

Statement of Significance And Condition Report

Betty Barn
Slaidburn Road
Waddington

For Mr Michael and Dr George Fisher
December 2018

Ref. [REDACTED]
Rev A 07/02/19



1.0 INTRODUCTION

- 1.1 The Trustees of Colthurst Estate (hereafter *the applicant*) have appointed [REDACTED] to assess the significance of Betty Barn and to undertake a condition survey.
- 1.2 This information will be used to determine the value of the building as a heritage asset and the acceptability of the conversion of the barn to domestic accommodation.
- 1.3 The format of this report will begin with a synopsis of the historical development of the site followed by an assessment of the structure and its significance. The condition of the building as standing today will then be made.
- 1.4 Thanks are due to Greenlane Archaeology for providing the mapping illustrated in *section 3* of this report.

2.0 LOCATION

- 2.1 Betty Barn is located on Slaidburn Road approximately quarter of a mile outside the village of Waddington.
- 2.2 Access to the barn is from a private track, owned by the applicant. This track leads to a farm which is also in the ownership of the applicant.

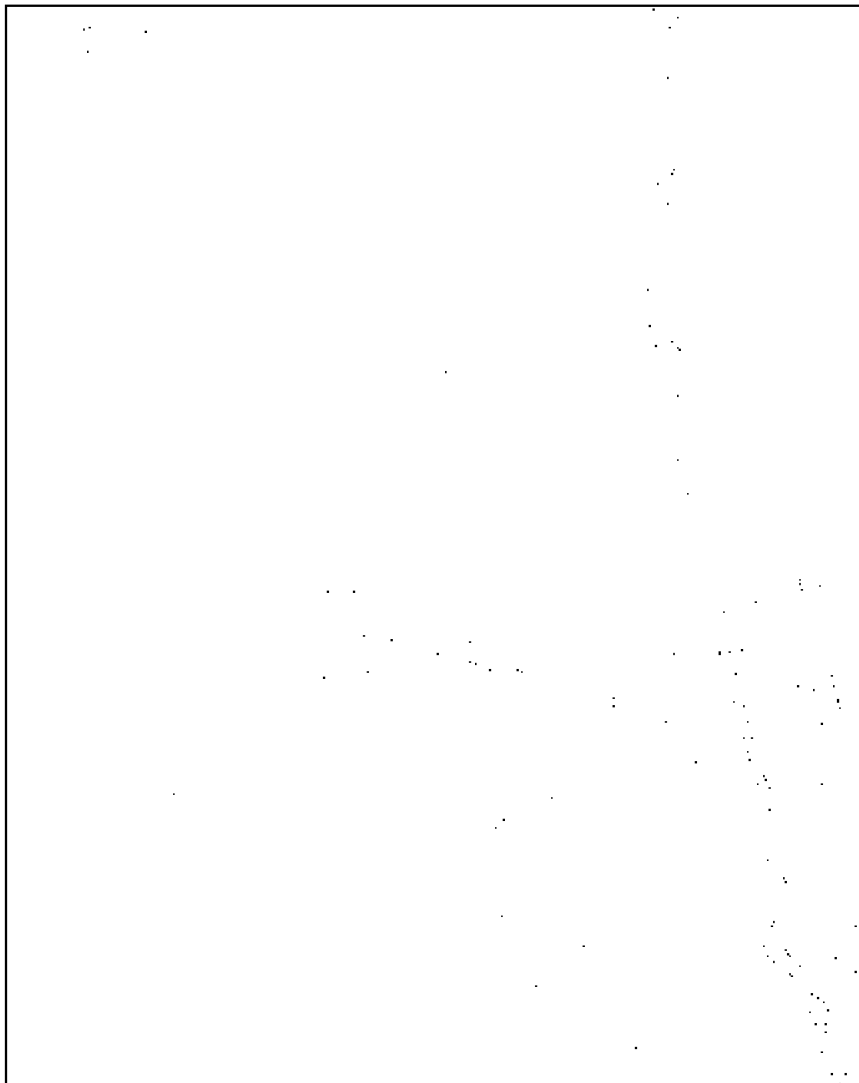


Fig 1: Location Plan, Betty Barn lies west of Slaidburn Road

- 2.3 The barn sits in an agricultural field used for grazing and forms part of the boundary of that field. To the east of the barn is a small walled off area that is accessible from the barn and the track.

