Barn at Cobden Farm Sabden, Lancashire: Historic Building Record



June 2011

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Photographs

SUMMARY

The barn at Cobden Farm (NGR: SD 77043650) probably dates to the 18th century but has been heightened, had its roof replaced, and also been extended by the addition of a lean-to shippon in the second half of the 19th century. Historic building recording was carried out in June 2011 for the developers Mr & Mrs Cookson, as a condition of planning consent for the barn's conversion to residential use, and this record includes measured drawings, photographs, and a written description supplemented by the results of historical research.

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BARN AT COBDEN FARM, SABDEN, LANCASHIRE:

HISTORIC BUILDING RECORD

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2	The barn: north-east elevation
3	The barn, from the north
4	The barn, from the east
5	Hay loft, from the west
6	Detail of arched cart entrance, north-east elevation
7	North-west gable
8	North-west gable
9	The south-east gable (largely rebuilt in 20th century)
10	Threshing bay, from the north-east
11	Milking parlour in north-west end of barn
12	Shippon in south-east end of barn
13	Shippon in south-east end of barn
14	Hay loft, from the north
15	Typical roof truss, from the north
16	Detail of joint numbering on roof truss
17	The barn, from the south
18	The barn, from the south-west
19	Detail of doorway to stable in south-west shippon
20	Interior of lean-to shippon, north-west end (former stable
21	Interior of lean-to shippon
22	Interior of lean-to shippon
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BARN AT COBDEN FARM, SABDEN, LANCASHIRE:

HISTORIC BUILDING RECORD

1 Introduction

- 1.1 This report presents the results of historic building recording of a barn at Cobden Farm, Sabden, Lancashire. The work was commissioned by the developers Mr & Mrs Cookson, and carried out in June 2011, to fulfil a condition of planning consent from Ribble Valley Borough Council for the conversion of the building to residential use.
- 1.2 The barn at Cobden Farm is probably 18th century in origin but has been altered and extended during its life: the most obvious change is the addition of a lean-to shippon along one side, but it also appears to have been heightened and to have had its roof trusses replaced. Adaptations in the 20th century, including the construction of a milking parlour within one end, also mean that it lacks individual features or fixtures of historic interest
- 1.3 The recording work was carried out in accordance with a written scheme of investigation approved by the Lancashire County Archaeology Service (LCAS) on behalf of RVBC, and included a photographic record, the production of a measured survey annotated with archaeological information, and a study of historic maps and other sources. This report will be submitted to the clients, RVBC, LCAS, the English Heritage National Monuments Record, and published on the internet via the Oasis Project. The project archive will be deposited with the Lancashire Record Office.

2 Location and current use

- 2.1 The barn is located at NGR SD 77043650, and at 155m above sea level, within the group of buildings at Cobden Farm, 2km south-west of Sabden village and reached by a track from Whalley Road (postcode: BB7 9ED). It lies within Sabden civil parish (but formerly within Read township). The barn appears to be the oldest structure within the group: the present farmhouse was built in the second half of the 19th century to replace an earlier one, and the other standing buildings include only a bungalow and various farm sheds (Figures 1,2).
- 2.2 The barn now faces north-east, with the lean-to shippon running along its south-west elevation, which may previously have been its front, and a small, late 20th century garage adjoins the shippon, but otherwise it is a detached building. The barn is now in use for storage and for occasional livestock housing.

3 Planning background

3.1 None of the buildings at the site are listed as having special architectural or historic interest. Planning consent was granted by RVBC on 18 March 2011 for the barn's change of use to a dwelling and a holiday cottage (application no: 3/2010/0741), and on the advice of the LCAS the consent includes a condition requiring a programme of building recording and analysis (no 16), from which this report and the project archive result.

4 Historical background

- 4.1 As part of this investigation, historic maps and local history publications have been consulted to provide information about the site, but this does not constitute exhaustive research. It is not thought that any previous historical or architectural investigations of the site have taken place.
- 4.2 The name Cobden Farm only came into use at some date between the 1840s and the 1890s: previously it was known as *Parsons*, simply indicating that it was occupied by the Parsons family: in the 1830s William Parsons lived there, although it is not known who owned it, and it has not been possible to identify the property in 19th century census returns. The first edition Ordnance Survey 1:10560 map, surveyed in the 1840s, shows it thus named (figure 3), and also shows that at that time the farmhouse stood to the south of the barn; the proportions of the barn suggest that the lean-to shippon had yet to be added.
- 4.3 In the second half of the 19th century, probably in about 1860, the old farmhouse was replaced by that standing today, and the name Cobden Farm was taken, it is thought because it became the property of Cobden Mill, one of the factories established in Sabden by Richard Cobden, whose holdings were taken over by James Stuttard & Son in about 1900.² It is not clear what sequence of ownership the farm underwent, but the sale particulars for the auction of the Read Hall Estate in 1896 include Cobden Farm as one of the lots offered: it then produced £43 rent per annum on a lease to Frederick Ainsworth (see over).³ The barn was then described as comprising a two stall stable, shippon for 12 cows, barn, and shippon for 6 cows; the cart shed and pig cote referred to were probably other, detached structures.
- 4.4 The Ordnance Survey map of 1893 shows the barn to have reached its present size by the addition of the lean-to shippon, and also shows the new farmhouse,

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¹ Dr Laycock (no date) *Population of Sabden Valley in the Early Part of the* [19th] *Century*

² As related by Mr Wright, present owner of Cobden Farm; also Moorhouse, C (no date) *The Birth of a Lancashire Village: Sabden*

³ Messrs Walton & Lee, 1896 Particulars, Plans, View & Conditions of Sale of.... an Agricultural Estate... known as Read Hall (held at Clitheroe Library)

and two small outbuildings to the north-east of the barn (figure 4). This arrangement does not change on the 1931 edition (figure 5). Subsequently the two small outbuildings appear to have been demolished, and various new buildings and the bungalow were built at the farm.

LOT 47.

(See Plan No. 4.)

A SIMILAR FREEHOLD PROPERTY,

KNOWN AS

COBDEN FARM,

Situate in the Parish of Read and approached by the occupation roads shown on the Plan. It includes

A Stone-built and Slated Farm House,

Containing Entrance Lobby, Sitting Room with fireplace, Kitchen with range, Wash House with sink, Dairy; and 3 Bed Rōoms on the UPPER FLOOR, each with fireplace. There is a Garden and Closet adjacent.

