

Historic Building Record

**Old Crookhey Farmhouse,
Garstang Road, Cockerham,
Lancaster**

NGR SD 4715950678

Prepared by
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January 2009

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Architect)

1.0 SUMMARY

The farmhouse at Old Crookhey Farm, Cockerham, is a substantial neo-classical double-fronted, double-pile house (with rear wing) principally rebuilt in the mid to late C.18th on the site of an older, smaller house, probably dating from the C17th. The building is grade II listed and sits alongside other farmstead buildings – barns, stables etc – which have quite recently been converted as dwellings. When rebuilt in the C18th, was in fact not a farm but the dwelling of one John Gardner (a gentleman) whose family were significant landowners in the area at the time. The house and surrounding land was later let for farming purposes in the early to mid C19th and was altered to form a separate dwelling within an extended wing at the rear back end of the C19th. Old Crookhey Farm (as it is now known) became part of the Crookhey Hall Estate (est. 1874), an estate established by the son (Col. CH Bird) of John Gardner's daughter Elizabeth.

Having fallen into a state of disrepair, the vacant house at old Crookhey has recently been purchased with a view to renovation and modernisation. This work will involve repair and some replacement of the existing fabric along with minor interior alterations. In order to better assess these proposals, the planning department of Lancaster City Council, have requested that an historic record and assessment of the building be undertaken and included as an element of the Listed Building Consent application for the proposed works. This document represents the assessment/record, offering written, photographic and drawn depictions of the house along with interpretative commentary upon evidence of past usage and historic development. Research in this instance has been conducted with kind assistance from Lancaster City Council's senior Conservation Officer, Mr Stephen Gardner, whose in depth knowledge of the area has proven invaluable in the investigative process.

January 2009

2.0 INTRODUCTION

2.1 Purpose and Format

This record has been prepared as part of a Listed Building Consent application submitted to Lancaster City Council. The format of the document follows guidance contained in the English Heritage Publication 'Understanding Historic Buildings: A Guide to Good Recording Practise' (February 2006) and is in accordance with the methods of recording required by Lancashire County Council's Environment Directorate. More specifically, the document responds to consultations with Stephen Gardner, Senior Conservation Officer at Lancaster City Council, who has advised as to the nature and content of the material needed to supplement the LBC application (drawings etc.). The full details of the proposed works are listed in appendix B of this document.

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 December 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 47159 50678 and is situated on the western side of Garstang Road and immediately to the north of the River Cocker at Crookall Bridge. The village centre of Cockerham is two thirds of a mile to the north.

3.2 Site Description

The farmhouse is a detached building which fronts the main road to the east and has u-shaped drive with access gates north and south. There are hardstandings to the south (left) and west (rear) of the house. To the north there is a boundary with an adjacent field. To the south, a further site access drive leads to a series of converted barns (now dwellings). A site plan is given in figure 1.

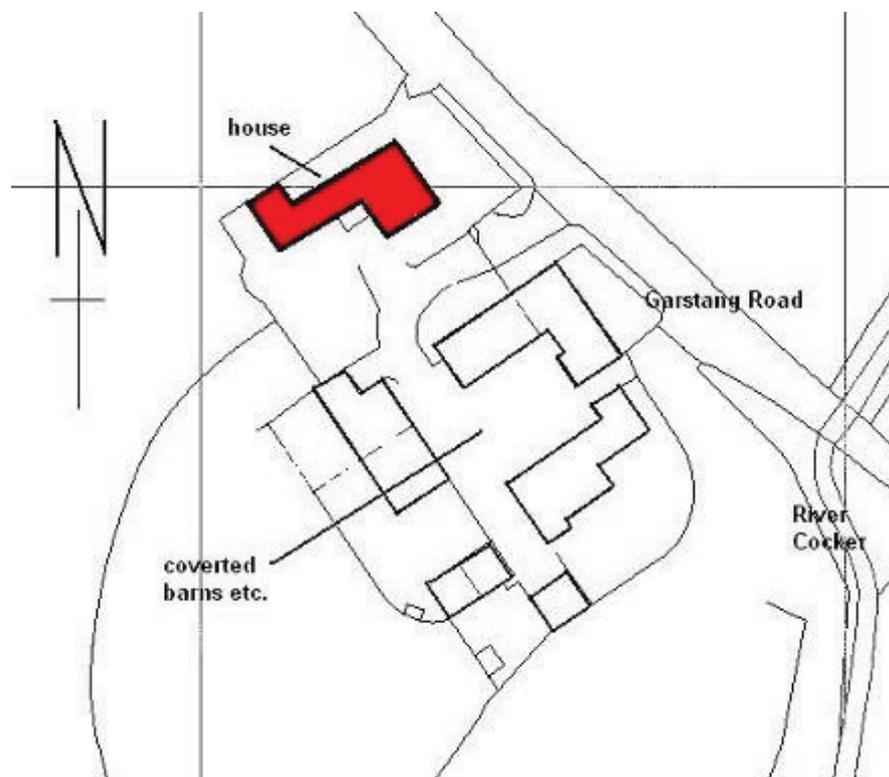


Figure 1. Site Plan

3.3 Topography

The building sits in a flat rural landscape in an area predominated by agricultural fields, approximately equidistant from Garstang to the south and Lancaster to the north (each approx. 5 miles away), to north eastern corner of Lancashire's Fylde plain.

3.4 Listing Description

SD 45 SE COCKERHAM B5272

12/70 Crookhey Farmhouse

- II

House, late C18th. Pebbledashed rubble with sandstone dressings and slate roof. Double-pile plan with gable chimneys. A symmetrical composition of 2 storeys and 5 bays with chamfered quoins and an eaves band. Windows sashed with glazing bars and plain stone surrounds. Door has shouldered architrave and moulded pediment

4.0 BUILDING RECORD

4.1 Orientation

The principal front elevation of the house faces the road to the north east, as shown in figure 1.

4.2 Overview - Building Plan and Materials

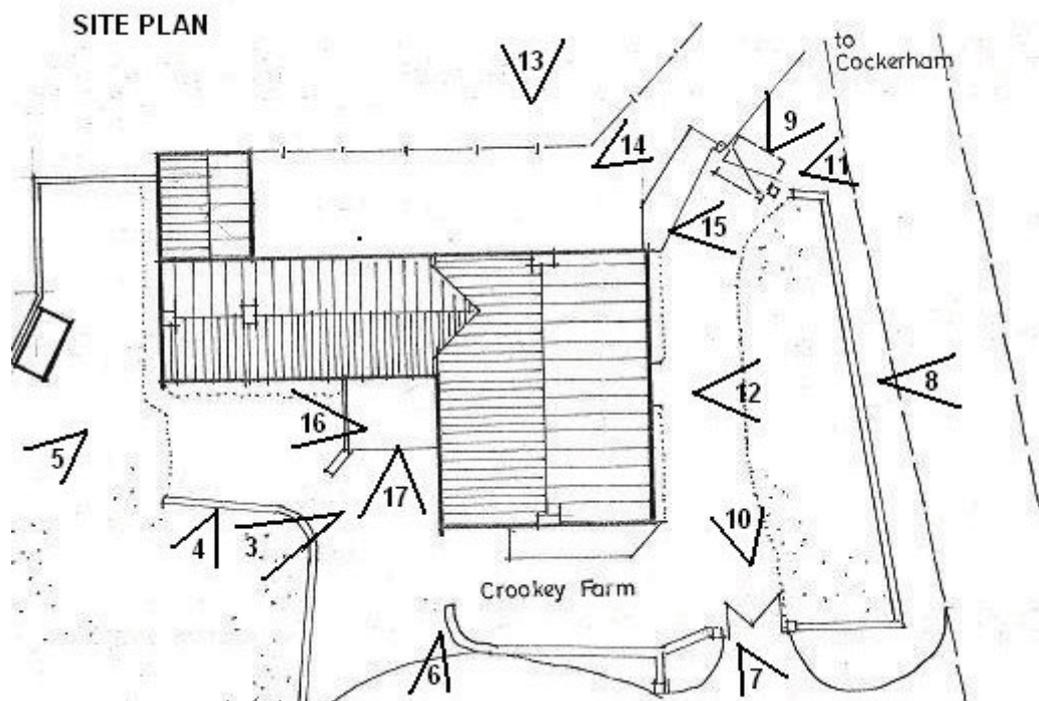
The house is of L-shaped plan comprising a main double-fronted and double-pile part (facing the road) - which has ground, first and attic floors- and a two storey rear wing. The main part has a central principal entry door to the front which enters a central hall with stair to the rear and landing above. Rooms on each floor are generally arranged to the four corners of the building, each room being accessible via the central spine hall/landing space. There is a further staircase to the rear right quadrant of the main part: this appears to have been a servants' stair which continues up to first and attic level. Rooms within the attic were almost certainly used as dormitory space for service staff. The rear wing has a separate entry door to the left elevation close to the wing's junction with the main house part. The wing appears to have been a separate dwelling, as indicated both by the physical evidence (shown later) within the building and census returns (also discussed later) from the C19th.

The house has random rubble perimeter walls with a non-original dashed render finish. The principal front elevation is symmetrical and classically inspired, illustrative of early/mid Georgian period neo-classical architecture. The façade is arranged in five bays with a central entry door (and window above) having a decorative raised stone surround with a shouldered architrave and pediment. Windows to each bay are arranged either side of the centre bay at ground and first floor levels: these have plain raised stone surrounds. The frontage is completed by chamfered rusticated stone quoins. Some windows elsewhere have plain raised surrounds that mimic the frontage. To the rear of the main part there is an entry door with an obscured carved (inverted double ogee?) lintel, adjacent to which, incorporated within the part where main house and wing adjoin, there is an altered mullion window. These features represent evidence of an older house, possibly seventeenth century, which was radically enlarged and altered during the mid to late part of the eighteenth century.

