

Barn near Lane Side Farm
Grindleton, Lancashire:
Historic Building Record



June 2024

STEPHEN HAIGH
Buildings Archaeologist

11 Browcliff Silsden Keighley West Yorkshire BD20 9PN
www.stephenhaigh.co.uk



OASIS ID: stephenh1-525832

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

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SUMMARY

The barn standing to the south-east of Lane Side Farm, near Grindleton (NGR: SD 75682 45046) is primarily 18th century, but has two 19th century additions. The main part is a six-bay combination barn, with shippon for six cows, threshing bay, a large mew, and separate stable, while the two additions include a shippon for 12 cows and a smaller lean-to structure which appears originally to have been a cart store. The recording was carried out to support an application for prior approval for domestic conversion.

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Barn near Lane Side Farm, Grindleton, Lancashire:

Historic Building Record

1 Introduction

- 1.1 This report presents the results of the recording of a barn with later adjoining structures, near Lane Side Farm, Grindleton, Lancashire. It was commissioned by the developer Mr Keith Lee, to support an application to Ribble Valley Borough Council (RVBC) for prior approval for the barn's conversion to a dwelling, with associated works.
- 1.2 The main part of the building comprises a stone-built combination barn of six bays, dating from the 18th century, but extended by 19th century lean-tos on two sides. The combination barn contains a shippon for six cows, threshing bay, a large mew, and separate stable, while the two additions include a shippon for 12 cows and a smaller lean-to structure which appears originally to have been a cart store.
- 1.3 The recording work involved a drawn survey and photography, supplemented by a brief study of some historic maps. This report will be issued to the client for submission to RVBC, as well as the OASIS Project, for publication on the internet¹. The photographs will be deposited with the Archaeology Data Service.

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 (figures 1 & 2). Nearly opposite, on the north side of the road, is Lane Side Farm, 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 (figure 3). 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.