9 G

THE FARM BUILDINGS

Are close to the House, and comprise 2-stall Stable with Loft over, Shippen for 12 cows with feeding passage in rear, opening to a Barn with Shippen for 6, partitioned off, Cart Shed and Pig Cote.

There is a capital Spring of Water close to the House, whilst the overflow from the Spring supplying Bulcock's Farm (Lot 48) is conducted by a pipe to the Buildings—the owner of Lot 48 being entitled to the first right to this source of supply.

THE TOTAL AREA OF THE LANDS IS ABOUT

43a. 0r. 39p.,

ALL VERY USEFUL MEADOW AND PASTURE,

And more fully described in the Schedule below :-

No. on Plan.	Description.							Cultiva	ation.	Q A.	ianti R.	ty. P.
				PARISH	$0\mathbf{F}$	READ.						
147	Higher Field							\mathbf{P}_{i}	asture	13	1	15
148	Croft .							Me	eadow	1	0	7
149	The Pasture							P	asture	12	0	9
150	Wood .						Pasture	and	Trees	0	1	29
151a	Sewage Farm	Meadow	7					Me	eadow	0	3	17
151b	Ditto .								do.	2	1	4
152	Meadow								do.	9	1	12
153	Homestead								do.	0	1	35
154	New Meadow				•	•			do.	3	1	17
			PA	RISH O	P	ENDLETO	N.					
51	Part Sewage 1	Farm Me	eado	w .			•	M	eadow	0	0	14
						Total		•	Α.	43	0	39

Let to Mr. FREDERICK AINSWORTH, on a Yearly Tenancy, at a Rental of

£43 per Annum.

5 Recording methodology

- 5.1 The recording was carried out in accordance with the approved written scheme of investigation (Appendix 1) and involved photography, the production of measured drawings, and a written account, the site visit being made on 7 June 2011.
- The photographic record was made using a medium format camera with perspective control and other lenses, and black and white film for its archival qualities. External and internal photographs were taken of all parts of the building, generally using either a 1m or 2m ranging pole marked with 0.5m graduations as a scale, and the locations of the photographs are shown on a site plan and copies of the floor plans. All the photographs have been printed to a size of 7" x 5", and form part of the project archive, as well as being copied in this report, where they are referred to by numbers in **bold**.
- 5.3 The drawn record comprises floor plans of the building at 1:100 scale, and a section drawing at 1:50, showing all significant archaeological detail, and employing conventions based on those specified by English Heritage⁴. These drawings were based on an existing survey by the Fowler Partnership.

6 Description of the building

- The barn is built on a levelled area cut into the slope, with its long axis at right angles to the contour, and with its south-east gable set into the rising ground (1). Its walls are of local gritty sandstone rubble, laid in rough courses and with roughly squared, edge-laid quoins; otherwise there are very few dressings. The present blue slate roof was relaid in the 20th century, and the original covering would have been local stone slate.
- 6.2 The north-east facing elevation contains the main entrance, the tall cart doorway with segmental arch and plain quoined jambs, in which are the remains of iron pintles for hanging the doors. This entrance is set to left of centre (2-4). There is evidence that the eaves in this side of the building were previously about 0.5m lower than at present (ie. just above the voussoirs), although this is best seen inside the barn, where there is a clear set-back in the wall face, just below the tie beams (5). The other two openings in this elevation are a doorway and window serving the south-east end, and both are rather crude and appear to have been altered: there appears to be a blocked opening just above the doorway (6). To the right of the cart entrance a modern lean-to has been demolished, and the whitewash and render there hide much of the wall detail.

⁴ English Heritage 2006 Understanding Historic Buildings: A guide to good recording practice

- 6.3 The barn's north-west gable clearly shows that the lean-to shippon was an addition to the barn, and although there is no clear break to show the heightening of the barn, there is a change in the character of the quoins which probably arises from a raising of the eaves (7,8). The present central doorway is either an insertion or an enlargement of an earlier opening, and to the right of it is a smaller, blocked doorway, not matched to the left. The central, first floor doorway has clearly been cut down from a smaller forking hole. At the opposite, south-east end the building is set into the ground, with a low level, inserted window, above which the wall was rebuilt by the present owner, following its collapse (9).
- The addition of the lean-to shippon along the barn's south-west elevation means that this part of the building is now largely hidden, although a former cart entrance opposite the existing north-east one can be seen, reduced to a lower, narrower opening by brickwork (10). Its arch has been lost to rebuilding, which seems to have taken place along the length of the south-west wall. There is also a doorway at the south corner, which appears to have been inserted.
- 6.5 There is little of historic interest within the original barn: on the ground floor, the north-west end has been made into a milking parlour in the mid 20th century (11); previously this was no doubt a shippon, being located at the downhill end of the building, and probably that referred to in the 1896 sales particulars as the "shippen for 6, partitioned off". Breeze block walls divide this and the south-east end of the building from the central threshing bay, reported to have a floor of stone setts, but presently hidden. There is now also a shippon in the south-east end (12,13), with concrete boskin and floor, but it is thought that this was originally a mewstead, ie. simply a storage area open to the roof, as the two doorways are not original. However the two softwood beams overhead show that the concrete boskins replaced two earlier ones of timber, so this area may have been made into a stable or shippon during the 19th century. At loft level there are four softwood trusses, spaced regularly but without regard for the cart entrance, which, together with the observation that the walls have been heightened, suggests that these are not original. The trusses are probably early 19th century, and are of typical bolted king post form, fashioned from square sawn, imported softwood, and bearing joint numbering in the form of Roman numerals at the base of the struts (14-16); most of the purlins have been replaced. It seems likely that when first built the barn was a more typical three or perhaps four bay structure, possibly with oak trusses, although there is no direct evidence for that, and no re-used or discarded oak timbers were observed at the site.
- 6.6 The lean-to shippon added in the second half of the 19th century (17,18) is a typical feature of barns in Pennine Lancashire, where dairy farming enjoyed prosperity at that time and herds were expanded in response to increased

demand from growing mill towns. This addition has walling stone very similar to that used in the barn, and quite probably derived from the same quarry in the vicinity, but its dressings are of a better quality, being more finely tooled, and would probably have been bought from a commercial quarry. The extension has two parts: a former two-stall stable at the north-west end, with its own entrance (19), and a larger, twelve-stall shippon, separated from the stable by a masonry wall, and originally with its own entrance, blocked when the adjoining garage was built. Three windows in the long wall light the interior, and these have surrounds similar to those of the doorways, and six-pane timber frames, non-opening, but incorporating ventilation gaps (it is not clear whether these are original or poorly fitting replacements); there is also a more poorly finished window opening in the south-east end, no doubt of later date.