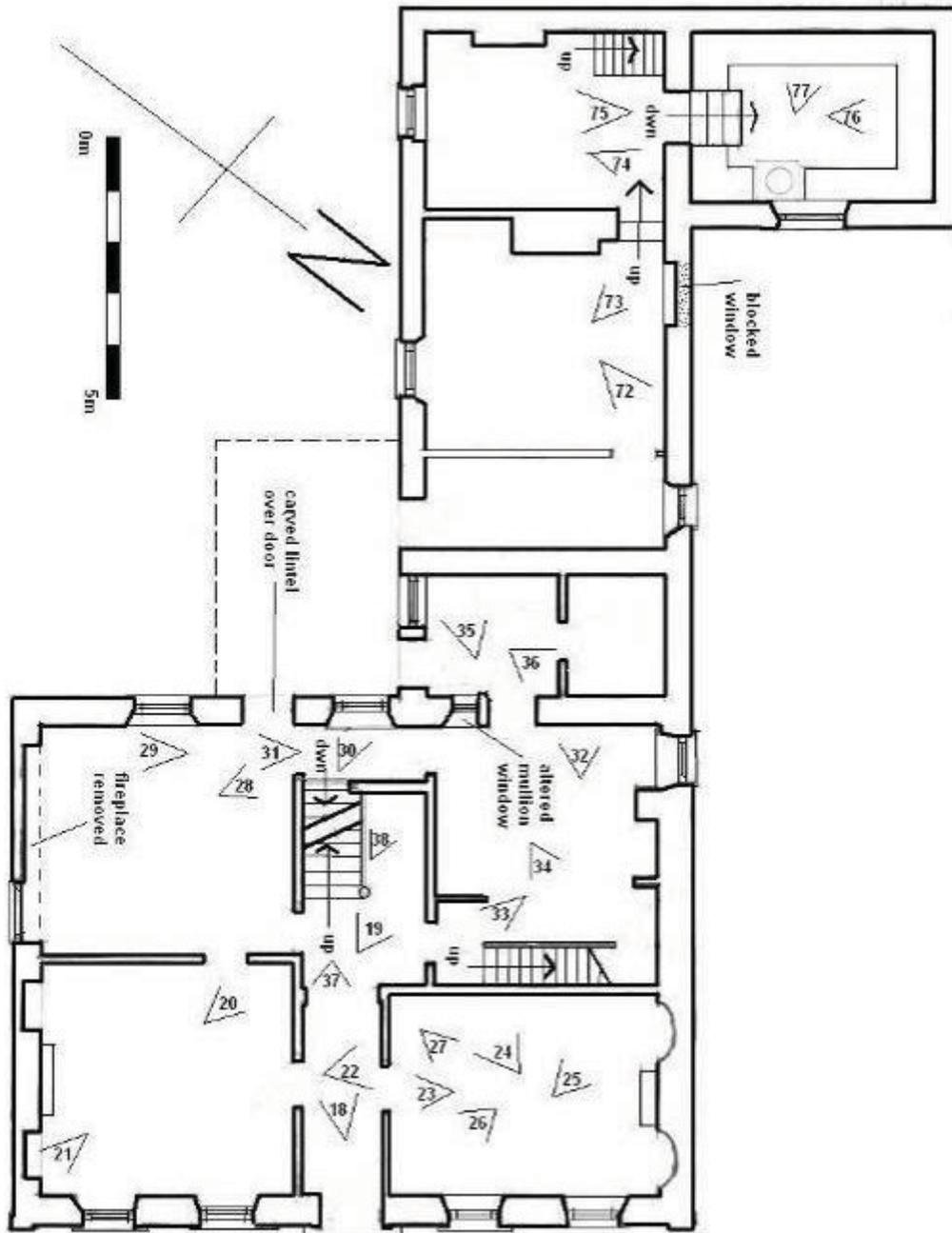
The main and wing parts have gabled roofs of timber construction covered with graded slates. It is believed that former parapets with kneelers were removed from the roof edges during a re-roofing scheme in the latter part of C20th. To the interior the ground floors are solid and upper floors suspended timber (boards on joist). The interior partition walls to the main house are of part loadbearing timber construction (trussed/braced) with plaster and lathe finishes.

4.3 Photographic Record

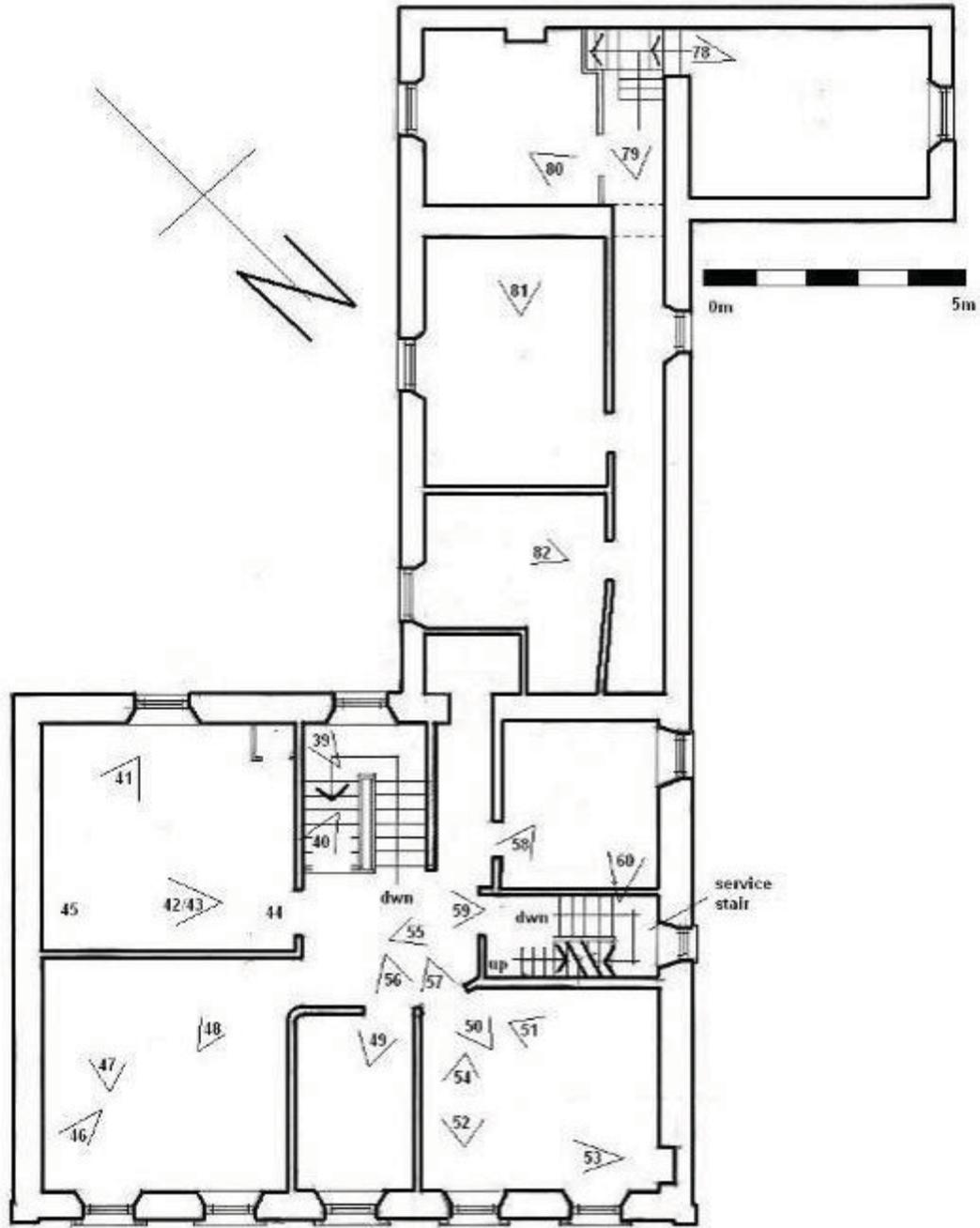
There follows a photographic record of the building with supporting captions describing elements of significance and interest. The location and direction of each photo is shown on figure 2 below.



EXTERIOR PHOTOS



GROUND FLOOR – INTERIOR PHOTOS



FIRST FLOOR – INTERIOR PHOTOS

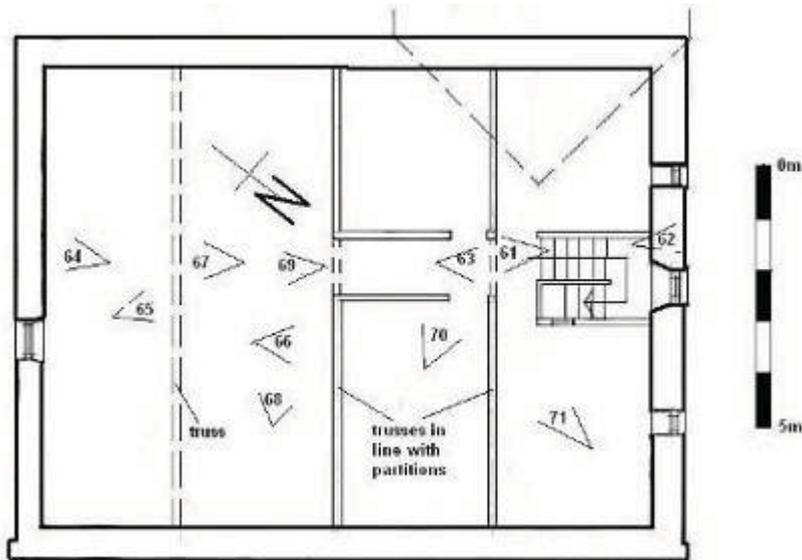


Figure 2. Location plans of photographs



3. Rear elevation of the main part with the rear wing to the left. The lean-to structure at the junction of main part and wing is a timber shelter. This cuts across a tall stair window to the main house immediately adjacent to the intersecting wing. The render finish is not original: it is presumed that rendering was applied to aid waterproofing of the structure, and likewise to the interior the perimeter walls in several locations have been dry-lined



4. Southern elevation of rear wing with main house part to the right. The left window at ground floor was formerly a door (note blocked up wall beneath cill). The applied rendering could well hide evidence of phased addition: for example, it is feasible that the left end bay (to the left of the mid chimney) is an addition, as indicated by the close proximity of two chimneys and load bearing cross wall in the position of the mid chimney.