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

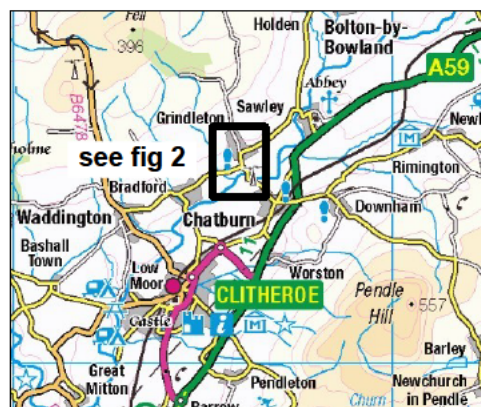


Figure 1: Location map (i), 1:200,000

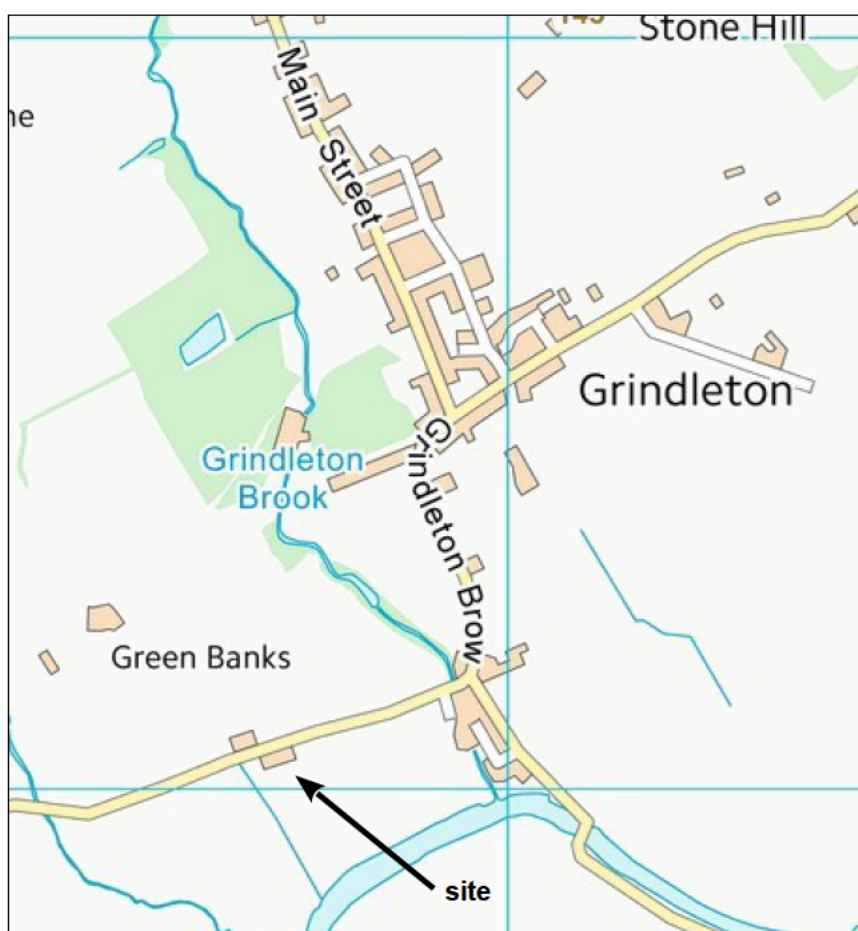


Figure 2: Location map (ii), 1:10,000

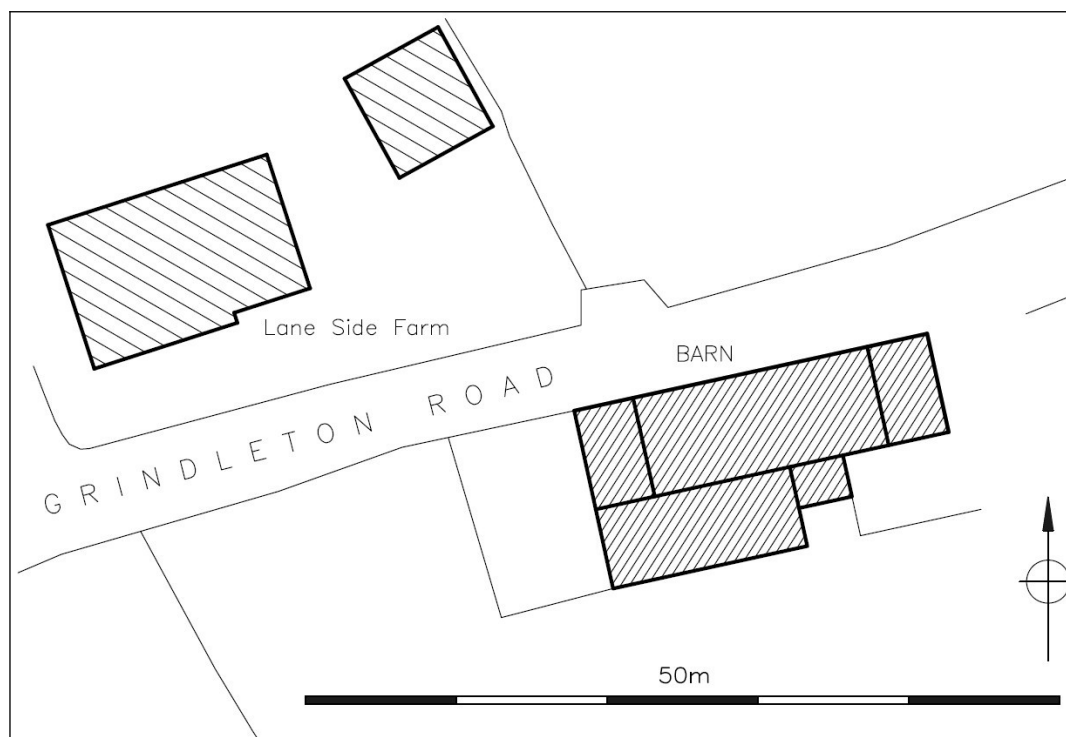


Figure 3: Site plan (1:500)

3 Planning context

- 3.1 The owner has submitted an application (ref: 3/2024/0380) for prior approval for the barn's conversion under Class Q, Part 3, Schedule 2 of the General Permitted Development Order 2015 (as amended).
- 3.2 Previous approvals for conversion (eg 3/2021/0307) have included a condition requiring a formal building record to be made prior to conversion, on advice from the council's archaeological consultee.
- 3.3 The owner has commissioned this report in anticipation that this will allow the same condition to be omitted from any new approval.

4 Previous investigative work

- 4.1 A heritage assessment by the present writer was provided in 2023 to support a planning application at the site (3/2023/0274). This found that the building is probably 18th century, and of combination barn form with a stable in the west end, and later agricultural additions to the rear (south) and east. A timber-framed shippon partly survives within the main body of the building, and the roof trusses appear to be original.

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 1850² (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 south³.
- 5.2 The Lancashire Historic Environment Record was consulted in 2022, and its officer confirmed that the barn is not recorded in the Lancashire HER. She also noted that development control advice was provided to the local planning authority in respect of various applications 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.



Figure 4: OS 1:10560 map, 1850



Figure 5: OS 1:2500 map, 1886



Figure 6: OS 1:2500 map, 1908

² Yorkshire, sheet 182, surveyed 1847. Copy not at original scale.

³ Yorkshire, sheet 182.7, surveyed 1884, revised 1907. Copies not at original scale.

6 Recording methodology

- 6.1 Recording was carried out on 9 May 2024, and involved detailed inspection of all parts of the barn and adjoining structures, together with a drawn survey, photography, and written account. The methodology conforms to that contained within condition 18 of the existing consent (3/2021/0307).
- 6.2 The drawn survey comprised a ground floor plan and elevation drawings at 1:100 scale, and a cross-section at 1:50, all produced by hand measurement (figures 7 to 9). The drawings use conventions specified by Historic England, and show all features of interest.
- 6.3 The photographic record comprises JPG files taken with a digital SLR camera (12 megapixels), and includes both external and internal views, generally using a scale in the form of a 2m ranging pole. All photographs are reproduced in this report, referred to by numbers in **bold**, and will be deposited with the Archaeology Data Service. Their locations are shown on figures 10 and 11.

7 The building

- 7.1 The building comprises three parts: at its core is a long, two-storey, 18th century combination barn, of five bays and with a full-height cross-wall enclosing a sixth bay at the west end, latterly a stable. The range has been extended to the south by a lean-to shippon, and to the east by another lean-to, which appears to have been a cart store originally, but was later adapted to animal housing (**1-3**).

Principal structure

- 7.2 The main range is built from local sandstone and limestone rubble, laid randomly with a simple, shallow offset around 1m above ground level. There are roughly squared quoins, as well as a little dressed stone, mostly confined to the arches over the pair of cart entrances. The roof is of relatively steep pitch; its north side is slated with concrete tiles, while the south side still retains its stone slates albeit re-laid, and the ridge is sandstone.
- 7.3 The north front of the main range faces directly onto the road and is very plain, with the cart entrance being the only visual focus; it has a segmental arch with keystone, part of a re-used cruck for an internal lintel, and much repaired, harr-hung doors (**4-7**). There are also two pedestrian doorways: the east one serves a shippon, and has a modern window opening next to it (**8**), while the right-hand one, which gave access to the western end unit, has been blocked up (**9**).