6.7 As with the barn there is little of particular interest inside the lean-to, where the former stable has a concrete boskin showing that it was used for housing cows, (20) and no stalls survive within what was the twelve-stall shippon (21,22). A boarded loft runs throughout the length of the lean-to (23), with forking holes at either end, and would have provided a feed storage area.

7 Conclusion

7.1 The barn at Cobden Farm seems to have been the only significant agricultural building at this small to medium sized farm (43 acres in 1896), and so would have had to accommodate various functions, including threshing, crop and hay storage, and livestock housing. Its date cannot be established with certainty but it is likely to be 18th century, and was heightened subsequently, perhaps in the early 19th century, before the addition of a lean-to shippon after the 1840s. It is a largely typical combination barn built to serve a small upland, mainly pastoral farm, but does not have any particularly significant features, partly because it has undergone alteration as it continued in agricultural use until recently.

Appendix 1: Written Scheme of Investigation

BARN AT COBDEN FARM, SABDEN, LANCASHIRE, BB7 9ED:

WRITTEN SCHEME OF INVESTIGATION FOR HISTORIC BUILDING RECORDING

1 Introduction

1.1 This written scheme of investigation sets out the work proposed for historic building recording of a barn at Cobden Farm, as required by a condition of planning consent from Ribble Valley Borough Council for its conversion to residential use, by Mr & Mrs Cookson. It is based on the standard brief for recording farm buildings from the Lancashire County Archaeology Service, advisors to the council.

2 Location

2.1 Cobden Farm is located at NGR SD 770364, 1.5km south-west of Sabden village. There are numerous buildings at the site, including traditional and more modern farm buildings, and the present barn stands in the centre of the group.



Figure 2: Building to be recorded¹

The author would welcome any relevant additional information or notice of inaccuracy in this report.

3 Project context

3.1 Planning consent was granted by Ribble Valley Borough Council on 18 March 2011 (application number 3/2010/0741). On the recommendation of the Lancashire County Archaeology Service, the consent contains a condition (no.12) stating that:

No works (including demolition of buildings) shall take place on the site until the applicant, or their successors in title, has secured the implementation of a programme of building recording and analysis. This work shall be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

4 Archaeological and historical background

4.1 The barn is not listed as having special architectural or historic interest, but does have historic significance as an example of a combination barn of the late 18th or early 19th century. It appears to have two main construction phases although the interior has been adapted and altered on many occasions so that there appears to be little of specific interest. ²

5 Aims of the project

5.1 The proposed alterations will lead to the loss of some historic features and character, and the aim of the project is to identify and record significant evidence relating to the building's historical character and development, and place this in the public domain by deposition with the Lancashire Historic Environment Record and Lancashire Record Office.

6 Methodology

- 6.1 Recording will be carried out before any work begins on the building and will include drawn, photographic and written records. Limited historical research will also be carried out
- 6.2 The drawn record will comprise a ground floor plan at 1:100 scale (and a first floor plan if appropriate), and a section drawing at 1:50 scale. Drawings would be based on an existing survey, although this would be checked for accuracy and amended where necessary, and conventions used would be those specified by English Heritage.³
- 6.3 An external and internal photographic record will be made using a medium format camera with black and white film. Prints will be produced at 5 x 7". Any colour detail would be recorded with a digital camera. This photographic record will also include general shots of the site, to show other historic buildings (exteriors only).
- 6.4 A desk-based study of the site would take place, which would examine historic maps and other readily available documents, photographs and secondary sources held at the Lancashire Record Office and Clitheroe library.

7 Report preparation

- 7.1 A report on the recording will be produced within 8 weeks of completion of the fieldwork. Copies will be supplied to the client, Ribble Valley Borough Council, and the Lancashire County Archaeology Service. It will also be published on the internet via the OASIS project.
- 7.2 The report will be illustrated appropriately, with location maps, extracts from historic maps, copies of the building survey drawings, and selected photographs.

² JWPC Ltd 2010 Heritage Asset Statement: Cobden Farm Barn

³ English Heritage 2008 *Understanding Historic Buildings*

8 Archive deposition

8.1 The project archive (including a copy of the report) will be submitted to the Lancashire County Record Office.

9 Timetable

9.1 The site work is expected to begin and be completed during the week beginning 6 June 2011.

10 Personnel

10.1 All work would be undertaken personally by Stephen Haigh MA, an experienced buildings archaeologist with several years' experience of investigating and recording historic buildings in Lancashire and elsewhere. He reserves the right to seek amendments to this project design where dictated by professional judgement or health and safety considerations, but any deviations would be agreed with the client and the Lancashire Archaeology Service in advance.

11 Monitoring

11.1 The project will be monitored by the Lancashire County Archaeology Service on behalf of Ribble Valley Borough Council.

© Stephen Haigh
20 May 2011

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Tel: 01535 658925

Appendix 2: Contents of the project archive

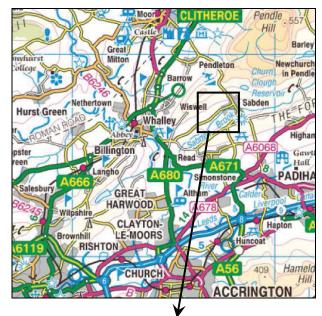
To be deposited with the Lancashire Record Office, Preston.