5. Rear gable of the rear wing with lower projecting addition to the left of the gable.



6. Left gable of main front house part, with ground floor window and attic window. Four flue chimney serving fireplaces to two Ground and two first floor rooms. Remnants of roof edge kneelers Can be seen top left. Rusticated quoins to the left corner of the front Elevation visible to the right of the gable



7. Main house façade and left gable viewed through the southern drive gateway. The drive sweeps in front of the house and exits via another gate to the north.



8. Main façade facing the road. Five bays with central door having pediment and shouldered lintel. The twelve light (six over six) sashes have matching plain surrounds



9. Main façade with right gable and rear wing extending away to the right viewed through northern gateway



10, 11. Detail of gate posts north (left) and south (right)



12. Detail of front façade showing main entrance door shouldered lintel and pediment and plain raised surrounds to the sash windows



13. Right gable of the main front part with tall stair window serving service stair.
Note the two small attic windows serving attic rooms



14. View along the rear wing, north side, with projecting addition housing the cold store/pantry at ground level where the structure is built into the ground



15. As 14, alternative view



16. Rear elevation of main house – detail of obscured carved stone lintel which is a remnant of an older building



17. Left elevation of rear wing showing entry into rear wing (left) and further entry to adjoining short service wing to main house (right). The area is now covered



18. Interior, inner face of main entrance door, nine panel with long wrought hinges and moulded architrave surround



19. Plaster arch between the staircase and main entrance door with fluted pilasters, moulded capitals and keyed arch that continues into the cornice moulding above. The visible doorway enters the front left main reception room (see 20)



20. Front left ground floor reception room with window seats and panelled shutters



21. Front left reception room, looking to hall door (right) and door through to kitchen (left)



22. Detail of vented six panel door and surround leading into front left room – This is illustrative of other doors at ground and first floor level



23. Front right reception room looking to fireplace with niches to the right wall. The neo-classical fireplace surround (painted wood) is unlikely to be an original feature



24. Front reception room looking to front right corner showing fireplace niche and window seat with panelled shutters



25. Front right reception room – window seat (left) and plain apron (right) to tall window openings. Note also moulded plaster cornice (see later)



26. Plaster rose detail (front right reception) – modern papered finish



27. Plaster cornice and ceiling relief detailing – modern ceiling paper



28. Rear left ground floor room to main house, now a kitchen. Former chimney beneath the decorative stove hood has been removed and a beam bulkhead inserted.



29. Door from kitchen to understair area which then leads to service part (rear right of the main house part)



30. View down beneath main stair to low cellar/undercroft area



31. Understair – door right heads to cellar, door to the centre (blocked by shelving etc) leads to service wing. Landing above.



32. Rear right room of main house (ground floor). This is presumed to have been the original kitchen stair leading up out of the room to the attic.



33. Rear right 'kitchen', showing chimney breast (boiler inserted) on outside wall



34. Rear right 'kitchen', looking through door out to the rear to an adjoining space that forms the commencement of the rear wing. The door left is that that enters the room from the understair area, above which there is evidence of former mounting panel for servant bell system. The window is an altered original stone mullion window part of which now is the door (centre)



35. Detail of former mullion window, double recessed and chamfered, altered to form doorway (left) as discussed above (34) and viewed from within the rear space adjoining the kitchen. This wall was presumably an exterior wall before the construction of the rear wing



36. Rear space (in wing) adjoining rear right kitchen, looking to window which looks out to space covered by rear wooden canopy



37. Foot of main stair leading to first floor of main house



38. Detail of joinery to main stair – here showing spiral balustrade at ground floor level



39. As 38, showing first half landing



40. Joinery to main stair and first half landing



41. First floor (main house) – rear left bedroom showing rear window with panelled surround and apron



42. Rear left bedroom at first floor level – detail of typical L-shaped hinge to six panel door



43. As 42, showing ironmongery to door



44. Rear left bedroom – view into room from door



45. as 44, view to rear right corner and built in panelled cupboard



46. Front left bedroom, looking back to entrance door with swept corner



47. Front left bedroom, detail of window with panelled apron and panelled splayed reveals



48. Two windows to front wall of front left bedroom, the left of which having a window seat



49. View into narrow central front first floor room with window seat and panelled reveals



50. View into front right bedroom, showing recess cupboard with six panel door having square mid rail panels and two windows one with window seat



51. Front right bedroom, detail of typical joinery – architrave and skirting



52. Front right bedroom – detail of window with window seat



53. Front right bedroom – built in cupboard, scalloped edge shelves and drawers with historic ironmongery



54. Typical six panel door to rooms off first floor landing



55. First floor, landing showing doors to front centre bedroom (left), front left bedroom (centre) and rear left bedroom (right)



56. First floor landing – head of staircase



57. As 56, showing top of stair window and also door (left) into altered bathroom/wc to rear right corner of first floor accommodation



58. Bathroom to rear right corner (mentioned to 57 above)



59. Rear service stair viewed through door off main landing showing stair flight up from rear right kitchen and flight up to attic rooms



60. Detail of plain treatment to service stair joinery



61. Full height stair window to service stair from attic landing



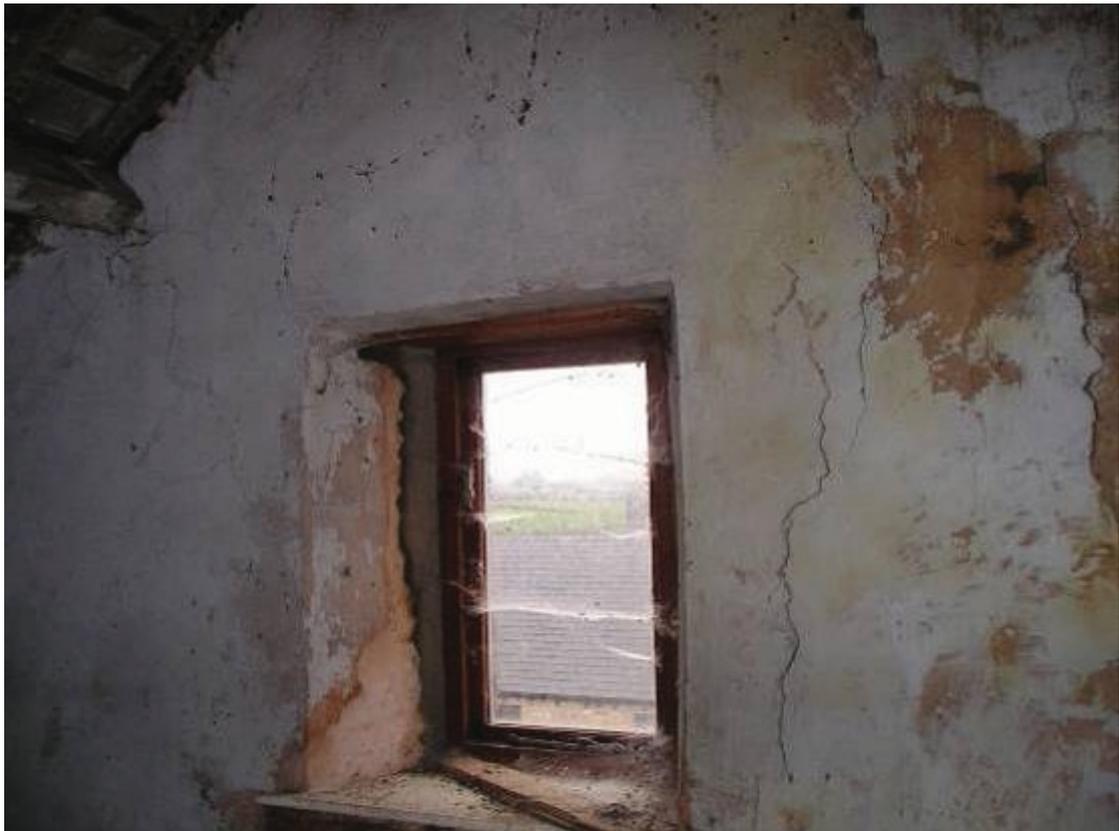
62. View into attic from service stair



63. Main house attic – typical lapped truss principal joint at apex and trenched purlins



64. Attic – simple truss with principals, trenched purlins and upper brace to which uprights show how a partition was formerly lined to provide division along the line of the truss



65. Attic window looking south



66. Truss detail, again showing uprights and applied decorations showing former partition forming attic bedrooms



67. Southern end of the attic showing remains of partition decoration to truss in foreground and partition formed along line of truss distant with corridor leading to service stair



68. Typical view of principal and purlin detail to lower roof voids



69. View along attic corridor towards service stair (remains of reed ceiling noted head of partitions)



70. Attic room to front right



71. As 70, showing general arrangements of roof timbers



72. The remaining interior shots are of the rear wing. Here the front most ground floor room with chimney



73. Front most ground floor room with inserted partition left forming entry corridor into separate rear dwelling



74. Rear ground floor room showing blocked wall beneath cill (former door) and fireplace to the rear wall of the wing (right)