- 7.4 The internal arrangements within the west end of the barn have been altered, and this is evident in the openings in the west gable. There are two doorways: the taller one has monolithic ashlar jambs with distinctive tooling, and now gives access to a stable (10-12). The smaller left-hand doorway appears to have been inserted, probably to compensate for the blocking of the doorway in the north wall, and a high level forking hole may also be secondary. The gable has been extended to the south, to form the side of the later shippon. Adjacent to the west side of the barn is a cobbled fold-yard, with incomplete boundary walls (13).
- 7.5 The main building's south side has a cart entrance and doors matching those opposite to the north, although it is now enclosed within an added porch (14-17). To the east of it is a mucking-out hole to the small shippon, but the remainder of the south side faces into the later shippon, and has been limewashed. Three splayed breathers are still evident within the wall, but three doorways have been inserted (including one at hayloft level) (18,19).
- 7.6 The east gable of the original barn now has a lean-to against it (20), within which a blocked doorway, probably secondary, can be discerned (21). There is a plain owl-hole close to the ridge (22).
- 7.7 Within the barn, the flagged threshing bay between the cart entrances (23-26) separates a typical shippon for six cows in the east end from the three open bays to the west. The shippon is timber-framed and much degraded, but its two oak boskins survive and continue to support the hayloft, although this has been renewed with softwood (27-29). A lamp hole in the east gable and mucking-out hole to the south are also characteristic features (30,31). The shippon has a concrete floor and rendered walls, indicating it continued in use well into the 20th century.
- 7.8 The three bays to the east of the threshing bay are open to the roof and would have formed the mew, probably intended for crop storage originally (32,33), when the three breathers in the south wall would have provided ventilation (34); they are not matched in the north side. There is a high level doorway in the west end giving access to the hayloft in the stable there.
- 7.9 All the roof trusses in this original part 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 18th century date (35-38). The majority of the purlins are also oak, and those few which are softwood have been introduced as repairs.

- 7.10 The separate compartment beyond the cross-wall has been divided into two by a brick wall, probably in the late 19th century. The larger, south part contains a two-stall stable, with timber troughs and hay racks fitted to the brick wall, a fixed ladder opposite leading to the hayloft (no longer boarded), and two rows of harness pegs nearby (39-43). The smaller north room has been rendered throughout, but its historic function was probably also equine (44). Although the present arrangements within this end of the barn are not original, it seems likely that it did serve as stabling from the outset, but underwent adaptation over time.

South shippon

- 7.11 The large lean-to built next to the south porch appears to date from the period between 1847 and 1884, to judge from the Ordnance Survey's historic maps above, and would have increased the number of cows housed at the site in the winter from six to 18 (45-47). In construction it is similar to the principal range and is very plain.
- 7.12 The shippon's west side faces the fold-yard and has two entrances, one to the feeding passage and one to the back of the stalls, and over the former is a blocked forking hole to the hayloft (48,49). There is also a doorway in the east side and various openings in the south wall, including two relatively large, twentieth century windows, as well as an original mucking-out hole and a splayed breather, of which there were probably more.
- 7.13 In characteristic fashion the shippon has a single row of stalls, divided by timber boskins with oak posts, but none is fully intact. Those remaining have elbowed heel-posts, so perhaps were re-used from elsewhere, as this form is not in keeping with the likely date of the outshut (50-52). They are fastened below raking trusses, whose tie-beams are also oak, but whose other components, including tusk-tenon purlins, are of imported softwood (53,54). A former hayloft can be inferred from the high level openings in the west and north sides.

East lean-to

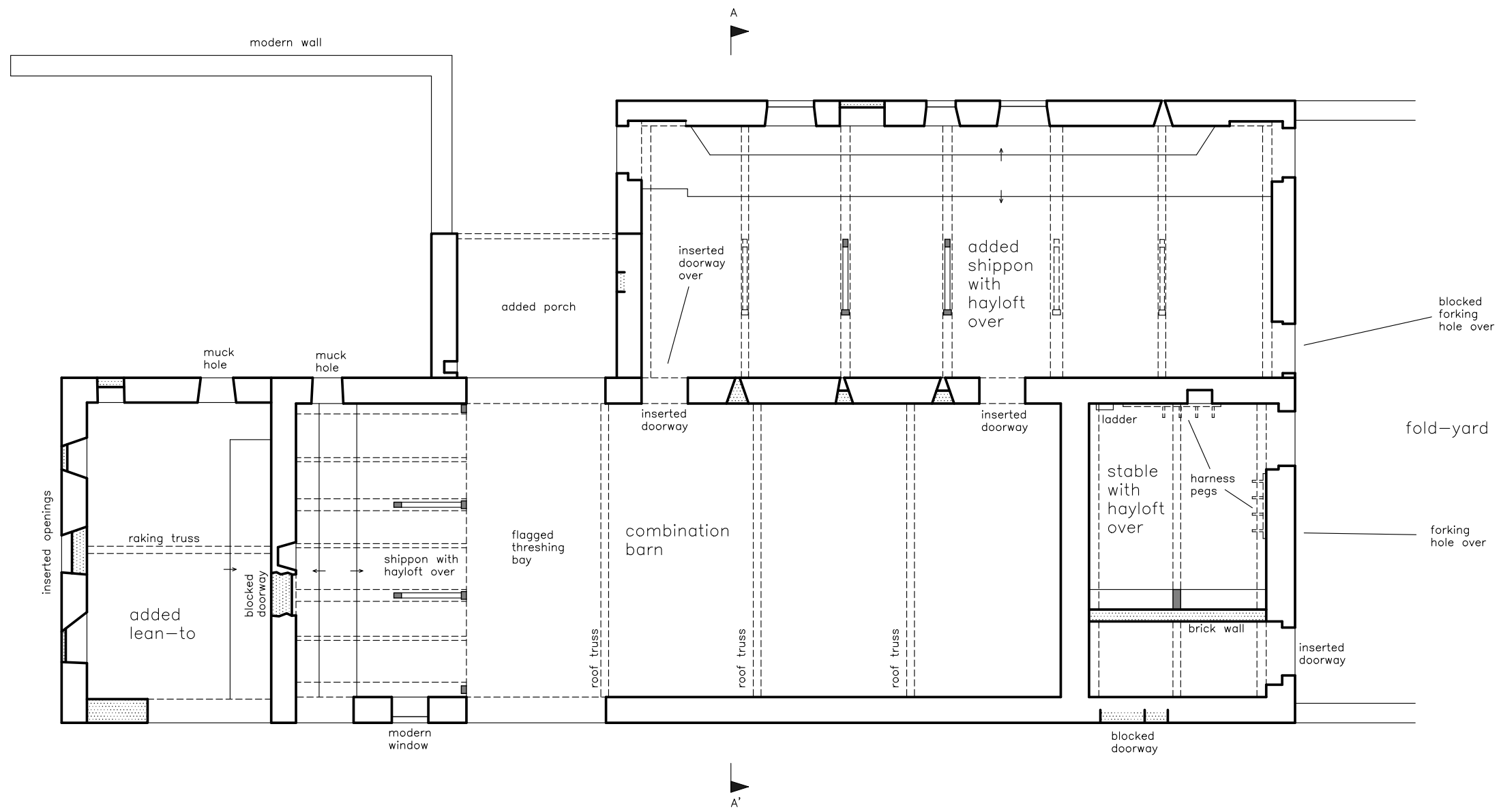
- 7.14 The much smaller lean-to added to the barn's east gable seems to have been a cart store originally, and the opening in its north side formerly occupied its full width (55). Its east wall has been much disturbed, apparently by the insertion of three openings, which have later been blocked (56), while the south side also has a blocked opening as well as an intact one (57). Many of these changes appear to have been associated with the adaptation to house livestock (58-60). The lean-to has a single raking truss of softwood, with tusk-tenon purlins, and