Archive contains:

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

Complete list of black and white photographs taken, in film order

Photo	Film	Frame	Subject				
9	1	1	The south-east gable (largely rebuilt in 20th century)				
1	1	2	General view of barn and farmhouse, from the east				
4	1	4	The barn, from the east				
2	1	5	The barn: north-east elevation				
3	1	6	The barn, from the north				
6	1	7	Detail of arched cart entrance, north-east elevation				
8	1	9	North-west gable				
7	1	10	North-west gable				
18	1	11	The barn, from the south-west				
19	1	12	Detail of doorway to stable in south-west shippon				
17	1	13	The barn, from the south				
13	1	15	Shippon in south-east end of barn				
12	1	16	Shippon in south-east end of barn				
10	1	17	Threshing bay, from the north-east				
14	1	18	Hay loft, from the north				
5	2	1	Hay loft, from the west				
16	2	3	Detail of joint numbering on roof truss				
15	2	4	Typical roof truss, from the north				
11	2	5	Milking parlour in north-west end of barn				
20	2	7	Interior of lean-to shippon, north-west end (former stable)				
21	2	9	Interior of lean-to shippon				
22	2	10	Interior of lean-to shippon				
23	2	11	Loft over lean-to shippon				



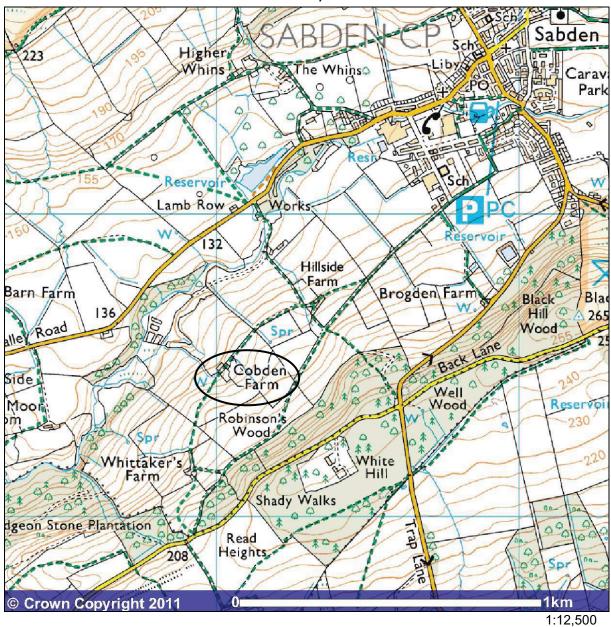
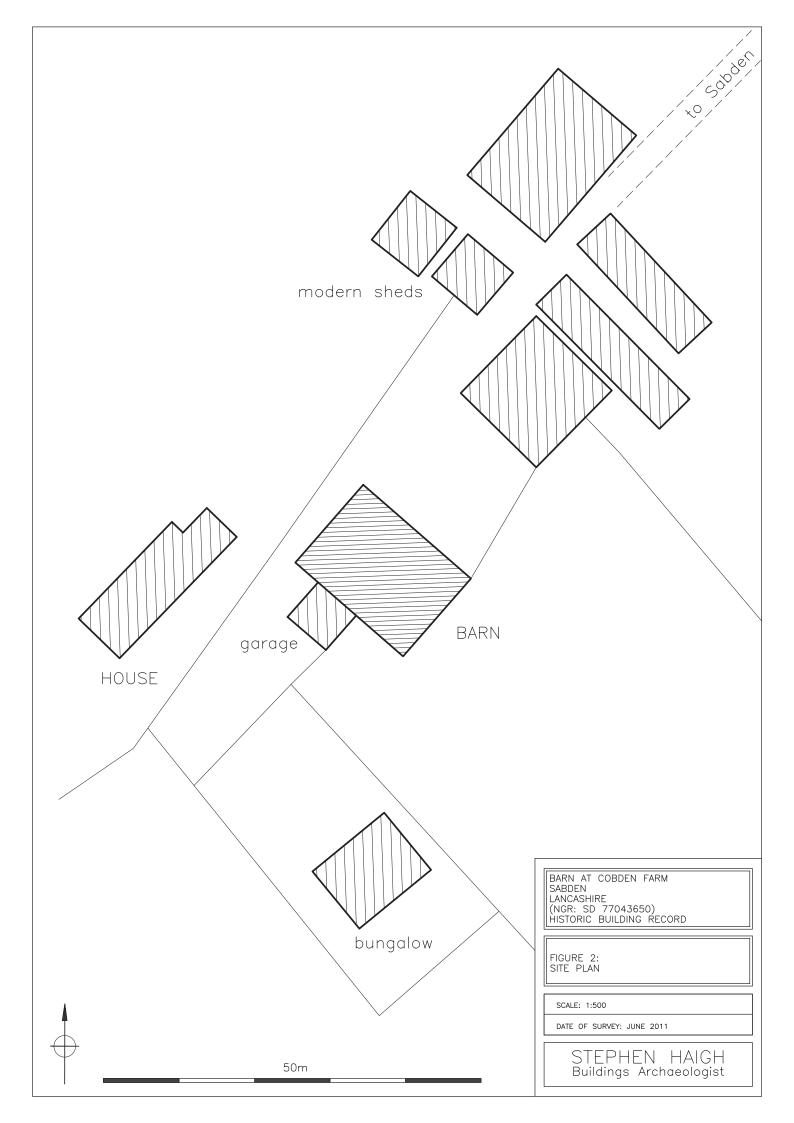


Figure 1: Location maps

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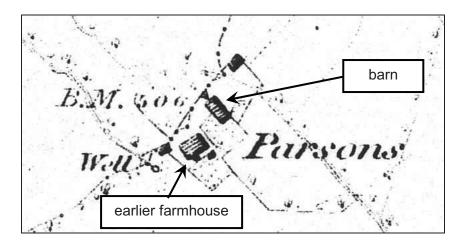


Figure 3: Ordnance Survey 1:10560 map (enlarged to approx 1:2500) Published 1848 (surveyed 1844-6); Lancashire sheet no 55

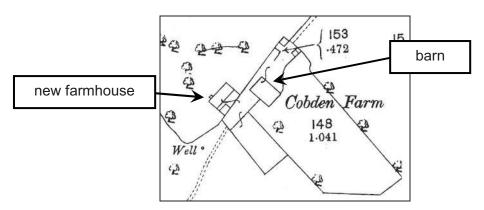


Figure 4: Ordnance Survey 1:2500 map Published 1893 (surveyed 1892); sheet no: Lancashire 55.11

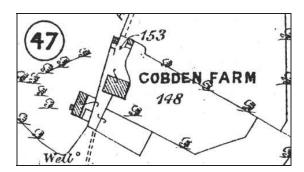


Figure 5: Plan from 1896 Read Hall auction particulars (copied from Ordnance Survey map above)

