



An archaeological building record

For

CRANE WOOD FARM BARN

Whitwell Road, Cow Ark

Nr Clitheroe, Lancs, BB7 3DG

Prepared for

Robbie Taberner and Hannah Grummett

November 2025

Introduction:

This document has been produced as a condition of the planning and listed building consent for repairs to the of the barn that is deemed to lie within the curtilage of the grade II listed Crane Wood Farmhouse.

The following report looks to record the building and conforms with the requirements of a Level 3 record as set out Understanding Historic Buildings: A guide to Good Recording Practice (Historic England 2016).

The report is an analytical record; a systematic account of the building's origins, development and use, including drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis as follows:

1. Historical / architectural assessment to provide a resume of the architectural quality, history and development of the building and its setting.
2. An assessment of the buildings significance and heritage values:
3. An annotated photographic record of the building with a photo viewpoint plan.
Floors plans, elevations and sections of the building to illustrate the development phasing of the building.

Historical / Architectural Assessment:

Crane Wood Farm Barn is part of the group of buildings marked on the map as Crane Wood House. These include the grade II listed Crane Wood Farmhouse and a number of farm buildings, both C20th and earlier, including the barn to which this application relates. The farm is part of the dispersed hamlet of Cow Ark, north of Cow Ark Brook and east of the river Hodder to the north side of the Whitewell Road. Whilst the barn is not listed in its own right because of its proximity to the listed farmhouse it is deemed to be a curtilage building.

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

SD 64 NE BOWLAND FOREST LOW

14/26 Crane Wood Farmhouse - - II

House, probably late C18th. Rendered rubble with stone slate roof. 2 storeys, 3 bays. The windows to bays 1 and 2 have plain stone surrounds and square mullions and are of 3 lights on the ground floor and 2 on the 1st floor. The right-hand bay has a sashed window with plain stone surround on the ground floor and a 2-light rebated and chamfered mullioned window of C17th type on the 1st floor. Between bays 1 and 2 is a modern window with plain stone surround, probably originally a door. Chimneys on gables and between bays 2 and 3.

Listing NGR: SD6693045170

The two-storey barn can be described as a combination barn, not uncommon in rural areas at the end of the C18th. It consists of a central threshing bay with threshing doors to the north and south, with a 'cowhouse' with hayloft over to either side, with separate doors providing access to the stalls. Again, as was common the barn has been extended to the north with a lean-to shippon for cattle, with a feeding passage accessed via separate doors in the east and west walls.

Further C20th alterations including a re-orientation of stalls within the main barn, resulting in blocking up of the original byre doorways to the south wall either side of the threshing doorway and creation or enlargement of windows to the east and west walls and pitching window to hayloft to the east wall. The original threshing doorways were also partially blocked with the introduction of a sliding door to the doorway to the south elevation, although this has been recently replaced again by traditional threshing doors. Whilst not included as part of the application a further concrete block lean-to shippon has also been added to the west elevation and larger almost stand-alone barn added to the north with a linking doorway through to the north shippon.

The main barn and shippon are of solid stone wall construction, and whilst the main barn has now lost its original slate roof and supporting rafters, a pair of king post trusses and purlins have been retained, supporting a mix of asbestos sheet and fibre cement sheet roofing. The lean-to shippon retains a slate roof finish on rafters and purlins on supported by a timber half truss to the east and replacement steel to the west.

A plastic half round gutter to the south eaves of the main barn connects with a downpipe to the southeast corner, whilst the north lean-to shippon discharges into a parapet gutter on the wall top at the abutment with the modern barn to the north. This has a poured membrane finish that does not appear to discharge anywhere.

The south wall facing the farmhouse is of semi-dressed coursed sandstone with dressed quoins and door and window surrounds, whilst the east and west gable walls and north wall, now hidden by the outshut, are of random rubble work. The south wall has cementitious strap pointing with patchy cementitious mortar pointing over the original lime mortar pointing evident to the east wall. Later openings to the main barn are formed with concrete heads and cills, with brickwork to the jambs of the later ground floor windows and first floor pitching window to the east wall. The windows to the main barn are painted timber with top opening fanlights. A similar pattern of openings and windows is repeated to the west wall looking into the west lean-to shippon.

The south doorway to the east wall of the north shippon has also been partially blocked with brickwork and a painted timber window with opening fan light installed, whilst doorways in the opposite west wall are left open.

