

Barn at Springs
Esp Lane, Barnoldswick, Lancashire:
Archaeological Building Recording



December 2007

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4: OS map, 1894	8: Ground floor plan with key to photographs

Photographs

SUMMARY

The barn at Springs or Springs Farm (NGR: SD 86644618) is a small stone building, three bays long, attached to the farmhouse and probably built in the 18th century but much altered since and with few features of interest. The work was carried out for the owner Mr Ian Hunt in November 2007, as required by a condition of planning consent for the conversion of the barn to a dwelling, and comprises drawn, photographic and written records.

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LIST OF PHOTOGRAPHS INCLUDED IN THIS REPORT

Photo	Subject
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- | | |
|----|--|
| 1 | General view of the site from the south-east |
| 2 | Front elevation of the barn, from the south |
| 3 | Front elevation of the barn, from the south-east |
| 5 | General view of the barn from the east |
| 6 | North-east gable of the barn |
| 7 | Rear of the barn, from the west |
| 9 | Rear of the barn, from the north, with altered, projecting porch |
| 11 | Interior from the north-east, showing milking parlour |
| 12 | Interior from the south-east, showing milking parlour and outshot |
| 13 | Interior from the south, showing probable original cart entrance |
| 15 | Interior from the south-west, with row of stones along south-east side |
| 16 | Earliest, central roof truss, from the south |

A complete set of photographs forms part of the project archive (see Appendix)

BARN AT SPRINGS, ESP LANE, BARNOLDSWICK, LANCASHIRE:

ARCHAEOLOGICAL BUILDING RECORDING

1 Introduction

- 1.1 This report presents the results of archaeological building recording at a barn at Springs or Springs Farm, near Barnoldswick in Lancashire. The work was commissioned by the owner Mr Ian Hunt and carried out in November 2007, to fulfil a condition of planning consent from Pendle Borough Council for the conversion of the barn to a dwelling.
- 1.2 The barn is three bays long, stone built, and adjoins the house. It was probably built in the 18th century but has been much altered, and few original or historic features of interest survive.
- 1.3 The work was carried out in accordance with the standard specification for recording historic buildings from the Lancashire County Archaeology Service, and involved drawn, written, and photographic recording, with historic maps being incorporated in the report. This report will be submitted to the client, Pendle Borough Council, the Lancashire County Archaeology Service and the English Heritage National Monuments Record, while the project archive will be deposited with the Lancashire Record Office.

2 Location and current use

- 2.1 Springs or Springs Farm is located at NGR: SD 86644618 and at an altitude of 190m above Ordnance Datum, to the north of Esp Lane, an unsurfaced track which runs south-west from Barnoldswick (Figure 1). It lies in the civil parish of Bracewell and Brogden and is now in Lancashire, but historically lay within the West Riding of Yorkshire.
- 2.2 There are presently two dwellings at the site, which form a range running from south-west to north-east, with the barn standing at the north-east end, facing south-east.
- 2.3 The barn is now disused. Its last function was as a milking parlour, although it does not appear to have been in farming use for several years

3 Planning background

- 3.1 The barn is not listed as having special architectural or historic interest. Planning consent has been granted by Pendle Borough Council for its conversion to form a dwelling (application no 13/07/0504P) with a condition that a record is made of the building prior to development, which this report constitutes.

4 Historical background

- 4.1 Traditional farm buildings are of historic interest because they contribute to an understanding of the vernacular architecture and past farming systems of the region. As a group they are under threat due to redundancy and neglect, as well as their potential for conversion, and records of them can help provide an understanding of this diminishing and irreplaceable stock.
- 4.2 Little is known of the history of the barn, but Ordnance Survey maps show that it was present in 1849 when the first edition 6" to the mile map was surveyed (Figure 3); then, as now, the barn stood at the north-east end of the building range, although the small scale of the map means little else can be determined about it. The larger scale 1:2500 map surveyed in 1892 shows the building in greater detail, with an irregular outline largely as it appears today (Figure 4), and a revision of 1907 shows no change in the intervening fifteen years (Figure 5). By the 1960s a number of new buildings had been added to the north-west side (Figure 2), but these have since been demolished.

5 Recording methodology

- 5.1 The archaeological building recording took place on 12 November 2007, and in accordance with the standard specification issued by the Lancashire County Archaeology Service for agricultural buildings. It involved the production of a ground floor plan and a cross-section drawing of the barn, showing all significant archaeological detail, and employing conventions based on those specified by English Heritage¹. The plan is based on one provided by ADM Design.
- 5.2 A photographic record was also made, using a medium format camera with perspective control and other lenses, and black and white film for the sake of archival permanence. External and internal photographs were taken, in most cases using either a 1m or 2m ranging pole marked with 0.5m graduations as a scale, and their locations are shown on a copy of the floor plan. The

¹ English Heritage 2006 *Understanding Historic Buildings: A guide to good recording practice*

photographs have been printed to a size of 7" x 5", with one at 10 x 8", and a selection are copied in this report, where they are referred to by numbers in bold.