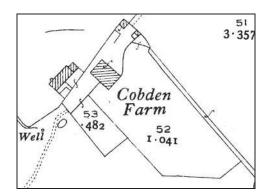
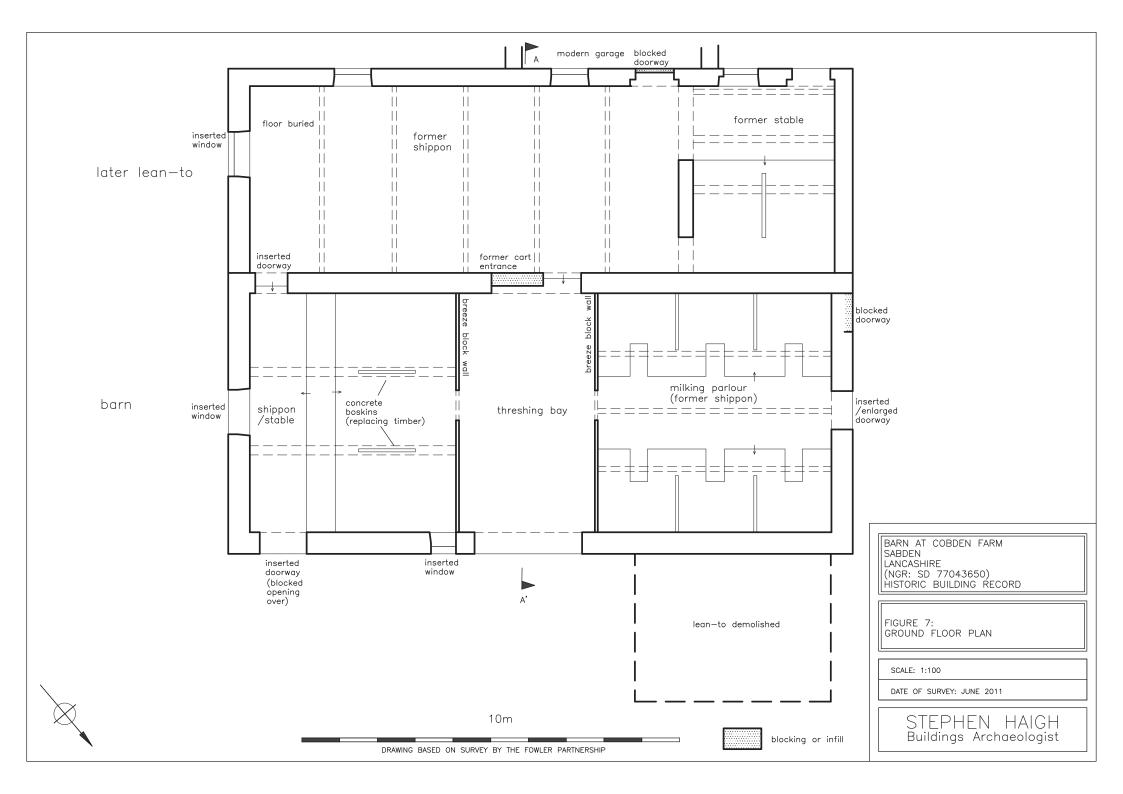
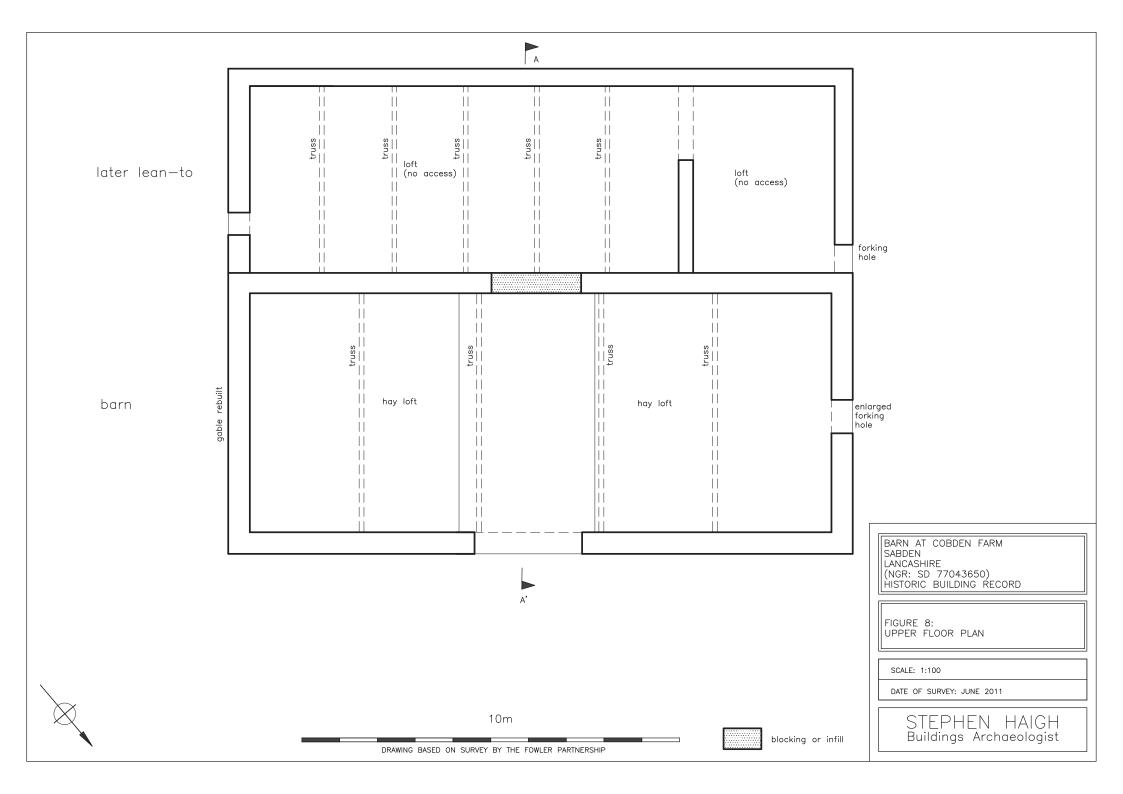
