Historic Building Record Barn at Butlers Arms Farm Churchtown, nr Garstang NGR SD 48820 43250

Prepared by C.J.O'Flaherty MRICS, MSc September 2008

Contents

- 1.0 Summary
- 2.0 Introduction
- 3.0 General Description
- 4.0 Building Record
- 5.0 Interpretation
- Appendix 'A' Drawn record

1.0 SUMMARY

Butlers Arms Farm, Churchtown, is situated on the eastern side of the A6 just to the north of the junction with the A586. The farm comprises a nucleus of buildings of varying age, size and function, the oldest of which being a large detached farmhouse with adjacent combination barn, both stone built and containing elements that are likely to date from the eighteenth century. The barn, which is now surrounded by a variety of twentieth century animal and storage sheds, is soon to be converted into a residential dwelling. On account of the building's historical significance together with the continued loss of the region's older agricultural building stock, it has been made a condition of planning permission that the barn is recorded prior to conversion. This is to secure a permanent account of the building for future research and learning purposes. This document represents the building. There is also a concise commentary on the building's history, dealing with evidence of past usage and development.

September 2008

2.0 INTRODUCTION

2.1 Purpose and Format

This record has been prepared in response to conditions attached to planning permission for the conversion of the subject building, as issued by Wyre Borough Council under planning application ref: Ref 93/01592.

The format of the record follows guidance contained in the English Heritage Publication 'Understanding Historic Buildings: A Guide to Good Recording Practise' (February 2006) and in accordance with the methods of recording required by Lancashire County Council's Environment Directorate.

2.02 The Author

Chris O'Flaherty, the author, is a Chartered Building Surveyor and professional member of the Royal Institution of Chartered Surveyors (MRICS). With a background in the surveying and repair of historic buildings, the author is a lecturer in architectural conservation at the University of Central Lancashire and holds a Masters Degree in Building Heritage and Conservation.

2.03 Methods of Investigation and Recording

Visual inspections of the property, carried out in August 2008, were completed with the aid of existing layout plans provided by the owners. Check dimensions were taken to verify the accuracy of these drawings and photographs were taken as a desktop source of reference. Digital photographs and drawings are provided within the record for reference purposes: the photographs are mainly contained in section 4 and a full set of record drawings are contained in appendix 'A'. A plan indicating the location of each photograph is given at the start of section 4. The digital images correspond to matching traditional black and white photographs (and negatives) that form part of the archive deposition (see below).

2.04 Archiving: Index of Archive

A copy of the printed Record forms part of an archive deposition held at Lancashire Record Office, Bow Lane, Preston. The full contents of this archive are indexed below:

- A4 paper, colour printed version of the written record with associate photographic (digital) and drawn records
- Black and white photographs and negatives, matching those digital images contained with the printed record

3.0 GENERAL DESCRIPTION

3.1 Site Location

The site is located at National Grid Reference SD 48820 43250 and is situated on the eastern side of the A6 New Lancaster Road, half a mile to the east of Churchtown village centre.

3.2 Site Description

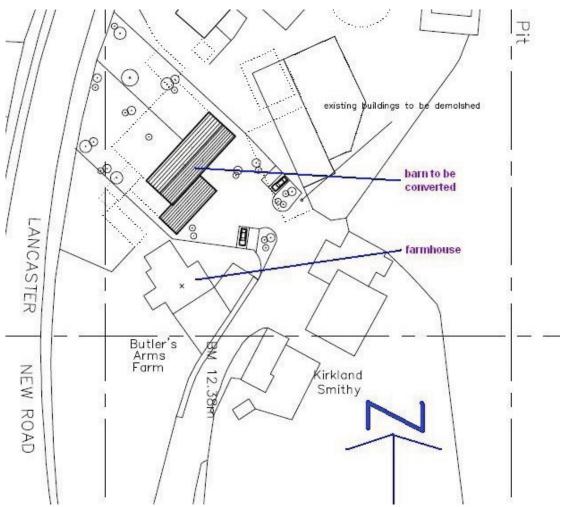


Figure 1. Site Plan (extract of Graham Anthony Associates site survey)

The farmstead at Butlers Arms Farm comprises a collection of buildings of varying age and function, accessible via roads off the A6 to the north and south of the site. The principal buildings include an altered and extended farmhouse (possibly nineteenth century with older eighteenth century elements) and an adjacent extended combination barn which appears to consist of an extended/enlarged eighteenth century building. Other buildings on the site are generally of twentieth century origin and of modern framed construction. A site plan is given above in figure 1.

