

Barn at Cocker's Farm
Long Lane, Limbrick, Heath Charnock, Lancashire:
Historic Building Record



July 2013

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This report is formatted to allow printing on both sides of the paper

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6: Extract from OS map, 1910	12: Ground floor plan with key to photographs

Selected photographs

SUMMARY

The small barn near Cocker's Farm is probably of the late eighteenth century and was originally only two bays long, probably serving an adjacent smallholding, by providing winter cow housing and a threshing bay. It was extended in the second half of the nineteenth century to its present length, but its interior is now largely devoid of structures of interest. Historic building recording, including photography and the production of scale drawings, was carried out for Mr Prescott & Miss Walmsley in June 2013 to fulfil a condition of planning consent for the barn's conversion.

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LIST OF PHOTOGRAPHS IN THIS REPORT

Many of the photographs taken during the recording are reproduced at the end of this report, but for a full set of photographs the project archive will need to be consulted (see Appendix 2).

Photo Subject

- | | |
|----|--|
| 1 | The barn, from the north |
| 2 | Front elevation of the two-bay barn, from the north-east |
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BARN AT COCKER'S FARM, LONG LANE, LIMBRICK, HEATH CHARNOCK, LANCASHIRE:

HISTORIC BUILDING RECORD

1 Introduction

- 1.1 This report presents the results of historic building recording of a barn at Cocker's Farm, at Limbrick, near Chorley in Lancashire. The work was commissioned by the developers Mr P Prescott and Miss A Walmsley, via their agent CW Planning Solutions, and carried out in June 2013, to fulfil a condition of planning consent from Chorley Borough Council for the building's conversion.
- 1.2 The barn recorded is stone-built and was originally only two bays long, when it probably served an adjacent smallholding, with its construction date likely to be around 1800. It then contained a shippon, hay loft and threshing bay, but was extended by another two bays between the 1840s and the 1890s, though subsequently its interior was altered.
- 1.3 The recording work was carried out in accordance with a written scheme of investigation based on generic guidance from the Lancashire County Archaeology Service (LCAS) (Appendix 1), and included a photographic record, measured survey, and a study of historic maps. This report will be submitted to the client, the local planning authority and LCAS, and will be published on the internet via the Oasis Project¹. The project archive will be deposited with Lancashire Archives.

2 Location and current use

- 2.1 The building stands in the hamlet of Limbrick, within Heath Charnock civil parish and former township, about 2km south-east of Chorley town centre, at 104m above sea level. It faces north-east onto the public road, here known as Long Lane, at the foot of Limbrick Brow, just to the east of Ivy Cottage, which itself stands to the south-east of Cocker's Farm, with which the barn was recently associated and from which the present access is. The NGR for the site is SD 60248 16245 (see figures 1 & 2).
- 2.2 The building has clearly not been in agricultural use for some time, and has been subject to some minor alteration in its subsequent history, including the underpinning of a number of walls at the south-east end about ten years ago.

¹ Online Access to the Index of Archaeological Investigations

3 Planning background

- 3.1 Planning consent for the building's change of use, from barn to residential dwelling including a new rear extension, was granted by Chorley Borough Council on 15 May 2013 (application no: 12/01058/FUL). The consent includes a condition (no 10), imposed on the advice of the Lancashire County Archaeological Service, which requires recording and analysis before development, which this report and its associated archive are intended to satisfy. None of the buildings at the site are listed as having special architectural or historic interest, or lie within a conservation area.

4 Previous investigative work

- 4.1 No previous investigative work of this type is known to have been carried out at the site. The Lancashire Historic Landscape Characterisation Programme considers the site to lie within land described as "ancient enclosure" (ie. enclosed before 1600 AD).