6 Building description

- 6.1 In plan the barn is T-shaped, with the north-east end being narrower than the house end, and it is clear that the building is a later addition to the adjoining farmhouse, as its south-east front projects forward from the house, and the roof line is slightly different, with a shallower pitch and lower ridge (**1,2**). The barn's walls are of random sandstone rubble with very few dressings while the roof is now covered with asbestos cement sheets, and timber boarding to a rear outshot.
- 6.2 There is little of note in the front elevation (**3,4**): the left hand quoin has been altered to create a porch to the house, and a blocked doorway next to this with a rough lintel may be an insertion, which appears to cut through the remains of a window with flat-faced surrounds and mullion, an unusual feature for a barn and which may result from the re-use of masonry. The second doorway in this wall is also probably secondary as it has poor jambs; beyond it the wall returns to the narrower part of the building, mostly hidden by a breeze block lean-to with rendered interior, housing modern dairy equipment (**5**). Within it is a blocked doorway, perhaps the only original opening in this elevation.
- 6.3 The north-east gable also has an inserted (or possibly enlarged) doorway but no other features; the quoins at this end of the building are similarly rough and suggest a relatively late date and a builder of limited means (**6**). To the rear, where modern structures formerly adjoined, the barn has undergone further alteration, with the main change being the addition of an outshot to the half of the building next to the house (**7-9**). Otherwise this elevation has a varied collection of windows and doorways, including one window lighting a former loft, and parts of it are brick-built. This area is thought to be a former cart entrance into the building, blocked in the late 19th or early 20th century.
- 6.4 The interior of the barn has been converted to a milking parlour and modern livestock housing, forming a single open space with a room off to the rear (**10**). All the floor surfaces are of concrete. The milking parlour comprises a raised floor with steelwork at the south-west end, and extends into the small rear outshot, where a steel beam carries the roof approximately on the line of the original rear wall, although the whitewashed surfaces obscure details within the masonry (**11,12**). To the north-east of this outshot, brickwork infilling probably represents a cart entrance from the porch beyond (**13**) although this is far from certain. This former porch now comprises a single room, from over which the loft

has been removed. The remainder of the barn, towards the north-east end, contains two pens formed by a breeze block wall and a row of slightly projecting stones in the south-east side, perhaps once part of a loft structure (14,15).

- 6.5 The three roof trusses in the barn are all different. The earliest and probably only original one is the central truss (16), a principal rafter truss of poor quality timber, with a pair of outer struts as well as a pair of mortices in the principal rafters for earlier ones. This is likely to be of 18th century date. The other two trusses have king-posts (17) and are probably 19th or even 20th century.

7 Conclusion

- 7.1 The barn at Springs is of minor interest as a historic agricultural building, probably built as a combination barn for a small landholding in the 18th century, but subject to a great deal of alteration in the 20th century. The quality of the original building is rather poor and suggests it was built by a farmer of limited means, unable or unwilling to embellish it or use dressed stonework where it was not required. It is likely to have had a cart entrance and porch in its north-west side but only a pedestrian doorway to the south-east (as far as can be determined from the present evidence), and the internal arrangement is likely to have comprised a small central threshing floor with shippon and hay loft to one side, probably the downhill, north-east side, but modern alterations mean this cannot be established with certainty.