3.0 SITE DEVELOPMENT & MAP REGRESSION

- 3.1 Betty Barn first appears on the Ordnance Survey of 1850. The map indicates there is a track to the north of the barn. Boundary walls around the barn are indicated in line with the south wall of the barn.

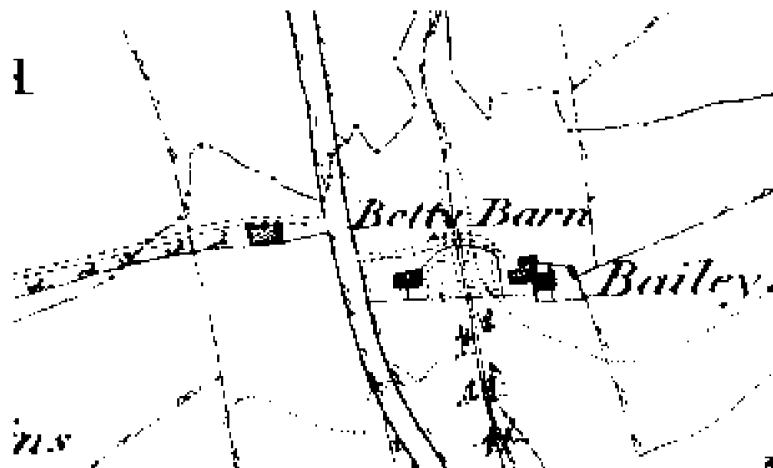


Figure 2 – Ordnance Survey 1850

- 3.2 The tithe map a year later, 1851, does not show the barn or surrounding area. It is shown blank.

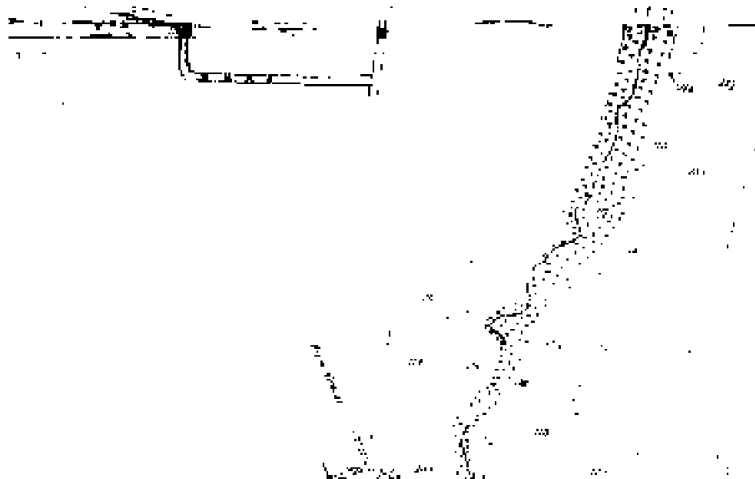


Figure 3 – Tithe map 1851

- 3.3 In 1886 the Ordnance Survey again indicates a track to the north. The boundary wall extending from the south west corner of the barn is no longer shown. Instead there is a boundary indicated extending from the north west corner of the barn. At the east a small rectangular area is indicated beyond which is a further area divided up from the rest of the field. The line of these boundaries is slightly different from that shown in figure 2.

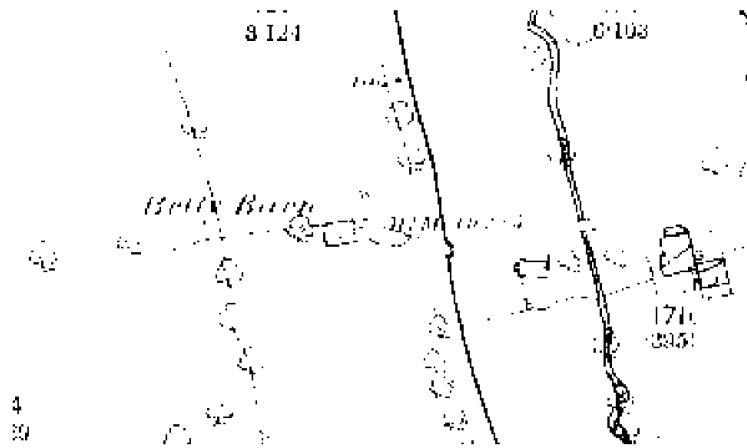


Figure 4 – Ordnance Survey 1886

- 3.4 By 1908 the area to the east of the barn has changed again with the most easterly section of partitioned off land no longer illustrated.