3.3 Topography

The barn and farmstead occupy a relatively flat plot of land in a predominantly rural area on the central eastern fringe of the Fylde Plain. The small market town of Garstang is approximately one and a half miles to the north and the city of Preston is six miles to the south. The River Wyre winds along the southern boundary of the farm and busy A6 road linking Preston with Lancaster runs north to south to the west side of the farm.

4.0 BUILDING RECORD

4.1 Orientation

As shown in figure 1, the barn is aligned along the northeast/southwest axis with the principal elevation facing the farmyard to the south east. For the purposes of description, the south east facing elevation will be called the front elevation and all other elevations will be named according to this convention (e.g. the north west facing wall is the rear elevation). For clarification refer to figure 1.

4.2 Overview - Building Plan and Materials

The barn comprises three principal parts of differing age and construction:

• An original four bay rectangular plan barn, two storeys in height with a wide cart entry door to the front (south east) and an adjacent open loft to the north eastern end. To the south western end there are opposing front and rear doors that formerly served a ground floor shippon contained beneath a loft. The loft at this end has been removed as have remains of shippon stall dividers etc. To the rear elevation a former cart entry door lining in with that that remains to the front has been blocked, having for a period been reduced to a pedestrian

door. To what was originally the building's north eastern gable a wide opening has been formed at ground level to give open access to an adjoining extension bay. The original barn has rubble filled stone walls faced with watershot coursing to the front and random rubble elsewhere. The perimeter walls and roof have been raised in height by three/four courses of brickwork: such alteration was commonplace with barns during the later nineteenth century period in order to raise loft levels thus improving ventilation levels within shippons below. The roof is gabled with slate covered slopes over a structure of timber trusses (with iron king posts), trenched purlins, rafters and battens. It is presumed that the roof structure was replaced when the perimeter walls were raised, with the structural timbers appearing to date from the nineteenth century rather than eighteenth century when it is believed the barn was first built. Inside the building the ground floors are of concrete and the loft to the south eastern end (a replacement) is of timber beams, joists and boards.

- An extension bay to the original barn situated at the north eastern end of the building, sharing the same height and depth dimensions of the older part. This housed a shippon at ground level and loft above. Alterations have seen the insertion of a wide entry door to the north eastern gable and the blocking of former shippon feed and drain passage doors to the front and rear. The composition of the walling to the extension matches that of the original barn; likewise the roof structure which continues the line and slopes of the older part.
- A lean-to single storey shippon extension has been added against the left side of the original barn's front elevation. This has access doors to the right end and front. There is also access into the main barn through the former barn front shippon door (described earlier). The shippon extension als solid brick walls and a slated lean-to roof supported by half timber trusses, trenched purlins and rafters. The floor within is concrete.

4.3 Photographic Record

There follows a photographic record of the building with supporting captions describing elements of significance and interest. The location and direction of each photo is shown on figure 3 below.

