

Barn at Bashall Hall
Bashall Eaves, Lancashire:
Historic Building Record



August 2011

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SUMMARY

The barn at Bashall Hall (NGR: SD 7110742279) is a large, six bay structure, listed grade II, which was standing by about 1720 but may be of earlier date, and was extended in about 1900. It has some architectural embellishment but contains no internal structures or fixtures and its roof is probably 19th century. Historic building recording was carried out in July 2011 for the owner, Mr D Barnes, to inform a planning application for the building's conversion, and this record includes measured drawings, photographs, and a written description supplemented by the results of historical research.

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HISTORIC BUILDING RECORD

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BARN AT BASHALL HALL, BASHALL EAVES, LANCASHIRE:

HISTORIC BUILDING RECORD

1 Introduction

- 1.1 This report presents the results of historic building recording of the barn and nearby farm buildings at Bashall Hall, and is intended to inform proposals for the conversion of the barn to residential use. It was commissioned by the owner Mr D Barnes, via his agents Reedley Town Planning and Architectural Consultancy, and carried out in July 2011, and is to be accompanied by a separate heritage statement.¹
- 1.2 The barn at Bashall Hall is listed (grade II) and is a large, six bay structure which was standing by about 1720 but may be older, and has a lean-to shipp on of c.1900 along one side. The roof is 19th century and one gable was rebuilt after 1995. It now comprises a shell of walls and roof, as all internal structures and fixtures have been removed, and it forms one side of a courtyard around which other farm buildings stand.
- 1.3 The recording work was carried out to the usual standards set by the Lancashire County Archaeology Service (LCAS), and included a photographic record, the production of measured drawings annotated with archaeological information, and a study of historic maps and other sources. This report will be submitted to the client and LCAS, and eventually 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 stands 60m south of Bashall Hall, 3km north-west of Clitheroe and in Bashall Eaves civil parish, 80m above sea level in the Ribble valley. The NGR for the site is SD 7110742279 and the postcode BB7 3LQ (figure 1). It is a rural site with the surrounding area predominantly grassland, used for livestock and dairy farming.
- 2.2 The barn faces north-east, its long axis running from north-west to south-east, approximately perpendicular to Bashall Hall, and the barn's north-west gable forms part of the boundary wall of the Hall's gardens (figure 2). It faces onto a mostly cobbled forecourt, which is enclosed by stone walls and has its own access to the Hall's drive from Twitter Lane. As well as the lean-to shipp on along the barn's south-west elevation (2 on figure 2), other buildings at the site include a milking machine shed and a former dairy (3 and 4) attached to the

¹ *Barn at Bashall Hall, Bashall Eaves, Lancashire: Heritage Statement* Stephen Haigh, August 2011

shippon, a long open-fronted shed along the north-west side of the yard (5), and a small detached stable at the east corner of the yard (6).

3 Planning background

- 3.1 The barn at Bashall Hall is listed as a building of special architectural or historic interest (grade II: National Heritage List 1362281), the identifying description reading:

Barn, probably early C18th with later alterations. Sandstone rubble with stone slate roof. North-east wall has a wide entrance with long-and-short jambs and external sliding door. At the far right is a smaller doorway with similar external door. To the left are 2 windows with plain stone surrounds, and a pitching door above with plain reveals. The gables have copings with re-used crocketed finials at the apex. The north-west wall has 2 windows with long-and-short jambs. Above are chamfered ventilation slits, and, below the apex, a circular pitching hole with plain stone surround. The south-east wall has 3 similar pitching holes. At the rear is a later lean-to. Inside are bolted queen-post trusses. The south-east wall is shown in a drawing of Bashall Hall c.1720. *Samuel Buck's Yorkshire Sketchbook*, Reproduced in Facsimile, Wakefield, 1979.

In addition, the barn adjoins or stands close to two other listed buildings: Bashall Hall itself (National Heritage List 1072193; grade II*), and the boundary walls to the paddock (1163056; grade II), and there are also four other listed buildings at the site.

- 3.2 The owner is shortly to submit applications for planning and listed building consent to Ribble Valley Borough Council for the barn's conversion to a dwelling, and this report, in conjunction with the heritage statement, is intended to inform these proposals.