appears to be an addition to the barn dating from the same period as the south lean-to, ie. between 1847 and 1884.

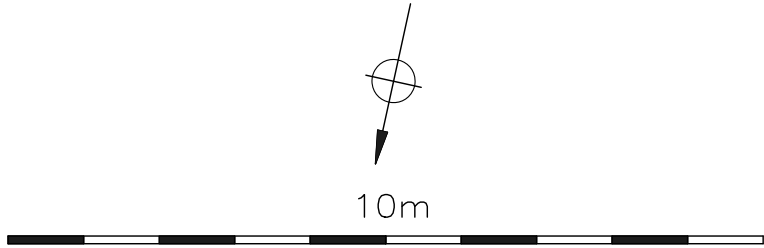
8 Conclusion

- 8.1 The 18th century combination barn is a relatively large example of its type for the locality, perhaps reflecting its role as the primary farm building for the holding, as well as the relatively high quality of nearby land, which is generally low-lying and level. Its plain construction, barring the high quality stone arches, is in keeping with the building type in the district, but one slightly unusual feature is the relatively steep roof. The roof trusses are of a consistent design and relatively high quality, with few alterations. The south shippon is a characteristic addition of the late 19th century, when livestock farming intensified at the expense of arable locally, and the adaptation of the smaller east lean-to similarly represents an increase in the livestock over-wintered here. The two-stall stable is a late 19th century one which has survived quite well.
- 8.2 The recording makes a small contribution to research initiatives included within the North West England Regional Research Framework⁴: question Ind142 within that framework asks "*How can we establish a typology of and assess the significance of buildings and other structures associated with country and farming estates?*". In this instance, the buildings recorded confirm existing recognised typologies in a general way, but have an individual design and development which reflects the unique circumstances of one particular holding.

⁴ <https://researchframeworks.org/nwrf/researchframework/v1/question/question-5e1745f434a44/>