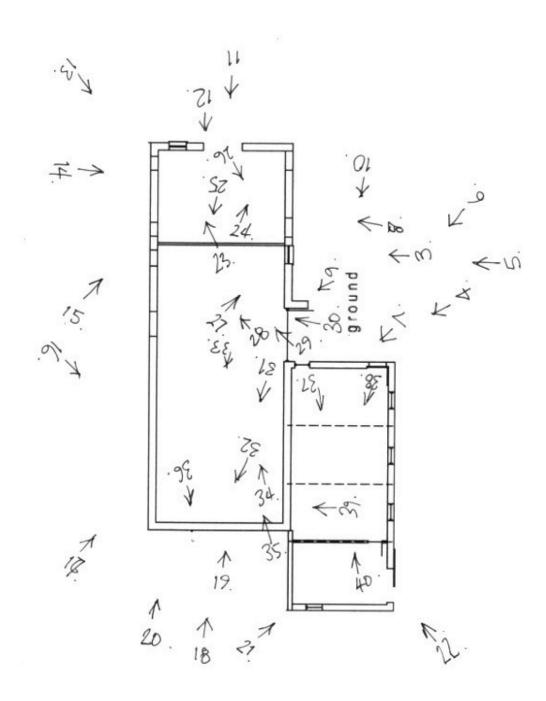


Figure 3. Location plan of photographs



Figure 3. Front elevation showing the extension bay to the right and cart entry to the left. Note the quoins showing the extent of the original barn immediately to the left of the blocked door. The blocked door was the entry to a former feed passage of a shippon in the ground floor of the extension. The half blocked door to the right was a former drain passage; that to the left was probably a combined feed/drain passage access beneath a loft



Figure 4. Front elevation showing brick shippon addition and cart entry door. The tow doors to the shippon addition gave access to feed (right) and drain passages (left) with the window to the front wall illuminating the interior space. The provision of a window to a purpose built shippon indicates construction in the later nineteenth century period (or after) when developments in husbandry brought light and well-ventilated cattle sheds as opposed to the tradition for dark, 'snug' spaces.



Figure 5. Broadened view of front elevation



6. Shippon extension (with silos)



7. Detail of shippon extension brickwork, doorways and stone detailing



8. Detail of abutment joint between original building (left) and extension. Note also the upper brickwork showing how the barn has been raise din height



9. Detail of cart entry porch to front elevation



10. Right elevation of shippon extension



11. North eastern gable wall (extension bay) with inserted wide opening at ground level, pitching door to the loft above and owl hole to the apex. The window to the right is an insert, having brick rather than stone reveals.



12. Detail of north eastern gable apex, showing owl hole and upper brickwork



13. The barn viewed from the north with the full bay extension to the left foreground. The remains of plaster to the rear elevation indicate where a twentieth century lean-to addition has been removed. This addition is thought to have been a shippon.



14. Rear elevation – extension bay. The ground floor window illuminated a former drain passage to the shippon within,. This faces a blocked door to the front as shown earlier



15. Rear elevation centre part with blocked door to the left of the ranging pole. As seen better to the inside (later) this door is in fact contained within what was originally a large cart entry opposing that to the front elevation. The brickwork at upper level on the shot shows the width of the cart entry.



16. Rear elevation – central and south western end



17. Rear elevation – south western end with part-blocked former window which formerly illuminated an original shippon feed passage within the barn.



18. South western gable end with remains of demolished adjoining structure (C20th). Brickwork at the head of the wall again shows how the building has been raised. Note also the apex owl hole



19. Detail of the apex to the south western gable



20. South western gable – lintel to the right of the poll shows the position of a former blocked window (visible also to the interior – see later)



21. South western end of the brick shippon extension with end window. Note also the upper pitching wall to the rear wall which shows former connection between the shippon and the demolished structure against the gable (presumably used for storage and passage of feed)



22. Front elevation of the shippon extension showing inserted/widened cattle door to the south western end.



23. Extension bay looking to end gable. Note the drain channels to the floor that show the interior of the shippon was re-arranged to have cattle stalls facing the front and rear walls having formerly been arranged facing the main barn (as indicated by the perimeter doorways). Note also the beam carrying the loft floor above. It is presumed that this floor was raised in height when the roof level was raised (as described elsewhere)



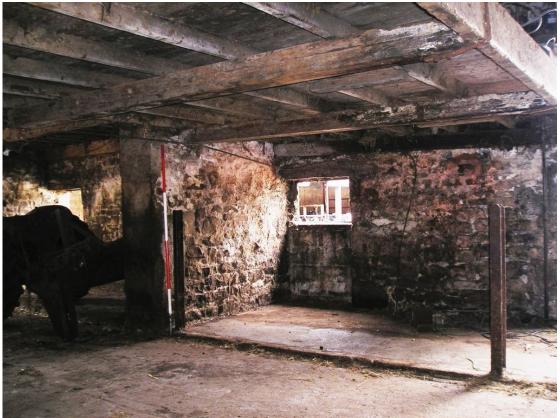
24. Alternative view of the extension interior



