



Listed Building Application
Design, Access and Heritage Statement
for

Repairs and Alterations
to

FAIR OAK FARM BARN
Leagram in Bowland
Nr Preston, Lancs, PR3 2QT

Prepared for
Mr John West
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Introduction:

This document has been produced to provide an assessment of the grade II listed property known as Fair Oak Barn, or locally, the Gunnery. This is to accompany a listed building application for proposed repairs and structural support work to the barn. The following statement conforms with the requirements contained in clause 189 of the National Planning Policy Framework.

The purpose of this report is:

- a) To provide a resume of the architectural quality, history and development of the property.
- b) To identify the Heritage value of the property.
- c) Clarify the proposals, justifying why and how alterations are to be carried out.

This document is to be read in conjunction with attached Structural Engineers report, a photographic record of the barn as existing and architect's drawings:

Existing:

137FO-01-01
137FO-01-02
Location Plan
Site Plan

Proposed:

137FO-02-01
137FO-02-02

Historical / Architectural Assessment:

Fair Oak Farm Barn is part of the group of buildings marked on the map and Fair Oak House and Farm, bounded by the River Hodder and Dunsop Road to the east and Little Bowland Road to the west. In addition to the barn there are two further listed structures within the farm group; the C17th or early C18th farm building to the northwest and Fair Oak Farmhouse, also dating from C17th. Whilst part of the wider farm group, the barn stands away to the west side of the farm yard and is surrounded to the south and west by larger C20th barns.

The national architectural and historical importance of is recognised by its grade II listing. The listing description, shown below;

SD 64 NW BOWLAND-WITH-LEAGRAM

1/56 Barn at Fair Oak Farm 13.2.67 (formerly listed as Barn and Shippons at Fair Oak)

GV II

Barn, 1724. Limestone rubble with sandstone dressings and stone slate roof. Now undivided internally. The east wall has a wide opening with cyma moulded segmental head, probably a re-used C17th fireplace arch. The inner lintel is a re-used cruck. Above the arch is a crudely incised plaque with bolection moulded border 'JDP WP 1724'. On each side of this opening are chamfered door surrounds with segmental soffits to the lintels. The south gable has a modern wide entrance and 2 blocked shippon doors with chamfered surrounds. Under the apex is an owl hole. The west wall has a wide doorway now opening into a later shippon. Hardwood roof trusses remain.

Listing NGR: SD6480046015

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Also known locally as the Gunnery it is understood that both musket and cannon balls have been found in the vicinity of the barn, suggesting it was potentially used for storing armaments at some point. However the barn was built after the end of the Civil War, with a date stone 'JDP WP 1724' (John and Dorothy Parkinson) above a segmented arched threshing doorway. The listing description however suggests the arch might be re-used from a C17th fireplace, which along with a number of re-used cruck timbers within the roof structure and a re-used late C17th carved door lintel to the south side of the outshut suggest an earlier, possibly C17th structure on the site, contemporary with the listed farmhouse and associated farm building.

The double height undivided barn with central rear outshut has rubble limestone walls with sandstone dressings and a mix of stone slate to the front and slate to the rear on a rafter and purlin roof structure supported on five collar and braced roof trusses to the main barn and a single more rudimentary braced half truss to the outshut. The slating to the rear and outshut are likely to be replacements for a stone slate at some point in the late C20th, the roof over the outshut also roof also having a bitumen underlay.

To the north end of the main east front is a large threshing doorway or cart doorway, with a moulded arched head, reflected by an opening of similar width with shallow arched timber lintels into the outshut on the opposite west wall. To either side of the threshing doorway as partially and fully blocked, chamfered doorways with basket head arched lintels.

To the east front there are also two rows of almost repeating vent slits to ground and first floor, all with dressed lintels, cills and jambs, although those to ground floor now appear to be blocked internally. There are also three repeating rows to the north gable end and smaller more randomly placed slits to first floor to the west wall. These all appear to be contemporary with the C18th build.


To the south gable there are two further blocked chamfered doorways with flat heads suggesting they may be of a more relatively recent date. Centrally within this elevation a larger C20th opening with concrete brick reveals, probably replacing an earlier central feed passage doorway of similar style to those either side. Additionally to the east elevation there is a C19th boarded pitching window above the earlier blocked doorway and a blocked pitching window on the south gable end with an owl hole in the apex.