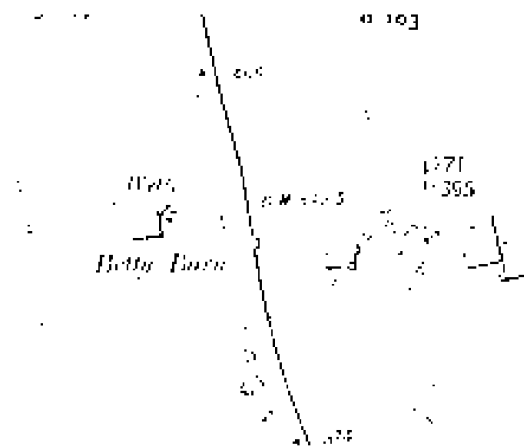


Figure 5 – Ordnance Survey 1908

- 3.5 The next available Ordnance Survey map is dated 1914. The barn and boundary walls are largely unaltered from what was shown in 1908. However, the wall that is shown forming the end of the rectangular area of land to the east of the barn is at a more oblique angle where it joins the track.

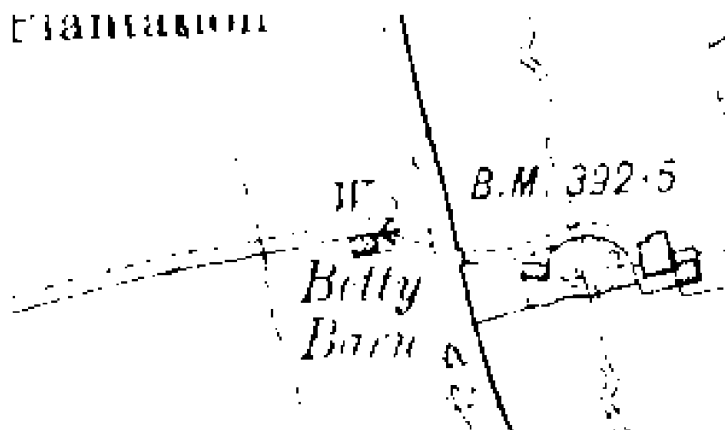


Figure 6 – Ordnance Survey 1914

- 3.6 Twenty years later in 1934 the Ordnance Survey map is largely unaltered in relation to how Betty Barn is illustrated. The wall forming the end of the rectangular area to the east of the barn does now appear to be parallel to the east wall of the barn.

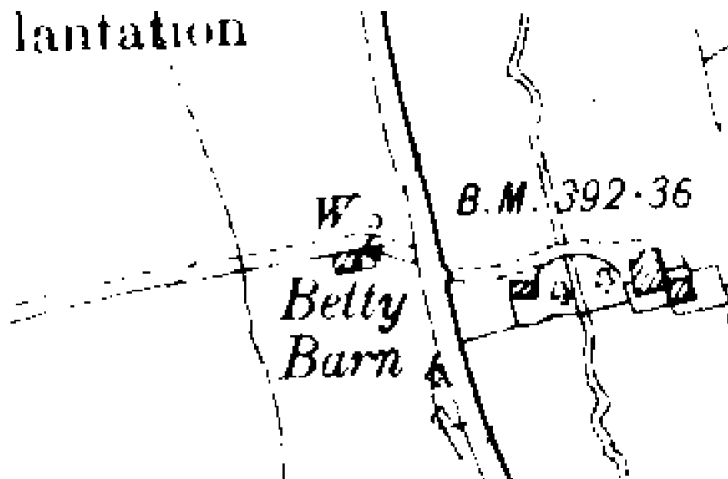


Figure 7 – Ordnance Survey 1934

- 3.7 The final Ordnance Survey map included within this report is 1947 where the form of the barn, track and surrounding boundary walls is largely as is found today.