25. reverse view from within the extension bay looking into the main barn, showing doorway formed in former gable giving access between the two parts



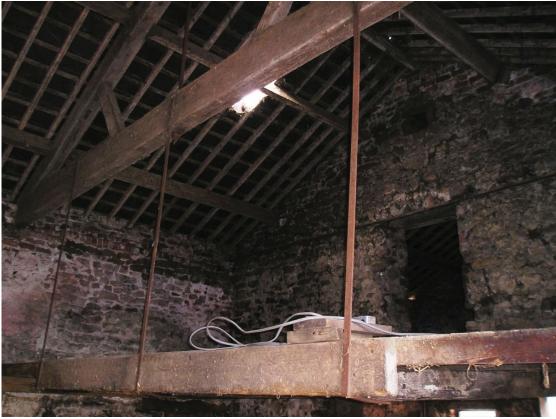
26. Extension bay looking to altered openings to the front wall



27.Original barn, beneath the loft to the north eastern end with opening through to the extension bay blocked door central. The loft floor is a replacement positioned above the level of the original structure



28. Reverse view of shot 27 looking to the rear



29. View onto the loft (not safe for full access) showing straps supporting end beam by hanging connection to roof truss. The door is the former gable pitching door, now giving access to the extension loft (not accessible)



30. View into the original barn through the front cart entry



31. View into the south western end of the barn from the cart entry



32. Inner face of south western gable showing built in timbers and blocked former window. The horizontal timber is possibly the bearing for former loft beams



33. Roof truss with iron post and trenched purlins.



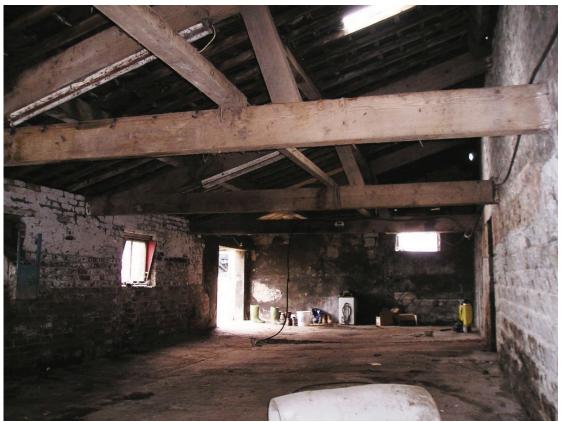
34. Alternative view of truss. The trusses are presumed to be C19th replacement installed when the roof level was raised.



35. General view of barn interior from south western end



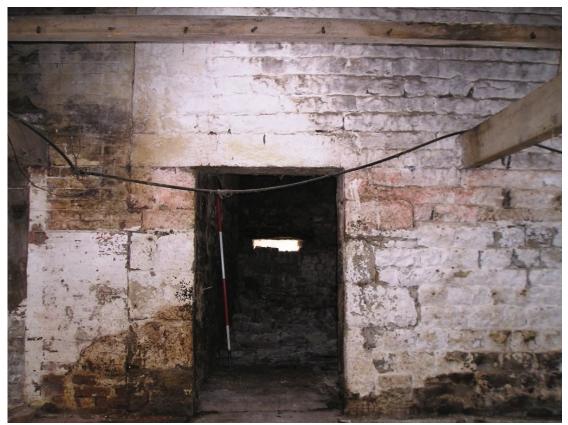
36. Detail of timbers built into the gable (see 32). The main piece is a lintel of a blocked window with a cut out channel showing that it has been re-used



37. Interior of the shippon addition showing half trusses



38. Alternative view of shippon interior



39. Shippon addition – view of door into main barn



40. Shippon interior

5.0 INTERPRETATION

Map research reveals that in the middle part of the nineteenth century the farmhouse and barn existed on the site of what was then entitled 'Butlers Arms' (first edition Ordnance Survey map of 1840-3). Whether this name in fact relates to a former inn rather than a farm has not been verified, however since the route of what is now the A6 formerly ran as a continuation north of what is now the access road to the farm gives added cause to speculate that an inn once occupied the site. Re-routing of the road in the twentieth century saw the A6 bypass the farm to the west.