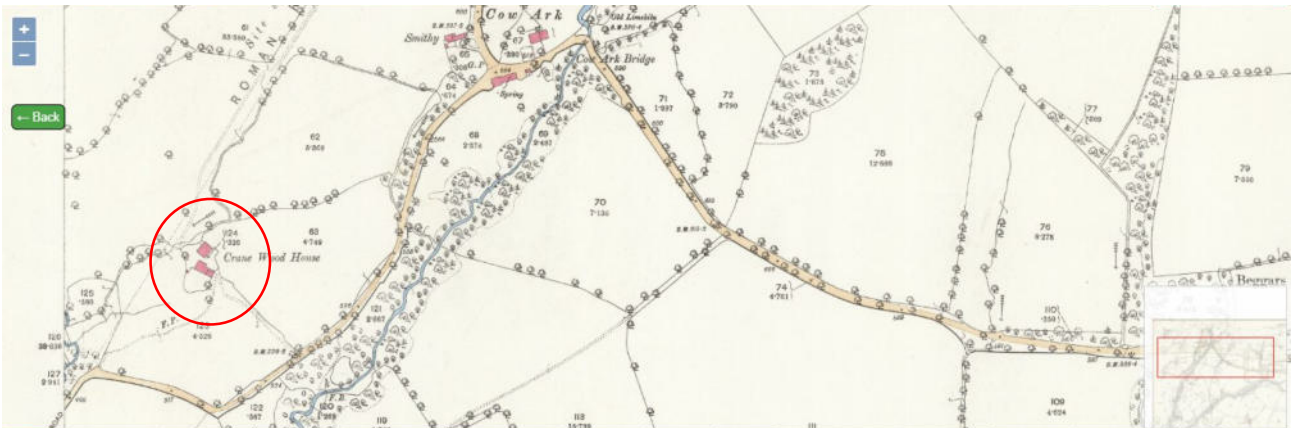
Internally the original stalls and haylofts to the main barn have been replaced by C20th equivalents with steels supporting the haylofts and the remains of concrete stalls. The walls retain flush lime mortar pointing above the hayloft level, however below this the walls are finished with a cementitious plaster, dating from the stalls. The stalls within the shippon have also been replaced by C20th equivalents, with cementitious plaster up to stall height level all round, with paint rubble stonework above.

There are a number of cracks internally and a more significant raking crack externally to the east wall at the abutment of the main barn and shippon.

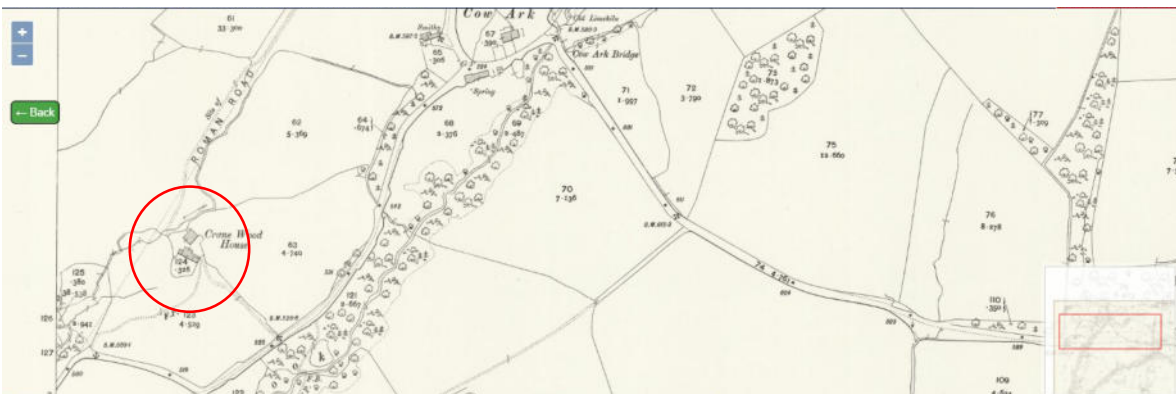
Looking at the mapping evidence, the earliest OS six inch map of 1850 shows just the farmhouse and the barn. The footprint of the barn is shown as smaller than on later maps of the late 1890s and early 1900s, suggesting that the lean-to shippon to the north was added in the intervening period. A mid C20th OS National Grid Map, published 1956 shows a couple of additional buildings to the east and west of the group, with further buildings appearing on the OS National Grid Map of 1968-69 in a similar configuration to the current grouping of modern farm buildings, although these appear to have been replaced by the current buildings.



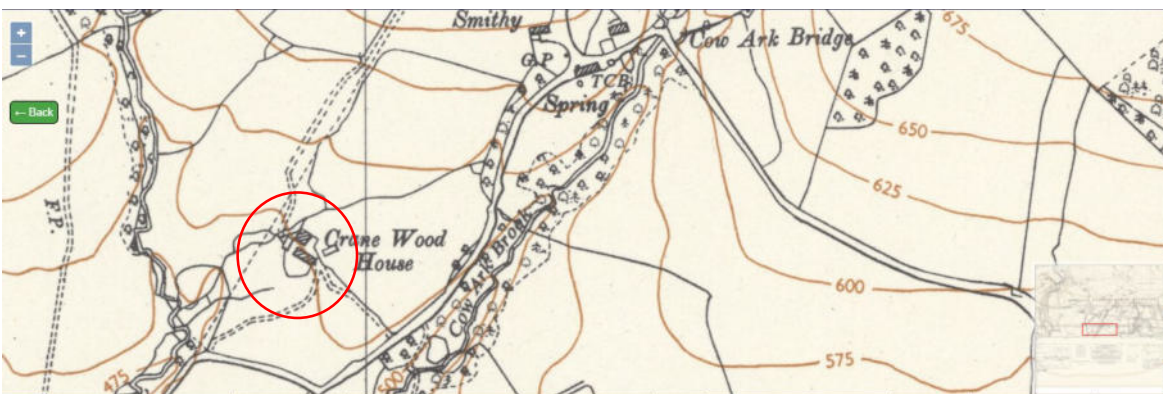
OS six inch map 1850 (surveyed 1848) – Circle around Crane Wood Farm shown as Crane Wood House, with the barn to the north of the house. The map also shows the barn with smaller in relation to the farmhouse, suggesting the north shippon was added after this date.