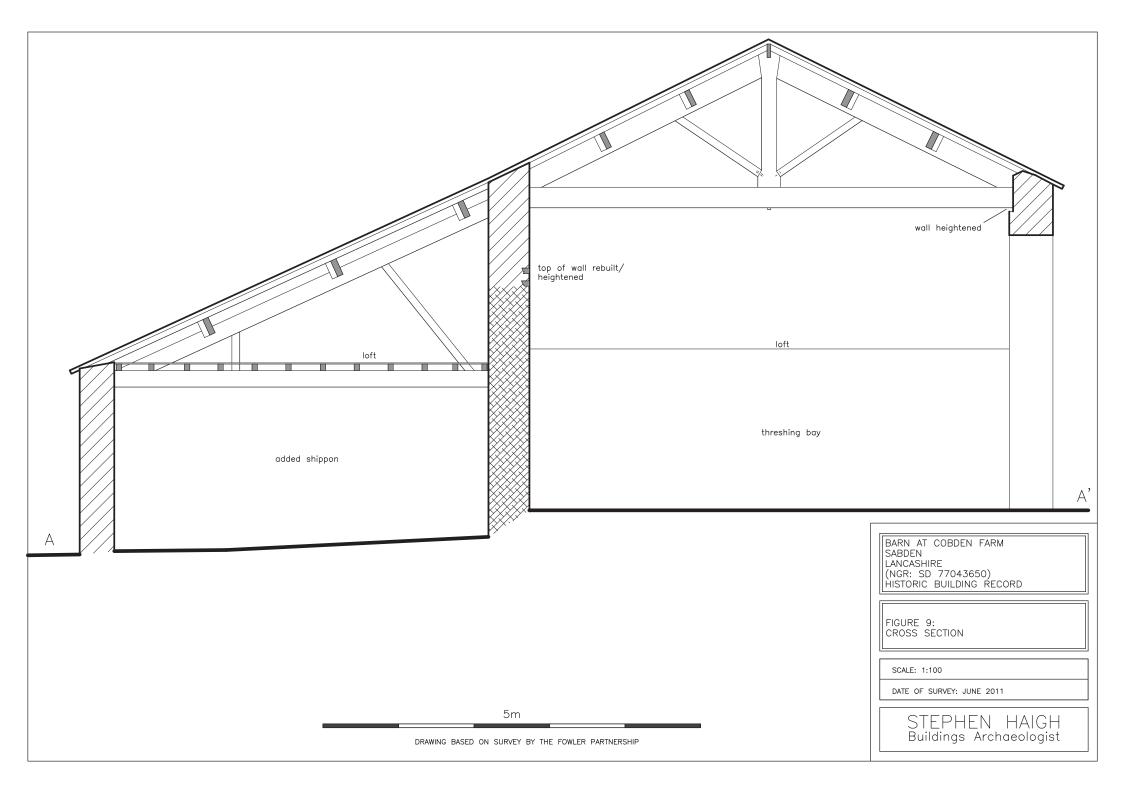
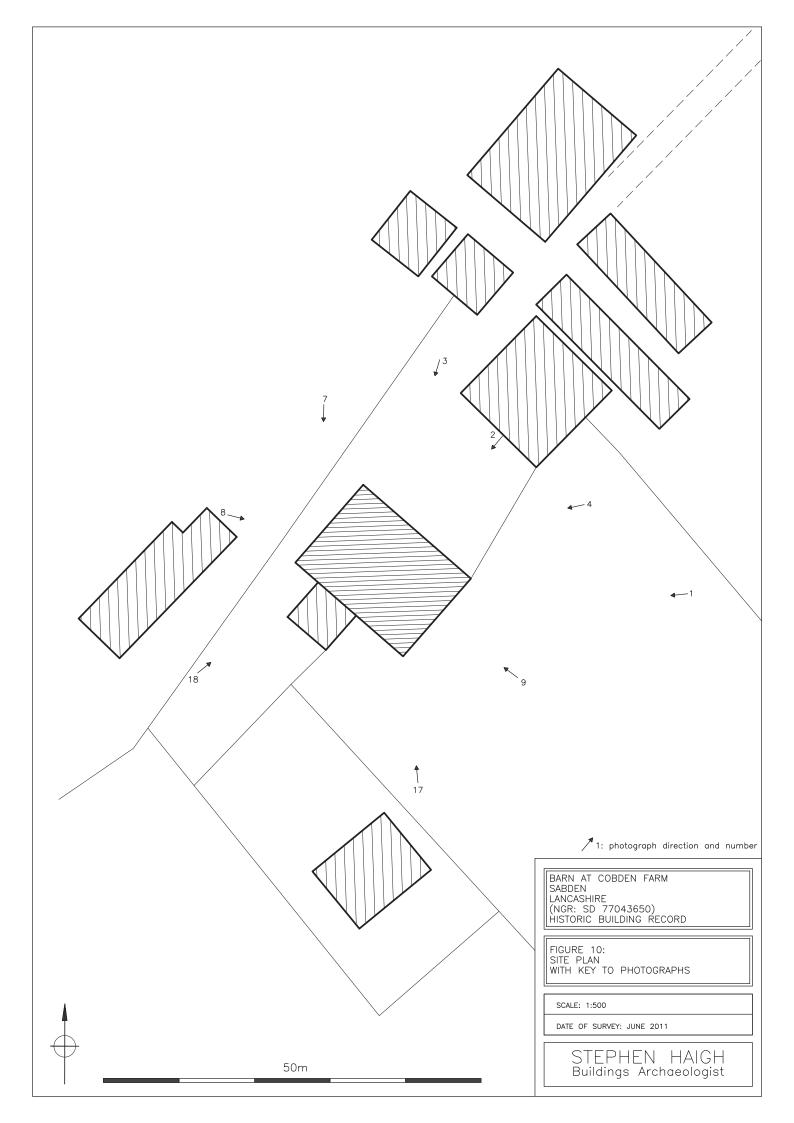