KEY
 ↑ step up
 [stippled box] blocking

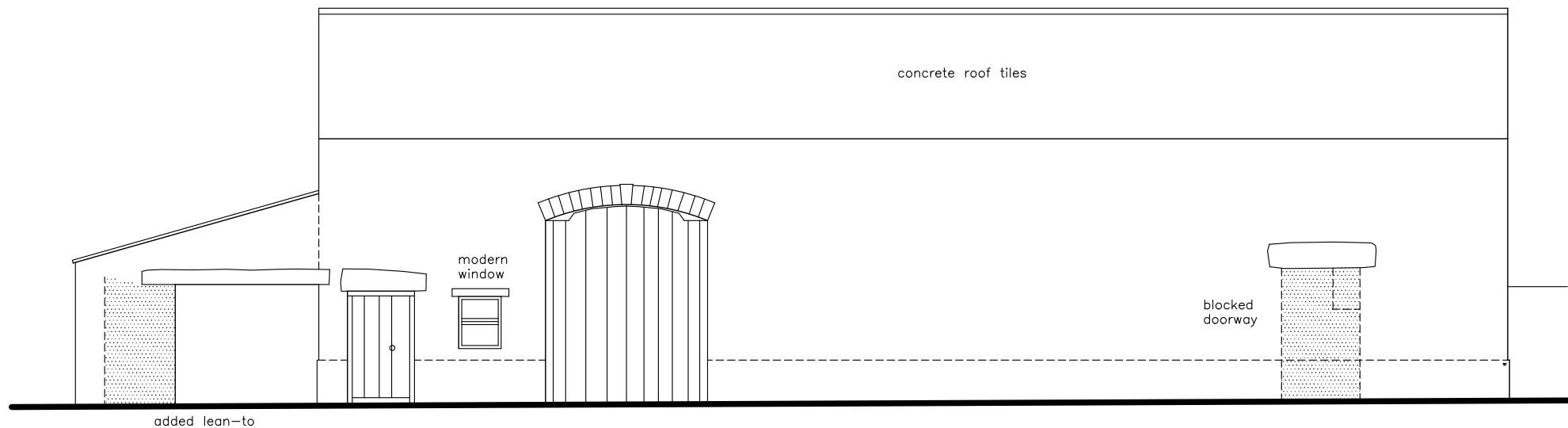


BARN NEAR LANE SIDE FARM
 GRINDLETON
 LANCASHIRE
 (NGR: SD 75682 45046):
 HISTORIC BUILDING RECORD

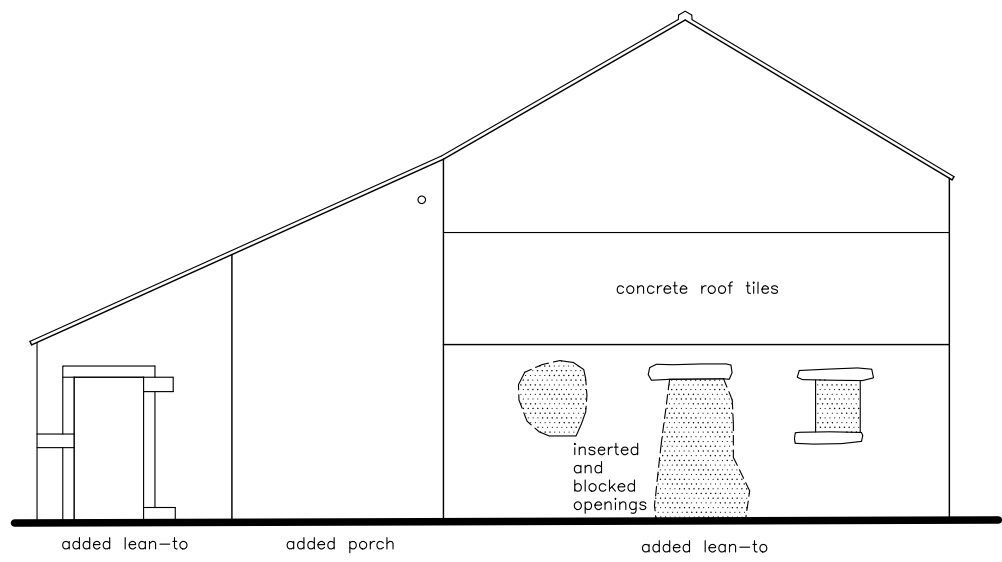
FIGURE 7:
 GROUND FLOOR PLAN

SCALE: 1:100 (at A3)
 DATE OF SURVEY: MAY 2024

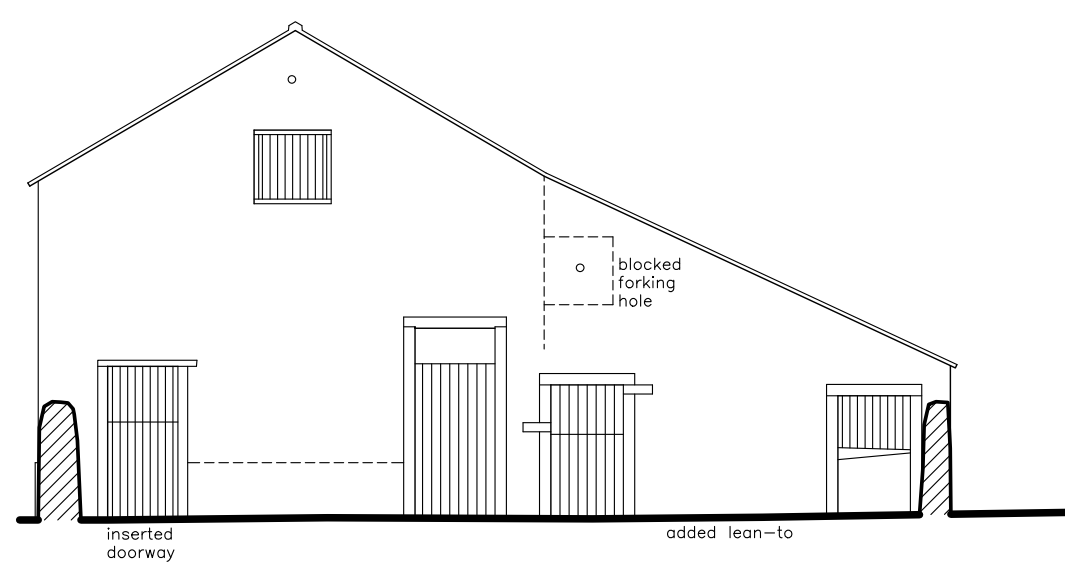
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 Buildings Archaeologist