OS 25 inch 1894 (surveyed 1893) Site identified as Crane Wood House, with barn shown in it's current form.



OS 25 inch 1907, revised 1908 – Circle around Crane Wood Farm, shown as Crane Wood House.
Note possible western extension to the farmhouse.



OS National Grid 1956 – Circle around Crane Wood Farm, show as Crane Wood House. Note the addition of a number of other farm buildings to the east and west, neither of which now exist.



OS National Grid 1968 – Circle around Crane Wood Farm, still identified and Crane Wood House. Further additional farm buildings shown in addition to the farmhouse and barn.

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Below is a possible development sequence for the barn:

- Late C18th – construction of the present barn without the lean to outshut / shippon to the north.
- Late C19th – lean- to outshut / shippon added to the north side of the barn.
- Mid C20th - original stalls and floor replaced with new concrete floor and stalls. Re-orientation of the stalls opening onto the central threshing floor with the earlier manure passage doorways to the south elevation blocked up. New and enlarged window openings created in the east and west walls of the main barn.
- Internal alterations including the replacement of an earlier hayloft floor with the timber joist supported on steels in the main barn and a steel principal rafter in place of one of the timber half trusses in the shippon.
- Mid to late C20th - Threshing doors to south elevation and north wall partially blocked to create smaller doorways and window opening to the south.
- Late C20th – Barns mostly used for storage rather than stock.
- Early C21st – Late C20th works to the threshing doorways reversed with threshing doors re-introduced.

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 an 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 a late C18th barn and its relationship to the farmhouse and how this has changed over time, both in relation to the development of the farm group and how farming practices have changed the appearance and layout of barn.

Aesthetic Value

English Heritage (2008) suggests that: "aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place". Despite its relatively poor condition, loss of its slate roof finish and poorer quality adaptations, the symmetrical appearance of the principal south elevation with central threshing doorway and now blocked byre doors to either is aesthetically striking reflecting its function and internal layout. The retained king post trusses internally also illustrate the quality of the craftsmanship involved in the barn's original 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 buildings and listed farmhouse that make up Crane Wood Farm, all of which continue to be used as part of the farm. The farm also forms an important part of the dispersed historic settlement of Cow Ark.

Listing Site Location Plan with listed farmhouse marked and the barn perpendicular to the right (NTS)

Heritage Category:	Listing
List Entry No :	1362266
Grade:	II
County:	Lancashire
District:	Ribble Valley
Parish:	Bowland Forest Low

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

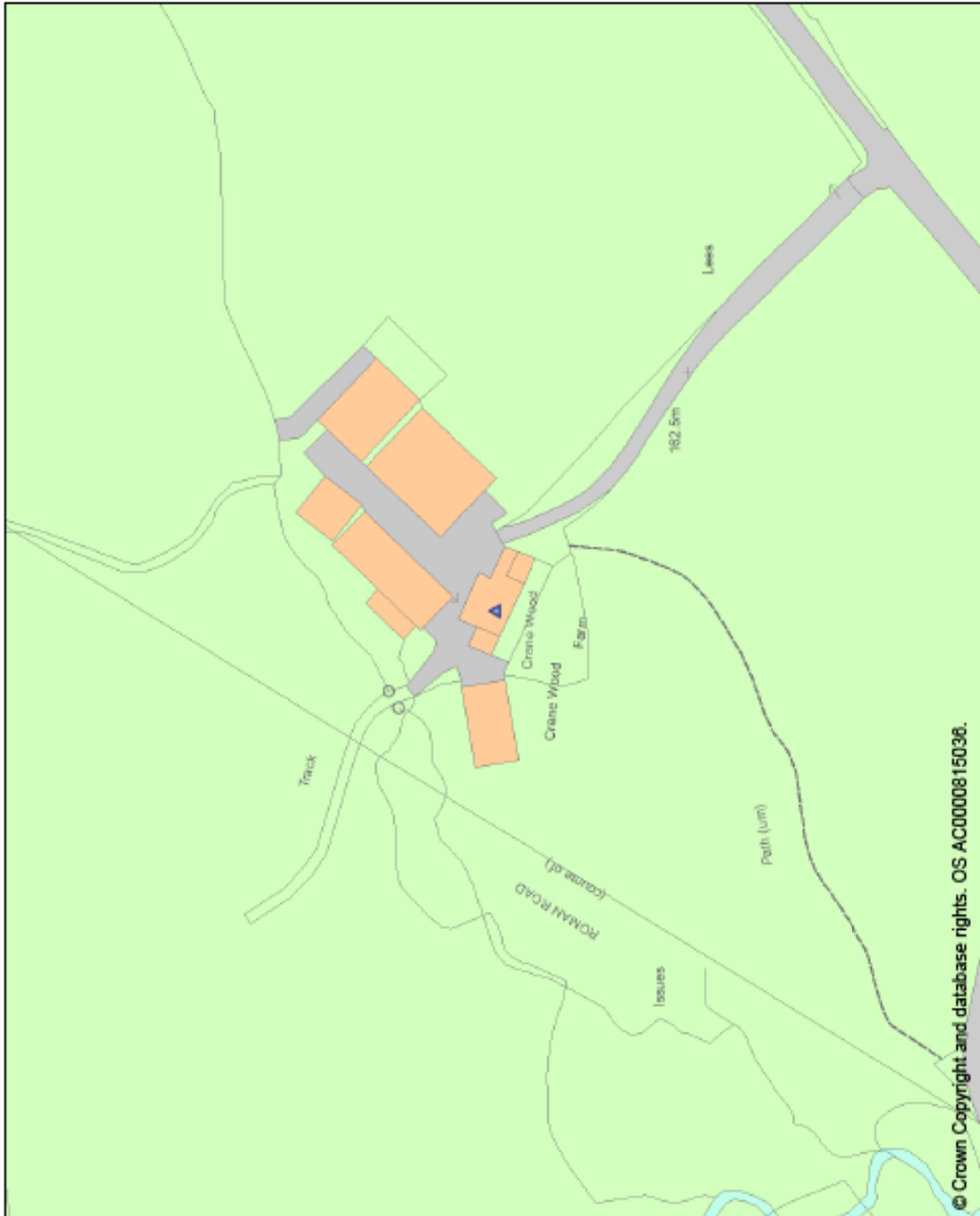
Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	SD 68930 45170
Map Scale:	1:1250
Print Date:	13 August 2025