Appendix: Contents of the project archive

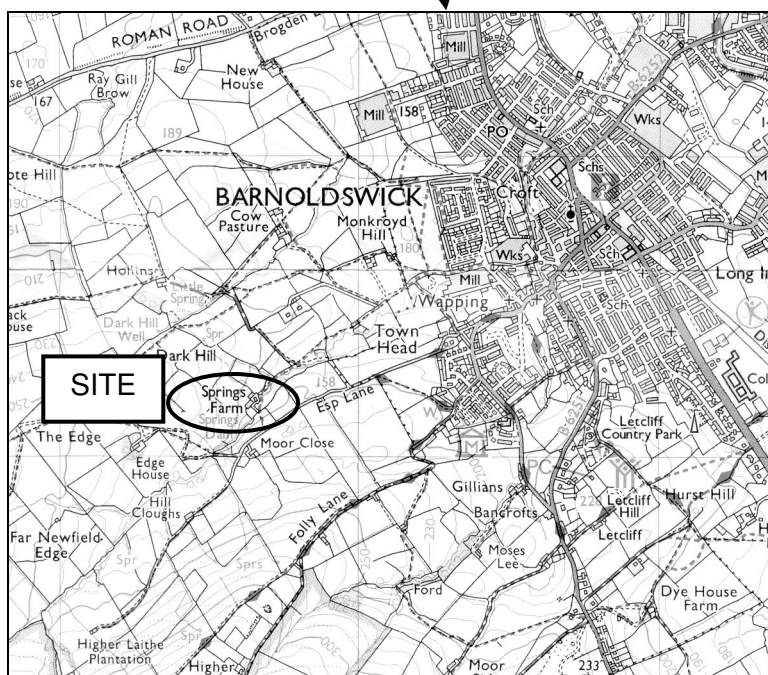
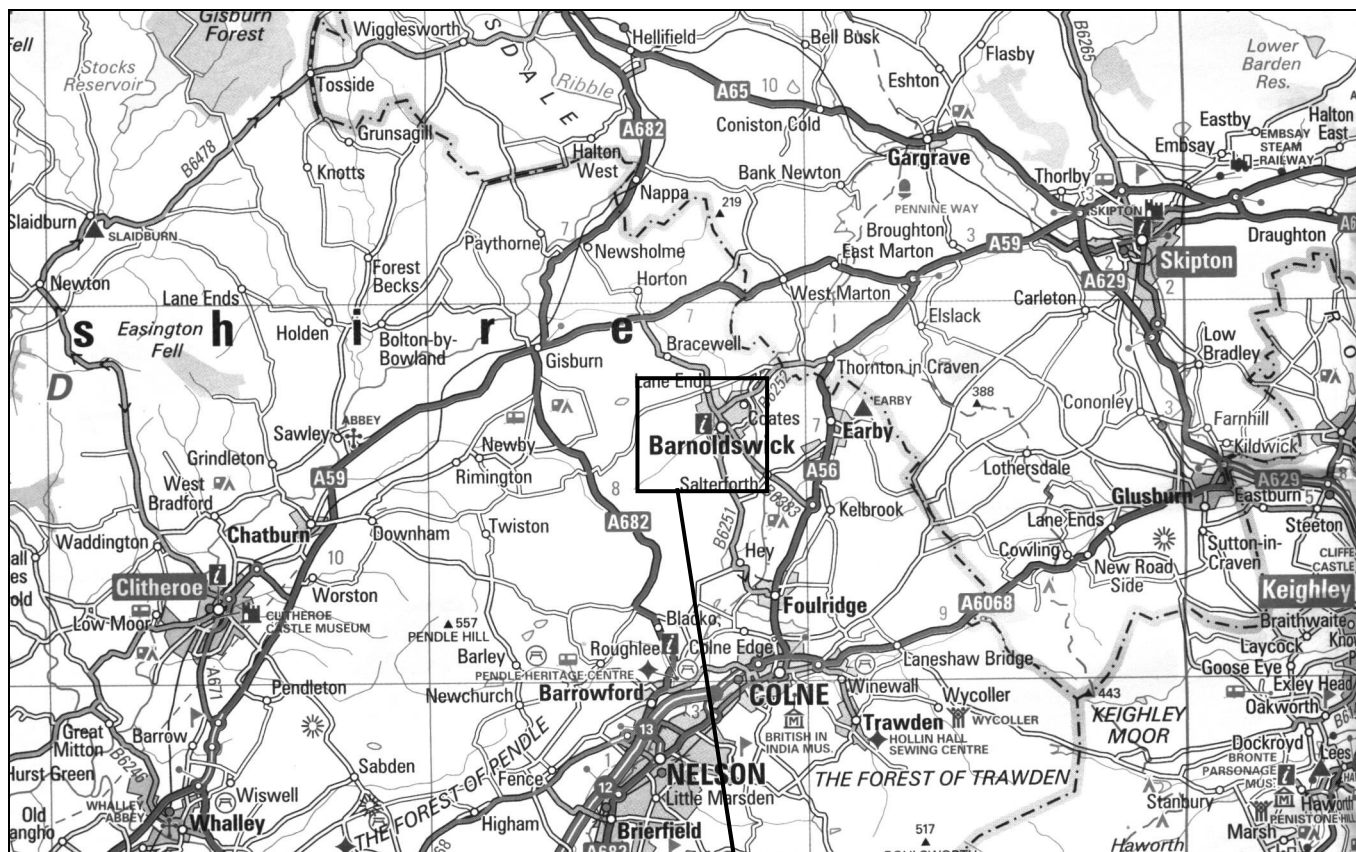
To be deposited with the Lancashire Record Office

1 file, containing:

- a copy of the report
- full set of black and white photographs
- site notes (annotated plans etc)

Complete list of photographs taken, in film order

Photo	Film	Frame	Subject
3	1	1	Front elevation of the barn, from the south-east
1	1	2	General view of the site from the south-east
5	1	4	General view of the barn from the east
4	1	5	Front elevation, from the south-east
2	1	6	Front elevation of the barn, from the south
6	1	7	North-east gable of the barn
9	1	8	Rear of the barn, from the north, with altered, projecting porch
7	1	10	Rear of the barn, from the west
8	1	11	Rear of the barn, from the north-west, showing later outshot
12	1	12	Interior from the south-east, showing milking parlour and outshot incorporated into main building
13	1	13	Interior from the south, showing probable original cart entrance
16	1	14	Earliest, central roof truss, from the south
14	2	13	Interior from the south-west
17	2	14	Latest, north-east roof truss, from the south-west
15	2	16	Interior from the south-west, with row of stones along south-east side
10	2	17	Interior from the north-west, showing milking parlour
11	2	18	Interior from the north-east, showing milking parlour