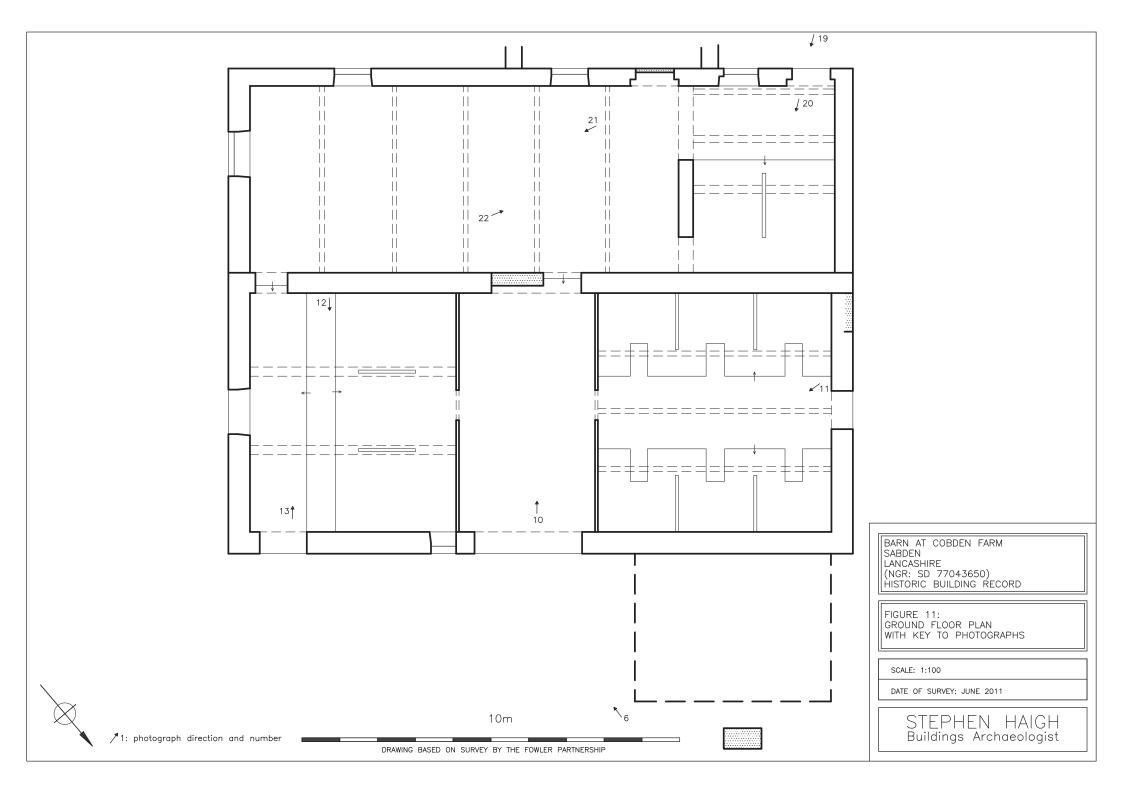
Figure 6: Ordnance Survey 1:2500 map Published 1931 (revised 1929); sheet no: Lancashire 55.11