75. View into rear right pantry/cold store with stone perimeter shelving



76. View out of cold store, looking up short flight of stone steps to rear room of rear wing



77. Old boiler in rear cold store



78. Room over cold store



79. First floor landing corridor to rear wing



80. Rear bedroom (rear wing)



81. Exposed roof where ceiling has collapsed in rear wing showing braced truss with trenced purlins



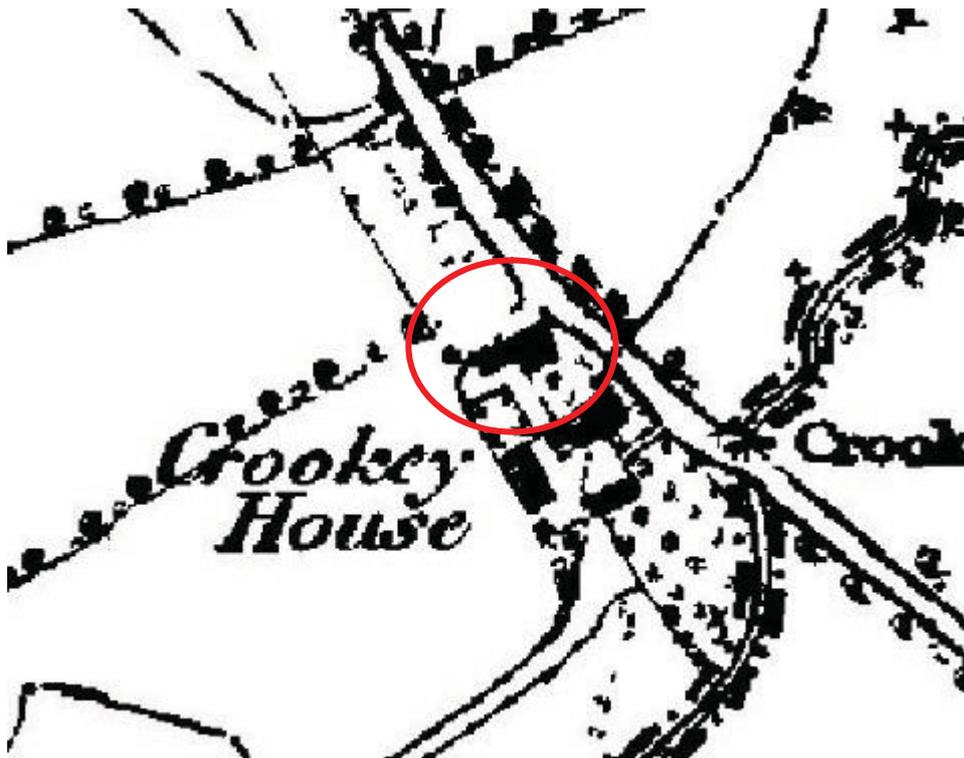
82. Typical first floor ledged board door to rear wing

5.0 INTERPRETATION

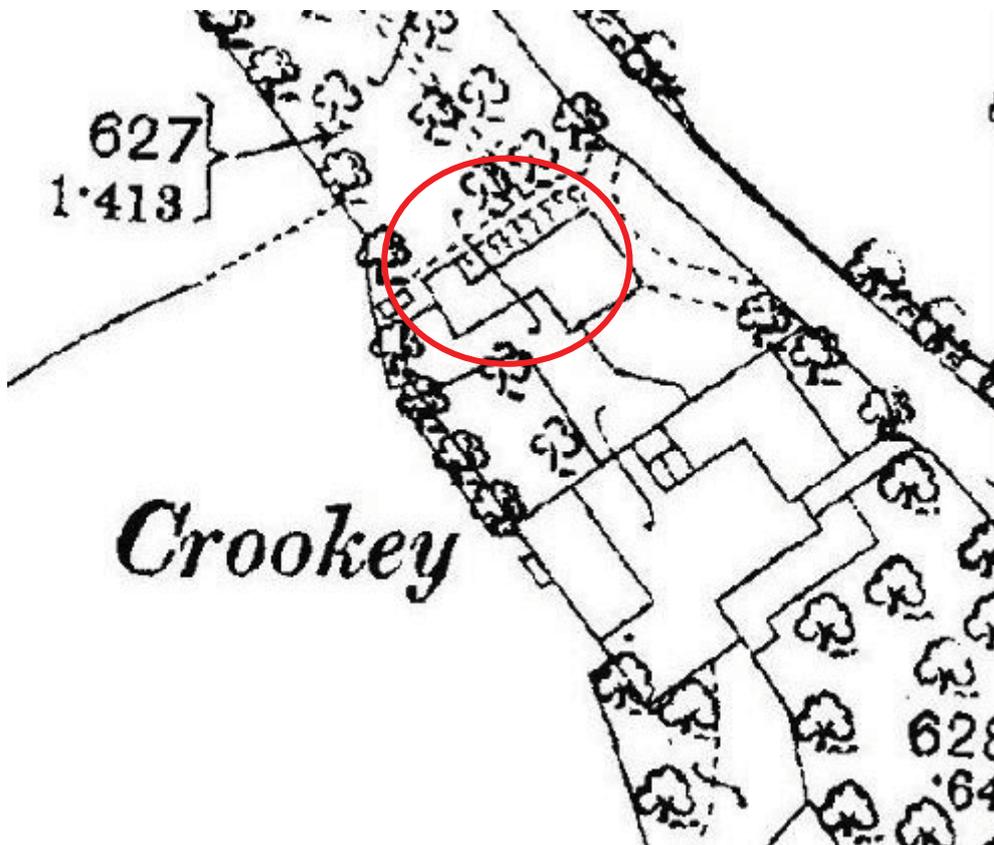
Map evidence reveals the existence of Crookhey in 1786 (Yates map of Lancashire) as shown in figure 83. Called 'Crookey' at this time, the site is also later depicted on the first edition six inch scale Ordnance Survey map of c.1842 ('Crookey House' – see figure 84) and then in the 1890's on the first edition twenty five inch scale (figure 85). Whereas the 1786 map offers very little detail in terms of plan layout, there seems no evidence of a rear wing. The later clearer maps depict development over the latter part of the nineteenth century and thus show that the wing to the rear was built between 1786 and 1840 and was extended during the period 1840 - 1890. Between 1786 and 1840 detail emerges of farm buildings: although it is possible that the farmstead existed but could not be clearly shown on the small map of 1786, those farm buildings that exist now on site (converted for domestic use) seem unlikely to date from the eighteenth century and, thus, there is good cause to suggest that the farmstead developed during the early years of the nineteenth century.



83. Extract of Yates' Map of 1786 showing 'Crookey' to the centre of the picture, with no evidence of a rear wing



84. 1840s OS map extract showing shorter wing than is now present. Farm buildings are also shown which confirms the site is now used as a farm (also confirmed through census research discussed later)



85. extract of 1890's OS map showing additional end section on rear wing

Given the combination of map evidence and the neo-classical features of the double-fronted and double-pile house, it seems highly likely that the ‘main’ house (i.e. the front part) was principally built at some time during the mid to late eighteenth century. This timeframe sits well with the analysis of rural house development by the likes of Brunskill¹. According to Brunskill, Crookhey would relate more to the double-pile ‘large house’ than the double-pile ‘small house’ typology, since it possesses a designated central entry hall, larger rooms (contained within a wide 5-bay plan), extensive use of architectural decoration and, perhaps most crucially, a service stair in addition to the main central staircase. The very presence of this staircase, which offers direct access to the attic rooms via the rear right service quadrant of the ground plan, shows that the house was designed to accommodate a number of servants including, possibly but by no means certainly, agricultural labourers/gardeners etc. What seems more certain is that a house of such status built in the late C18th period was unlikely to be that of a mere farmer, but more probably for a gentleman, or perhaps a ‘gentleman farmer’. Further research in this regard has revealed good evidence that Crookey was indeed the house of a gentleman, as discussed below.

Various sources suggest that Crookey was the long term residence (in various guises) of the Gardner family. This is best illustrated by documentary records from the late eighteenth century held at Lancashire Record Office² which exists primarily on account a marital connection of the Gardner family with the Parkinson family (originally of Fairsnape), the Parkinsons being a very important family of the region whose history is documented by Richard Ainsworth (1936)³. A release of land title document dating from 1794⁴ is an example of numerous such documents which states the marital connection: “*John Gardner of Crookey, Cockerham, gent. and Mary his wife (one of the daughters of Henry Parkinson of Woodacre)*”. This shows Gardner to be a land owning gentleman, who died in 1796 and whose dealings in land, alongside his wife, are well documented in archive records. The Gardners’ connection with Crookey may go back as far as the early C17th, prior to which there are reported (unsolicited) connections of Crookey with one Edward Barben (1636). This fuels

¹ RW Brunskill, *House and Cottages of Britain*, Gollancz 1997

² Archive Ref: DDX1695 - Records of the Blindhurst and Fairsnape Estates in Bleasdale, 16th-19th centuries

³ R Ainsworth, *The Old Homesteads of Accrington and district*, 1936

⁴ Archive ref: DDX1695/22

speculation, as covered within the earlier record, that a much older house existed on the site of the grand Georgian house, evidence of which exists in the form of an ornate carved lintel and chamfered mullion window to the rear elevation of the building. These features could well have been part of an early seventeenth century house, although such a house would almost certainly been of far less grand a scale and probably connected with farming⁵.

