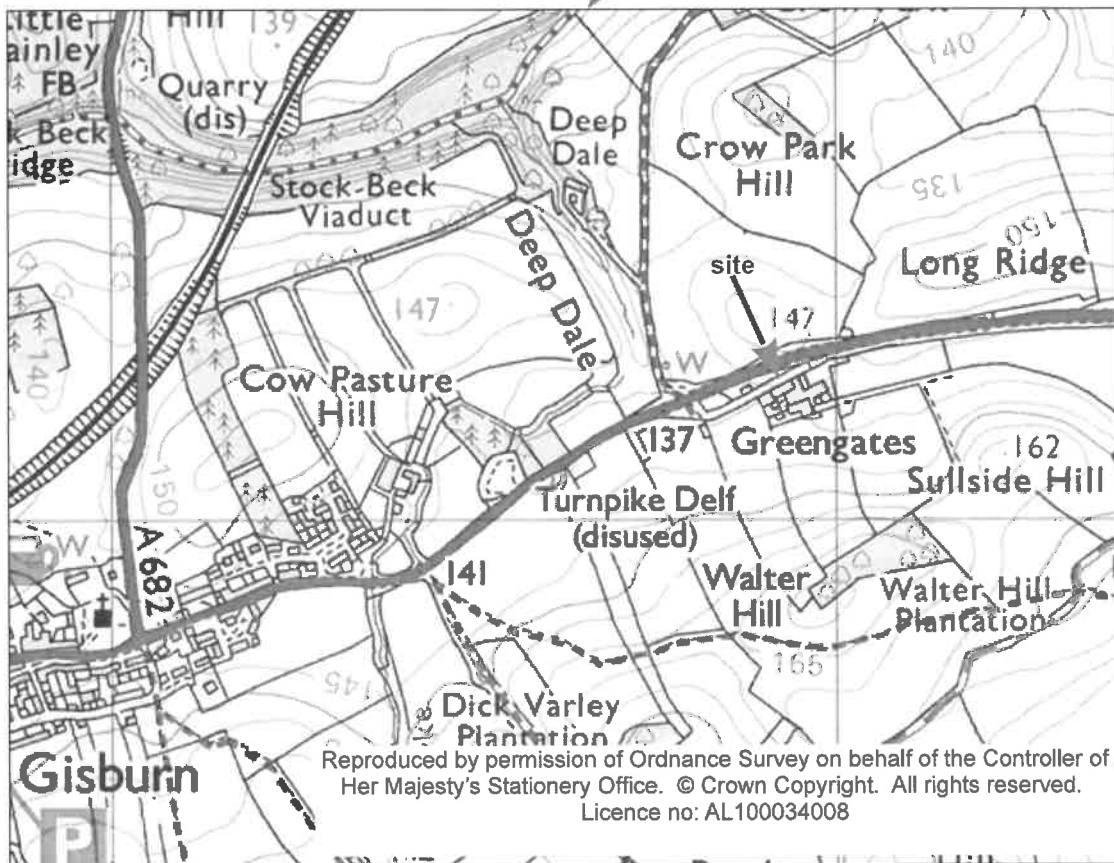


Figure 2: Location map (ii), 1:10,000

3 Current use and condition

3.1 The barn is presently redundant, awaiting development, but appears to have been in farming use within the last few years.

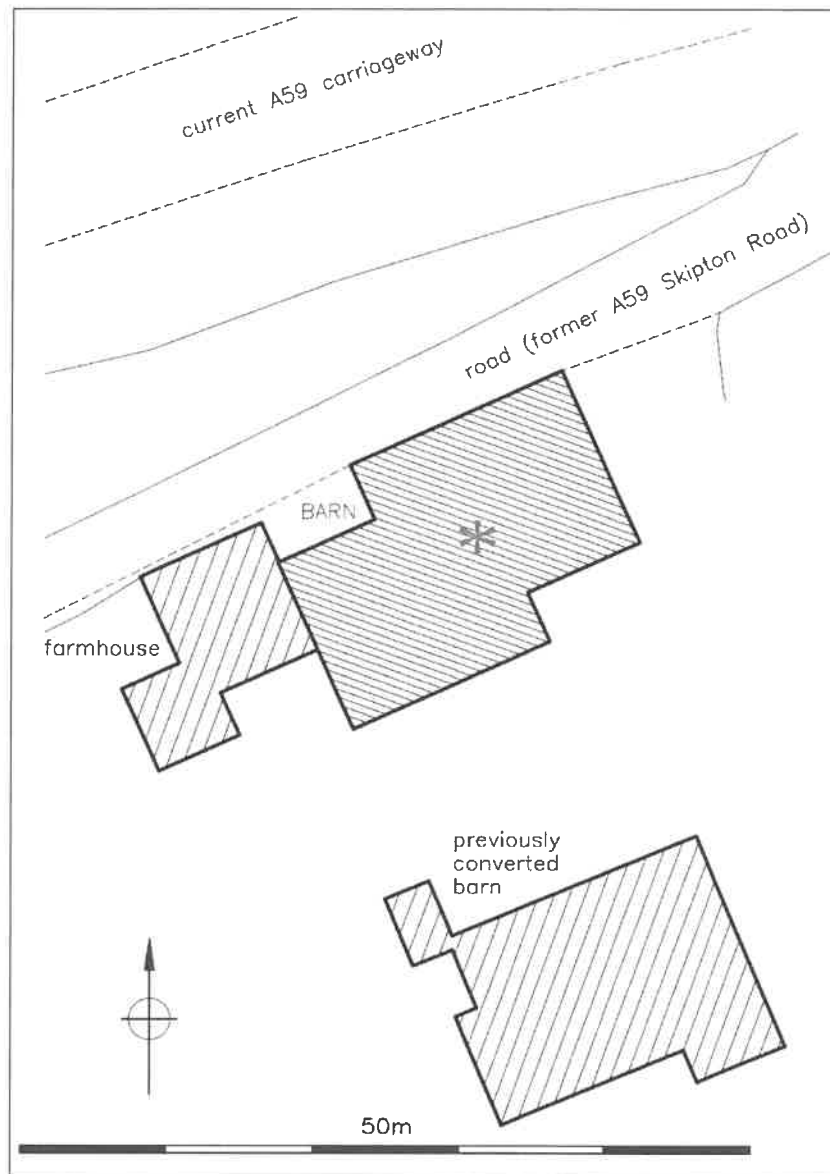


Figure 3: Site plan (1:500)

4 Planning context

- 4.1 There are no designated heritage assets within or in the immediate vicinity of the site.
- 4.2 Planning permission for conversion of the barn to three dwellings was granted in 2015 (ref: 3/2015/0620). A subsequent consent relating to extension of time for the development is dated 21 September 2020.
- 4.3 In their consultation response to the 2015 application, the local planning authority's consultee at that time, the Lancashire County Council's Specialist Advisory Services, noted that the building should be considered to be of historic

interest, and recommended that any consent should be conditional upon a record of the building being made before conversion.

- 4.4 As a consequence, condition no. 19 of the present consent requires that:
No further works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.
- 4.5 A written scheme of investigation (see appendix 2) was submitted to RVBC in July 2021, to support an application to discharge the condition (ref: 3/2021/0709).

5 Previous investigative work

- 5.1 No work of this type is known to have been undertaken previously at the site.

6 Historical background

- 6.1 Historic maps show that Greengates Farm was formerly known as Sullside, a name which persisted into the early twentieth century (figures 4 to 6), and remains in use in the name of the hill to the south-east. "Sullside" was documented in 1690 and is believed to be a corruption of "sunny hill-side"². "Greengates" seems likely to have been named after some of its occupiers in the early or mid twentieth century.
- 6.2 The farm was the property of the Gisburne Park estate, until purchased from it by the Robinson family in the second half of the twentieth century.

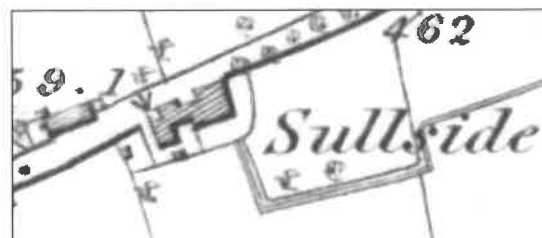


Figure 4: OS 1:10,560 map, 1853

- 6.3 The three Ordnance Survey maps dated 1853³, 1894⁴ and 1908⁵ all imply that the present outline of the barn had already been established by the mid

² Smith, A H 1961 *The Place-Names of the West Riding of Yorkshire Part VI*, p166

³ Yorkshire, sheet 166, surveyed 1849-50 (not at original scale)

⁴ Yorkshire, sheet 166.11, surveyed 1892 (not at original scale)

⁵ Yorkshire, sheet 166.11, revised 1907 (not at original scale)

nineteenth century, except for the likely addition of the outshut along the south side, between 1850 and 1892.