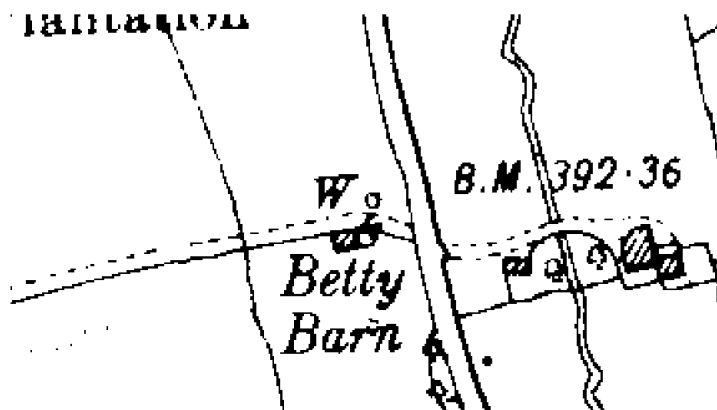


Figure 8 – Ordnance Survey 1947

- 3.8 The maps above illustrate that the barn has survived in the form shown in the earliest map with no evidence of extension or demolition. It is the boundary walls adjacent to the barn that have changed the most throughout the nineteenth and twentieth centuries. These maps however do not tell us anything about the interior or fabric of the building and if and how that has undergone change throughout the life of the building.

4.0 THE STRUCTURE

- 4.1 Betty barn is a traditionally constructed agricultural barn.
- 4.2 The roof is covered in sandstone slabs and topped with sandstone ridge tiles. On the south pitch there are three glass panes built into the roof covering as rooflights. The roof structure is rafters on purlins bearing onto either a timber truss or gable / dividing walls.
- 4.3 Walls of the barn are solid stone, likely built in two skins with a rubble core. Local buff coloured sandstone is the building stone and the walls are random rubble with dressed sandstone quoins. Walls are pointed in mortar.
- 4.4 The ground floor of the barn is solid. There is a suspended timber loft at the east end of the barn and the floor comprises timber boards on timber beams spanning north-south.
- 4.5 Doors and windows are all timber. Surrounds are in dressed sandstone.
- 4.6 Internally walls are generally whitewashed. Fixtures internally are limited to animal stalls and these are all timber.
- 4.8 To the north the barn is bounded by a rough track. There are stone walls to the east and west. Part of the boundary wall to the east is in concrete blockwork.





5.0 SIGNIFICANCE




- 5.1 The following table categorises significance of the barn relative to its location within the Forest of Bowland Area of Outstanding Natural Beauty:



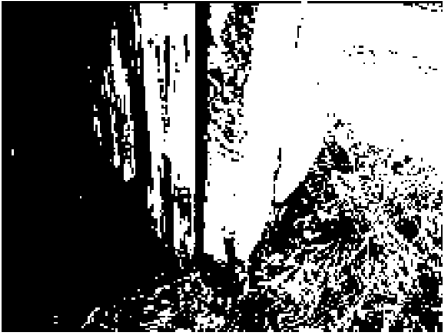

Agricultural barn that appears largely in its original form, detached from the main farm.	Significant
Sandstone tiled roof and walls with dressed door and window surrounds.	Significant




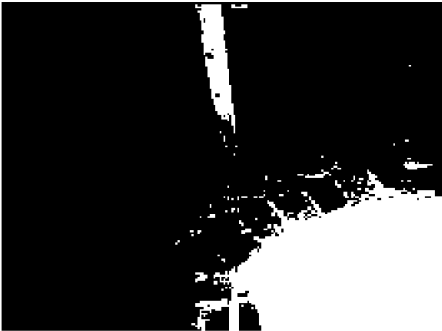
- 5.2 As a building the barn has some significance as a structure that survives largely in its original form.
- 5.3 The use of the barn also appears to have been consistent throughout its life, albeit more recently it has only been used for storage.
- 5.4 Whilst the barn is free standing visually it forms part of a wider group of buildings in the vicinity which can be seen on the historic Ordnance Survey maps back as far as 1850, referred to above.
- 5.5 As a structure the building is of interest. It was built of vernacular materials and traditional methods of construction. These are however fairly common in buildings of this function and date and are not deemed very or exceptionally significant.
- 5.6 Some more recent alterations such as the newer openings in the south and west elevations detract from the original appearance of the barn.
- 5.7 Overall the building is deemed to positively contribute to its setting. It is a vernacular building, characteristic of the area that is largely unaltered. Buildings such as Betty Barn are typical of rural Lancashire and provide tangible evidence of a community that has heavily relied on agriculture for its sustainability for several centuries. As such Betty Barn is deemed as a heritage asset. Whilst not exceptional it contributes to its local landscape and is a reference to a past way of life.