1:25,000

Figure 1: Location maps

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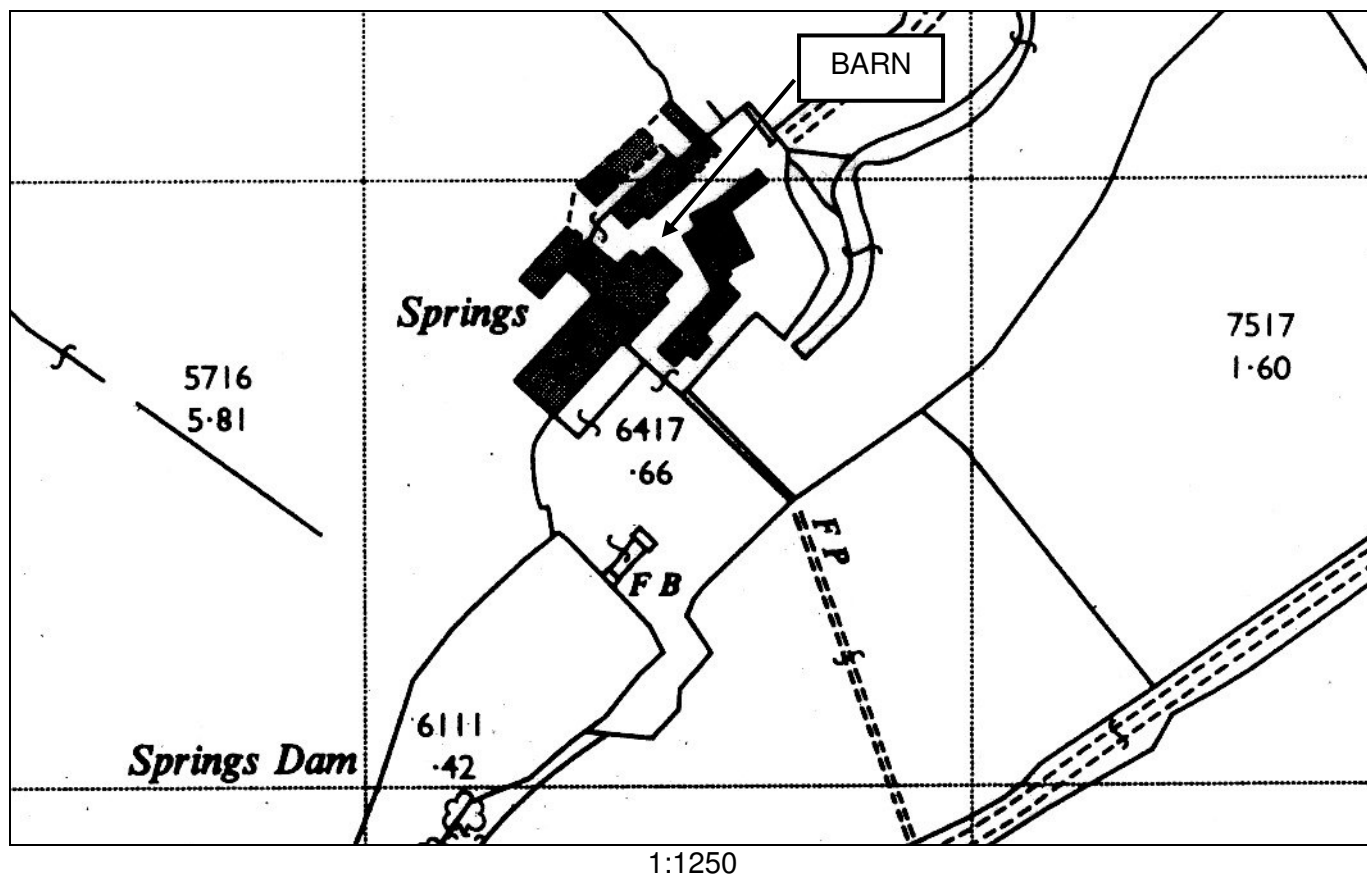


Figure 2: Site plan (1964; enlarged from 1:2500)

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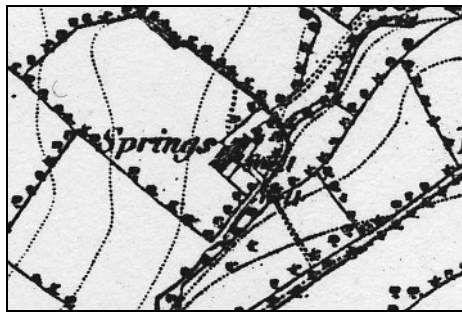


Figure 3: Ordnance Survey 1:10560 map (enlarged), published 1853 (survey date: 1849)
Sheet no: Yorkshire, 183