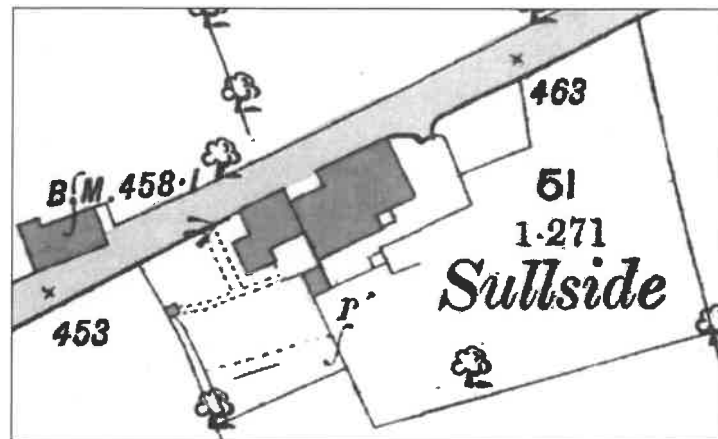


Figure 5: OS 1:2,500 map, 1894

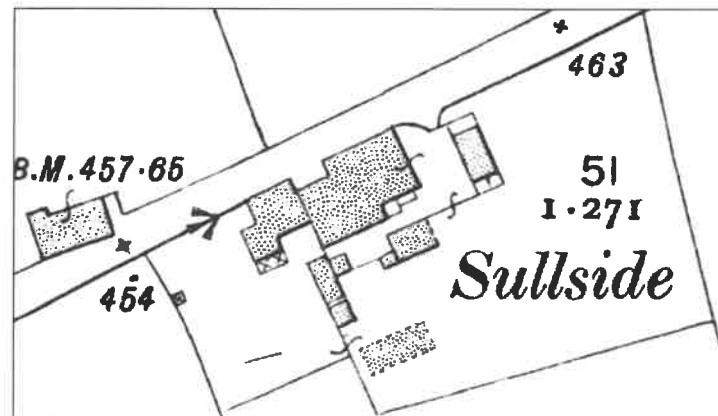


Figure 6: OS 1:2,500 map, 1908

7 Recording methodology

- 7.1 Recording involved detailed inspection of the building, and a drawn survey, photography, and written account.
- 7.2 The drawn survey comprised a new floor ground floor plan at 1:100 scale, together with a cross-section at 1:50. These were all achieved through hand-measurement.
- 7.3 The photographic record was made using a digital SLR camera (12 megapixels), and both external and internal photographs were taken, generally using a scale in the form of a 2m ranging pole marked with 0.5m graduations or a 0.5m baton with 0.1m graduations. Images were captured as camera raw (NEF) files, which were converted to 8 bit TIFF files and printed at approximately 5 x 7", to form

part of the project archive, in accordance with the standard requirements of Lancashire County Council's Historic Environment Team. The photograph locations are shown on figures 9 , and a selection of photographs is copied at the end of this report; in the text the photographs are referred to by numbers in **bold**.

8 Description of the building

- 8.1 The barn has a complex plan and form, resulting from various phases of construction and alteration, and it is not possible to be certain about the exact manner of its development. In general terms, all parts are built principally from limestone rubble, laid in rough courses or randomly, while sandstone is also used for some dressings. The roof is laid with a mixture of stone slate, blue slate, concrete tiles, and asbestos-cement sheets, as a result of piecemeal construction and re-roofing.
- 8.2 The earliest part of the existing building seems to be the four-bay, two-storey combination barn which adjoins the house, but whose exterior is very largely concealed by later additions (1-4). Its main entrance is in the north side, off the road, and comprises a tall cart doorway under a segmental arch (5), opposite which is the characteristic winnowing doorway in the south side (6,7). The latter has been reduced from a taller and wider opening, as well as having been effectively reduced in height by the raised floor level within the building.
- 8.3 Both barn and house were less tall and may have had steeper roofs originally, to judge from the form of the barn's internal west wall, which forms the division between the two (8,9). The fact that the barn has been heightened is very clear in a number of other places: in the north elevation, a row of stone slates just above the later outshut is a remnant of the original eaves (1), and there are obvious set-backs in the internal faces of the barn's long walls, about 1m below the present eaves (10-12). This heightening seems also to have been carried out to the stone piers in the south wall, implying that these were present from the outset.
- 8.4 The four-bay barn now forms a single space, with concrete floor, a large modern doorway in the north side, and late twentieth century roof trusses (13,14). The original east gable seems to have been removed when the building was extended in that direction (and has since been partly replaced by brickwork), but opposing doorways in the south and north walls near here may indicate that a shippon was originally sited here (15,16).
- 8.5 The extension of the barn to the east by three bays (with a greater width on the south side) (17-19) evidently pre-dated the 1853 map, although one of the roof trusses in it bears the date 1882 (20-21). Its openings have been subject to a

great deal of alteration so that its historic appearance is not easily discernible; the interior too has been very much altered (22-23), although it is likely that it has always housed livestock with hayloft on the upper floor.

8.6 The next phase in the barn's development, likely to have been in the early nineteenth century, was the addition of an outshut along the north elevation (24). This was of two units initially, with a third at the east end being added in a subsequent phase (25). The west end contained an entrance with adjacent window, in which the small-pane frame survives (26), and a second such window remains in the north side (27). The interior of these two units has lost its original form (28-31), but seems likely to have been livestock housing then as it is today, or possibly stabling. The roof over is notable for use of "whole tree" timbers of what appear to be locally grown softwood (32), perhaps supplied by Gisburne Park estate's sawmill. The third unit at the east end of the outshut was open-fronted originally (33,34), so likely to have been a small cart-shed, and has more typical sawn softwood roof timbers (35).

8.7 Between 1850 and 1892 the outshut on the south side of the barn was added, to provide further livestock housing, in a manner commonly found at barns in the district (36). It has entrances in the west side (37), of which that next to the barn served the feeding passage, and the other formed the entrance for the cattle, but this is not replicated on the east side, where a modern doorway exists (38), and the presence of an internal cross-wall near this end suggests a different function for this end room. Modern blockwork walls have also been built within the west end. The historic arrangement of stalls with boskins or dividers beneath the raking trusses remains discernible (39-40), despite the replacement of the timber boskins with concrete ones, as paired mortices are present in the soffits of the tie-beams. Openings in the south side appear originally to have been confined to breathers and a small window (41), except at the east end, where there are two much larger former openings (42,43).

9 Conclusion

9.1 The barn is a relatively large, complex building, likely to be eighteenth or even possibly seventeenth century in origin, but much altered and extended in later centuries. It is significant in that it adjoins the farmhouse, and was evidently a rather lower building originally, but in its present form its core very largely conforms to the combination barns of the district. Its enlargement, in at least four phases, can be generally attributed to the intensification of livestock farming and the desire to house greater numbers of cattle. There are no individual features of particular interest, but it holds some value as a traditional agricultural building.

Appendix 1: Contents of the project archive

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

Archive contains:

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

Complete list of photographs taken

Photo	Subject
1	General view, from the north-east
1	Cart entry to main part of barn, in north side
2	North side of barn, in relation to rear of farmhouse, looking south-west
3	General view of the barn from the road, looking south-west
4	General view of the barn (west part) from the south
5	Detail of cart entry, north side
6	Outer face of winnowing doorway in south side of barn
7	Inner face of winnowing doorway in south side of barn
8	Cross-wall between barn and house, looking west
9	Upper part of cross-wall between barn and house, looking west
10	Interior of four-bay barn: west end, looking north-east
11	Interior of four-bay barn: west end, looking south
12	Interior of four-bay barn: threshing bay, looking south-east
13	Interior of four-bay barn: east end, looking north-west
14	New roof truss over four-bay barn, looking west
15	Interior of four-bay barn: east end, with extension beyond
16	Interior of four-bay barn: east end, looking south-east
17	East gable of barn range
18	General view of barn range, from the south-east
19	South side of east end of barn
20	Hayloft and roof truss in east end of barn, looking east
21	Date of 1882 on east side of roof truss in east end of barn
22	Ground floor of east end of barn, looking north-west
23	Ground floor of east end of barn, looking south-east
24	Outshut on north side of barn, looking south-east
25	Outshut on north side of barn, looking south-west
26	West end of outshut on north side of barn
27	Detail of window in outshut on north side of barn
28	Outshut on north side of barn: interior at west end, looking west
29	Outshut on north side of barn: interior at west end, looking east
30	Outshut on north side of barn: interior of central unit, looking east
31	Outshut on north side of barn: interior of central unit, looking west
32	Outshut on north side of barn: roof over west unit
33	East gable of barn range, with added outshut (former cartshed?) at right
34	Outshut on north side of barn: interior of latest, east unit, looking east
35	Outshut on north side of barn: interior of latest, east unit, looking west
36	Outshut on south side of barn, looking north-east
37	Outshut on south side of barn: west end
38	Outshut on south side of barn: east end
39	Outshut on south side of barn: interior, looking north-east
40	Outshut on south side of barn: interior, looking north-west
41	Outshut on south side of barn: interior, looking south

- 42 Outshut on south side of barn: interior at east end, looking north
- 43 Outshut on south side of barn: interior at east end, looking south-east

Appendix 2: Written Scheme of Investigation

BARN AT GREENGATES FARM, SKIPTON ROAD, GISBURN

WRITTEN SCHEME OF INVESTIGATION FOR HISTORIC BUILDING RECORDING

RIBBLE VALLEY BOROUGH COUNCIL, PLANNING REF: 3/2020/0634

1 Introduction

- 1.1 This written scheme of investigation (WSI) sets out the work proposed for the recording of the barn at Greengates Farm, as commissioned by the developers Kestrel Homes Ltd. The work is required by condition 19 of the planning consent, for "Variation of condition 2 (time limit for completion of external works) from permission to vary condition 3/2017/0241, which extended the time limit from planning permission 3/2015/0620 for external works to now be completed by 1st December 2022".

2 Location

- 2.1 Greengates Farm lies on the south side of the A59 Skipton Road, about 1km east of Gisburn, in Gisburn civil parish, at NGR: SD 83937 49185, and at an altitude of approximately 140m above sea level.