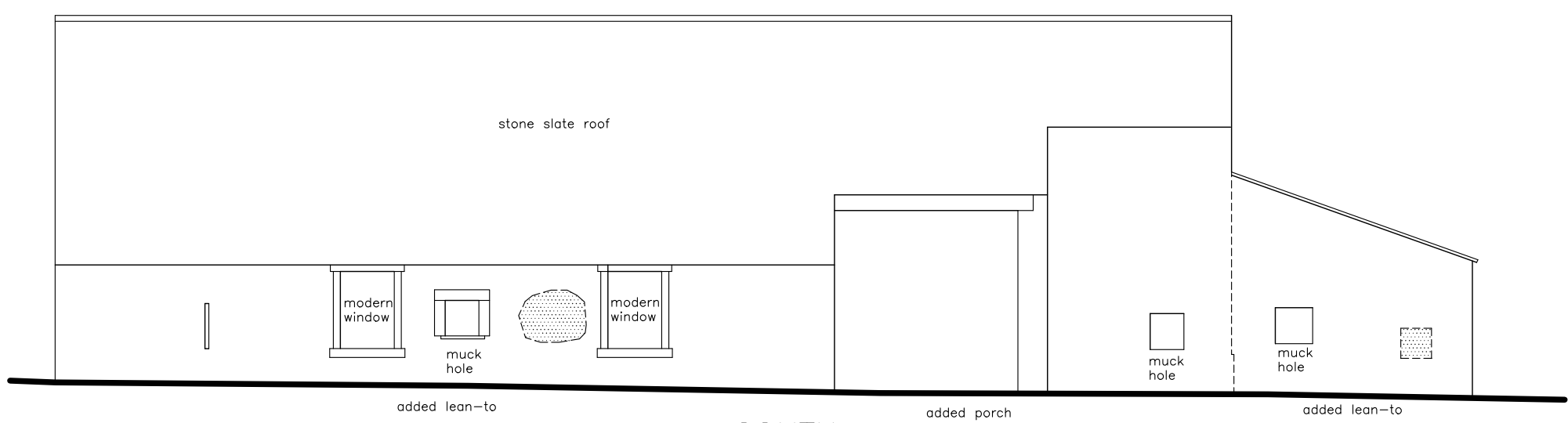
NORTH



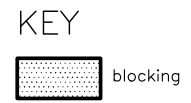
EAST



WEST



SOUTH



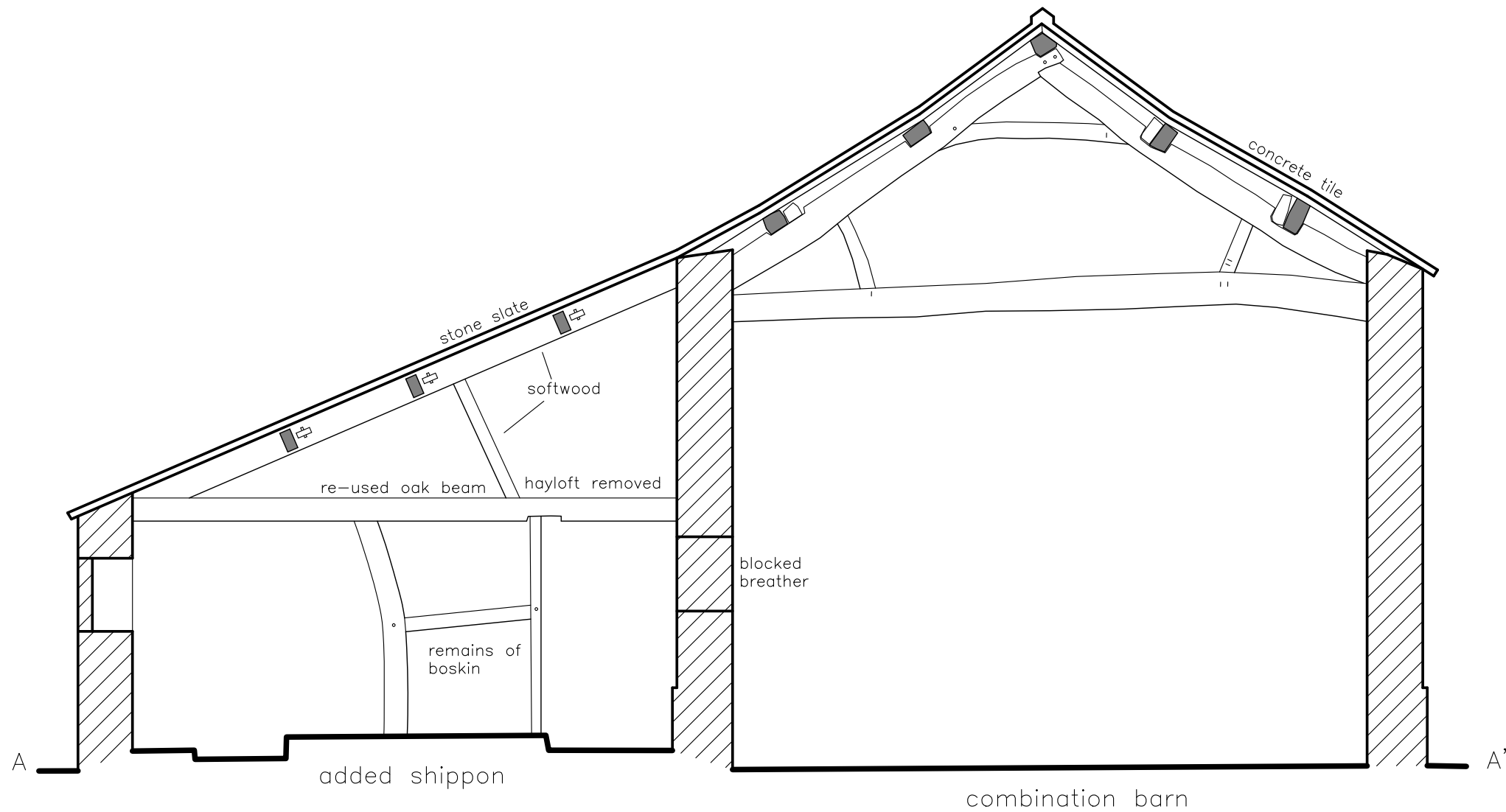
BARN NEAR LANE SIDE FARM
GRINDLETON
LANCASHIRE
(NGR: SD 75682 45046);
HISTORIC BUILDING RECORD

FIGURE 8:
ELEVATIONS

SCALE: 1:100 (at A3)