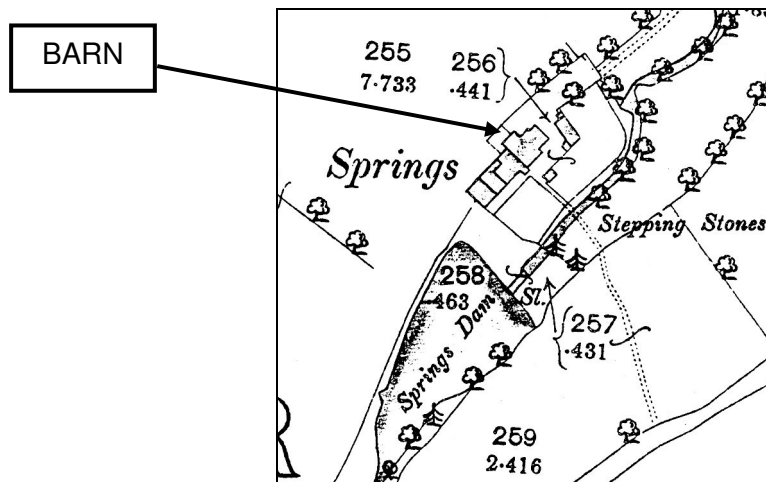


Figure 4: Ordnance Survey 1:2500 map, published 1894 (survey date: 1892)
Sheet no: Yorkshire, 183.4

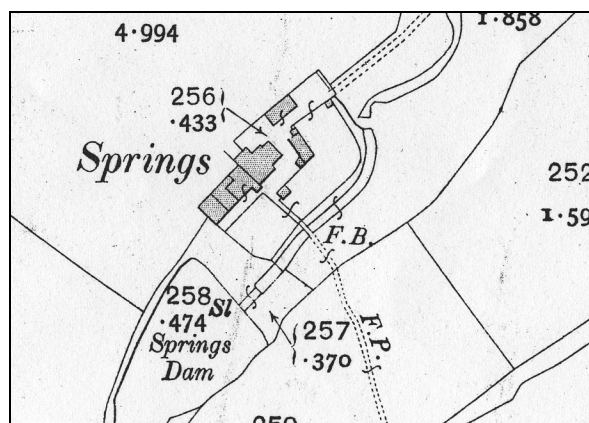
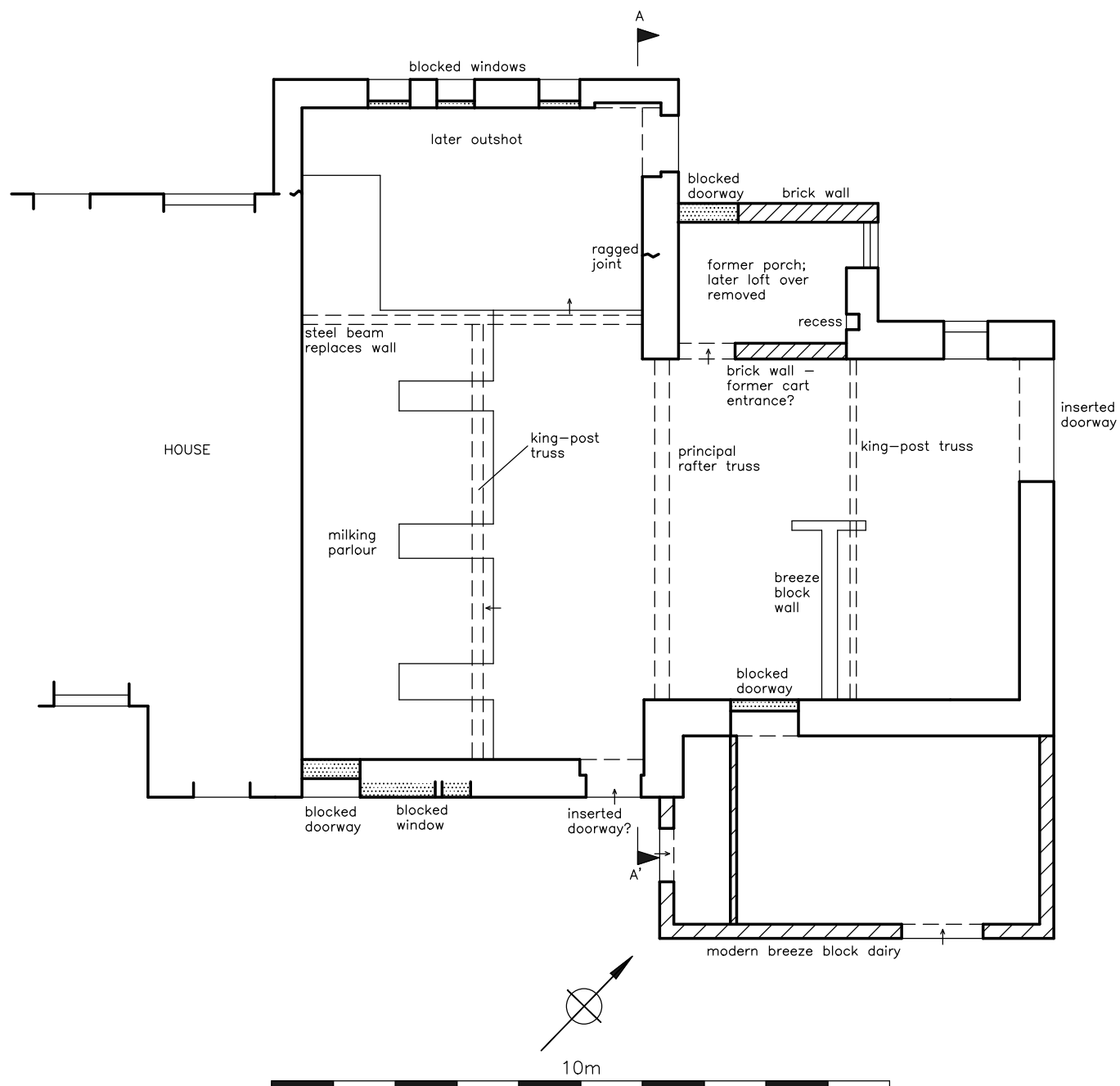