The exact date when the main house as it exists today has not been revealed in the course of this research, although an interesting possible link with a house that shares many similarities with Crookhey has been made, as first suggested by Stephen Gardner of Lancaster City Council (see appendix C), with Gunnerthwaite House, near Borwick. The listing description for this house is given below:

ARKHOLME-WITH-CAWOOD

SD 57 SE

4/5 Gunnerthwaite Farmhouse

4-10-1967

II

House, late C18th. Sandstone rubble with slate roof. Double-depth plan. 2 storeys with attic, 2 bays. Windows sashed with glazing bars and plain stone surrounds. Door, between bays, has plain stone surround and Tuscan porch. Gable chimneys. Rear (north-west) wall, facing farmyard, has one bay at the left which has sashed windows with glazing bars and chamfered stone surrounds. To their right is a stair window which has a plain stone surround with round head, keystone and impost blocks, and is sashed with Gothick glazing bars. To the right on the 1st floor is a window similar to those at the left. Below is a doorway reached by 8 external stone steps with nosings. It has a plain stone surround with semi-circular head, is flanked by Doric pilasters, and has an open pediment. The door has 6 raised and fielded panels and the tympanum has tracery decoration. Interior. The right-hand front room has a dentilled plaster cornice and a

⁵ Archive ref: DDO 1/41 (1708) refers to a "Lease for 3 lives at £1.4.0 rent: for £120: John, Lord Haversham, to Edward Barben of Cockerham, yeoman -- messuage at Crookey called Barben's Tenement (24ac.) with mossdales in Lathwate Moss -- for lives of E.B., Alice his daughter, and Richard son of James Mason of Forton, yeoman"

ceiling panel over the window with a head and leaf decoration. Between the main front room and the stair hall are panelled doors in a doorcase with fluted pilasters and round fanlight with Gothick glazing. The dog-leg stair has an open string, ramped handrail, and 3 slim turned balusters to each tread.

Speculation was fuelled in this particular instance by the apparent incongruity of a substantial (although not as large as Crookhey) neo-classically styled mid to late C18th farmhouse which appeared, in terms of the land to which it was attached, at odds in terms of status and location. Parallels were drawn with Crookhey and archival research reveals a link between John Gardner of Crookey and William Taylor (gent) of Gunnerthwaite, both of whom are named on a number of documents pertaining to land bequeathed by Henry Parkinson - the father of Gardner's wife, Mary – which was leased by the Gardners (and later by Mary Gardner after her husband death) to Taylor⁶. These documents establish a relationship which appears more than merely business related, although the exact nature of this relationship has yet to be established. A photograph of Gunnerthwaite House is given below in figure 86.



86. Gunnerthwaite House

⁶ For example, archive ref: DDX 1695/23 15 Feb 1814 – “Release of a moiety of an estate at Fairsnape in Bleasdale, reciting the will of Henry Parkinson of Woodacre Hall, gent., 3 Jun 1794, lease and release, 18/19 Oct 1794 and will of John Gardner, 16 Jul 1796”

In terms of the more recent history of Crookey, records suggest that following the death of Mary Gardner, the then beneficiary of John Gardner's will, John Gardner (junior?) of Sion Hill released the house to one Elizabeth Gardner (John Gardner snr's daughter?) in 1834⁷. It is reported that Elizabeth Gardner went on to marry William Smith Bird, an American, whose son, Col. CH Bird, later built the nearby Crookhey Hall in 1874, a grand dwelling built to the designs of the celebrated Victorian architect Alfred Waterhouse whose more famous buildings included Manchester Town Hall. By the time of Bird's (jnr) death in 1909⁸, Crookhey Hall estate had grown into a significant concern which was later leased to the industrialist Mr HW Carrington in 1920. Carrington's daughter is the well known surrealist painter and novelist, Leonora Carrington, who now resides in Mexico. The estate was eventually sold by the Bird family in 1926: at this time the estate amounted to, "twenty agricultural holdings, fully licensed inn, small holdings, cottages and accommodation lands, Lord of Manorship of Cockerham, the whole extending to about 3282 acres"⁹. Included within this was Crookhey Farm, the subject of this study.

Upon marrying Bird, Elizabeth Gardner (now Bird) is believed to have lived with her husband mainly in Aigburth, Liverpool, and occasionally visiting Crookhey House presumably as a weekend retreat¹⁰. At some time towards the middle part of the nineteenth century, however, the house and surrounding lands appears to have been let as a farm. Census returns from 1851¹¹ reveal that by the mid nineteenth century, what was named as 'Lower Crookey' on the census but what seems to have been named Crookey House on the first edition OS map of c.1840 (the census and map also identify 'Higher Crookey', this being a farmstead established some time between Yates map of 1786 and the OS map of c.1840), was tenanted by one William Yates, "farmer 56 acres, emp(loyer) 4 lab(ourers)", along with his wife, Sarah, a 'house servant', 'assistant' and three agricultural labourers. By 1881¹² what on the census was then called Crookhey Farm, was the home of John Lawson, a farmer of 138 acres. Also under the name 'Crookhey' (it is not clear though whether this relates to the subject site or Higher Crookhey, which incidentally is in fact named 'Barben's'

⁷ Archive Ref: DDX 1695/31 - 12 Jul 1834

⁸ Archive ref: DDPC 2/3

⁹ Sales particulars of Messrs Procter and Birkbeck – archive ref: DDPC

¹⁰ <http://freepages.genealogy.rootsweb.ancestry.com/~rosdavies/DAVIES/LancsCockerham.htm>

¹¹ 1851 census – archive ref: HO 107/2271

¹² 1881 census returns – archive ref: RG11/4261

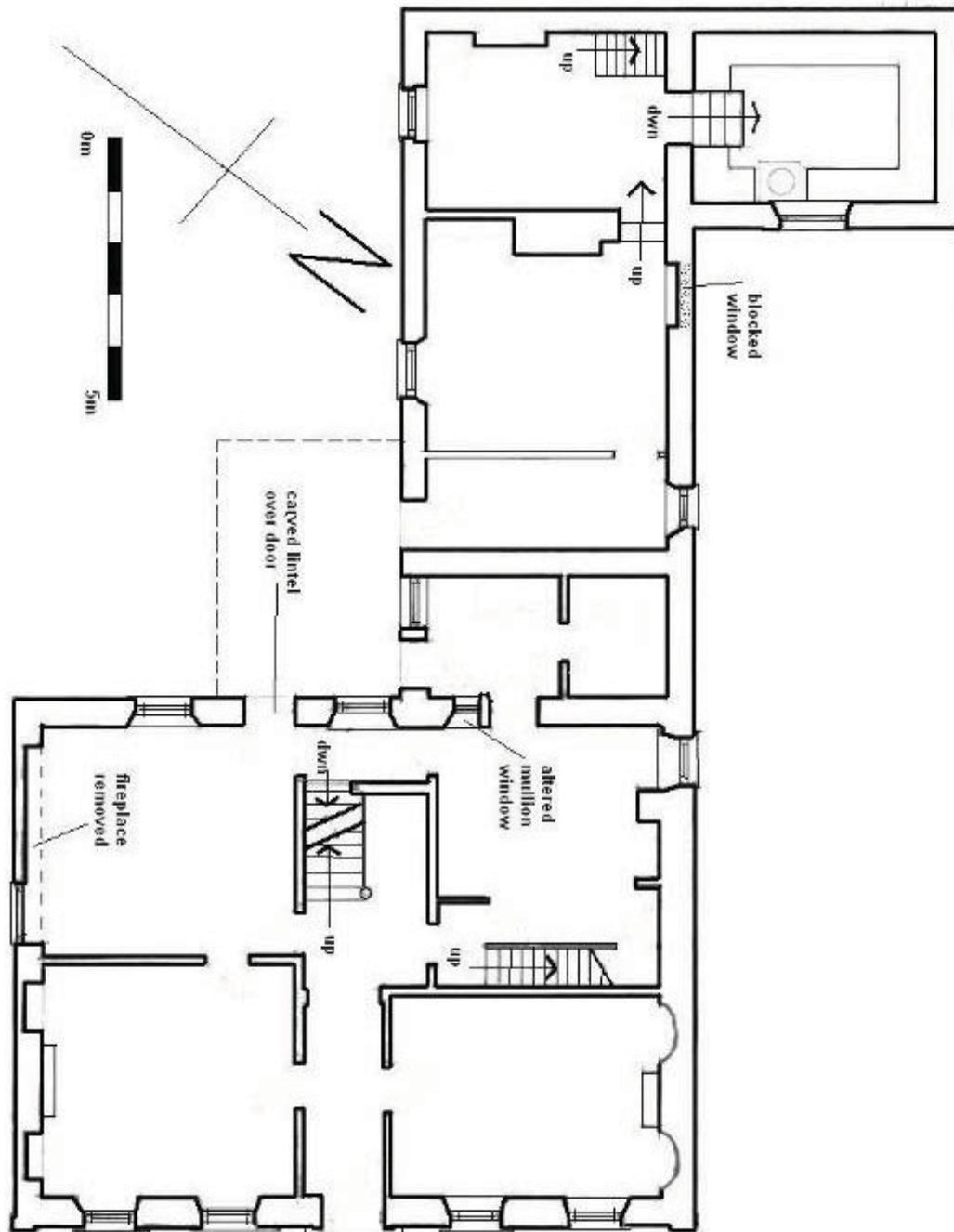
on the 1890's OS map) are two further households, housing a gamekeeper (and family) and a domestic servant, that might in fact be the separate dwelling(s) to be found in the rear wing of the building as it stands today.

As is often the case with the correlation of census returns and contemporary maps it is difficult to properly verify these matters, other than to say that over the second half of the nineteenth century it is clear that farming activity at Crookhey increased, and, perhaps as an attempt to diversify income streams, the tenant farmer at this time may have subdivided what was a large house into smaller tenanted units. Farm expansion followed the trend prevalent at the time, whereby the needs of a dramatically growing population were met by farmers who capitalised upon opportunities, particularly in respect to dairy production. Such activity was doubtless the purpose of those farm buildings that were erected to the south of the house, although recent conversion for domestic use has prevented any detailed interpretation of former function. Further more detailed accounts of all lands which became part of the Crookhey Hall estate are mentioned above.