3 Project context

- 3.1 Planning permission for conversion of the barn to three dwellings was granted in 2015 (ref: 3/2015/0620). The current consent relating to extension of time is dated 21 September 2020.
- 3.2 In their consultation response to the 2015 application, the local planning authority's consultee at that time, the Lancashire County Council's Specialist Advisory Services, noted that the building should be considered to be of historic interest, and recommended that any consent should be conditional upon a record of the building being made before conversion.
- 3.3 As a consequence, condition no. 19 of the present consent requires that:
No further works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

4 Archaeological and historical background

- 4.1 Little is presently known of the building, but it is likely to be of the mid nineteenth century or earlier, given that it is shown on the 1st edition Ordnance Survey 1:10560 map, surveyed in 1849-50. At that date the farm was known as Sullside rather than Greengates, and the name evidently continued in use into the twentieth century.
- 4.2 The architect's existing plans show the barn forming a linear arrangement with the farmhouse, and indicate that its core consists of a four-bay structure with cart entry to the north-west side (facing the road). This barn has evidently been extended to three sides, by single-storey lean-to structures, probably to increase capacity for livestock.

5 Aims of the project

- 5.1 The proposed conversion will lead to the loss or masking of some historic features and historic character. The aim of the project is to identify, interpret and record significant evidence relating to the building's historic character and development, and place this in

the public domain by deposition with the Lancashire Historic Environment Record and Lancashire Archives.

6 Statement of recording standards

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

7 Methodology

- 7.1 The following methodology conforms with the Level 2-3 record, as currently defined by Historic England¹.
- 7.2 Recording will include drawn, photographic and written records. Limited historical research, mainly concerned with historic mapping, will also be carried out.
- 7.3 The drawn record will include a ground floor plan of all parts of the building to be converted, at 1:100 scale, and a cross-section of the barn at 1:50. These may be achieved by a new survey or based on the existing one produced for the planning application, but in the latter case will be checked for suitability and accuracy. They will show all features of historic and architectural interest, such as additions to the buildings, historic structural timbers, blocked openings, and significant fixtures and fittings. Conventions used in the drawings will be those specified by Historic England.
- 7.4 A photographic record will be made, to comprise general photographs of the site and setting, and the exterior and interior of the building, along with detailed photographs of any structural and decorative features that are relevant to the buildings' design, development and use, and which are not adequately recorded on the general photographs. Such detailed photographs will be taken at medium to close range and framed in such a way as to ensure that the element being photographed clearly constitutes the principal feature of the photograph.
- 7.5 Detailed photographs will contain an appropriately positioned graduated photographic scale (not measuring tapes or surveying staffs). A graduated ranging-rod, discretely positioned, will be included in a selection of general shots, sufficient independently to establish the scale of all elements of the building and its structure. The size, graduations, and any other relevant data relating to the scales and ranging-rods so utilised will be specifically noted in the methodology section of the written report.
- 7.6 Photographs will be taken using a digital camera with a resolution of 12 mega pixels, using RAW format files for image capture and converted to 8 bit TIFF files for archive purposes.
- 7.7 A rapid desk-based study of the site will take place, which will examine historic maps and any other readily available documents which relate to the building.

8 Timetable

- 8.1 The site work is expected to take place during summer 2021, subject to approval of this WSI by the local planning authority.
- 8.2 Implementation of the approved programme of recording and analysis is taken to mean completion of site work, rather than submission of a completed report, and it is expected that as far as condition 19 is concerned, development may follow completion of site recording.

9 Report preparation

- 9.1 Following site work, a report on the recording will be produced. It will be illustrated appropriately, with location maps, extracts from historic maps, copies of the survey drawings, and selected photographs. Copies will be supplied to the local planning authority, the client, and the Lancashire County Historic Environment Record. It is also anticipated that it will be published on the internet via the OASIS project.

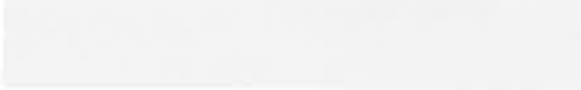
10 Archive deposition

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

11 Personnel

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

© Stephen Haigh, 29 June 2021
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enquiries@stephenhaigh.co.uk