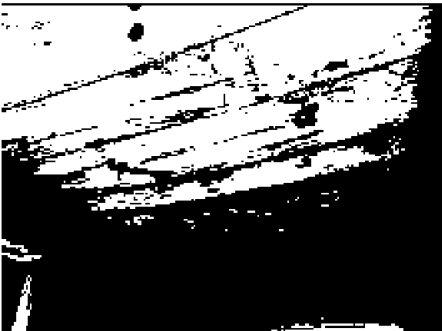
6.0 CONDITION REPORT


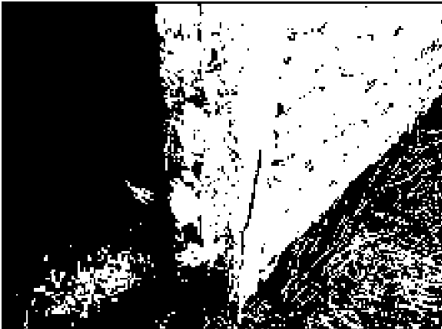
Element	Construction	Condition
Roof, south pitch 	Sandstone tiles and sandstone ridge. Three glazed panes of glass built into roof act as rooflights. Internally the roof is partially torched. At verge metal brackets are present to help mitigate wind lift.	There is significant undulation across the plane of the roof which suggests issues with the roof structure. Several sandstone tiles are loose and dislodged. At the west verge there are several tiles missing.
Roof, north pitch 	Sandstone tiles and sandstone ridge. Internally the roof is partially torched. At verge metal brackets are present to help mitigate wind lift.	It was not possible to see this roof from ground level but from inside the condition is much the same as the south side.
Walls, south 	Sandstone rubble walls with dressed quoins. Walls are pointed in a hard mortar. A former doorway is built up and to the left of this is a former slit vent, also blocked up. On the right there is a small opening in the wall. This was perhaps formerly a slit vent which has been enlarged.	Walls in plumb and in reasonable order. There is slight movement at the base of the south east corner of the wall. Pointing mortar has alveolar weathering and there are open joints across the wall. The sandstone jamb to the built up doorway is cracked on the left hand side.
Walls, west 	Sandstone rubble walls with dressed quoins. Walls are pointed in a hard mortar. There are two openings, one has been blocked up and both appear later additions. Neither have proper lintels or formed jambs.	Wall is plumb with no obvious signs of movement. Joints are more open here than the south elevation.

<p>Walls, north</p> 	<p>Sandstone rubble walls with dressed quoins. Walls are pointed in a hard mortar and evidence of a softer build mortar is visible below. There is a large cart doorway with dressed jambs and voussoir stones. A smaller personnel door and window have dressed sandstone surrounds. To the right of the cart door is a slit vent that has been blocked up.</p>	<p>Wall is plum. At the north east corner there is evidence of some structural movement. There is also evidence of structural movement over the cart door on the right hand side which correlates with movement internally around the end of the truss tie. Lack of rainwater goods may be part of the cause, see later comment. The mortar on this elevation is more intact than others, it is however much too hard and is causing accelerated decay to the stone. There is grass growing from the joints in the stone at low level, particularly towards the east end.</p>
<p>Walls, east</p> 	<p>Sandstone rubble walls with dressed quoins. Walls are pointed in a hard mortar and evidence of a softer build mortar is visible below. There are two doorways into the stable / shippon dressed jambs and lintels. Central to the two doors is a slit vent. At high level there are three additional vents into the hayloft.</p>	<p>Wall is plum. The mortar on this elevation is in reasonable condition, it is however much too hard and is causing accelerated decay to the stone. There is damage to the sandstone jambs of both doorways due to corroded iron fixings, see later comments.</p>
<p>Rainwater goods</p> 	<p>There are no rainwater goods on any part of the building.</p>	<p>Lack of rainwater goods will be resulting in water running down face of walls, washing out joints and core and destabilising walls. It will also be leading to the pooling of water at the base of the walls which could be a contributing factor to the structural movement at the base of the south east corner wall. Concentration of pooling water at the base of walls will also be exacerbating the problem of vegetation growth.</p>