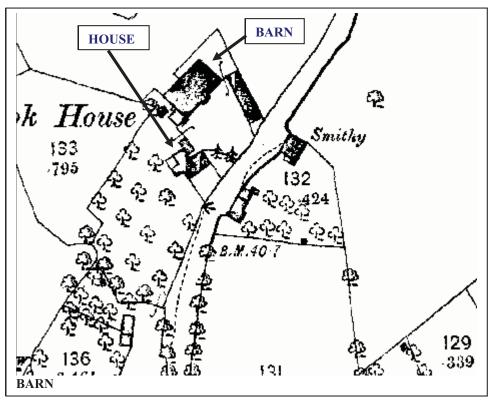
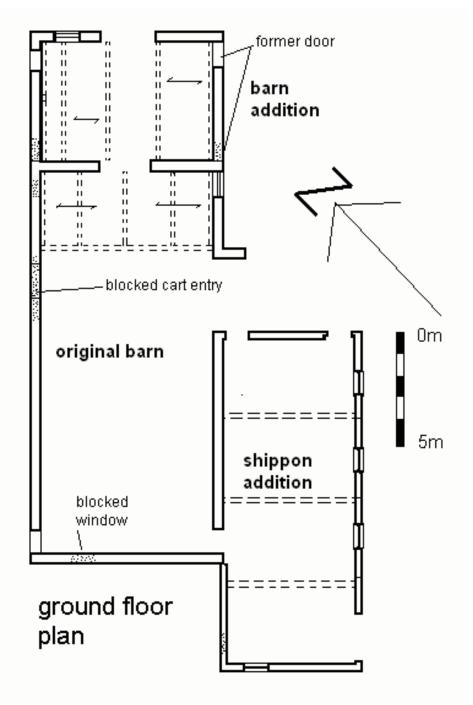


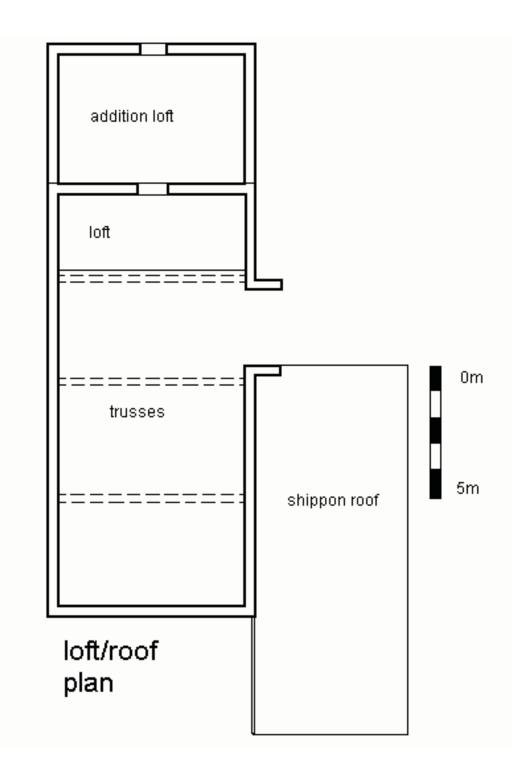
Figure 43. Extract of 1893 OS map showing the former route of the main road together with the house and the barn

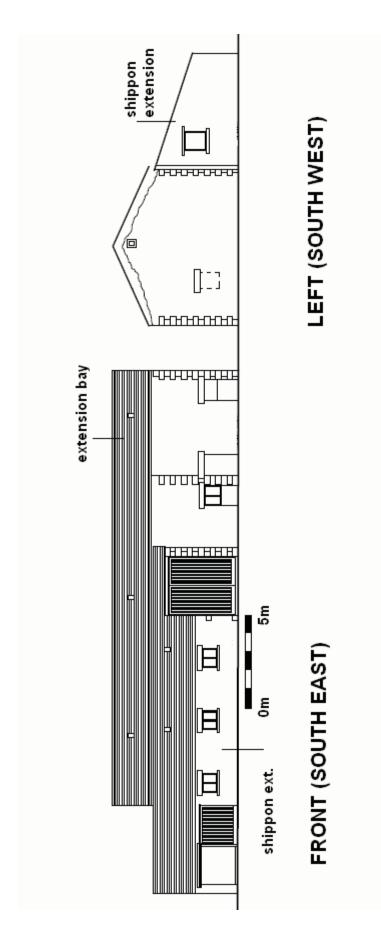
The map of c.1843 9six inch scale) is of too small a scale to deduced the exact footprint of the house and barn at this time, whereas the larger scale first edition of the OS map from 1893 (twenty five inch scale) gives a clearer indication of the layout towards the back end of the nineteenth century, as shown in figure 43. This later map appears to predate the arrival of the brick shippon addition to the front of the barn: the proportions of the plan, though, seem to conform that at this time the single bay addition to the north east already existed. Some stylistic similarities between the addition and the farmhouse (notably the grooved tool marks upon the large quoin