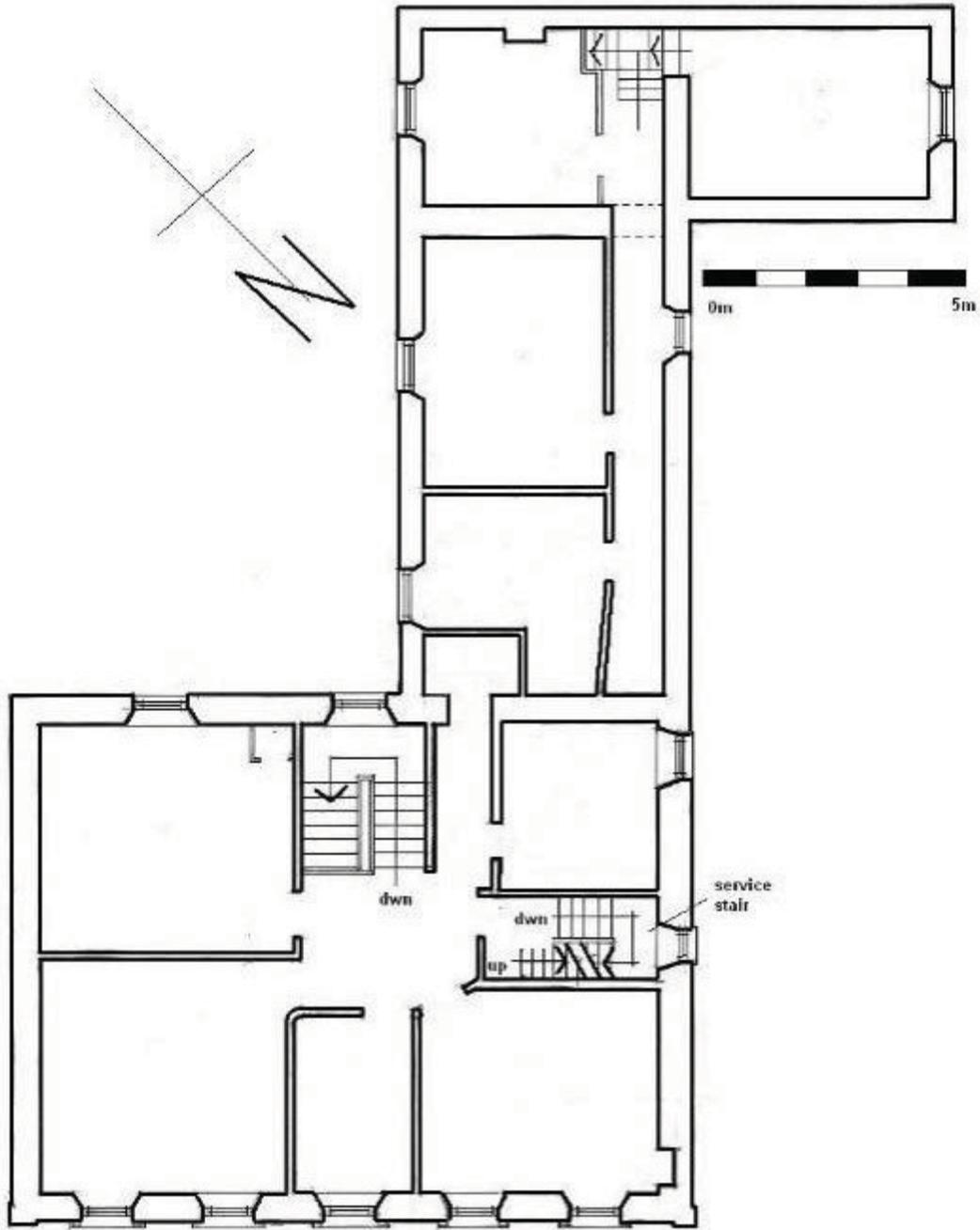
As stated with the Design and Access Statement that partners the Listed Building Consent application to be submitted in 2009 (see appendix B), Crookhey is no longer an agricultural concern and the house has lain vacant for some time. Proposed rehabilitation is a welcome next step for this once grand mid to late C18th dwelling, and it is possible that during the course of repair further details as to the history of the house may be revealed, particularly in respect to the older house which is thought to have formed the basis of what now stands. Should any such information come to light, this will be recorded and added as an addendum to this document in order to supplement those matters already researched and discussed to date.

March 2009.