4 Historical background

- 4.1 The manor of Bashall was held by members of the Talbot family for much of the late medieval period and they are believed to have built the present house in about 1600, but on Thomas Talbot's death in 1619, ownership of the house was divided between his daughters, although it was consolidated again by William White, his son in law, during the mid 17th century. William Ferrers acquired the Bashall estate at some time in the late 17th century, by means which are unclear, and his nephew Richard Walmesley inherited the hall as part of his bequest on Ferrers' death in 1737. Thirty years later, when Walmesley himself died, it passed to his daughter and in 1806 was purchased by James Taylor, whose descendants continued to own it into the 20th century.²

² Parker, J F W 1909 "Bashall" in *Yorkshire Archaeological Journal* Vol 20, p 460-464

- 4.2 The history of the barn itself is unclear, but it was no doubt in existence in about 1720, when it was sketched together with the hall, by Samuel Buck (figure 3), and an observer in 1909 wrote: "The barn, which is of Tudor date, and which was altered when the house was altered [in Queen Anne's reign], should be noticed."³ Other than these, it is not thought that any significant historical or architectural investigations of the building have taken place previously,⁴ though the owners believe its roof trusses have the longest span for a barn in the district.⁵

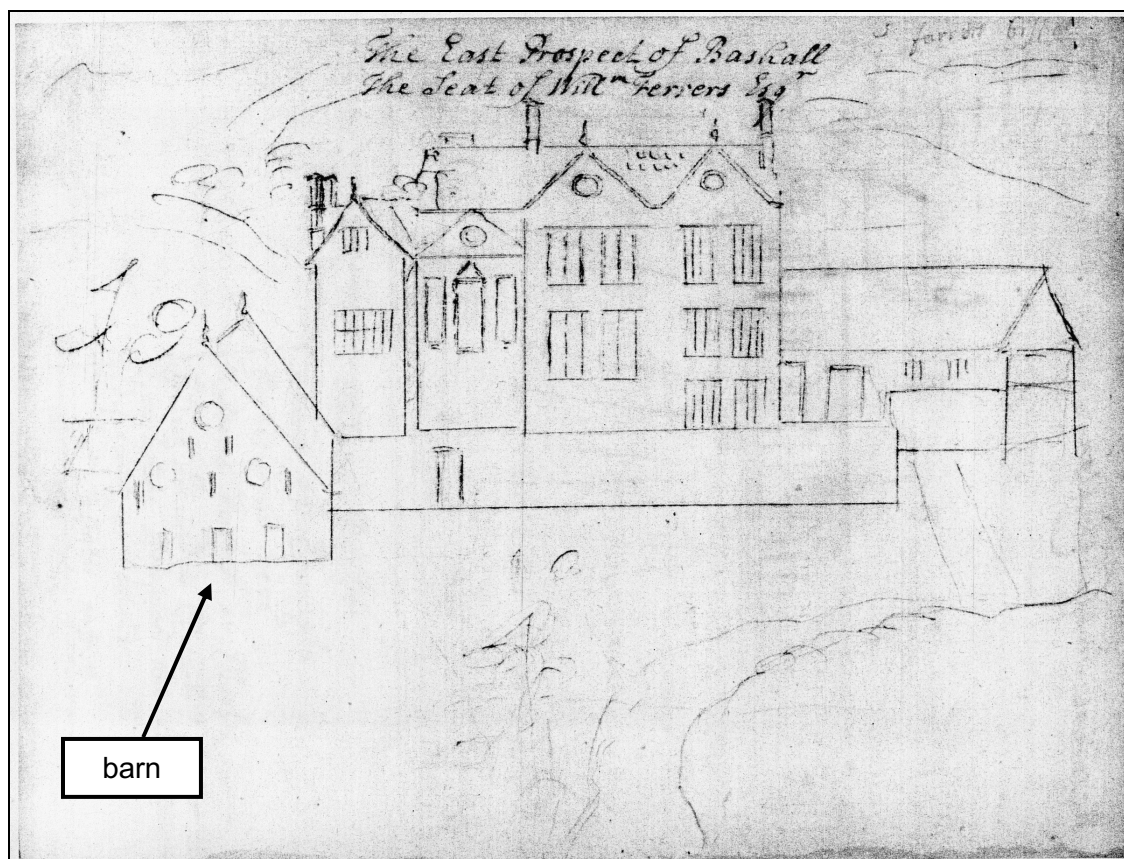


Figure 3: Sketch of c.1720 "The east prospect of Bashall, the seat of William Ferrers Esq"⁶

- 4.3 The earliest known depiction of the barn on a map⁷ is that by the Ordnance Survey made in 1847, where its outline was narrower than at present, indicating that the lean-to shippon had yet to be added (figure 4), and later maps show that this was built between 1883 and 1906, at the same time as the open-fronted shed (building 5). The other minor additions at the site must therefore post date 1906 (figures 5 & 6).