<p>Cart door, north elevation</p> 	<p>Doors are timber, on hinges but no frame.</p>	<p>Doors are in very poor condition and no longer functioning having come off their hinges. At the base the doors are severely decayed.</p>
<p>Personnel door, north elevation</p>	<p>Door is timber and chained shut.</p>	<p>Again door is in very poor condition and very decayed at base.</p>
<p>Personnel door, east elevation, south</p> 	<p>Door is timber and hung on hinges fixed to metal brackets embedded in stone surround.</p>	<p>Door is no longer hung or functioning. The base of the door is very decayed. The stone jambs on both sides of the doorway are fractured where the embedded iron has corroded.</p>
<p>Personnel door, east elevation, north</p> 	<p>Door is timber and hung on hinges fixed to metal brackets embedded in stone surround.</p>	<p>The base of the door is very decayed. The stone jambs on both sides of the doorway are fractured where the embedded iron has corroded.</p>
<p>Window, north elevation</p> 	<p>Timber window with opening light.</p>	<p>Window is in very poor condition. The glass is all broken and almost all missing. Decoration is almost completely gone and as a result the timber is decaying.</p>

<p>Roof structure, over main space</p> 	<p>The underside of the sandstone tiles is visible and these are hung off timber battens. The underside is torched in places. Three intermediate purlins to each pitch and a rooflight centrally over each bay. Almost all of the purlins and the truss are machine cut timber. Four purlins in the central bay (upper two on each side) are riven and partnered to the machine cut timbers. This partnering does not however occur over the truss which is odd. The truss has a strut on both sides, but they are different.</p>	<p>There are signs of significant water ingress. The underside of the slabs are covered in algae and a significant number of battens are completely rotten. Torching has also been lost almost wholly across the roof. Decay is present in the roof members, the purling in the photo, closest to the ridge is completely decayed at its east end and is barely holding on.</p>
<p>Walls, main barn space</p>   	<p>The barn is completely full with storage. Walls internally are random rubble with slobber pointing. The doorway in the south wall is built up in breezeblocks.</p>	<p>At the north west and south west corners there is cracking visible at high level. movement is also visible on the north wall at the bearing point of the truss.</p>

<p>Floor, main barn space</p> 	<p>The floor was difficult to see due to the amount of storage. At the entrance the floor was covered in a thick layer of mud and beneath this the floor appeared to be concrete.</p>	<p>No comment.</p>
<p>Roof structure, over hay loft</p> 	<p>This section of the roof is felted. Roof timbers are all machine cut. There is a rooflight centrally over the space.</p>	<p>This part of the roof has clearly been more recently re-roofed. The felt is badly torn in many places.</p>
<p>Walls, hayloft</p> 	<p>Walls internally are random rubble with slobber pointing. Access into the space is via a high-level opening.</p>	<p>There is some minor cracking visible to the walls. The jamb of the opening through into the hayloft is damaged on its north side. The lintel of this opening on the south site is completely rotten as a result of water ingress above. The lintel of the opening below that also forms the cill of the opening into the hayloft is quite wormy.</p>
<p>Floor, hayloft</p>	<p>The floor is completely covered in bales of hay and was not visible. The floor was visible from below, see later comment in <i>ceiling, stables / shippon</i>.</p>	<p>No comment.</p>
<p>Ceiling, stables / shippon</p> 	<p>Rough sawn wide timber boards supported off timber beams.</p>	<p>The boards are sagging in places indicating they are spanning too far. The boards are completely rotten in places, likely as a result of the hay above holding water against the boards. There is evidence of woodworm and presence of frass indicates this may be active.</p>

<p>Walls, stables / shippon</p> 	<p>Walls are random rubble and whitewashed. This has worn away at low level. In places at low level there appears to be a hard cementitious render applied to the walls. Stalls are formed with timber partitions and in places old doors have been used. The stalls have evidently been executed with care and attention. The timber is all machine cut.</p>	<p>Walls are in reasonable condition.</p>
<p>Floor, stables / shippon</p> 	<p>Floor is concrete within stalls and earth elsewhere.</p>	

7.0 CONCLUSION

In conclusion the barn is deemed to be in fair condition. A structural appraisal is required and there is an evident need for repair works to the walls and roof structure. Simple repairs such as repairing the roof structure, installing rainwater goods and repointing in a softer mortar would help a great deal to simply preserve the building fabric.

As agricultural use has ceased (for over twenty years) it is unlikely funds will be set aside for its repair unless there is a sustainable end use. Sensitive conversion to residential use with limited new openings would allow for the barn, a heritage asset, to be retained.

8.0 BIBLIOGRAPHY

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