stones to both buildings) suggest that they might have been built at similar times, and in this the architecture of the house indicates a possible construction during the early part of the nineteenth century. That said, there are elements of the house, in particular the compact rear left outshut, which could well date from much earlier and which might in fact offer better evidence as to the age of what has been described thus far as the barn's original part. The height of the door openings to the barn offer further evidence in this regard, and on the experience of the author there is sufficient cumulative evidence to deduce that the barn dates back to the eighteenth century.

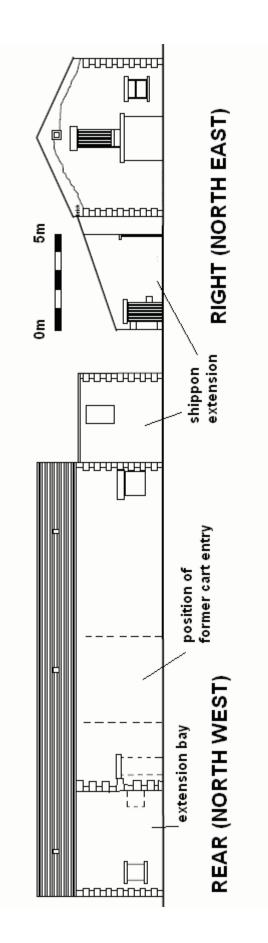
Throughout the photographic and descriptive record mention is made of former function. Interpretation of the physical evidence is key in this interpretative exercise, as is knowledge of and comparison with buildings of similar age and type in the local. The barn at Butlers Arms Farm displays many characteristics that are common to other similar buildings in the area, with the arrangements of shippons and associated feed/drain passages and lofts above being particularly typical. In all, and including additions, it would appear that the barn accommodated no less than four separate areas for cattle housing, three of which (to the main part) having had storage lofts for feed etc. above. In essence the extension of the original structure was undertaken in each instance in order to increase capacity, and this expansion almost certainly responded to increasing demands on dairy production at the time of the industrial revolution (and associated population increase). Evidence of such expansion during the nineteenth and early twentieth centuries can be seen at many farms across the region, and in this regard Butlers Arms Farm represents a fairly typical farmstead of that era.



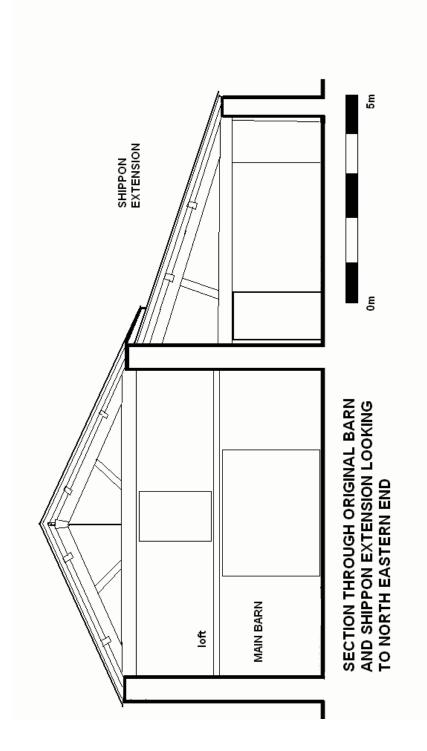




ELEVATIONS



ELEVATIONS



SECTION