³ Parker, 1909 p 464

⁴ An enquiry to Lancashire Historic Environment Record indicates that it holds only the listed building description (4 August 2011)

⁵ Pers comm, Anne Barnes

⁶ From Hall, I, 1979 *Samuel Bucks Yorkshire Sketch Book* (Facsimile)

⁷ At the time of writing the Lancashire Record Office is closed for an extended period, although a catalogue search suggests that it holds no significant documents relating to the barn

- 4.4 Two photographs of the barn taken in 1995 by Barry Barnes and held at Clitheroe library form important records for the building, in that they show the south-east gable before its rebuilding. These are reproduced as figure 7.

5 Recording methodology

- 5.1 The recording was carried out in accordance with the normal standards set by the Lancashire County Archaeology Service and involved a detailed inspection of the building, photography, the production of measured drawings, and a written account, the site visit being made on 27 July 2011.
- 5.2 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 the floor plan. 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 a ground floor plan of the buildings at 1:100 scale (based on a survey by Reedley Planning), and a section drawing at 1:50 to show the form of the roof truss in the barn. The drawings show all significant archaeological detail, and employ conventions based on those specified by English Heritage⁸.

6 Descriptions of the buildings

The barn

- 6.1 In outline, the barn is a simple rectangular structure measuring 23.4m by 11.8m, whose front faces north-east onto a cobbled forecourt (**1-3**). The outer walls are of local sandstone rubble laid in rough courses, probably derived from a source in the near vicinity, whereas the quoins and other dressings are of a more gritty sandstone, and were probably brought from a quarry at greater distance; the roof is of stone slate, at least some of which has clearly been re-laid in the 20th century as it has sarking felt beneath.
- 6.2 Of the barn's four elevations, the south-east gable was rebuilt at some date after 1995, and the south-west side faces into the lean-to where it is limewashed and largely hidden, so detailed inspection is only possible in the north-east front and the north-west gable. Of these, the former has a wide cart entrance to left of

⁸ English Heritage 2006 *Understanding Historic Buildings: A guide to good recording practice*

centre, under a shallow segmental arch which has sockets for harr hung doors. The jambs of this doorway do not match, the quoins in the left jamb being noticeably larger than those to the right, which suggests that they are not of the same date and that the doorway may not be in its original form, a theory supported by what appears to be a patch of rebuilding to the right of the doorway (4,5). To the left of the doorway is a pair of windows and a large forking hole of similar date at loft level above, all of which have concrete sills and are clearly 20th century insertions (6), while to the right is a solitary breather, and an end doorway with monolithic jambs of late 18th or early 19th century character, as well as an area of infill between the two (seemingly too low to have been a doorway) (7). The quoins at this northern corner of the barn do not descend to ground level and there is no straight joint with the adjoining boundary wall, so it seems that the barn is later than, or more likely contemporaneous with, this structure, although the upper part of the boundary wall, including the arched opening, has been rebuilt in recent years (8).

- 6.3 The north-west gable also shows some possible evidence for alteration, partly hidden by trees, as it seems that the roof pitch may formerly have been steeper, and that the eaves have been raised, which would accord with the roof pitch drawn by Samuel Buck. The neatly coursed stonework which makes up most of the wall does not extend to the present eaves, where more random rubble has been used (9). In addition, the two ground floor windows are evidently 20th century, and there are at least two rows of breathers without dressings at a low level, all but one blocked, which represent an earlier means of lighting and ventilation; the windows' insertion probably destroyed others. Higher up is a large circular opening or oculus, with two rows of chamfered breathers adjacent (four in the lower row, two in the upper) (10,11), the stone dressings to the oculus having fine tooling visible, and a rebate as though to fit glazing or a board. The gable has hollow chamfered coping terminating in the much weathered, crocketed finial, and there is a shaped kneeler at the left hand end (one to the right perhaps having been removed on the addition of the lean-to). As at the left side, the quoins at the right-hand end do not descend to ground level and there is no straight joint between barn and boundary wall, although there is a doorway with plain chamfered surround through the latter, 17th or early 18th century, but reduced to a window, which now lights the later shippon (12). Another doorway has also been inserted to serve the even later, smaller lean-to beyond (13).
- 6.4 The south-east gable has been rebuilt since 1995 (the inner skin with breeze block), and while some effort was made to reproduce the existing arrangement of openings, there are a number of differences apparent between the present appearance and that shown in the 1995 photographs (figure 7). At ground level, there is at present an arrangement of three doorways with two windows between (some with timber lintels to the exterior), while in 1995 the doorways had previously been reduced to windows, and there seems to have been only one