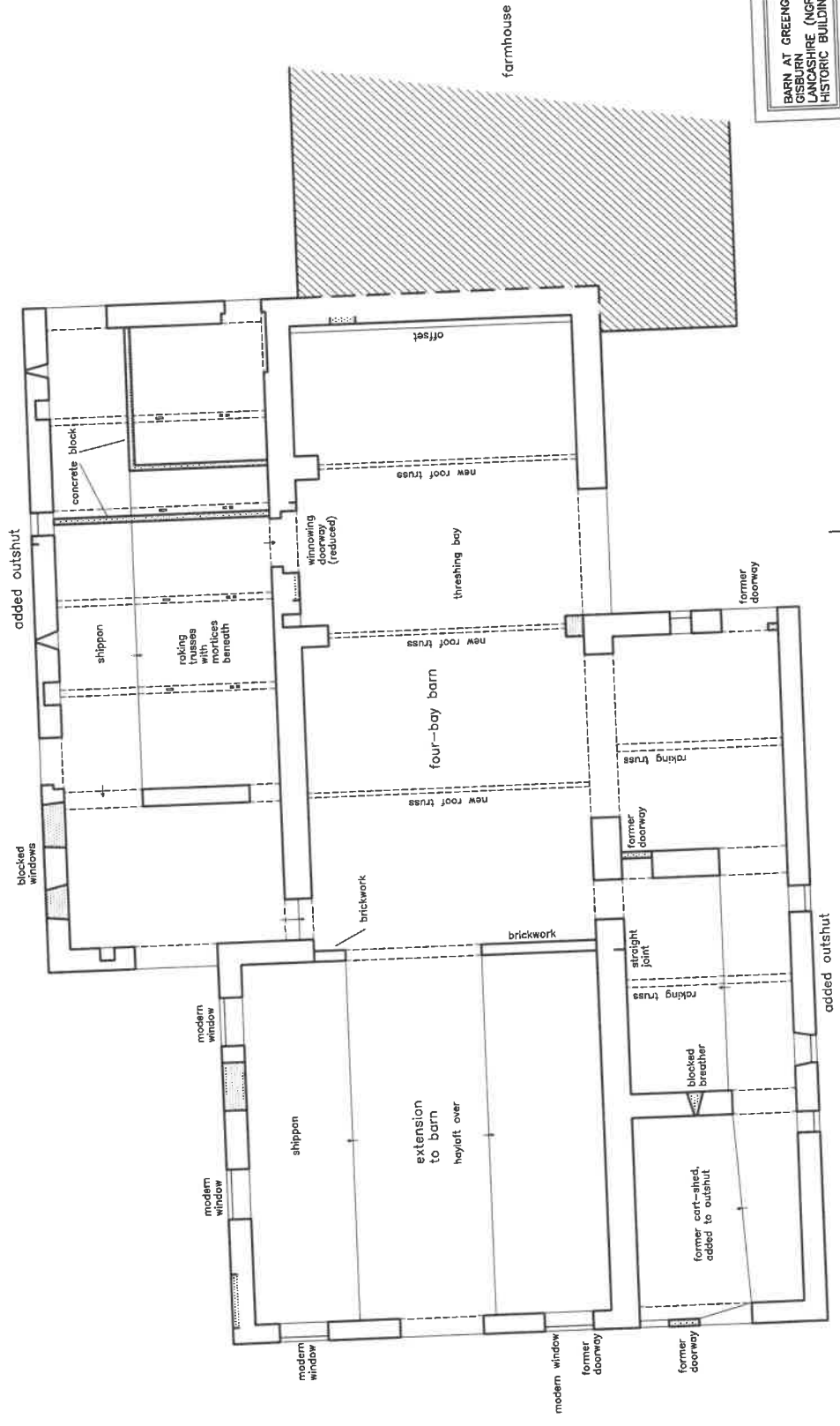


BARN AT GREENGATES FARM
 CROFTON, WILTSHIRE (NGR: SD 83937 49185);
 HISTORIC BUILDING RECORD

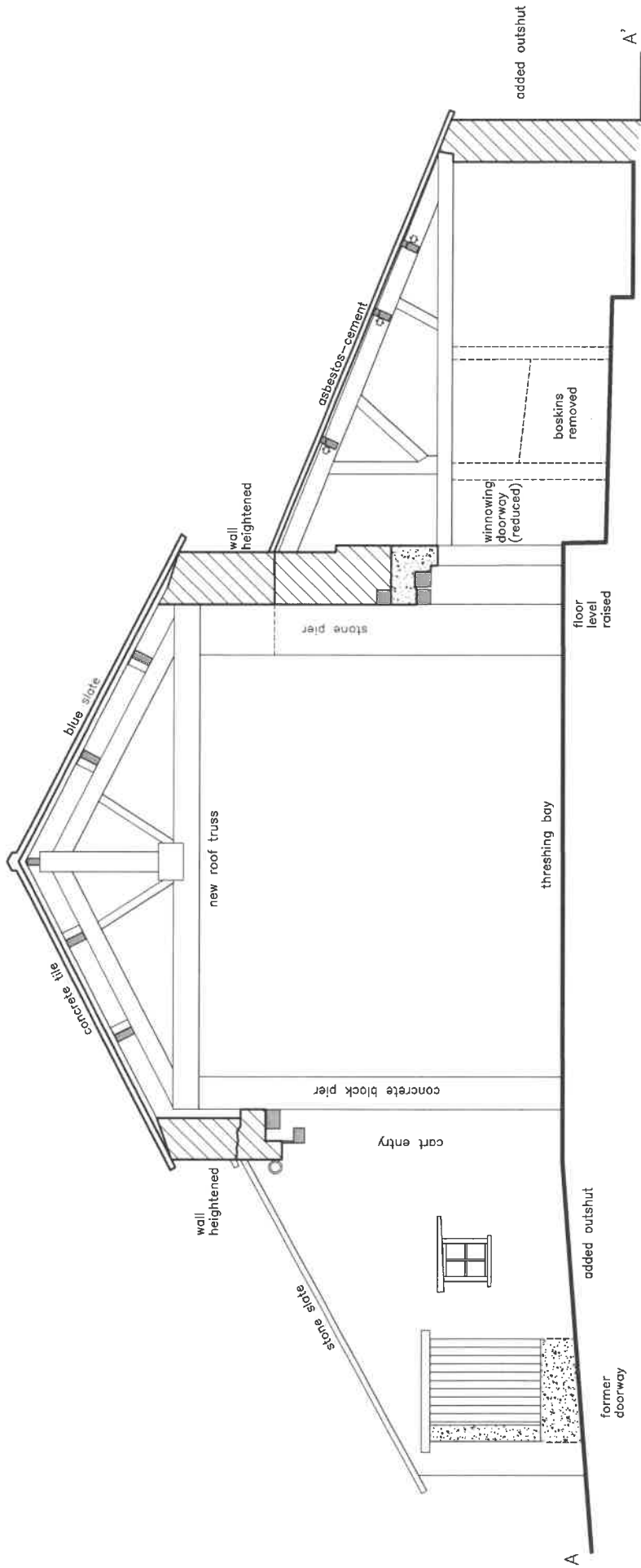
FIGURE 7:
 GROUND FLOOR PLAN

SCALE: 1:100 (at A3)
 DATE OF SURVEY: JULY 2021

STEPHEN HAIGH
 Buildings Archaeologist



KEY

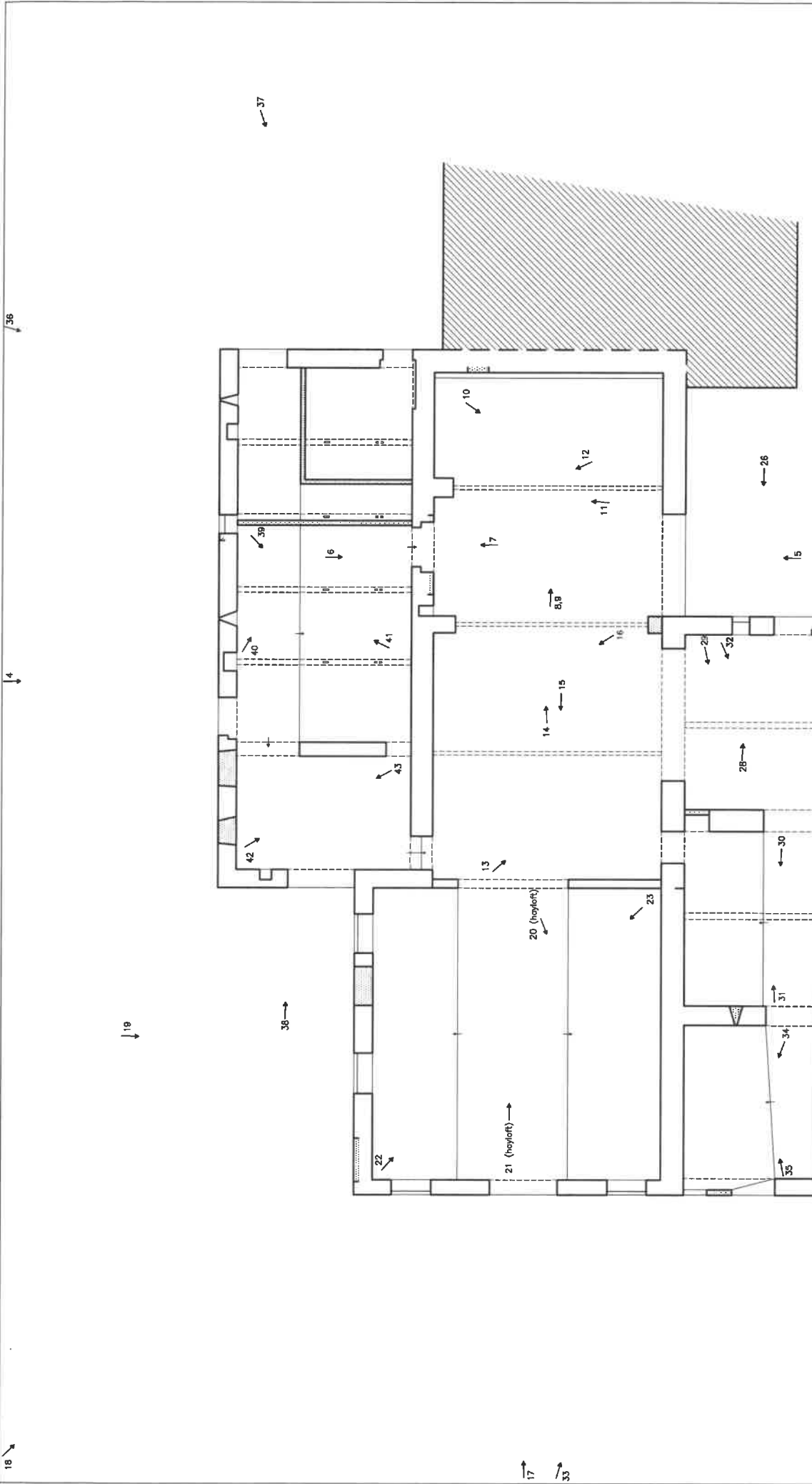


BARN AT GREENGATES FARM
 CUSBURN
 LANCASHIRE (NGR: SD 63937 48185);
 HISTORIC BUILDING RECORD

FIGURE 8:
 CROSS-SECTION

SCALE: 1:50 (et. A3)
 DATE OF SURVEY: JULY 2021

STEPHEN HAIGH
 Buildings Archaeologist

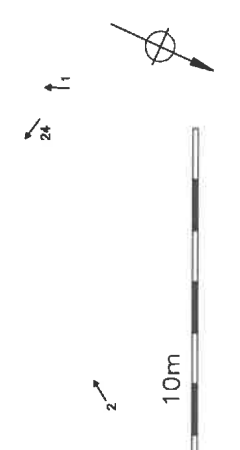


BARN AT GREENGATES FARM
 GREENUP
 LANGSHIRE (NGR: SD 83937 49185);
 HISTORIC BUILDING RECORD

FIGURE 9:
 GROUND FLOOR PLAN
 WITH KEY TO PHOTOGRAPHS

SCALE: 1:100 (ET. A3)
 DATE OF SURVEY: JULY 2021

STEPHEN HAIGH
 Buildings Archaeologist



KEY
 ↗ 1: photograph direction and number

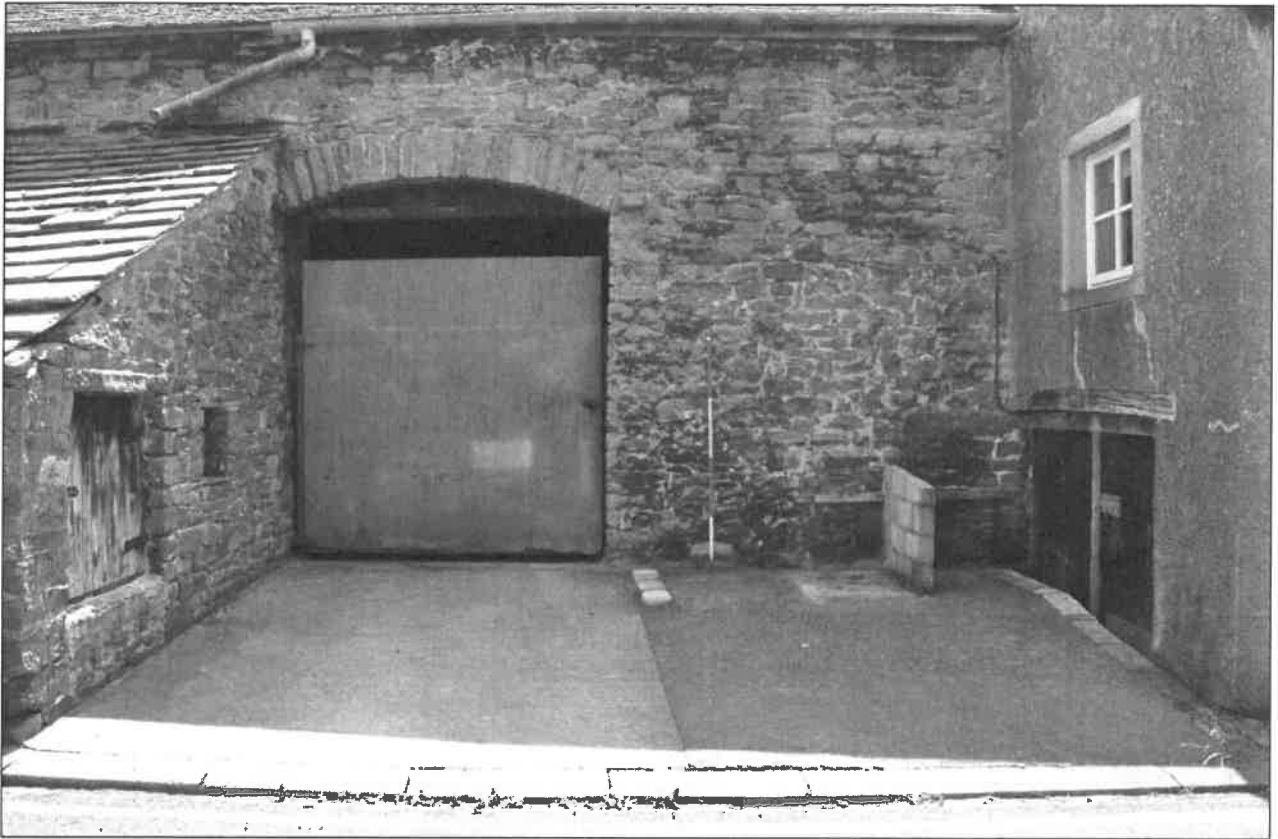


Photo 1: Cart entry to main part of barn, in north side



Photo 2: North side of barn, in relation to rear of farmhouse, looking south-west