DATE OF SURVEY: MAY 2024

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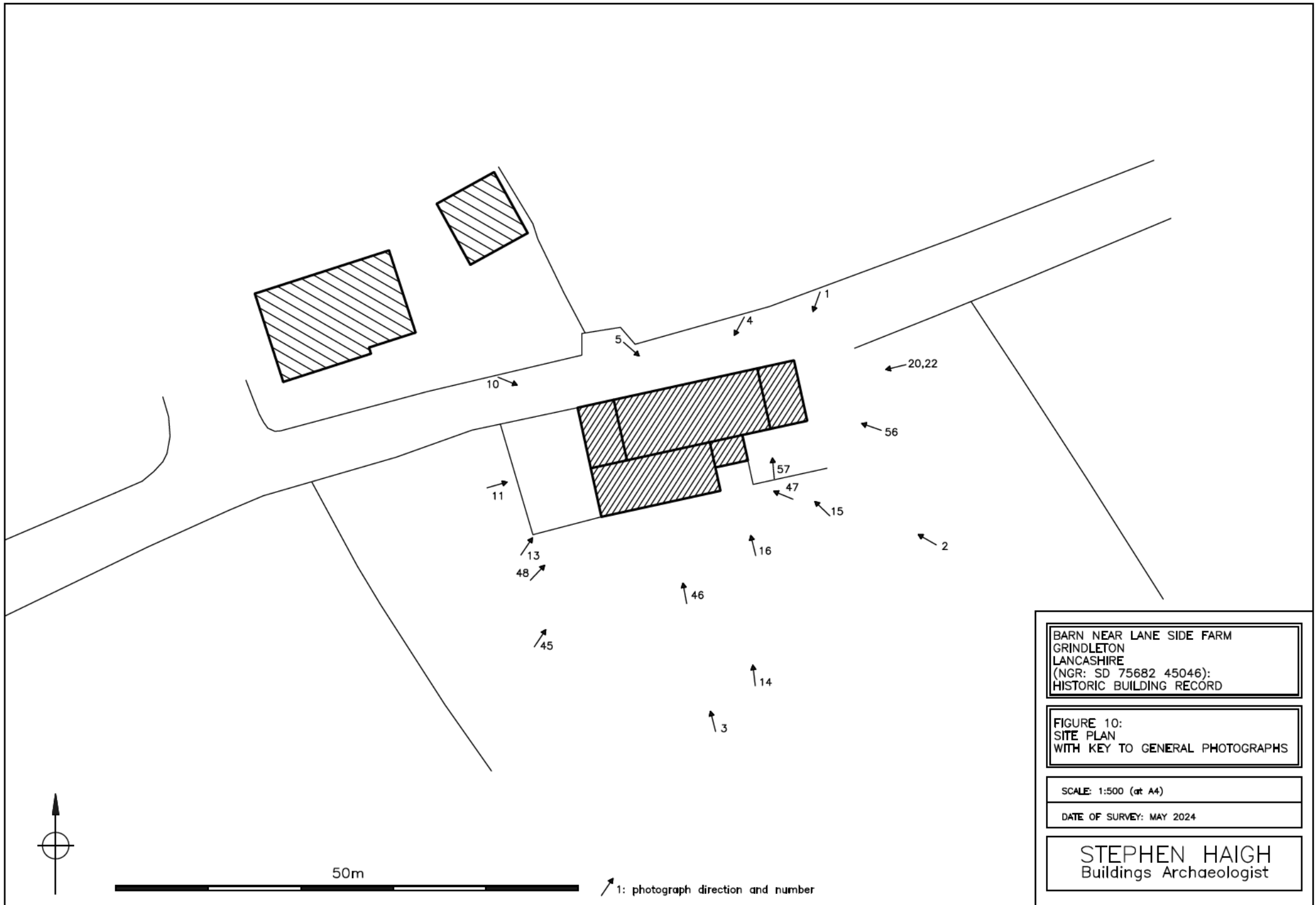
BARN NEAR LANE SIDE FARM
GRINDLETON
LANCASHIRE
(NGR: SD 75682 45046):
HISTORIC BUILDING RECORD

FIGURE 9:
CROSS-SECTION

SCALE: 1:50 (at A3)

DATE OF SURVEY: MAY 2024

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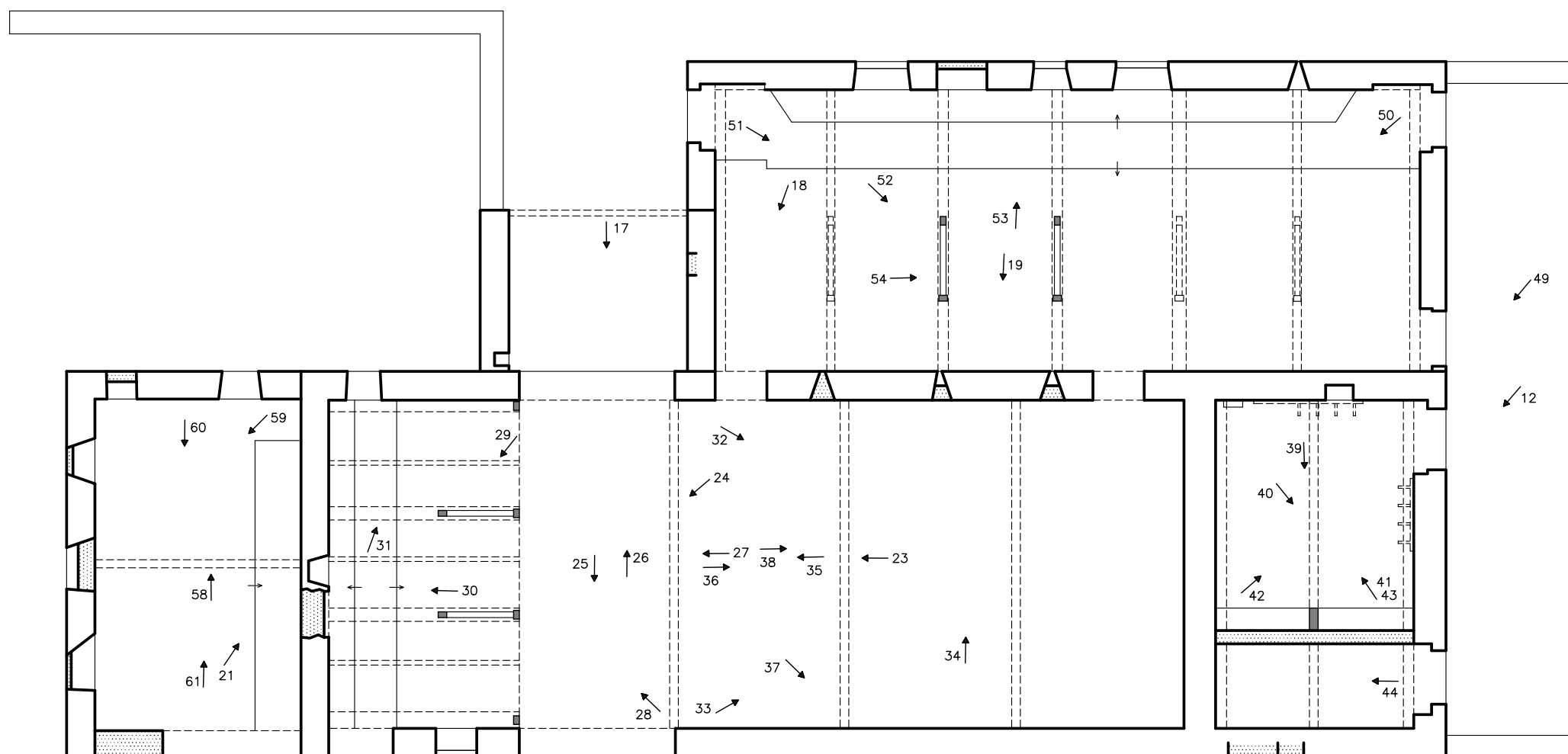
BARN NEAR LANE SIDE FARM
 GRINDLETON
 LANCASHIRE
 (NGR: SD 75682 45046):
 HISTORIC BUILDING RECORD