Internally within the main barn the original cow house byres and boskins and original floors have been replacement with a C20th concrete floor and to the south of the threshing door, curved metal boskins on raised stalls to either side, which are now used for storage.

Looking at the mapping evidence the basic plan form has not changed since the OS six inch maps 1840-80's and the one inch map 1885 – 89, with Fair Oak Farm identified on the 1888 – 1915 map. It is also interesting to note the differences in representation of the layout of the farm and that the barn more noticeably a distance away from the other farm buildings, with a large open area to the east between the listed barn and unlisted farm buildings opposite. Much of this space was infilled with larger modern barns in 1970s,

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OS six inch maps 1840-80's – Circle around Fair Oak Barn to the southeast of the group of buildings identified as Fair Oak House. There appears to be a track through a wooded or landscaped area from the House down to the Barn and other agricultural buildings with open land in front.



OS one inch map 1885 – 89 – Site identified as Fair Oak House, but the buildings around the House and Farm can clearly be seen including Fair Oak Barn.



OS six inch map 1888- 1915 – Circle around Fair Oak Barn. Fair Oak House and Fair Oak Farm now individually named, although the layout of farm, track and woodland remains unchanged.

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Below is a possible development sequence:

- Late C17th or earlier – Possible cruck framed barn on the site.
- 1724 – construction of the present barn, possibly without the lean to outshut to the west.
- Mid C19th – three doorways added to the south gable serving a central feeding passage and flanking manure passages. Lean-to outshut added.
- Mid to late C20th – original stalls and floor replaced with new concrete floor and metal stalls. Earlier manure passage doorways at the south end blocked up and central feeding passage doorway enlarged to form a new opening serving both purposes.
- Late C20th – Main barn stops being used for cows, with only the rear outshut occasionally used for stock.

Significance and Heritage Value:

The guidance 'Conservation Principles' published by Historic England (English Heritage 2008) lists heritage values under the following headings; evidential value; historic value; communal value; aesthetic value. These express the values of the building and inform proposals for appropriate development.

Evidential Value

English Heritage (2008) suggests that evidential value derives from the potential of a place to yield evidence about past human activity". The barn provides a good example of how the internal layout and arrangement of openings are adapted over time with changes to farming practice.

Historic Value

English Heritage (2008) states that - "historic value derives from ways in which past people, events and aspects of life can be connected through place to the present. It tends to be illustrative or associative". The barn is a good example of an early C18th barn in form and architectural detail, despite later alterations and loss of internal fixtures.

Aesthetic Value

English Heritage (2008) suggests that: "aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place". Whilst plain in appearance the barn is aesthetically striking in its form both internally and externally. Despite its poor condition and loss of internally fittings, the blocked up earlier chamfered door openings, multiple dressed ventilation slits, the moulded segmental arch to the main threshing doorway and multiple collar trusses internally all illustrate the quality of the craftsmanship involved in the barn's construction.

Communal Value

English Heritage (2008) suggests that: "Communal value derives from the meaning of a place for the people who relate to it, or for whom it figures in their collective memory". The barn forms part of the group of a group of listed buildings at Fair Oak Farm, all of which continue to be used as part of the farm. The local name of 'the Gunnery' and stories associated with musket balls also continue to connect the building with the community.

Repairs and Alterations and Justification:

English Heritage (2008) suggests that "Every reasonable effort should be made to eliminate or minimise adverse impacts on significant places. Ultimately, however, it may be necessary to balance the benefit of the proposed change against the harm to the place."

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The applicant wishes to carry out repairs and alterations to the barn. The barn is currently in a poor condition, with significant structural movement to the walls with significant cracking to the northwest corner and collapsed masonry to the southeast corner. There is a risk of more significant and potentially catastrophic deterioration if the areas of collapsed masonry are not supported.

The roof structure is in fair condition, with evidence of previous strengthening to a number of the trusses, however the slate roof finish is being to fail particularly to the rear roof slopes allowing water ingress with the resultant decay to timbers towards the roof apex. Internally the walls appear to have retained their original flush pointing in the main.

The repairs and alterations look prevent more significant decay to the fabric, ensuring the on going use of building for agricultural purposes. The main works are as follows:

Roofing works

Carefully strip the slate and stone slate roof to the main barn and outshut to allow assessment and repairs to the roof structure and trusses. On completion re-lay on new treated softwood battens, allowing for new reclaimed slate to match.