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This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: CRANE WOOD FARMHOUSE

Photographic Record (1.5m graded staff for scale)



1. Main south elevation of the barn; showing recent threshing doors in the original opening and stoned up byre doors to either side. Consent for threshing doors included retrospectively.



2. Side / east elevation of the barn



3. Southwest corner of the barn with C20th lean-to blockwork shippon attached to the west gable, but not included in this application.



4. View from the north side of the farmyard showing the barn to the right and the rear of the listed farmhouse beyond.



5. View of east approach to the farmyard showing the listed farmhouse to the left and the east gable of the barn to which this application related to the back.



6. Blocked left hand / west byre door



7. Blocked right hand / east byre door



8. South window to east elevation showing concrete head, cill and roughly built brickwork to the jambs.



9. Central window to east elevation showing concrete head



10. North window to east elevation within earlier door opening. Concrete cill and cement render over brick jambs and timber lintel.



11. Doorway to east side of northern shippon with original stone surround. Note board to the base of the door covering rotten vertical boards.



12. Slate roof to the north shippon with asbestos and cement fibre roof sheets to main barn above.



13. Lower section of shippon roof showing abutment with adjoining C20th barn. Note valley gutter appears to have no outlet.



14. View from central threshing floor with west byre and hayloft over to the left and northern threshing door through into the lean-to shippon the back.



15. View from central threshing floor with east byre and hayloft over to the right and northern threshing door through into the lean-to shippon the back.



6. View to east side of the main barn from the central threshing floor. C20th hayloft over on steel beam. Note C20th plasterwork to the walls of the byre and exposed rubble work above, with diagonal crack to upper left hand side reflecting crack externally.



17. View to west side of the main barn from the central threshing floor. C20th hayloft over on steel beam. Note C20th plasterwork to the walls of the byre and exposed rubble work above with cracking towards verge to upper left and right hand sides. Also note water damage and split to right hand / north bearing of the west truss.



18. East and west king post trusses viewed from the east with remaining purlins and asbestos and fibre cement sheet roofing over.



19. View of lean-to shippon from the east door showing threshing door through into the main barn to the left. Note timber half truss to the front and replacement steel beyond.



20. Northwest corner of north shippon, with doorway to C20th shippon to left and window opening to modern barn to the north. Note mix of cementitious plaster and earlier layers of limewash to the walls.



21. Doorway from north shippon, into modern barn, into modern barn beyond.



22. Window to north wall of north shippon with lower cementitious plaster and limewash above. Also note decay to the timber lintel.