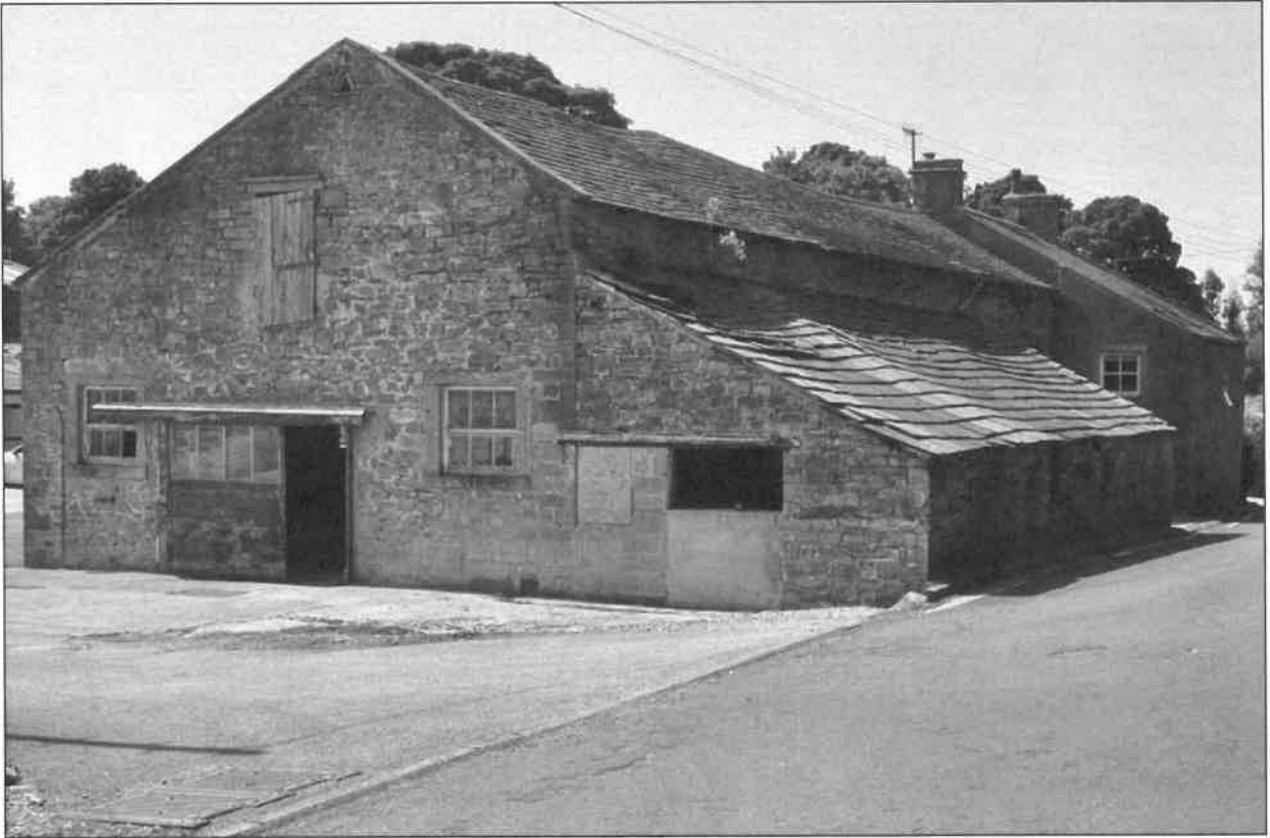


Photo 3: General view of the barn from the road, looking south-west



Photo 4: General view of the barn (west part) from the south



Photo 7: Inner face of winnowing doorway in south side of barn

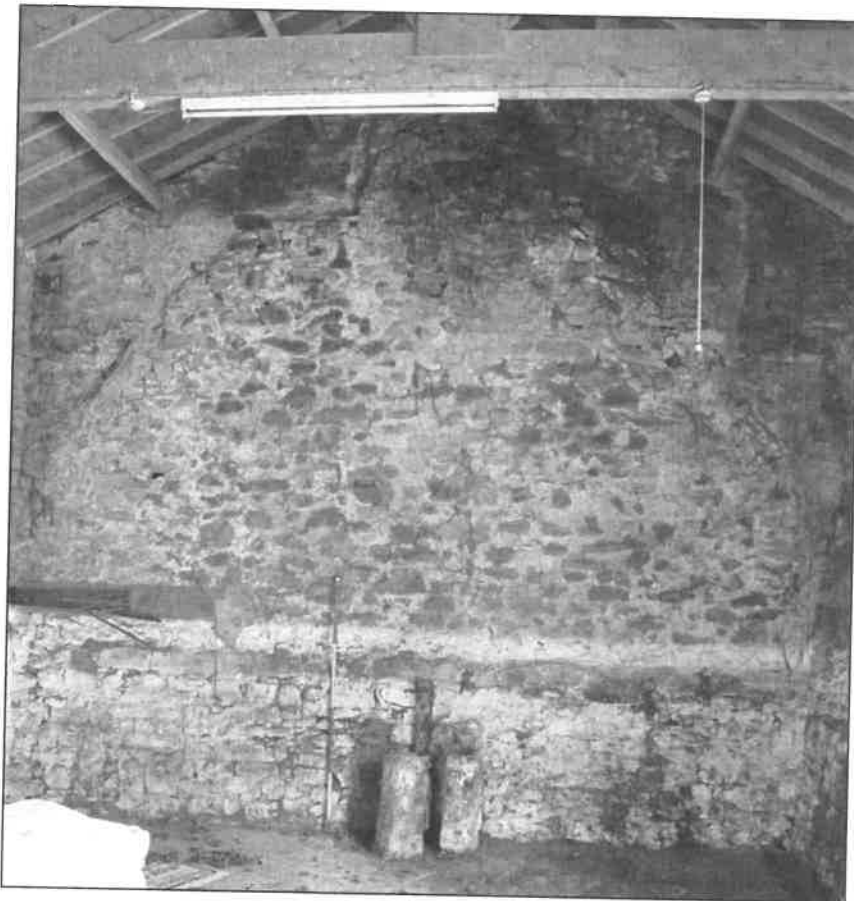


Photo 8: Cross-wall between barn and house, looking west



Photo 10: Interior of four-bay barn: west end, looking north-east

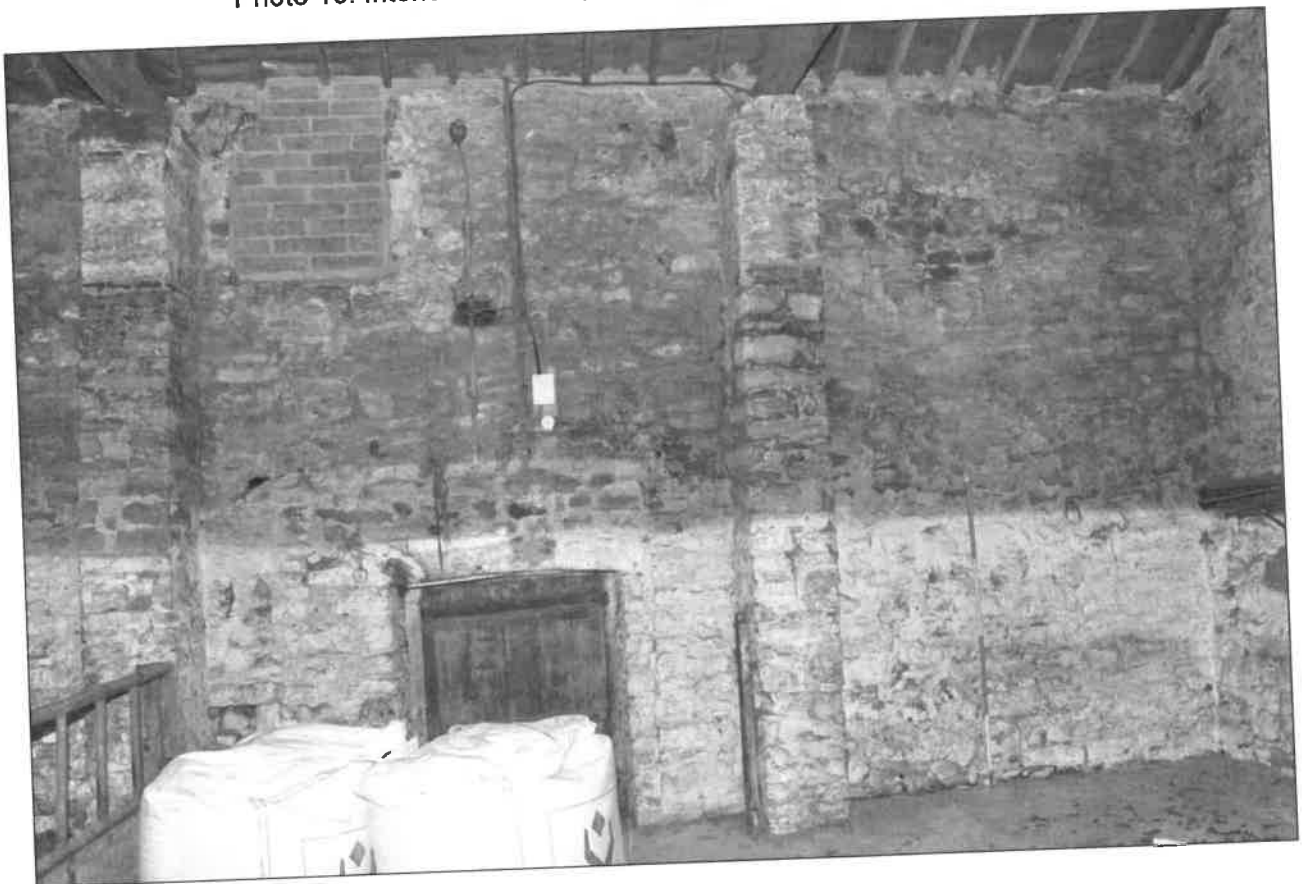


Photo 11: Interior of four-bay barn: west end, looking south