FIGURE 10:
 SITE PLAN
 WITH KEY TO GENERAL PHOTOGRAPHS

SCALE: 1:500 (at A4)

DATE OF SURVEY: MAY 2024

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KEY

↗ 1: photograph direction and number



10m



BARN NEAR LANE SIDE FARM GRINDLETON LANCASHIRE (NGR: SD 75682 45046): HISTORIC BUILDING RECORD
FIGURE 11: GROUND FLOOR PLAN WITH KEY TO PHOTOGRAPHS
SCALE: 1:100 (at A3)
DATE OF SURVEY: MAY 2024
STEPHEN HAIGH Buildings Archaeologist



Photo 1: General view, looking south-west



Photo 2: General view, looking north-west



Photo 3: General view, looking north



Photo 4: Main building: north elevation



Photo 5: Main building: north elevation



Photo 6: Main building: cart entrance, north elevation



Photo 7: Main building: arch over cart entrance, north elevation



Photo 8: Main building: cart entrance and shippon doorway, north elevation



Photo 9: Main building: blocked doorway near west end of north elevation



Photo 10: Main building, looking south-east



Photo 11: Main building and south shippon: west elevation



Photo 12: Main building: stable doorway, west elevation



Photo 13: Fold-yard at west end of building, looking north-east



Photo 14: General view, looking north



Photo 15: Added porch on south side, looking north-west



Photo 16: Added porch on south side, looking north



Photo 17: Main building: cart entrance, south elevation



Photo 18: Main building: inserted doorways in south side, within later shippon



Photo 19: Main building: breathers in south side, within later shippon



Photo 20: Main building: east gable



Photo 21: Main building: blocked doorway in east gable, within later lean-to



Photo 22: Main building: east gable



Photo 23: Main building: interior, looking east towards shippon



Photo 24: Main building: interior view of north cart entrance, looking north-east



Photo 25: Main building: interior view of north cart entrance



Photo 26: Main building: interior view of south cart entrance and inserted doorway to later shippon



Photo 27: Main building: interior, looking east towards shippon



Photo 28: Main building: interior, looking south-east towards shippon



Photo 29: Main building: interior, detail of boskin in shippon, looking north-east



Photo 30: Main building: interior, detail of blocked doorway and lamp hole in back of shippon, looking east



Photo 31: Main building: interior, detail of mucking-out hole in south side of shippon



Photo 32: Main building: interior, looking north-west



Photo 33: Main building: interior, looking south-west



Photo 34: Main building: interior, blocked breathers in south side



Photo 35: Main building: eastern roof trusses, looking east



Photo 36: Main building: western roof trusses, looking west



Photo 37: Main building: detail of north end of roof truss, looking west



Photo 38: Main building: detail of collar and apex of roof truss, looking west



Photo 39: Main building: stable at west end, looking north



Photo 40: Main building: stable at west end, looking north-west



Photo 41: Main building: stable at west end, looking south-east



Photo 42: Main building: stable at west end, looking south-west



Photo 43: Main building: roof over stable at west end, looking south-east



Photo 44: Main building: rendered cell at north-west corner, looking east



Photo 45: South shippon, looking north-east



Photo 46: South shippon, looking north



Photo 47: South shippon, looking north-west



Photo 48: South shippon, looking north-east



Photo 49: South shippon: doorway to feeding passage, west end



Photo 50: South shippon: interior, looking north-east



Photo 51: South shippon: interior, looking north-west



Photo 52: South shippon: interior, remains of boskins, looking north-west



Photo 53: South shippon: interior, openings in south wall



Photo 54: South shippon: interior, showing roof structure, looking west



Photo 55: East lean-to: north front



Photo 56: East lean-to, looking north-west



Photo 57: East lean-to: south side



Photo 58: East lean-to: interior, looking south



Photo 59: East lean-to: interior, looking north-east



Photo 60: East lean-to: interior, looking north



Photo 61: East lean-to: interior, roof structure, looking south