Figure 5: Ordnance Survey 1:2500 map, published 1909 (revision date: 1907)
Sheet no: Yorkshire, 183.4



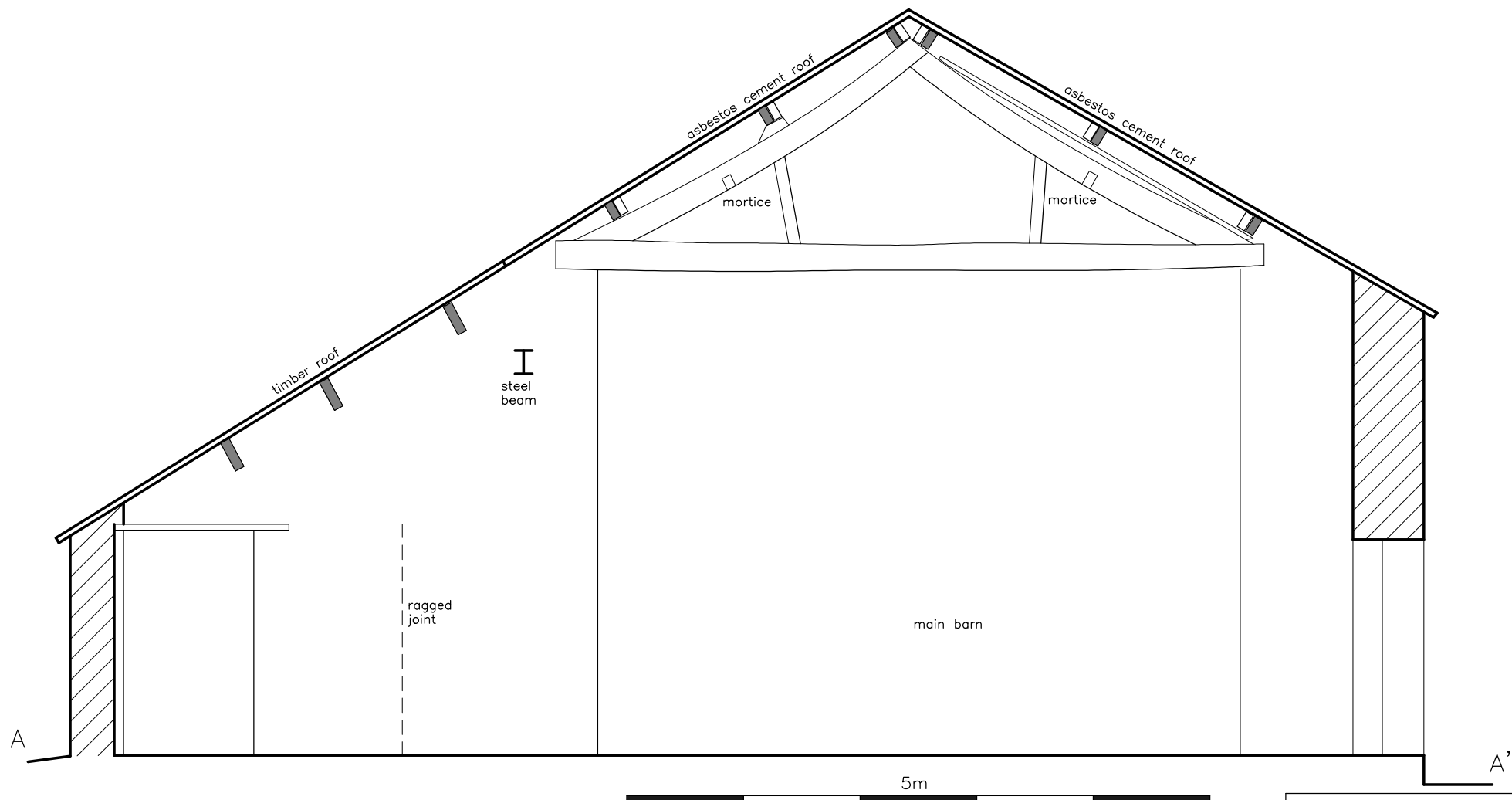
BARN AT SPRINGS
ESP LANE
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ARCHAEOLOGICAL BUILDING RECORDING