other window (which had no doubt been inserted). The three oculi were faithfully replaced in rebuilding, along with the owl hole, gable coping, kneeler and finial, but the five breathers with chamfered surrounds were omitted. It is in any case notable that the pattern photographed in 1995 is largely as depicted by Buck c.1820, and that the former pattern of openings was quite different from that in the opposite gable; as noted above however, Buck shows a steeper pitch than that of the presently 30° stone slate roof, but perhaps this should not be interpreted too precisely.

- 6.5 It is possible that the south-west side of the barn (which adjoins the later lean-to) has been partly rebuilt, as it is some 2-3 inches thinner than the front wall (540mm rather than 600mm), although there are no obvious breaks in the masonry near the corners to substantiate this. It contains a pedestrian doorway opposite the cart entrance, with monolithic jambs of 18th century appearance (17), and no evidence for there having been a bigger opening there previously, as might have been expected. A small forking hole to the south-east of this has hollow chamfered jambs (no doubt re-used) (18), and there are also two doorways near the north-west end which have clearly never been external openings, ie. they must have been inserted after the addition of the lean-to (19).
- 6.6 The barn interior is now a single undivided space (20-23), with a sand floor used for horse riding, but there were formerly shippens in both ends. That at the north-west end was served by the external doorway in the front wall, and had longitudinal beams supporting a loft (now removed, but apparent as a row of sockets in the gable), so this shippen probably had a single row of stalls facing into the centre of the building. At the other end, three softwood beams running across the building to carry a loft have been removed (their ends remain in situ), and the three doorways in the gable suggest a different arrangement, of two rows of stalls facing onto a central feeding passage. This distinction between the two shippens might be temporal (ie. one was created after the other), or might reflect different uses, for example one for draught oxen, the other for milk cows.
- 6.7 The roof trusses are all imported softwood and of bolted queen-strut construction, 19th or even early 20th century, rather than 18th century; one of them (the second from the south-east end) has been replaced with an even later one, as can be deduced from the fact that it is of a different type of timber. The bolts are fitted to the feet of the queen struts and the principal rafters, and the butt purlins are also bolted to the principal rafters (24). There is some numbering to joints, which seems confined to the use of "I" to the right-hand members, and "II" to the left-hand (25). Most of the purlins are also of sawn softwood, except for a group of some oak ones, mostly re-used from other contexts⁹, and these

⁹ Many have large mortices for braces and were almost certainly from a timber framed structure rather than just a roof

are found in bay four, with one also in bay five and one in bay six (26,27). Some of these show charring by fire.

- 6.8 The fact that the roof trusses are of a form considerably later (19th century) than the earliest known date for the barn (c.1720) indicates that the roof structure has been replaced, perhaps because of fire, but this begs the question as to what form the roof trusses took previously, so some speculation over this aspect of the barn's history is warranted. Given their span (10.7m or 35 feet), it is very unlikely that oak could have been used, but similarly, it is questionable whether such imported softwood would have been available in 1720 or earlier. One alternative explanation is that the barn was originally of aisled construction, which would have allowed the span to have been achieved with local timber, and would fit with the possibility that the eaves have been raised, noted above.

Lean-to shippon

- 6.9 The lean-to shippon along the barn's rear elevation was put up in about 1900 and created a large area of cow housing for 20 animals, in a single row facing onto a feeding passage, an arrangement very commonly found in the district at that time, when dairying prospered. It is built of stone similar to that used in the barn itself, with monolithic dressings, and some effort was made to see that it matched the barn, in the way that the gable coping was continued down over it (28,29). The roof is also at a similar pitch and of matching stone slate, although three projecting ceramic ventilation cowls disrupt the line. Openings include the two doorways in the south-east gable and three windows in the south-west elevation (30).
- 6.10 The original timber boskins inside the shippon have been replaced with concrete, as has the floor, and there is little of particular interest internally (31-32). At the north-west end the last bay is partitioned off (33), perhaps for equipment storage, and the small lean-to added externally here seems to have housed a milking machine. The roof is carried on raking trusses and has the remains of underboarding (34).