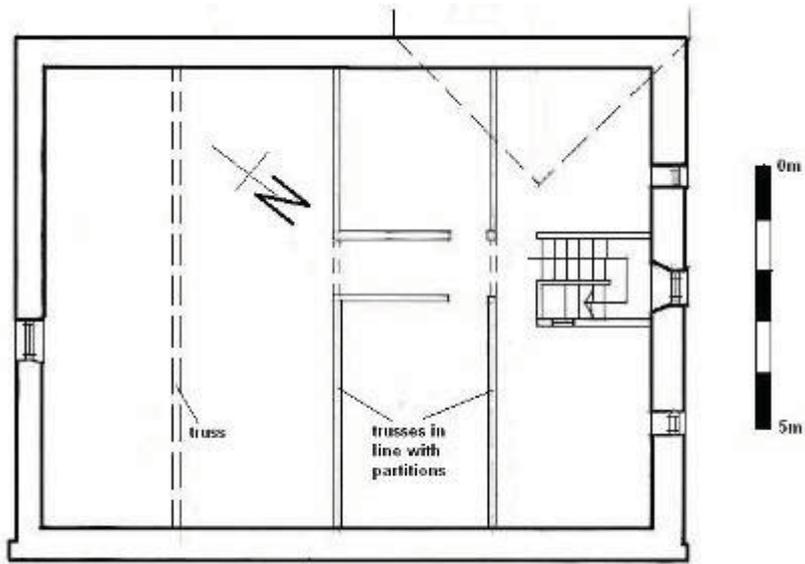
APPENDIX 'A' – DRAWN RECORD



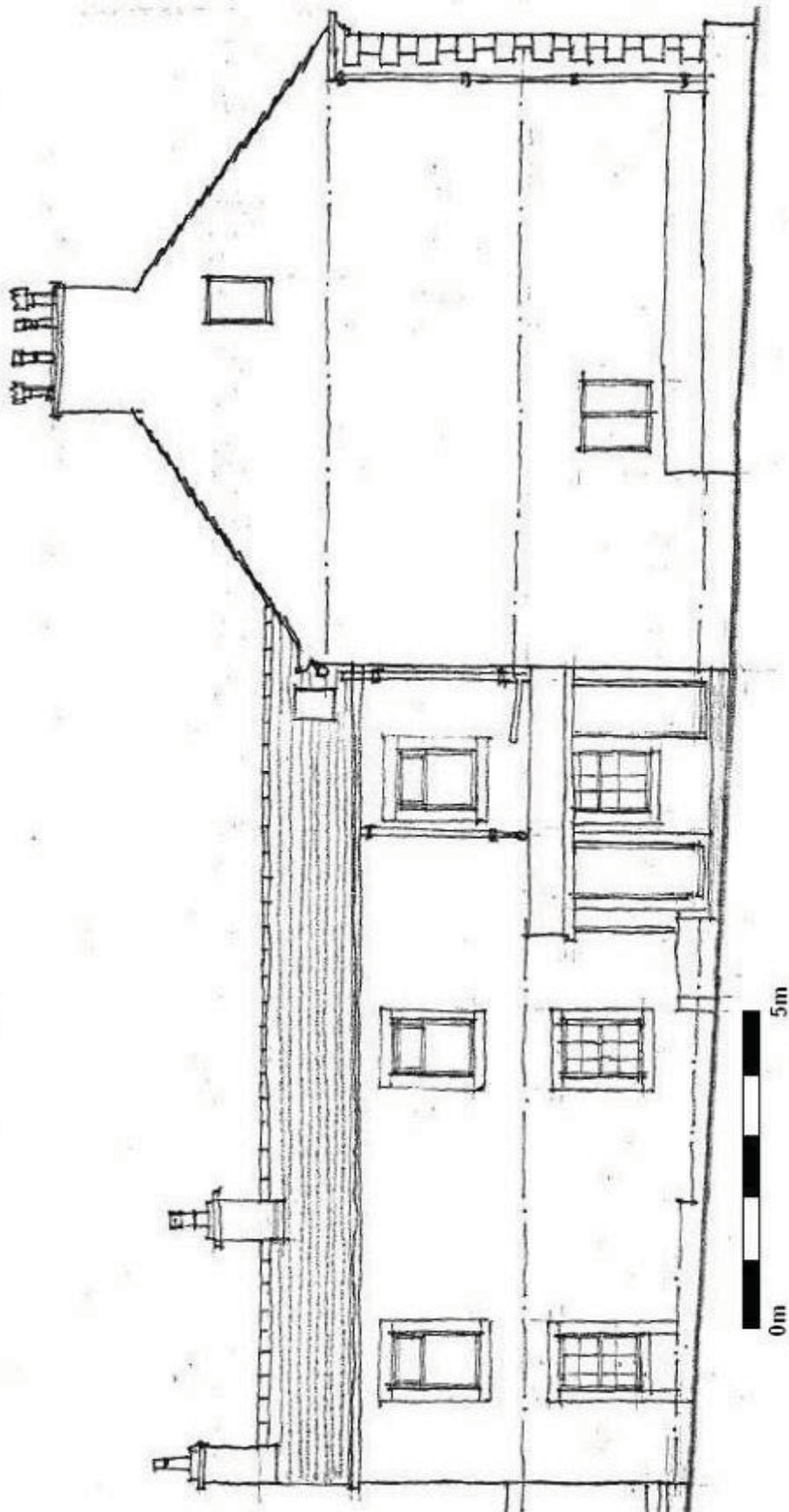
ground floor plan



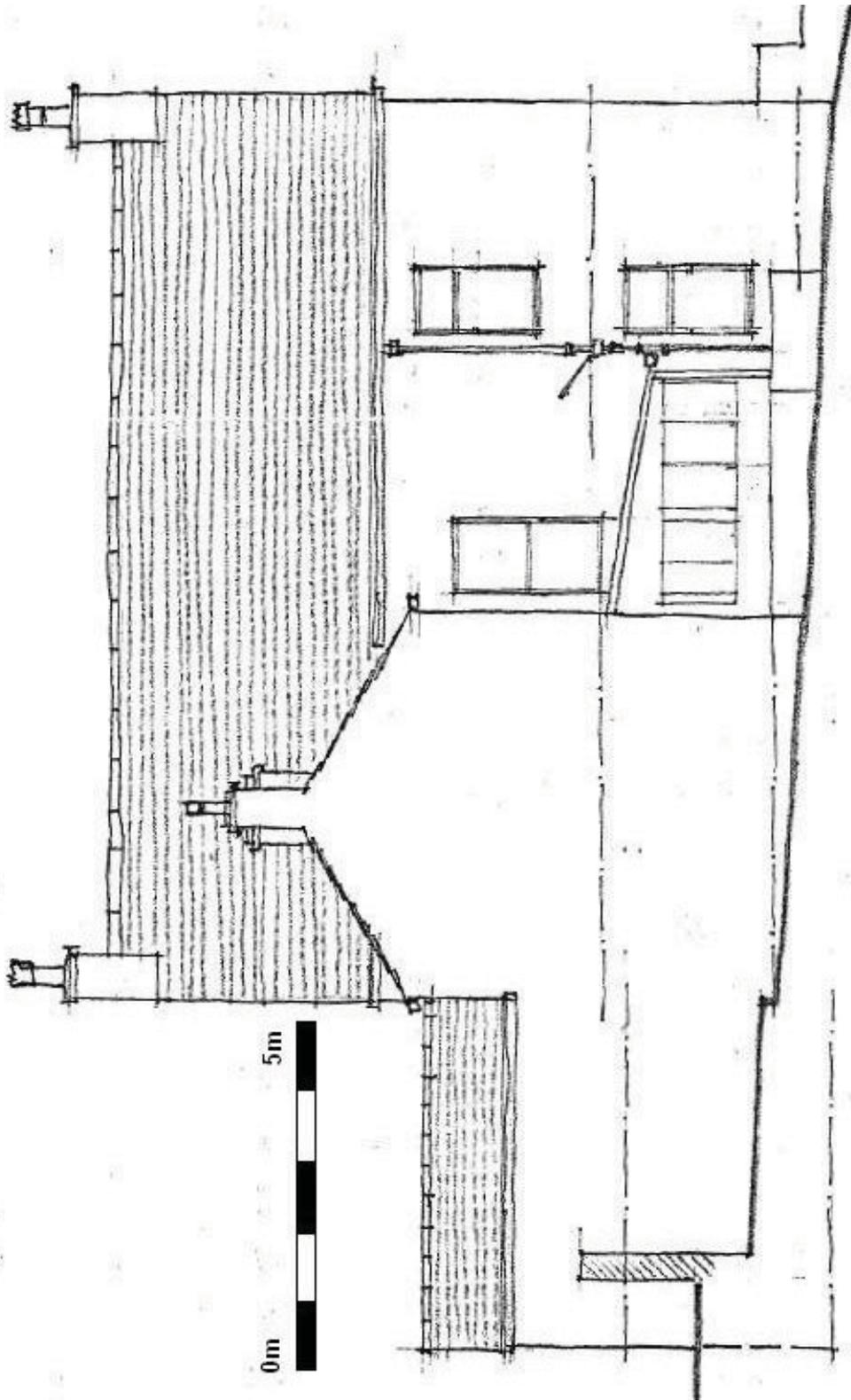
first floor plan



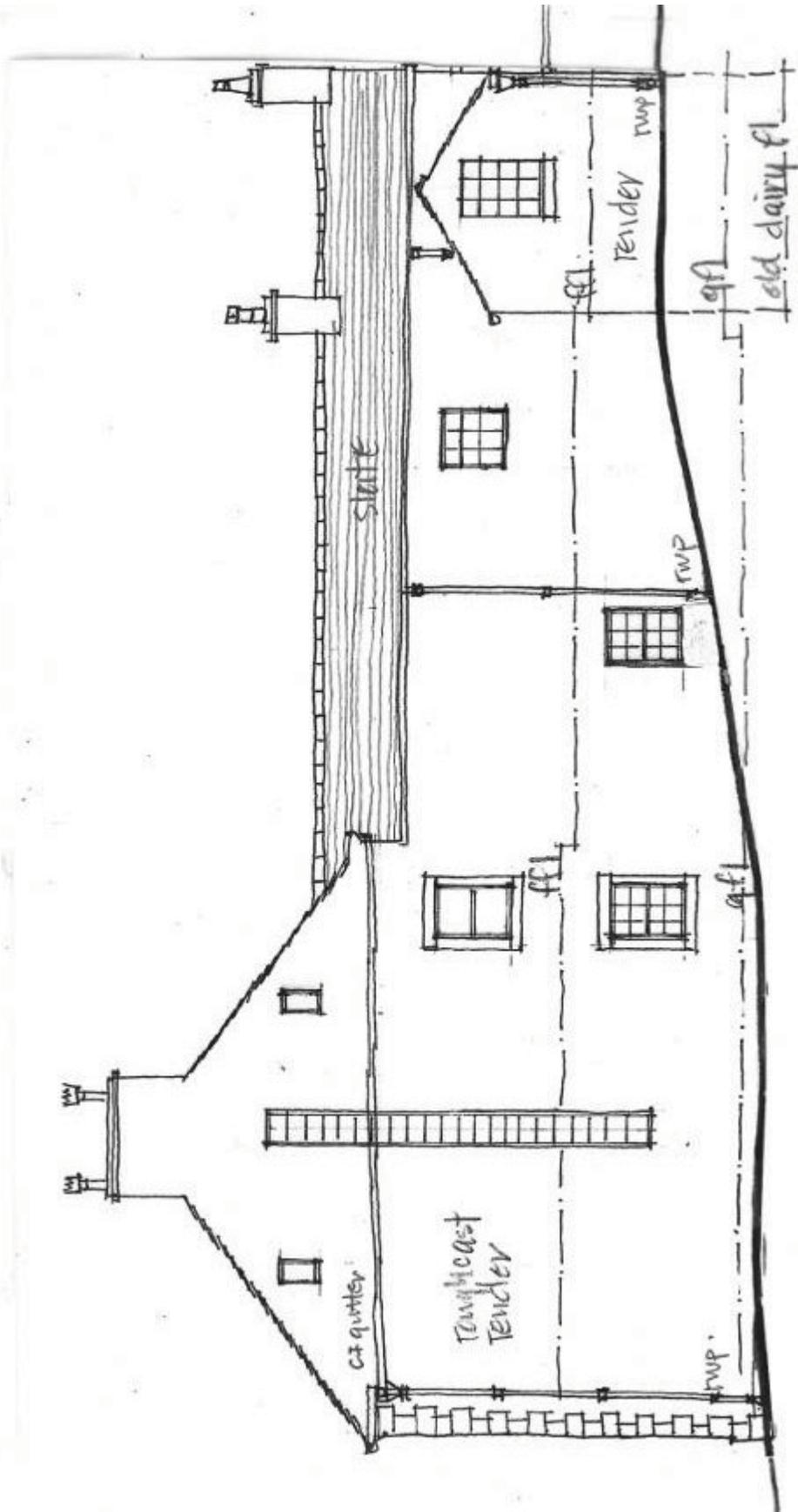
Attic plan



Left elevation



Rear elevation



Right Elevation

APPENDIX 'B' – summary of proposed works (an extract of the D&A statement prepared by Mike A Harrison, Architect, March 2009)

WORKS TO EXTERNAL ENVELOPE

Re-roofing of main dual pitch roof, ridges to be lifted and set aside for re-use, slates to be lifted sorted and set aside for re-use, existing battens stripped and all roof timbers inspected for rot and woodworm and treated accordingly or replaced with treated timber of a similar section, sound slates to be relaid on treated timber battens on breathable membrane Tyvek or similar, stone ridges copings and verges to be bedded on and pointed with lime mortar NHL 3.5

Existing Buttermere Green slates to be re-used on front elevation laid to diminishing courses, existing glass slates 2no. to be replaced with Velux Conservation rooflights GVA 0059

New or sound secondhand blue grey slates to be laid in regular course to rear slope incorporating 3no. roof windows by Conservation Rooflight Co. 1200mm x 900mm high

- The existing roof is in poor condition having lost much of the back pointing and may be suffering from nail sickness evidenced by the large number of lead tangles where repairs have been carried out to slipped/loose slates

Re-roofing of dual pitch roof of outrigger, existing slates to be lifted sorted and set aside for re-use, existing battens stripped and all roof timbers inspected for rot and woodworm and treated accordingly or replaced with treated timber of a similar section, sound slates to be relaid on treated timber battens on breathable membrane Tyvek or similar, stone ridges copings and verges to be bedded on and pointed with lime mortar NHL 3.5

Existing Velux roof window to be removed and area made good, 2no. new Velux Conservation rooflights GVA0059 to be installed.

- The existing roof is in poor condition having no back pointing or sarking felt and may be suffering from nail sickness evidenced by the large number of lead tangles where repairs have been carried out to slipped/loose slates

Rainwater goods to be made good in cast iron half round section as found necessary, garage to have new cast iron gutter fixed on brackets without fascias, cast iron downpipes to discharge over gulleys with connections to surface water drains –

- Existing gutters and downpipes are in need of refurbishment to ensure water tightness.

New softwood sliding sash window frames with matt paint finish at rear of Farmhouse 3no. including stair and first floor of outrigger 3no. Pattern to be '6 over 6' with glazing bars kept to minimum dimensions to accommodate, low-E double glazing with 4:6:4 units and trickle vents, marked nw on plans

- Existing window frames are modern in style, single glazed and do not conform with Part L1 of the Building Regulations

Break out below cill of ground floor window at rear of outrigger to form door opening and fit new painted vertical boarded door with vision panel, frames with draught stripping and threshold with weather board over stone cill.