FIGURE 6:
GROUND FLOOR PLAN

SCALE: 1:100

DATE OF SURVEY: NOVEMBER 2007

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FIGURE 7:
CROSS-SECTION

SCALE: 1:50

DATE OF SURVEY: NOVEMBER 2007

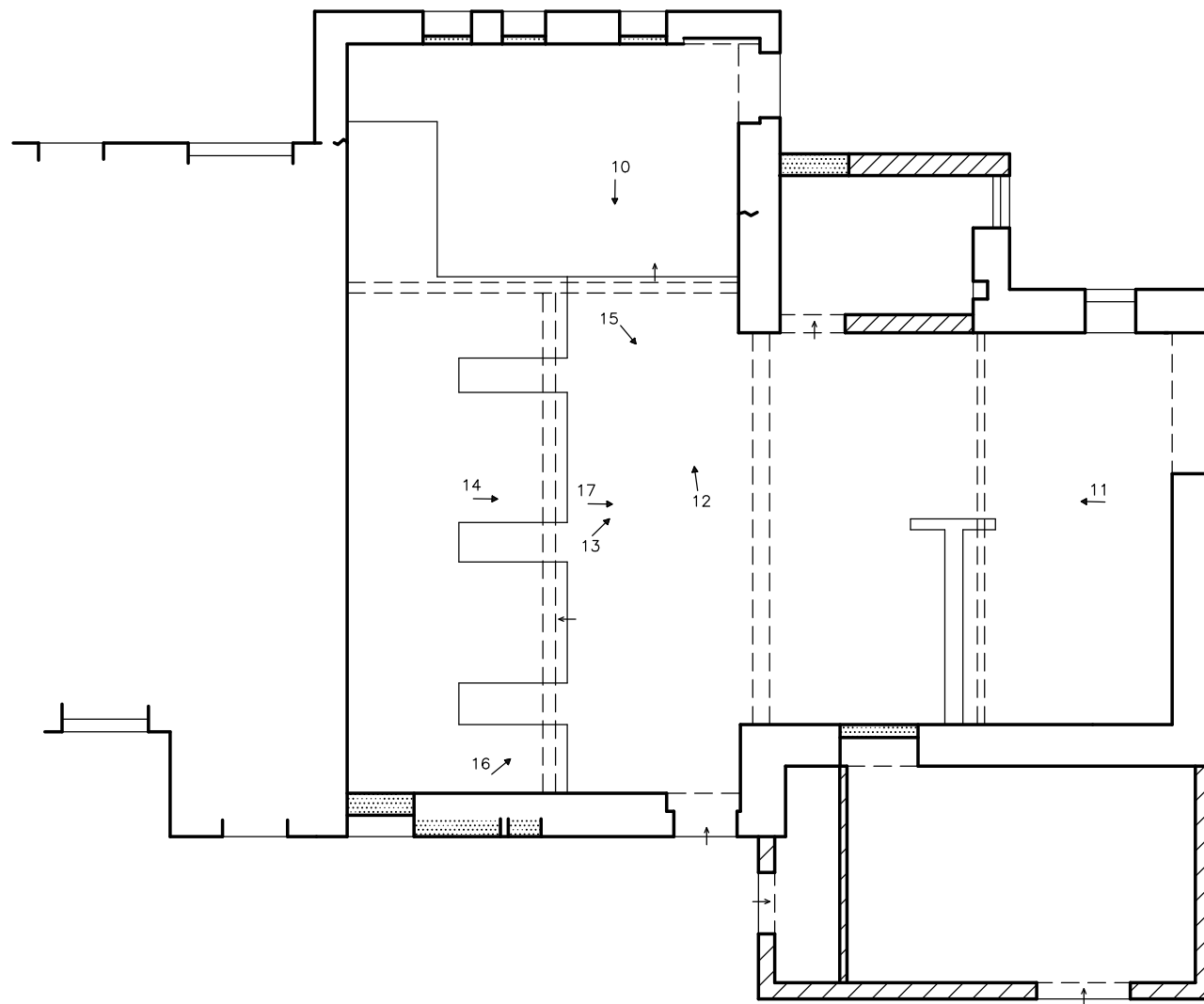
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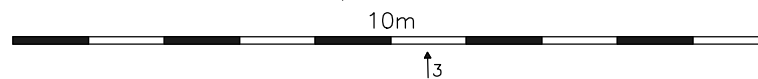
8 ↓