Justification

The existing roof finish is in a poor condition with numerous missing and slipped slates to both verges as well as along the ridge and to the rear / west catslide roof slope.

Joinery repairs

Provisional repairs to the principal roof structures as follows, repair timber to be green or air dried oak.

- Splice repair to west bearing of central truss to main barn to engineer's recommendations A18/02.
- Splice repair to apex of second truss from the north to engineer's detail drawing A18/02.
- Replace ridge piece between north gable and second truss from the north.
- Replace failed half truss to rear outshut to engineer's detail drawing A18/02.

In addition across both roofslopes allow for replacement of replacement of 14no. rafters to full length of slope. Where rafters ends are decayed, replace to purlin above or below, rather than full length.

Justification

Failure of the slate and stone slate roof finish has resulted in water ingress leading to fungal decay of a number of sections of the roof structure as set out above and on the drawings. Repairs to be carried out splicing in new timber with additional support where required, maximising the retention of historic fabric.

Additional Structural Support

3no. 25mm diameter stainless steel tie bars and pattress plates across the north end of the main barn 2no. 25mm diameter tie bars and pattress plates to the south end of the outshut as shown on engineer's drawing A18/01 and 02. Holes through masonry to be core drilled and not percussion drilled so as not to disturb the masonry.

Justification

The structural report identified that there has been subsidence to the north-west corner of the main barn, highlighting the damp ground in this area. In combination with drying out of this area the ties are designed to prevent further movement. The separate ties to the south end of the outshut look to tie it to the main barn, where the straight joint at the abutment has opened up.

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Masonry repairs

Rebuild the south-east corner of the main barn and replace where missing and pack and re-point washed out masonry to the base of the east elevation. All to be done in a lime mortar.

Justification

The south-east corner of the main barn has been damaged by vehicles. In addition stones have been lost and joints washed out along the base of the wall. The work looks to stabilise the structure and prevent further movement.

Replace the missing voussoir to the arched head of the threshing doorway to the east elevation. The arch is to be fully supported and carefully jacked up to nearer to its correct profile. The new voussoir must fit the profile of the hole in the arch soffit. All to be done in a lime mortar.

Justification

The arch over the threshing door is missing a voussoir stone, and the masonry above has dropped as a result. Re-establishing the structural integrity of the arch will prevent more serious deterioration of this important feature of the barn.

Carryout masonry stitching using bonding stones, followed by packing and re-pointing to the following cracks allowing for Helifix bed reinforcement to specification, where the coursing allows:

- Diagonal crack to the masonry through the north corner of the arched head to the threshing doorway.
- Vertical tear crack to northwest corner of north gable to full depth of wall.
- Separated straight joints at the abutment of the rear outshut and main barn.
- Vertical crack to east/right of the partially blocked window to the south return of the outshut.
- Vertical crack internally from below the lower purlin to the east side of the south gable.

Justification

Both of the main walls of the barn are leaning to the east. This movement has opened up the junction between the rear extension and the west barn wall, which is not bonded in and in combination with the subsidence to the northwest corner has resulted in cracks opening up in a number of locations. As with the other work to the walls the repairs will look to re-establish structural stability and prevent more serious deterioration.

Carryout localised rebuilding of top courses to the north and south gables and masonry stitching and re-pointing to the following cracks:


- External hairline cracking from high level to the south side of the west wall the east side of the south gable of the main barn and south end of the west wall of the outshut.
- Internal cracks to the east wall of the main barn high level to the north end and to the left of the fifth truss and right of the fourth truss.
- Internal crack left of centre above arched timber lintel to doorway into outshut.
- Internal crack to the west wall under bearing of second truss from the south and to the left of the first and the fourth truss and right of the fifth truss.

Justification

Water ingress has resulted in washing out of the pointing and loosening of the wall tops to the north and south gables. Additionally there are a number of secondary cracks across the structure as a result of the deterioration of the fabric.

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Other works

Between the track and the barn around the northwest corner of the barn, provide and lay a new perforated land drain laid in free draining material and wrapped in geotextile falling to the north towards the area of trees adjacent the barn.

Justification

As highlighted above the wet conditions to the northwest corner of the barn have resulted in subsidence to the fabric. This work looks to dry out this corner of the site.

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