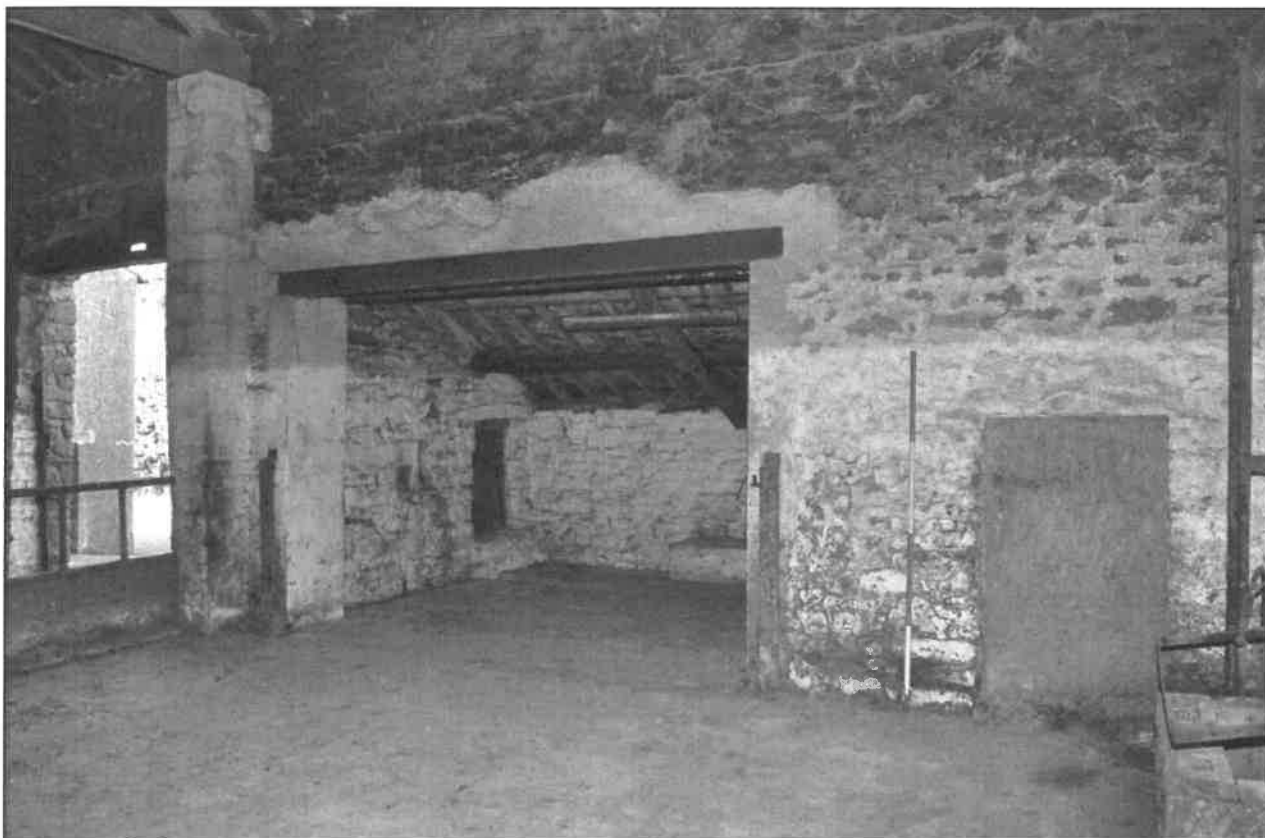


Photo 13: Interior of four-bay barn: east end, looking north-west



Photo 15: Interior of four-bay barn: east end, with extension beyond



Photo 17: East gable of barn range



Photo 18: General view of barn range, from the south-east



Photo 19: South side of east end of barn



Photo 20: Hayloft and roof truss in east end of barn, looking east

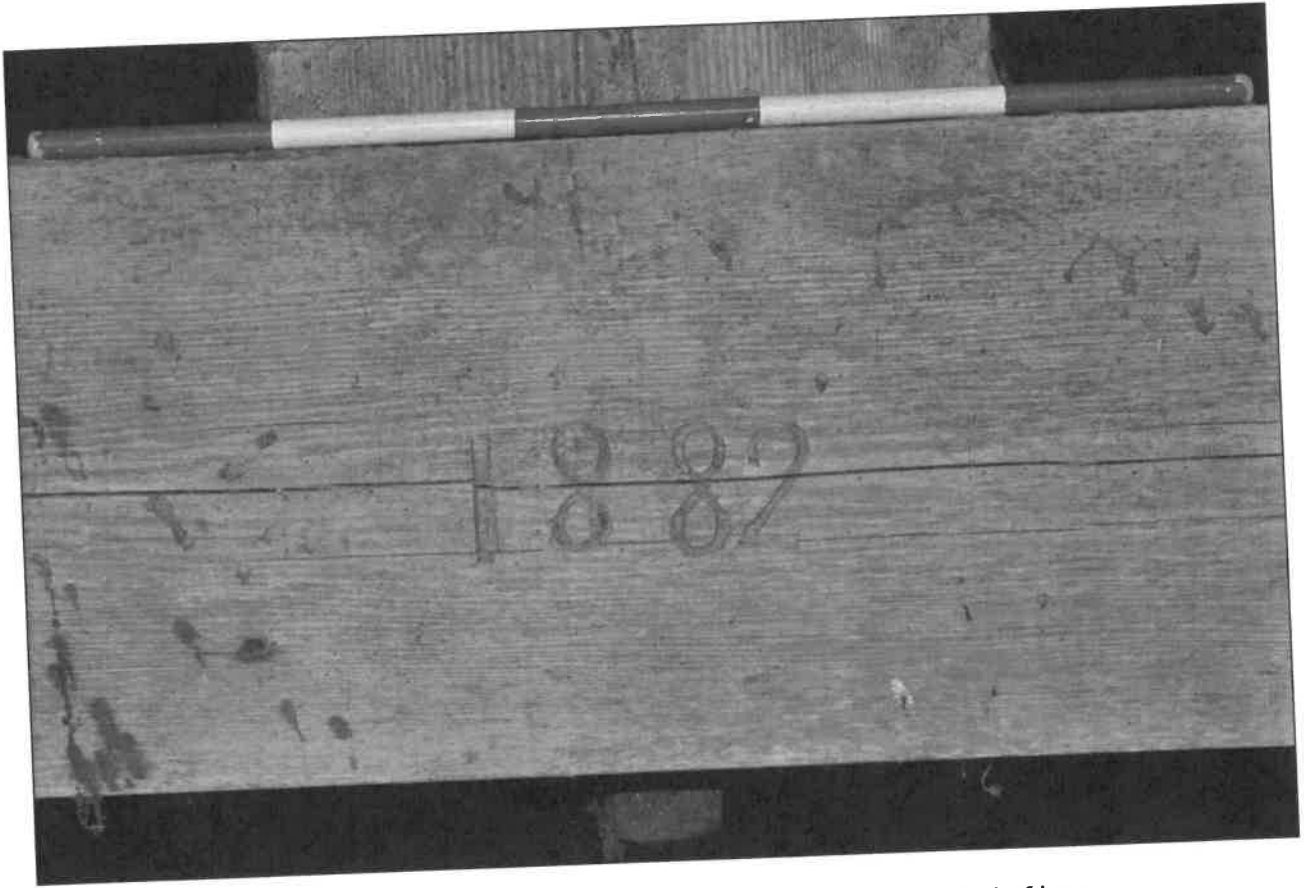


Photo 21: Date of 1882 on east side of roof truss in east end of barn