↙ 9

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→ 1: photograph direction and number (black & white)



BARN AT SPRINGS
ESP LANE
BARNOLDSWICK
LANCASHIRE (NGR: SD 86644618):
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FIGURE 8:
GROUND FLOOR PLAN
WITH KEY TO PHOTOS

SCALE: 1:100

DATE OF SURVEY: NOVEMBER 2007

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Photo 1: General view of the site from the south-east



Photo 2: Front elevation of the barn, from the south



Photo 3: Front elevation of the barn, from the south-east



Photo 5: General view of the barn from the east



Photo 6: North-east gable of the barn



Photo 7: Rear of the barn, from the west



Photo 9: Rear of the barn, from the north, with altered, projecting porch



Photo 11: Interior from the north-east, showing milking parlour

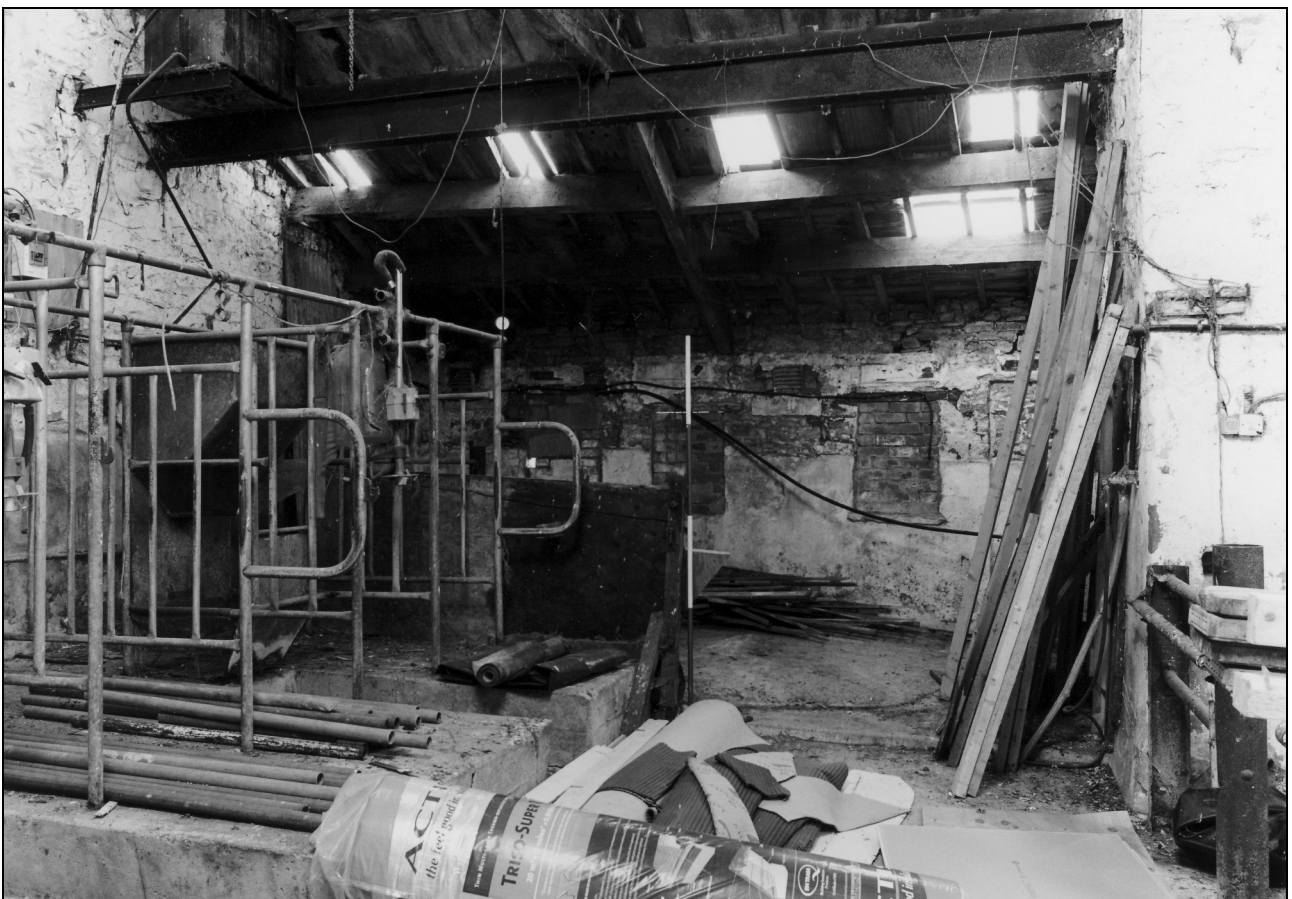


Photo 12: Interior from the south-east, showing milking parlour and outshot incorporated into main building



Photo 13: Interior from the south, showing what was probably the original cart entrance



Photo 15: Interior from the south-west, with row of stones along south-east side



Photo 16: Earliest, central roof truss, from the south