23. Doorway to east side of north shippon. Note board to base of the door covering rotten vertical boards



24.
East end bay south
slope of main barn



25.
West end bay south
slope of main barn.



26. Central bay of main barn south slope to the top and north slope to the



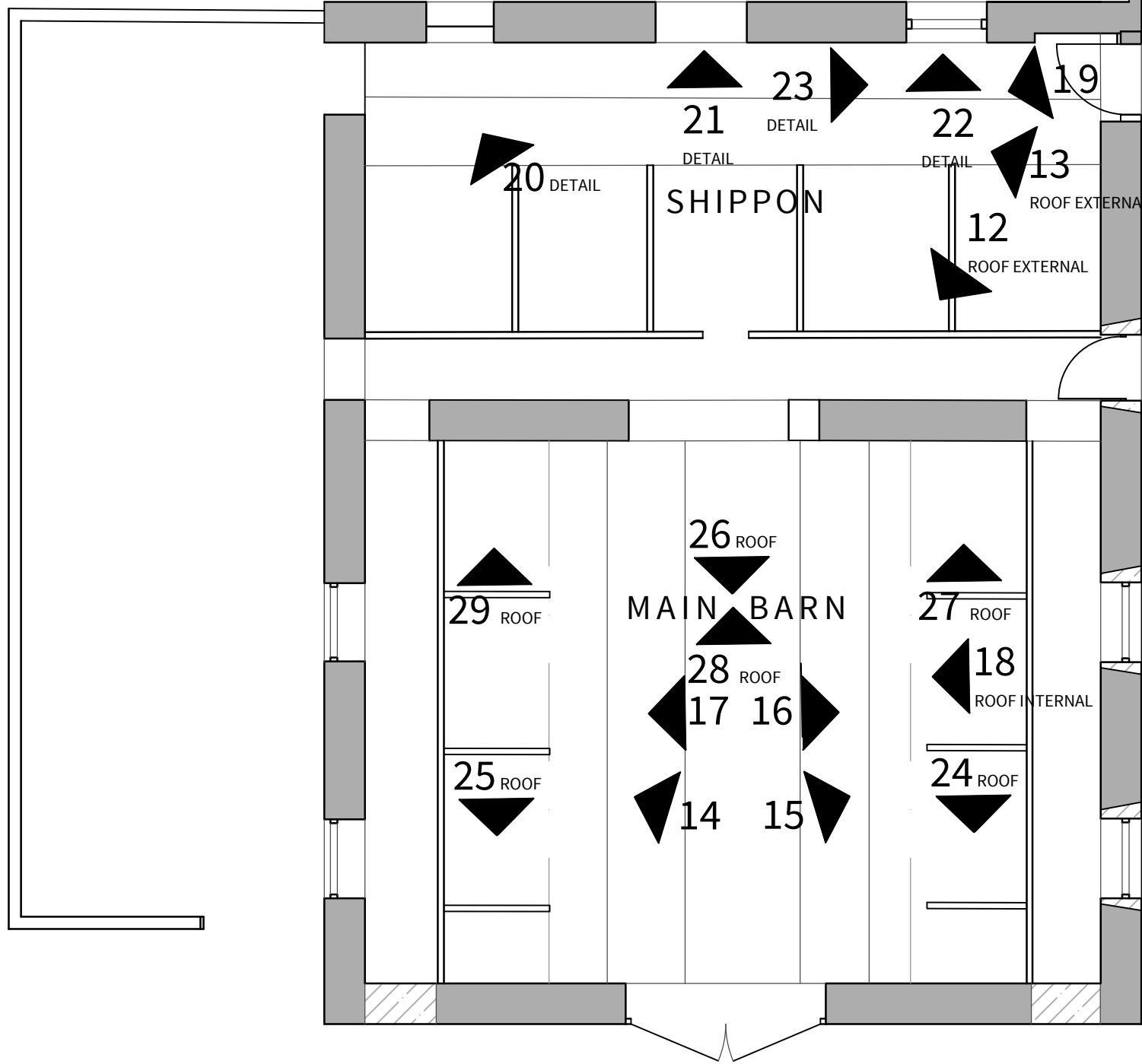
27.
East end bay north
slope of main barn



28.
Central bay north
slope of main barn



29.
West bay north
slope of main barn



11
DETAIL

10
DETAIL



9
DETAIL

8
DETAIL



Taken from south end
of adjacent farmhouse

6
DETAIL

7
DETAIL






Revision Notes:

Drawn: JJ	Date: 10/ 25	Title: CRANE WOOD FARM BARN FLOOR PLAN PHOTO RECORD VIEW PLAN	Drawing No: 137CO-01-04	Revision:
Scale: 1/75 @ A3				

