

Barn at Lane Side, Grindleton, Lancashire:

Heritage assessment to inform a scheme for a replacement dwelling

1 Introduction

- 1.1 This heritage assessment has been produced to inform discussions regarding a potential planning application for the demolition of the barn at Lane Side, and its replacement with a new dwelling. It was commissioned by the owner and developer Millbrook Homes Ltd, and a site visit was made by the writer on 12 December 2022.
- 1.2 The building is a stone-built combination barn, which has been extended to the south and east. It appears to date from the eighteenth and nineteenth centuries and is of a largely standard form, common in the district.
- 1.3 The site does not contain, or lie within the vicinity of, any designated or non-designated heritage assets. However, the building is traditional in form, and the present statement is intended to assess the level of any heritage significance which might be affected by demolition, should that be proposed as part of a development at the site.

2 Location

- 2.1 The barn stands 500m south-west of Grindleton village centre, on the south side of Grindleton Road, at NGR SD 75682 45046. Nearly opposite, on the north side of the road, is Lane Side, a detached house with which the barn was formerly associated, but is now entirely unconnected.
- 2.2 The barn's north front faces directly onto the highway. To the west is a gateway in the roadside wall leading to an adjoining yard, and to the east a more informal opening to a concrete yard, which until recently contained a modern agricultural shed (now demolished). To the south the barn faces onto a level pasture field, part of which is to be established as residential curtilage, under an existing approval (see below).

3 Current use

- 3.1 The barn's last use was agricultural but it is presently disused.

4 Planning history

- 4.1 The site has been considered by the local planning authority for prior approval of "Change of use of existing agricultural building to a dwelling under class Q (a) and (b)" on three occasions in recent years.
- 4.2 Application 3/2019/0389 was refused. In response to the application, Lancashire County Council's Planning Officer (Archaeology) commented that the barn is "considered to be of historical interest and worthy of consideration in the planning process", but stated explicitly that they "did not object to the proposed works".
- 4.3 Application 3/2019/0760, for a different scheme, was given prior approval on 17 October 2019, and has been implemented through the demolition of the nearby modern building.
- 4.4 Application 3/2021/0307, for a different scheme again, was given prior approval on 15 November 2022.

5 Historic maps and other sources

- 5.1 The barn is shown with a T-shaped plan on the first edition 1:10,560 scale Ordnance Survey map of 1850¹ (figure 1), while 1:2500 Ordnance Survey maps of 1886 and 1908 (figures 2 and 3) both show an arrangement very similar to the present one, albeit with a small adjoining structure near the south-east corner, and a timber shed to the south².



Figure 1: OS 1:10560 map, 1850



Figure 2: OS 1:2500 map, 1886

¹ Yorkshire, sheet 182, surveyed 1847. Copy not at original scale.

² Yorkshire, sheet 182.7, surveyed 1884, revised 1907. Copies not at original scale.



Figure 3: OS 1:2500 map, 1908

5.2 The Lancashire Historic Environment Record has been consulted, and its officer confirms that the barn is not recorded in the Lancashire HER. She also notes that development control advice was provided to the local planning authority in respect of the three applications noted above, because the building in question is shown on the Ordnance Survey 1:10,560 mapping of 1850, and that the plans and photographs contained in the documents for application 3/19/0389 suggest a construction date in the period 1700-1800.

5.3 There are no records relating to the building on Heritage Gateway³.

6 Description of the building

6.1 The barn appears to date from the eighteenth century. It is built from local sandstone and limestone rubble, laid randomly with roughly squared quoins, as well as a little dressed stone, mostly confined to the arches over the cart entrances in either side. The north roof pitch is slated with modern, thin, concrete tiles (Hardrow or similar), while the south pitch still retains its stone slates, and the ridge is stone. There are a number of roof-lights in both pitches.

6.2 The north front is very plain, with the cart entrance being the only visual focus; it has a segmental arch with keystone, and much repaired, harr-hung doors (photos 1 to 3 below). There are also two pedestrian doorways (the right-hand one of which has been blocked up), and a modern window opening. A single-storey lean-to has been added at the east gable; it forms a garage, and the opening in its north side formerly occupied its full width. The lean-to's walls are rather poorly built and/or modified, and its interior seems to have been used for housing livestock at some point during its life. It too has a roof covering of modern tiles.

6.3 The west gable has two doorways to a stable, which occupies the barn's end bay here, and above them is a forking hole to a hayloft. The doorways' monolithic ashlar jambs have distinctive parallel tooling, although the smaller of the two openings appears to have been inserted, to compensate for the blocked one in the building's north side. There is a cobbled yard adjacent, with incomplete boundary walls.