- New rear access to outrigger to enable use as holiday letting with separate access from main dwelling.

Removal of existing soil pipe and provision for new pipes 2no. in cast iron.

- To provide drainage from new en-suite facilities and bathroom of outrigger.

Erection of garage adjoining west gable of outrigger, walls to be faced with natural stone to match existing with timber up/over garage doors separated by a timber post with timber beam over door openings. Dual pitch roof to be covered with natural slate to match roof of outrigger. West gable to extend to existing dry stone wall and follow plan form. Garden to south to altered to accommodate extension to driveway to form access to garage and standing/turning area for vehicles.

- Provision of double garage for use of farmhouse

INTERNAL WORKS

Erection of new glazed timber door and sidescreens in Hall with solid panel over scribed to outline of historic plaster cornice and finished with decorators caulk to infill gap prior to decoration.

- Provision of a draught lobby internal to historic front door thus negating need for extensive works to original Georgian door.

New ground floor in snug: lift stone flags and set aside for re-use excavate for new floor of stone flags bedded on 150mm concrete laid on 100mm Kingspan Thermafloor insulation on 1200g Visqueen DPM with taped joints on 50mm sand blinding.

- Existing floor comprises a mixture of badly worn/cracked stone flags with obvious damp penetration. This construction does not conform to Part L1 of the Building Regulations.

Removal of partitions at ground floor – between Snug and rear stair and in Kit/dine area of outrigger and erection of new stud walls finished with plasterboard and skim..

- Removal of lobby at bottom of rear stair provides for better access from stair to Hall in line with Part B Building Regs, erection of new stud walls in Snug provides for clean wall surfaces without the need to remove historic fabric. New stud wall in outrigger creates a ground floor cloak room in corner of main living space and denies access from the south elevation by retention of historic door fixed closed in existing frame with stud lining wall internally.

Provision of new timber door and frame to Old Dairy.

- No works are to be undertaken in this area at present time, thus preserving historic fabric, new door will be kept locked closed.

Provision of new soil pipe in Utility to take waste from first floor Bathroom.

- Existing external soil pipe is to be removed, new pipe will be connected to drainage under floor of Utility, concrete floor and drains were installed approx 30 years ago.

Provision of new soil pipe in corner of Dining room with pipe carried on underside of floor within cellar to external wall and connection to existing foul drain.

- Existing external waste pipe from basin in first floor bedroom is to be removed, room is to be converted to en-suite for Bed 1, historic plaster cornice in Hall prevents pipe from being sited in Hall.

Creation of en-suite facilities for Bedroom 1 by formation of new door access from within bedroom.

- Existing door to first floor landing to be fixed closed, new door opening to be formed and 6 panel door reclaimed from ground floor alterations to be fixed in new frame with architraves to match existing.

Removal of stud wall forming corridor alongside Bathroom and walls forming toilet at end of corridor, removal of suspended ceiling in Bathroom..

- Existing toilet is to be removed and opening in wall infilled in cavity blockwork, and following removal of lower ceiling and making good original ceiling new bathroom fittings are to be installed.

Removal of stud walls forming bedrooms in outrigger and formation of new stud walls in configuration to provide a family Bathroom and en-suite facilities to Bedroom 2, provision of new ceiling to underside of roof spars with small horizontal section under ridge.

- The layout of rooms in the outrigger is badly planned, the removal of the toilet compartment entered from the main house provides the opportunity to reconfigure the layout and better utilise the available floor area.

Provision of new timber first floor over Dairy.

- Existing timber floor is badly affected by rot by the door and adjacent to the window, total replacement is seen as the most effective solution to the problem as new joists ends can be protected where built into external walls, thus ensuring longevity of construction.

Enlargement of splays to reveals of existing windows 3no.

- Enlargement will allow better distribution of natural light thus negating the need for additional windows in the external wall.

Removal of timber stud partitions and lath/plaster walls at second floor level and provision of new stud walls to form en-suite for Bedroom 4 and to form vertical walls adjacent to eaves,

- Existing stud walls at this level are in poor condition, plaster is loose on lath and plaster construction and is beyond economical repair, new stud walls offer opportunity to install insulation and thus reduce heat loss.

Formation of ceiling to underside of roof spars with horizontal section under ridge at level of top tie of queen post trusses.

- Existing roof spars are open to underside, provision of a plasterboard ceiling will offer opportunity to install insulation between spars and thus reduce heat loss through roof construction.

EXTERNALWORKS

Removal of earth against north wall of farmhouse full length to form footpath access to new door opening in outrigger and reduce ground level below internal floor level.

- External ground level at rear is on average 900mm above internal floor level, allowing water ingress into the wall construction, lowering of ground level will result in reduction of rising damp in solid wall construction.

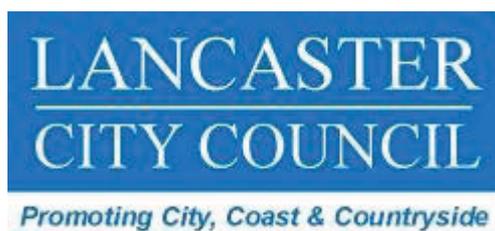
Removal of raised planted flower beds on south gable wall.

- Lowering of external ground level will result in reduction of rising damp in solid wall construction.

Removal of dwarf stone wall off shoot of west wall to canopied area and creation of standing and turning area for vehicles in front of new garage.

Removal of wall is necessary to gain width for cars to pass and for access to new garage also turning to exit in forwards direction.

APPENDIX 'C' – Lancaster City Council Planning Brief



Planning Brief for: Old Crookhey Farm, Cockerham

Status: This is a grade II listed building which is of architectural and historical importance. The annexe to the rear, though later, also forms part of the listing.

The farmhouse dates from before 1786. It appears to be clearly shown on Yate's 1786 map of Lancashire. The listing description gives a date of late C18th.

The house may have been constructed as a gentleman's residence for hunting, shooting and fishing. A similar house can be seen at Gunnerthwaite, near Borwick.

The re-use of a typical C17th lintel stone to the rear and a window with chamfered and rebated stone surrounds are evidence of an earlier house on the site. Edward Barben lived at Crookhey in c. 1636. This house may have been demolished and some masonry re-used in the new house.

At some time in the first half of the C19th, a farm was established and the 1844 OS map indicates an extension to the house. In addition, several barns were constructed. The masonry detailing of the annexe is typical of the C19th. This annexe was added to in the later C19th, with the construction of an agricultural worker's cottage.

Main house: A large house with renaissance influences. Typical of the Georgian period.

Interior

The house has a 'double-pile' plan with a living room, parlour, kitchen, scullery, lobby, main staircase and service stair. There are bedrooms at first floor level and an attic which probably housed the servants' bedrooms. There is also a cellar. The historic floor plan is in-tact.

None of the original chimney-pieces have survived.

The internal doors are original including some of the door furniture. Window shutters and linings are also in-tact.

Both staircases are original.

Exterior

Externally the house is two storeys with five bays and a central doorcase with shouldered architrave and a pediment. The sash windows are of a typical six-over-six pattern and are original.

The main front door also appears to be original.

All elevations have a dry dash render finish. Apart from the stair window to the service stair on the side elevation, the other windows on the side and rear elevations are modern.

Possible uses and adaptations:

Main house

The C18th house is largely intact. Existing historic windows should be retained and repaired. Ideally the modern windows should be replaced with windows of an appropriate historic pattern.

The house requires re-roofing with the existing slates being re-used where possible, though there appears to be a mixture of colours used currently.

The dry dash cement render could be removed and, depending on the condition of the stonework, this could be re-pointed. The render may have been applied to improve weather resistance against wind driven rain. Re-rendering in a more appropriate material could be an option.

The glazed timber porch extension should be removed.

Internally, the attic could be refurbished and brought back into use. There are some original doors in the attic.

The existing room layouts must be retained. Careful consideration would need to be given to the provision and location of any ensuite bathrooms.

If the house and annexe were to be divided into two dwellings, part of the later extension should be included within the main house, as exists currently. There is already a dividing wall in the suggested location.

Rear annexe

The annexe could either form part of the C18th house, creating a large country house or, alternatively, a separate dwelling could be created. A holiday let may be an option.

In order for the two elements to be classed as separate dwellings, planning permission will be required. Any such application will be considered on its merits, mindful that this would secure the future of the listed property.

The repair/restoration of the C18th house will be expensive and a separate unit may be necessary to finance this.

If planning permission is granted for two separate dwellings, it is likely that the Council will seek a legal agreement to ensure that some of the funds from the sale of the annexe shall be used in the upkeep and restoration of the main house.

The rear annexe will require extensive refurbishment due to its poor condition. It is likely to require recording before any consented works are carried out. For example, the pantry/buttery would certainly need to be recorded as it is unlikely to remain in its present form.

There appear to be some original windows on this building: two sliding sashes on the front elevation (south east elevation), though one of these would actually form part of the farmhouse accommodation, and a small fixed light window on the landing (north west elevation), with a small opening pane

Traditional pattern sash windows and doors should form part of the refurbishment of the later extension.

If the two elements are to form two separate dwellings, reinstating the door opening to the left-hand side of the cottage's front elevation might be an option. The creation of a door opening in the side elevation of the pantry/dairy might be another option.

Curtilage:

This will need to be carefully considered and extended as necessary, depending on the use of the house and extension. A modest curtilage expansion to the north west of the farmhouse to be used as a garden will be considered. However, advice should be sought on this. The impact on the trees and levels of any excavation will have to be taken into account.

There is no scope for additional access points off the main road being created.

If the farmhouse and annexe are to be used as two separate dwellings, then parking provision will be required. This will require careful consideration.

In terms of a garden for the annexe, an acceptable extension to the curtilage is considered to be the line created by the domestic curtilage of the adjacent barn conversion.

It is strongly recommended that an architect with appropriate listed building experience is employed.

For Further Information please contact:
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