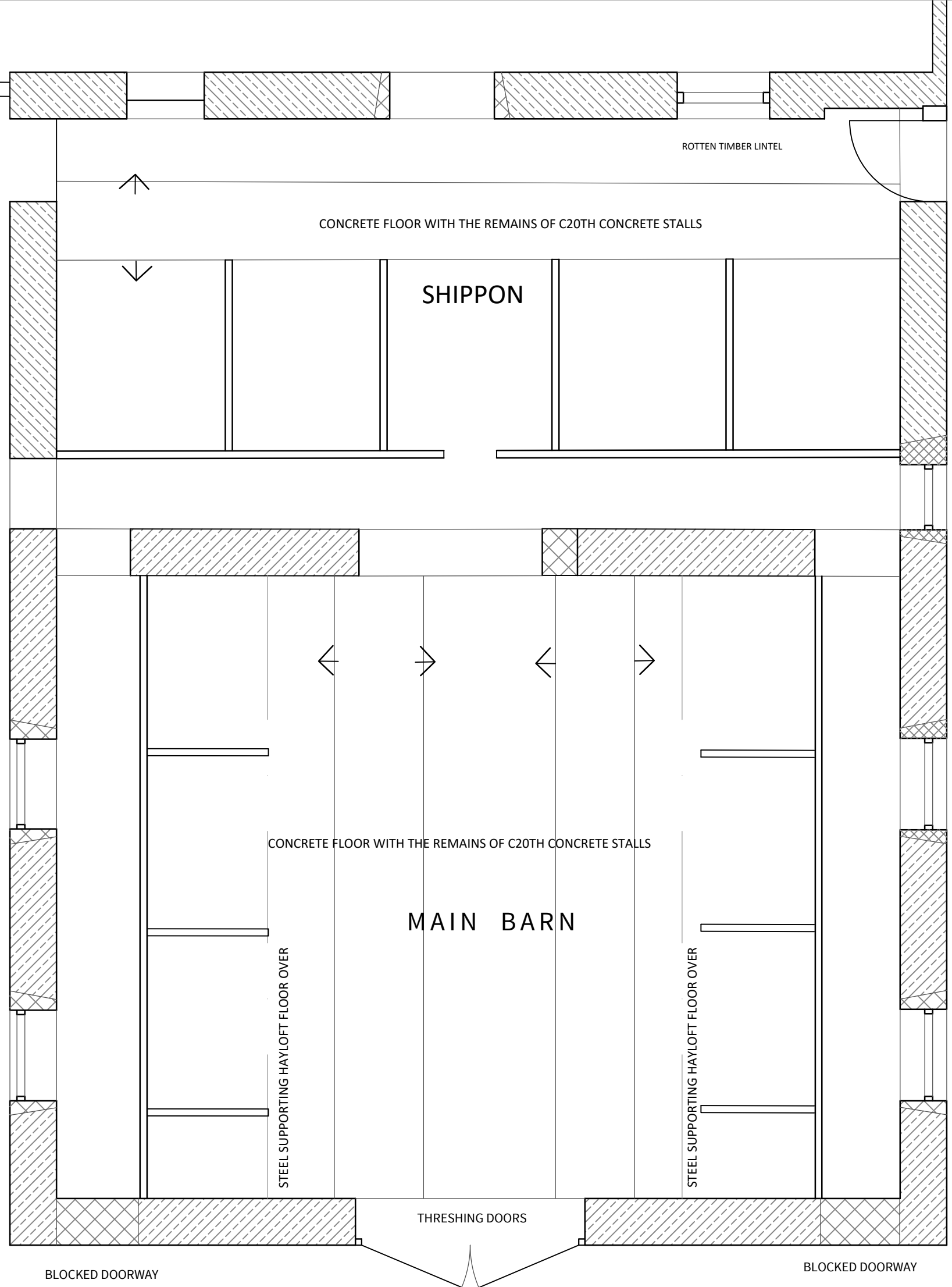
Drawn: JI	Date: 08/ 25	Title: CRANE WOOD FARM BARN	Drawing No: 137CW-01-01	Revision: C
Scale: 1/50 @ A3				
GROUND FLOOR AS EXISTING				

James Innerdale Architect . 5 Gildersbank . Clapham . Lancaster . LA2 8EG . t: 07743100941 . e: jamesinnerdale@yahoo.co.uk