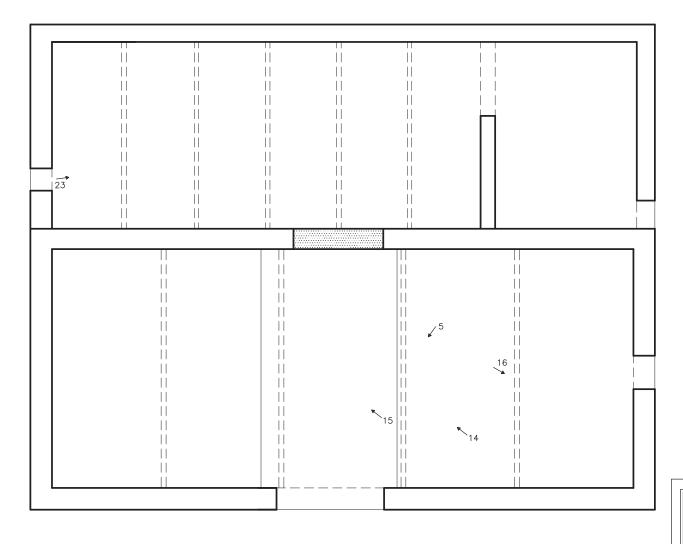












BARN AT COBDEN FARM SABDEN LANCASHIRE (NGR: SD 77043650) HISTORIC BUILDING RECORD

FIGURE 12: UPPER FLOOR PLAN WITH KEY TO PHOTOGRAPHS

SCALE: 1:100

DATE OF SURVEY: JUNE 2011

STEPHEN HAIGH Buildings Archaeologist



10m

↑1: photograph direction and number



Photo 1: General view of barn and farmhouse, from the east

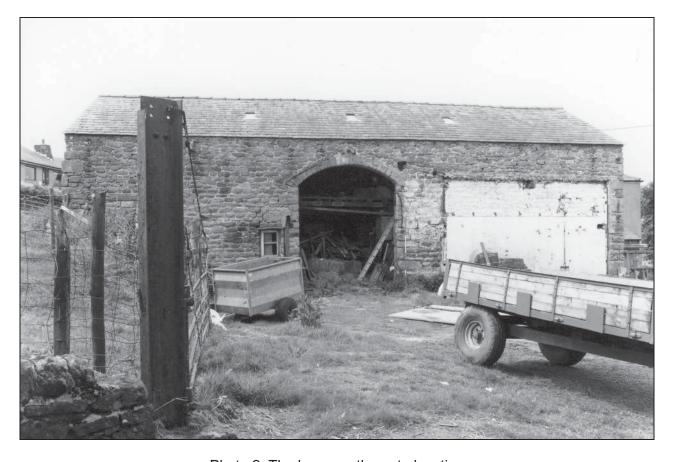


Photo 2: The barn: north-east elevation



Photo 3: The barn, from the north

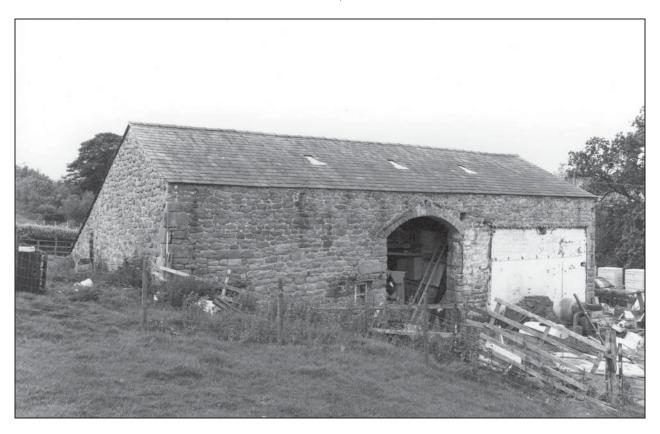


Photo 4: The barn, from the east



Photo 5: Hay loft, from the west



Photo 6: Detail of arched cart entrance, north-east elevation

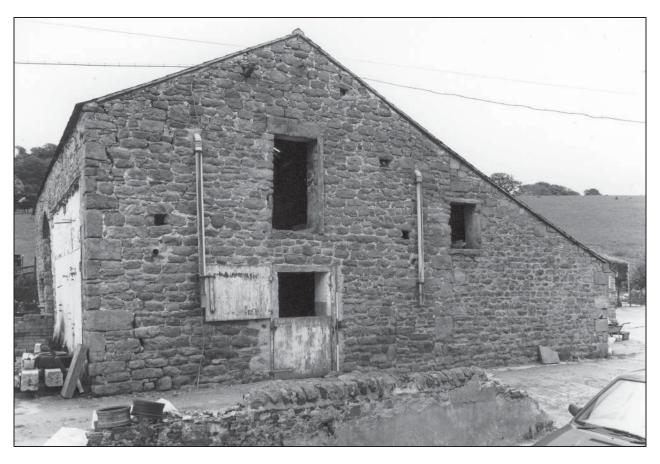


Photo 7: North-west gable

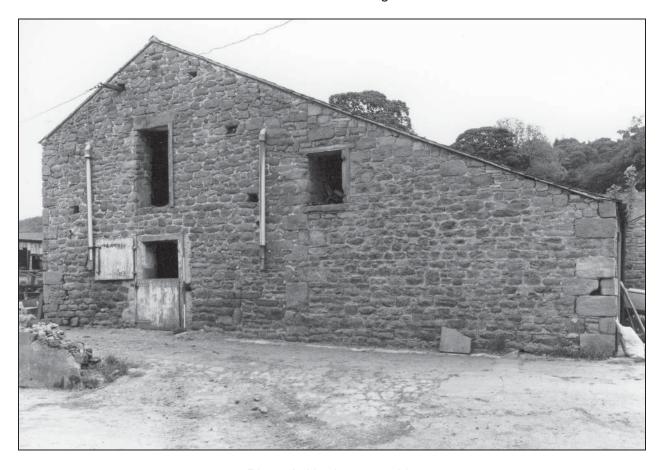


Photo 8: North-west gable



Photo 9: The south-east gable (largely rebuilt in 20th century)



Photo 10: Threshing bay, from the north-east

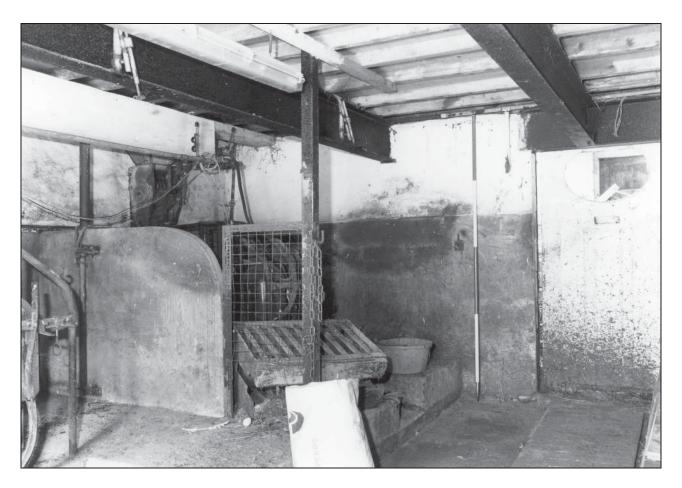


Photo 11: Milking parlour in north-west end of barn



Photo 12: Shippon in south-east end of barn



Photo 13: Shippon in south-east end of barn



Photo 14: Hay loft, from the north



Photo 15: Typical roof truss, from the north



Photo 16: Detail of joint numbering on roof truss



Photo 17: The barn, from the south



Photo 18: The barn, from the south-west

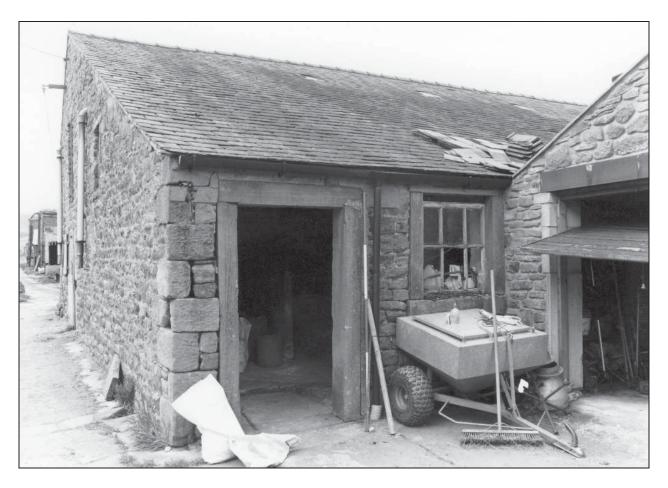


Photo 19: Detail of doorway to stable in south-west shippon

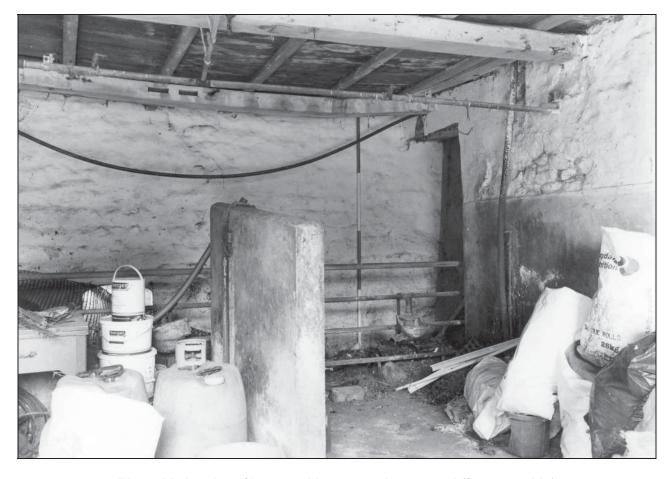


Photo 20: Interior of lean-to shippon, north-west end (former stable)



Photo 21: Interior of lean-to shippon



Photo 22: Interior of lean-to shippon



Photo 23: Loft over lean-to shippon