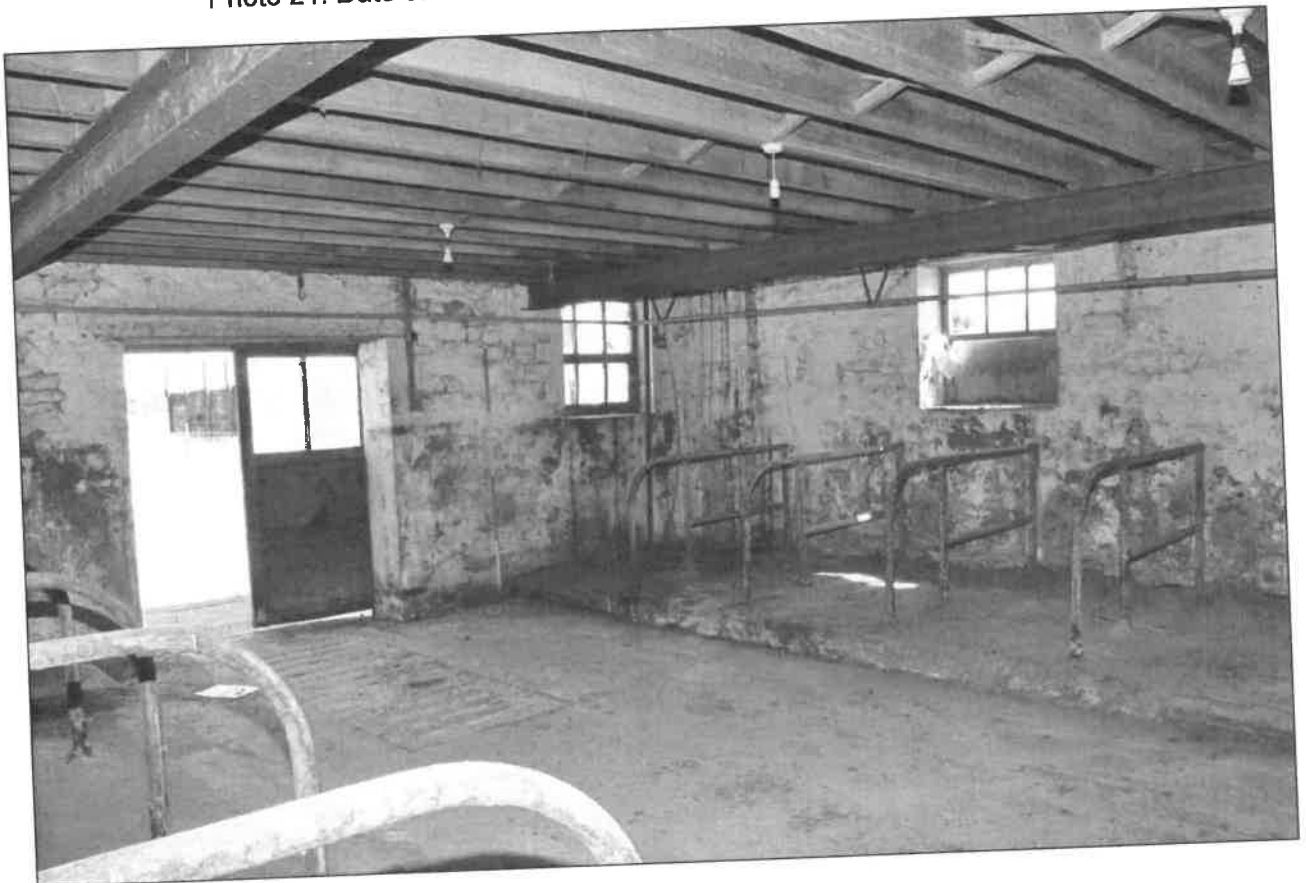


Photo 23: Ground floor of east end of barn, looking south-east

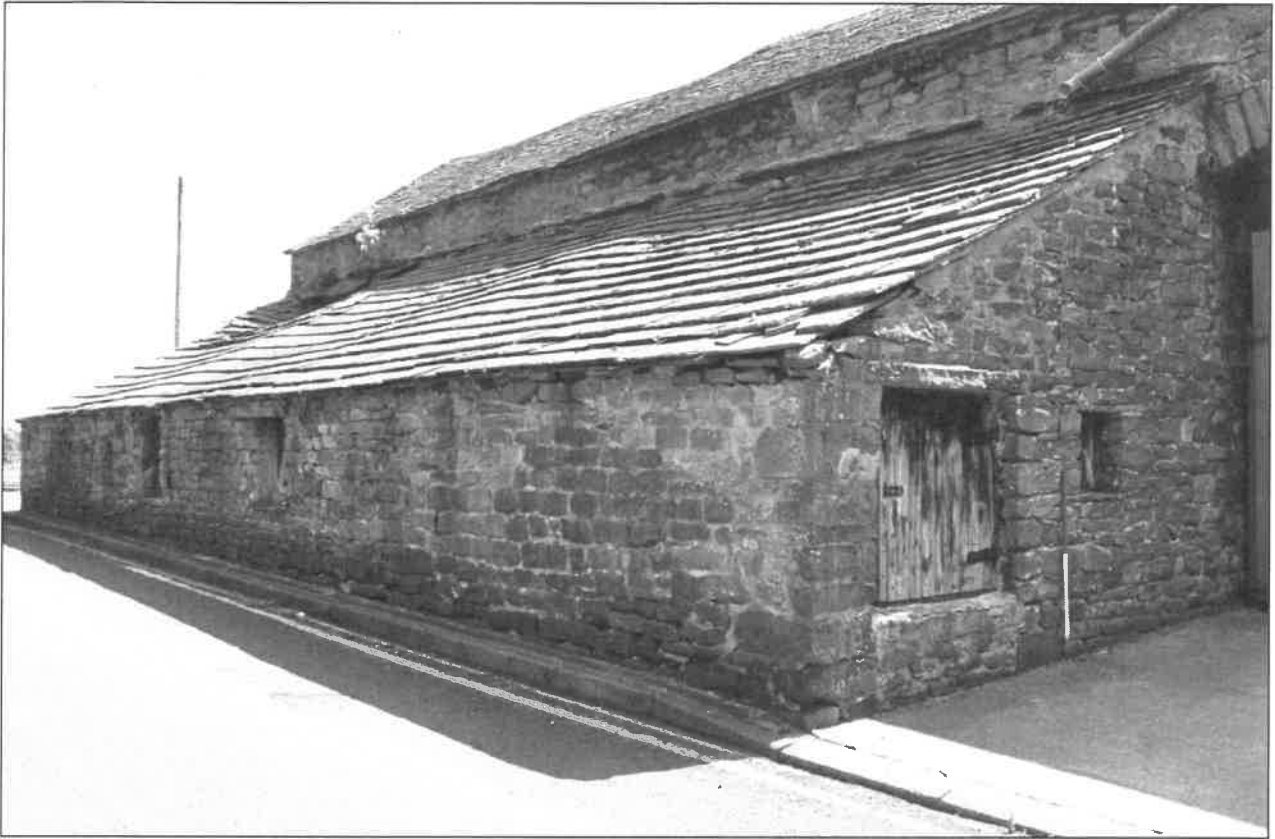


Photo 24: Outshut on north side of barn, looking south-east



Photo 27: Detail of window in outshut on north side of barn



Photo 30: Outshut on north side of barn: interior of central unit, looking east

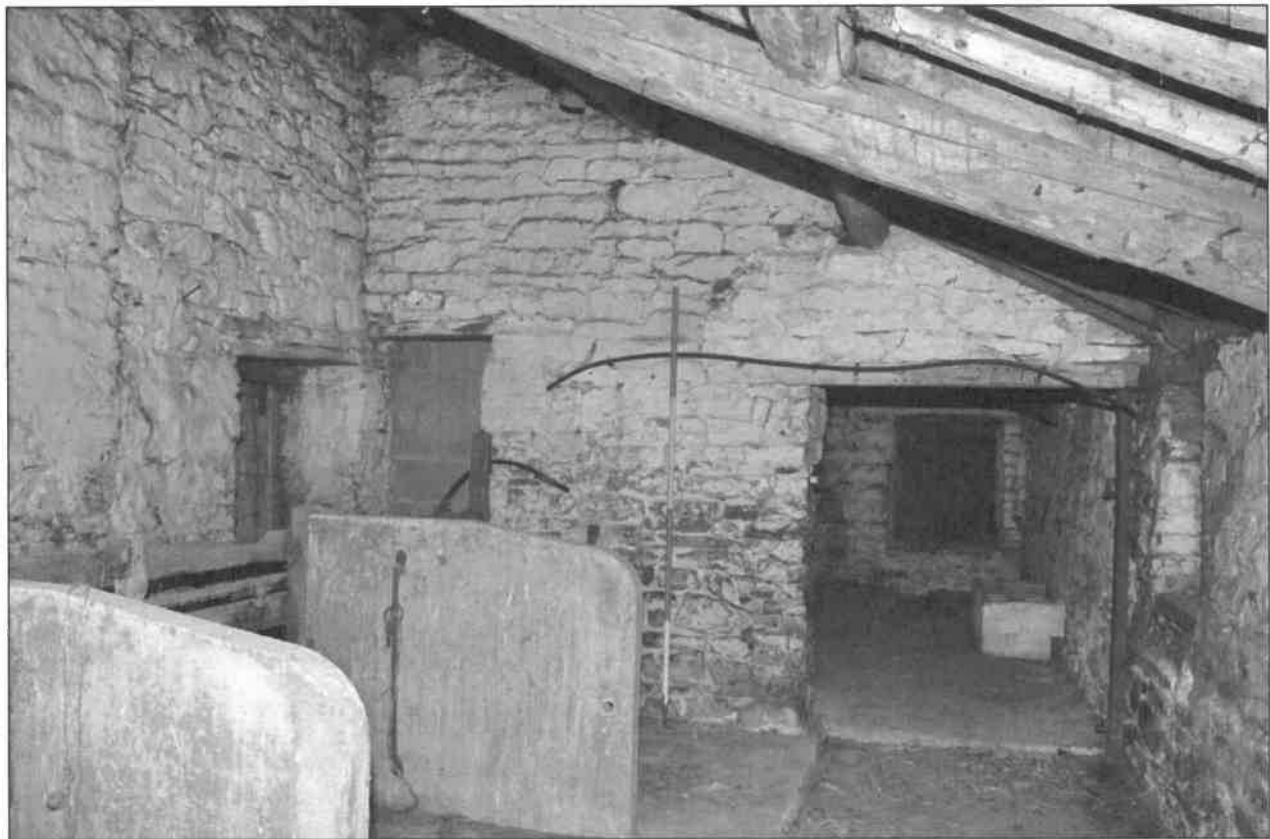


Photo 31: Outshut on north side of barn: interior of central unit, looking west

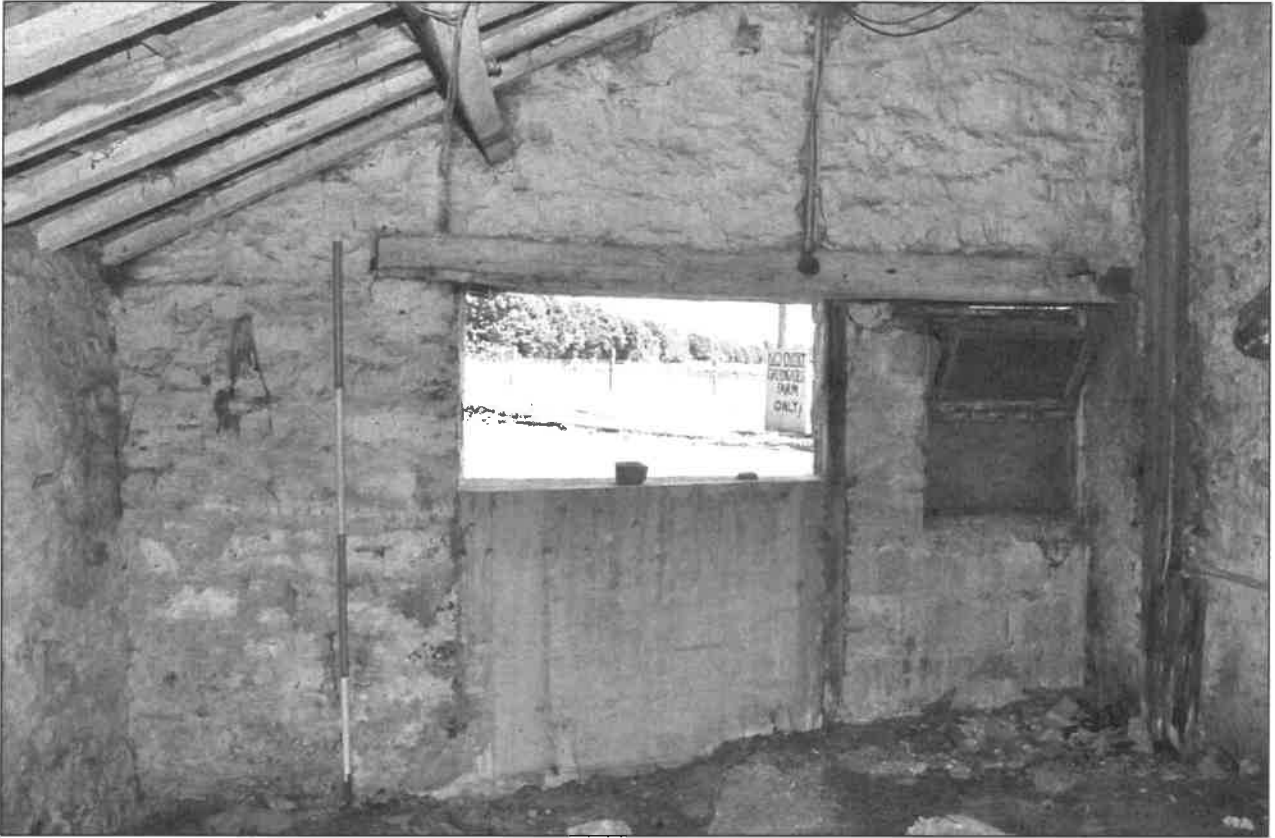