Dairy

- 6.11 At the south corner of this building is a roughly built stone and brick building with single pitch roof of asbestos cement sheeting, which maps show to have been built after 1906. It is of two parts, the south end having a flue for a stove or boiler, and it appears to have been used as a dairy (36,37).

Open-fronted shed

- 6.12 The lean-to structure built onto the garden wall to the north-east of the barn can also be dated to the period around 1900, although the garden wall, which was heightened in order to construct it, is clearly older. The shed is five bays long, with stone slate roof, piers of squared stone to the front elevation, and rubble side walls, although at the north-east end it used the existing return of the garden wall. The roof structure is of pine. Its function may have been as a covered midden, implement shed or livestock pens, or a combination of these (**38-43**).

Stable

- 6.13 The detached building to the east of the barn is a stable built after 1906. Its walls are of sandstone rubble but with dressings which suggest an early 20th century date, while the roof is of artificial slates (those to the front, south-west pitch being new). The interior was inspected only through the windows, but does not appear to contain any historic fixtures (**44-48**).

7 Discussion

- 7.1 To a cursory view, the barn at Bashall Hall would appear to be a relatively straightforward building in terms of historical development, but there are some interesting questions about it which remain unanswered, and although its present appearance is ostensibly early 18th century, to assume that the barn was built from new at that date is probably over-simplistic, as there are hints that it has earlier origins, as Parker suggested in 1909 when he referred to it as of Tudor date [1485-1603]. The archaeological evidence for this earlier date is very scant indeed, but includes the signs of alteration to the front cart entrance, and to the north-west gable where the eaves may have been raised, the presence of re-used oak timbers with mortices in the roof, and the clear indication that the roof trusses were replaced in the 19th century. It may be, therefore, that the barn has origins as an aisled barn perhaps of 17th century date, at that time a favoured building type among large landowners in Pennine regions, which was altered about 1700, and again perhaps in the 19th century, and around 1995.

Appendix 1: 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
2	1	2	Barn: front elevation
3	1	3	The barn, from the east
4	1	4	The barn, from the north
36	1	5	Former dairy, from the north-east
14	1	7	The barn: rebuilt south-east gable
29	1	8	Rear lean-to, from the south-east
15	1	9	The barn: rebuilt south-east gable
37	1	10	Former dairy, from the south-east
16	1	11	The barn: detail of upper part of rebuilt south-east gable
28	1	13	Barn and rear lean-to etc, from the south
30	1	14	Rear lean-to: detail of window
6	1	15	Barn: front elevation, left-hand end
5	1	16	Barn: cart entrance
7	1	17	Barn: front elevation, right-hand end
20	1	18	The barn: interior, from the east
21	2	1	The barn: interior, from the south
22	2	3	The barn: interior, from the north-west
18	2	4	The barn: former shippon in south-east end
17	2	5	The barn: central doorway in south-west side
19	2	6	The barn: former shippon in north-west end
23	2	7	The barn: former shippon in north-west end
24	2	9	The barn: roof trusses, from the south-east
26	2	10	The barn: oak purlins in bay four, south-west pitch
27	2	11	The barn: oak purlins in bay four, north-east pitch
25	2	12	The barn: detail of joint and numbering on roof truss
32	2	13	Rear lean-to: interior (feeding passage)
33	2	15	Rear lean-to: interior (feeding passage)
31	2	16	Rear lean-to: interior
35	2	17	Rear lean-to: roof structure
34	2	18	Rear lean-to: interior at north-west end, with early blocked doorway
45	3	1	Stable, from the west
46	3	2	Stable: front elevation
44	3	4	Stable, from the south-east
1	3	5	General view of the barn, from the east
48	3	6	Stable, from the east
47	3	7	Stable, from the north
39	3	9	Open-fronted shed, from the east
40	3	10	Open-fronted shed

42	3	11	Open-fronted shed: roof structure
43	3	12	Open-fronted shed: roof structure
38	3	13	Open-fronted shed, from the south
8	3	15	Garden wall to east of barn
9	3	16	Barn: north-west gable
10	3	17	Barn: detail of oculus and breathers, north-west gable
11	3	18	Barn: detail of oculus, north-west gable
12	4	1	Blocked doorway in boundary wall to west of barn
13	4	3	Boundary wall to west of barn
41	4	4	Boundary wall to garden, on which lean-to shed built