³ <https://www.heritagegateway.org.uk/gateway/>

- 6.4 The south side of the barn has a similar cart entrance to that in the north, albeit enclosed within a porch (perhaps added at a later date), and to the west of here is a shippon outshut under a catslide roof, added after the porch, probably in the mid to late nineteenth century (photos 4 and 5). The outshut conceals a number of doorways and slit breathers in the barn's south side, although at least one of the doorways was inserted to communicate with the shippon. The outshut's south wall has an original muck hole as well as two relatively large, twentieth century windows; there are two doorways in the west end, and one in the east.
- 6.5 The barn itself is of six bays, five of which form the main space, separated from the stable in the west end by an original cross-wall with doorway through at hayloft level. The east bay contains the remains of a shippon for six animals in characteristic fashion; its timber frame has been much repaired, but it still supports a hayloft (photos 6 and 7). The other four bays in this area are open to the roof and contain the flagged threshing bay. All the roof trusses are of pegged oak and of principal rafter type, with curved collars and raking struts for the most part, though there have been some losses and repairs; they are a reliable indicator of an eighteenth century date for the barn. The majority of the purlins are also oak, and some bear marks of earlier use (photo 8).
- 6.6 The stable in the west end appears to have been modified in the nineteenth or early twentieth century, and is divided by a brick wall, to the south of which is a pair of stalls for large horses. The stall divider and hayloft over are missing, but there are still mangers, part of the hay rack, and harness pegs to indicate former use (photo 9).
- 6.7 A few internal fixtures survive within the shippon outshut, mainly in the form of timber boskins, arranged in a single row facing north onto a feeding passage, but the floor is entirely concrete. The surviving boskins have elbowed heel-posts, so perhaps were re-used in this building from elsewhere, as this form is not in keeping with the likely date of the outshut (photo 10).

7 Statement of heritage significance

- 7.1 The barn is not a designated heritage asset, nor has it ever been identified as a non-designated heritage asset by the local planning authority, despite prior approval for its conversion having been considered on three occasions in recent years. This lends considerable weight to the assumption that any heritage significance it holds must be low. Nonetheless, national guidance⁴ has been followed in the assessment of significance, which examines the contributions made by the following attributes.

⁴ PPG: Conserving and enhancing the historic environment; Historic England 2019 *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England Advice Note 12)

Setting

- 7.2 The barn's rural setting does contribute to its significance, but the loss of functional association with the nearby house known as Lane Side, and its recent gentrification, limit that contribution to a large degree. The small, partly enclosed yard to the west of the barn also contributes positively, whereas the modern, concreted curtilage to the east has a negative effect.

Archaeological interest

- 7.3 *"There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."*⁵
- 7.4 Inspection of the building suggests that it does contain a little evidence worthy of expert investigation. The barn is eighteenth century, so at the earlier end of the date range for combination barns in the district, but is a relatively ordinary example of a locally common building type, and many of its important features have been degraded by wear and tear or more substantial modifications over its life. It should be noted that full implementation of the existing consent would in any case lead to a considerable diminishment of the site's archaeological interest.
- 7.5 Expert investigation could take the form of the record recommended by Lancashire County Council in response to application 3/2019/038, and required by condition 18 of the approved application 3/2021/0307.

Architectural interest

- 7.6 The barn is a plain, functional building, whose architectural interest lies in its traditional, vernacular construction, and a design which was very largely dictated by the economic needs of the mixed farming regime which prevailed in the eighteenth and nineteenth centuries. It does not display any features which would be considered artistic or decorative, and in particular, the very plain outshut to the south side with its large area of roof, as well as the eastern lean-to, make no contribution in this regard, and lack aesthetic interest.

⁵ PPG: Conserving and enhancing the historic environment - Paragraph: 006 Reference ID: 18a-006-20190723

Historic interest

- 7.7 *"An interest in past lives and events... heritage assets can illustrate or be associated with them".⁶*
- 7.8 As a traditional farm building, the barn serves to illustrate former agricultural practice to some degree, but the external and internal arrangements have been modified to a level whereby many functional aspects are no longer apparent, and there are more complete examples of the building type locally.
- 7.9 It should again be noted that full implementation of the existing consents would lead to a considerable diminishment of the site's illustrative value, particularly that relating to its interior.

Summary

- 7.10 The barn is neither a designated nor a non-designated heritage asset, but a low level of heritage significance can nonetheless be ascribed to it in its present form, because of setting, as well as archaeological, architectural, and historic interest.
- 7.11 The heritage significance is limited, for a number of reasons:
- the building's former visual and functional association with the farmhouse has been very much reduced;
 - the barn is an example of a locally common building type;
 - nineteenth century additions to the east and south side conceal much of the original building and so diminish its architectural interest, without compensatory benefits;
 - previous replacement of stone slate by modern tiles over much of the building markedly reduces its aesthetic value
 - loss or degradation of many original external and internal features, including the roof structure, shippon, and stable, all restrict the archaeological and historic interest.

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⁶ *ibid*



Photo 1: The barn, viewed along Grindleton Road. Lane Side farmhouse to right.



Photo 2: West end of barn, with doorways to stable, and shippon outshut (right)



Photo 3: Detail of doorways and modern window opening in north side



Photo 4: View from the south-east, with later lean-tos to south and east



Photo 5: View from south-west, showing later shippon



Photo 6: Shippon to east of threshing bay, with remains of timber structure



Photo 7: South-west corner of main part of barn, with inserted doorway to later shippon



Photo 8: West roof truss. Note that the collar has been removed, and later timbers have been added as repairs.



Photo 9: Remains of some of the fittings in the stable, attached to a secondary brick wall



Photo 10: Interior of outshut shippon, looking east