Photo 34: Outshut on north side of barn: interior of latest, east unit, looking east



Photo 36: Outshut on south side of barn, looking north-east



Photo 37: Outshut on south side of barn: west end

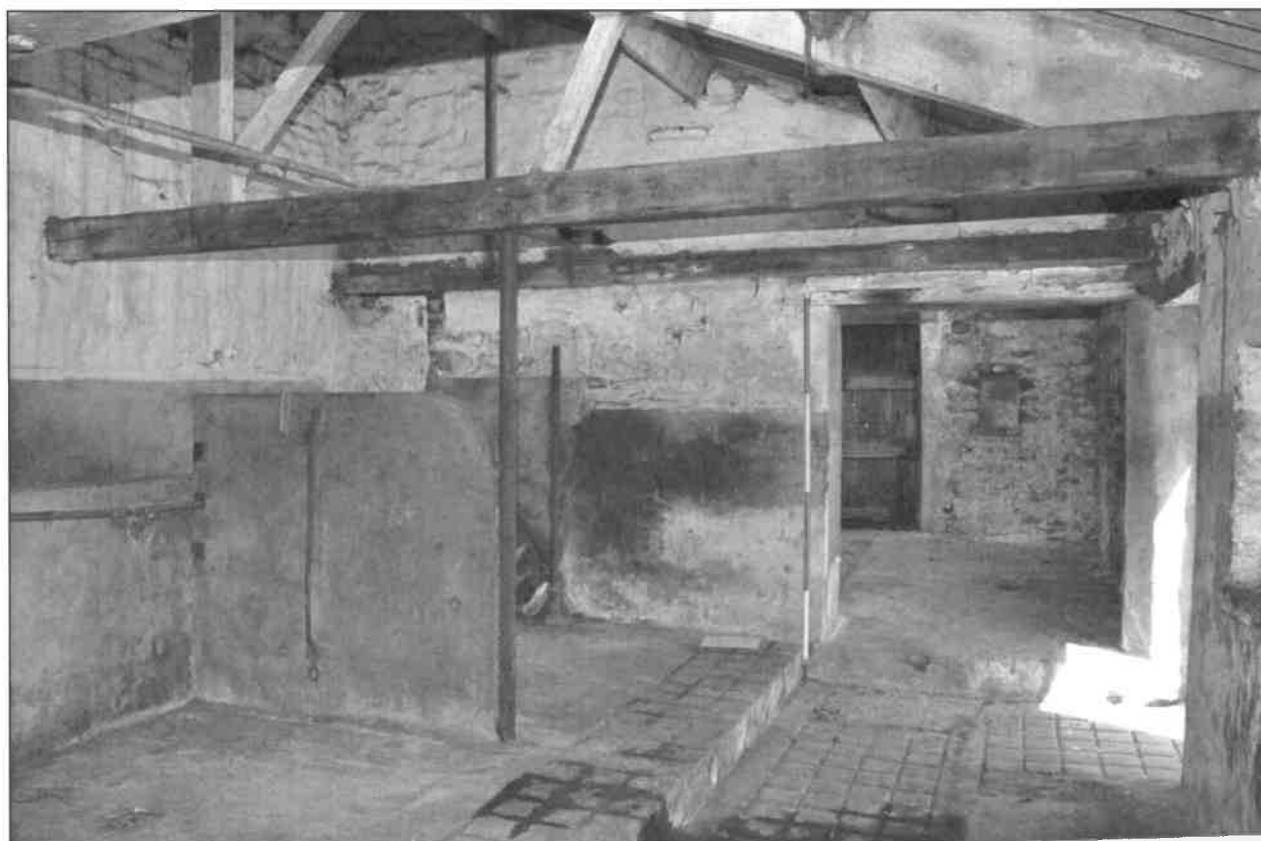


Photo 39: Outshut on south side of barn: interior, looking north-east



Photo 41: Outshut on south side of barn: interior, looking south

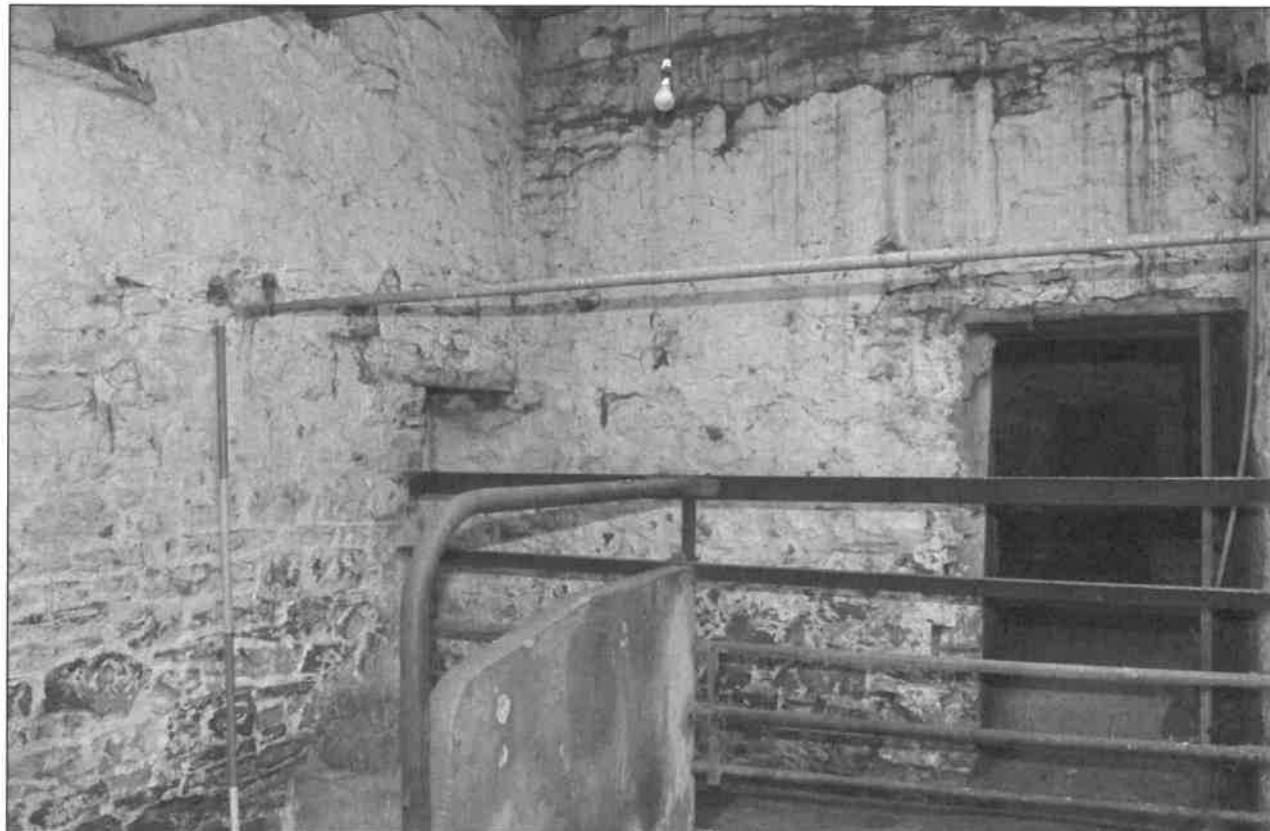


Photo 42: Outshut on south side of barn: interior at east end, looking north