-  C18TH
-  C19TH
-  C20TH




C20TH LEANTO
NOT INCLUDED
IN THE PROPOSALS



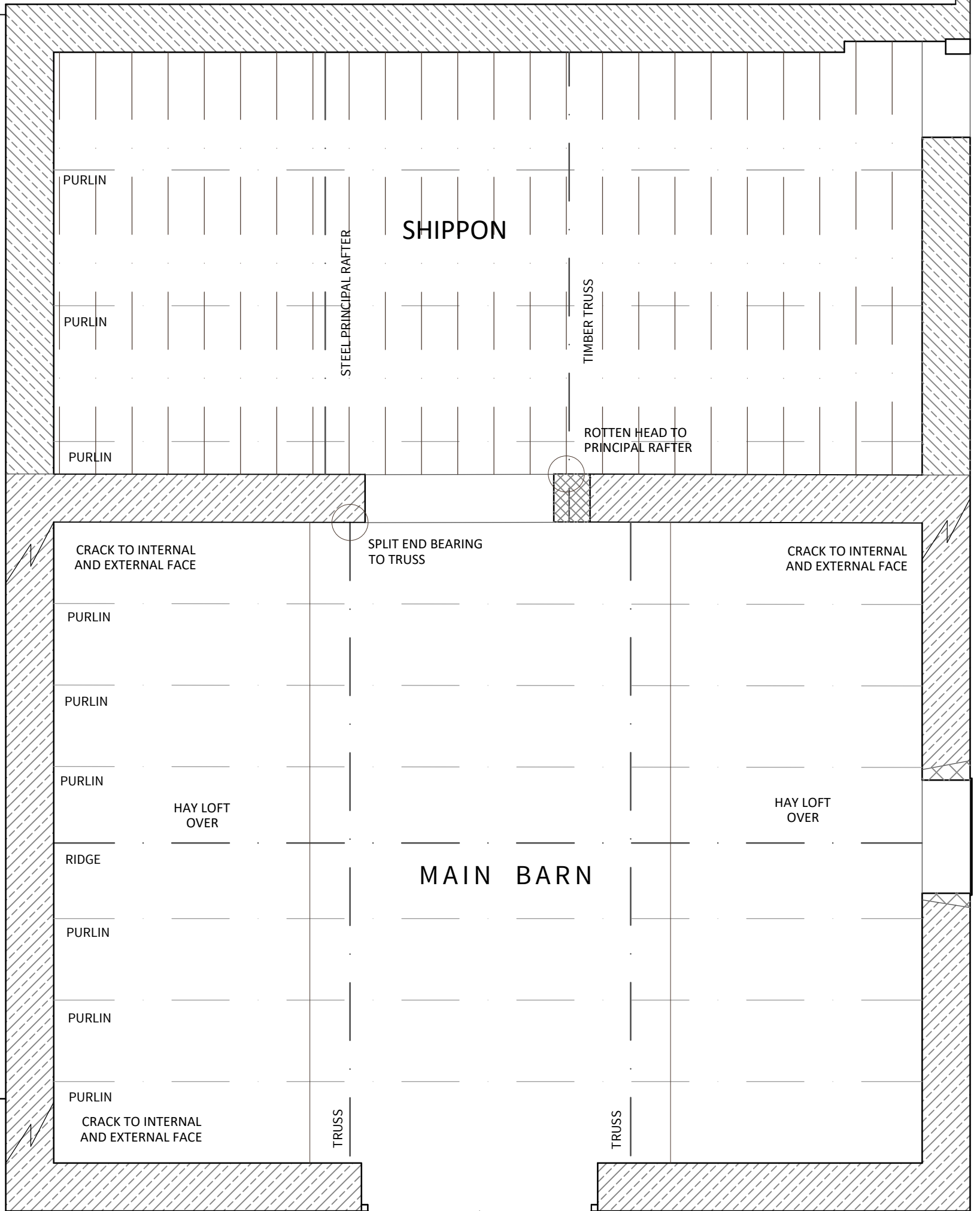
Drawn: JI	Date: 08/ 25	Title: CRANE WOOD FARM BARN	Drawing No: 137CW-01-02	Revision: C
Scale: 1/50 @ A3				
ROOF STRUCTURE AS EXISTING				

James Innerdale Architect . 5 Gildersbank . Clapham . Lancaster . LA2 8EG . t: 07743100941 . e: jamesinnerdale@yahoo.co.uk

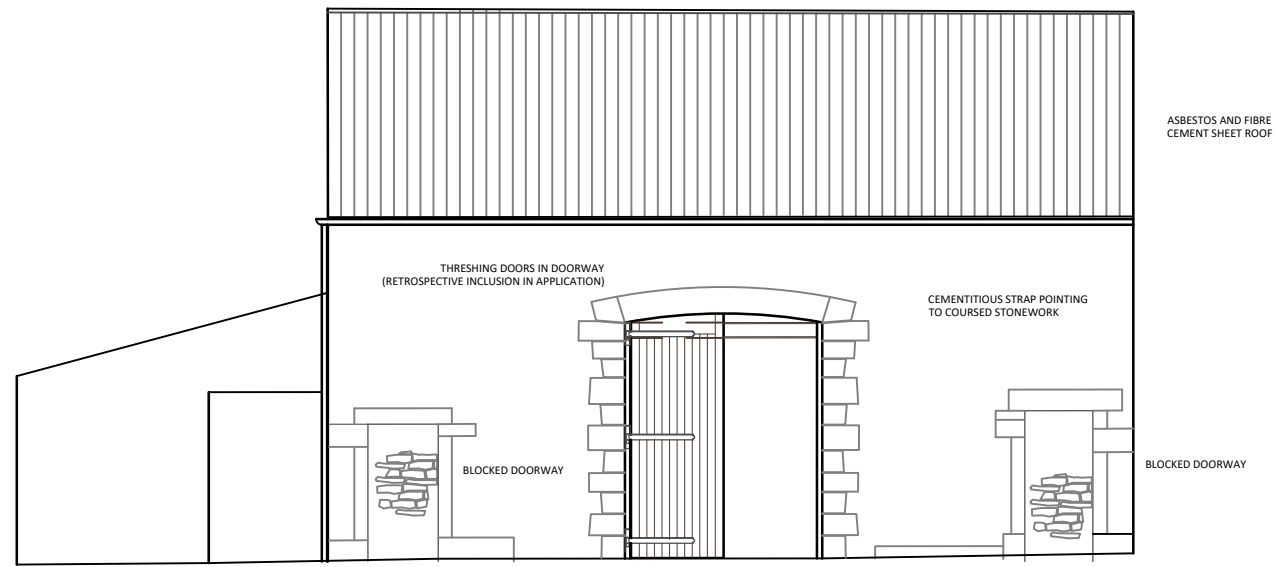


-  C18TH
-  C19TH
-  C20TH

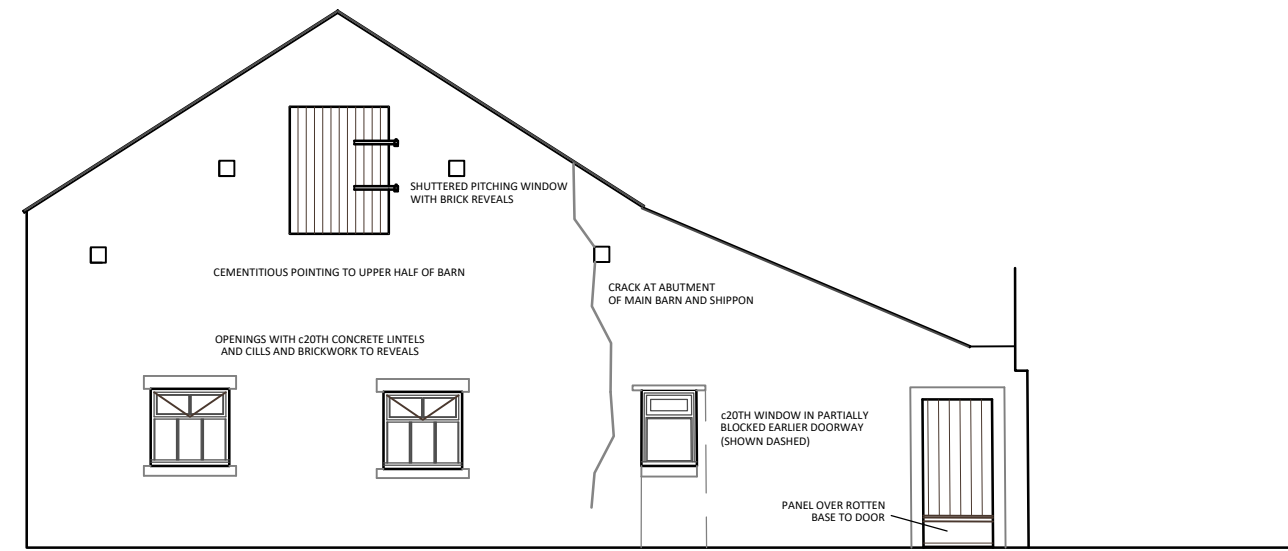
C20TH LEANTO NOT INCLUDED IN THE PROPOSALS



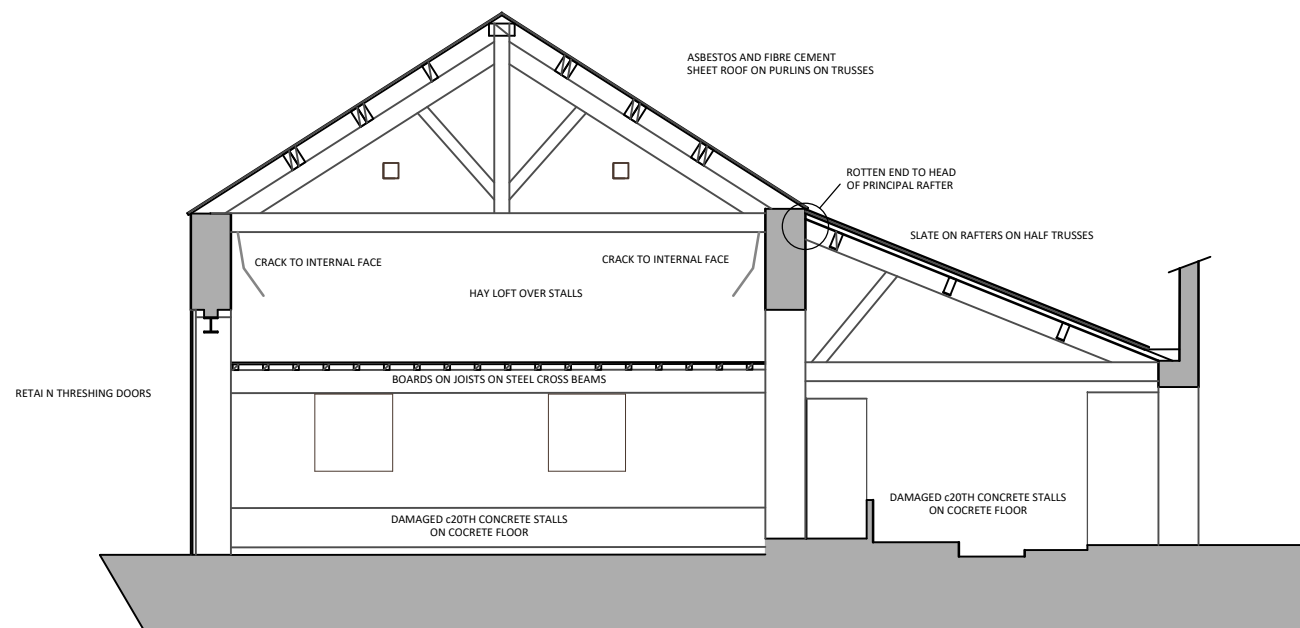
PITCHING WINDOW



FRONT / SOUTH ELEVATION



SIDE / EAST ELEVATION



SECTION LOOKING WEST

Revision Notes: A - NOTES AND OUTLINE OF BLOCKED DOORWAY TO EAST ELEVATION SHOWN / B- NOTE TO SHIPPON DOOR ADDED

Drawn: J1	Date: 08/ 25	Title: CRANE WOOD FARM BARN	Drawing No: 137CW-01-03	Revision: B
Scale: 1/100 @ A3		ELEVATIONS AND SECTION AS EXISTING		