5 Historical background

- 5.1 As part of the investigation by this author, historic maps at Lancashire Archives were consulted, though it should be noted that this did not constitute exhaustive research into the site.
- 5.2 The tithe map for Heath Charnock was one of a number in Lancashire surveyed by the Ordnance Survey, so this map, dated 1842 and drawn at a scale of approximately 1:2500, provides a reliable indication of the building's outline at that time (figure 3). It shows the barn to have been a shorter building than at present, with a projection to the south-west elevation which is no longer extant. Enclosure number 181, which it adjoins on this map, is a number shared with the present Ivy Cottage, and the latter seems to have comprised a long range including both domestic and agricultural buildings, so this small detached barn may have been a supplementary building rather than the principal farm building. Number 181 was one of many properties in the township then owned by William Standish Standish Esq, and it was occupied by Thomas Taylor, tenant of only some 10 acres of either meadow or pasture; the group of buildings was described in the tithe schedule as "Dwelling house, outhouses, yard and garden".
- 5.3 The first edition Ordnance Survey 1:10560 map (figure 4), surveyed shortly after the tithe map, shows a very similar arrangement of buildings, but by the time of the first edition 1:2500 map, surveyed from 1889 to 1892, the barn had been

extended to the south-east, and it remained the same size on later editions of this map up to 1940 (figures 5 to 8), all of which continued to show the small projection on the south-west elevation, which is now absent.

6 Recording methodology

- 6.1 The recording, carried out during a site visit on 19 June 2013, involved a detailed inspection of the existing building, together with photography, the production of a floor plan and a section, and a written account.
- 6.2 The main photographic record was made using a medium format camera with perspective control and other lenses, and black and white film for its archival qualities (in accordance with LCAS requirements). External and internal photographs were taken, generally using a scale in the form of a 1m/2m ranging pole marked with 0.5m graduations, and the locations of the photographs are shown on a site plan and the ground floor plan. All the photographs have been printed to a size of 7" x 5", and form part of the project archive, and most are copied at the end of this report; in the text they are referred to by numbers in **bold**.
- 6.3 The drawn record comprises a ground floor plan of the building at 1:100 scale and a new section drawing of the barn at 1:50 scale, based on a new hand-measured survey, showing all significant detail and employing conventions based on those specified by English Heritage².

7 Description of the barn

- 7.1 The small, two-bay barn which forms the north-west end of the building measures 7.4m by 6.6m in plan and is two storeys high. The walls are of local sandstone, coursed to the front, north-east elevation and the north-west gable, but of more random character to the other two sides (the south-east gable now forms the dividing wall between the two parts of the building), and in places there are thin stone blocks laid edge-ways to form quoins. There are local stone slates to the south-west roof pitch but the front of this part of the building has been re-covered with blue slate.
- 7.2 The principal opening into the barn is a tall cart entrance nearly a full bay in width, which would have been accessible from the road historically, though hoarding has now been erected along this boundary (**1-4**). It has large upright stones forming its jambs, at the bases of which are the remains of vertical slots, which would have held a board in place across the opening, up to about a metre

² English Heritage 2006 *Understanding Historic Buildings: A guide to good recording practice*

high (5). This board (sometimes referred to as a *lift*) would have served to close off the entrance to animals while leaving the building ventilated and lit, or would have formed a barrier when hand threshing was in progress to contain the grain, and is characteristic of arable areas rather than those predominantly involved with livestock. The doorway has oak lintels which have signs of re-use and may be derived from crucks, and a timber door frame has been tenoned into the outer one (6,7). There is also a smaller doorway in the north-east front, which would have given access to a shippon in the north-west bay, and this has a large but thin flagstone lintel (8,9). Two plain breathers higher up ventilated the hay loft above the shippon; there are three similar breathers in the north-west gable and a plain owl-hole near the ridge (10). The opposite gable also has three breathers but above them is a square forking hole; the large opening at ground level is a twentieth century insertion under a steel beam (11).

- 7.3 The rear (south-west) elevation of the original part of the building has two pedestrian doorways: the left one serving the shippon, and the right one forming a winnowing door to the threshing bay (12-15); both have been altered to some degree but appear essentially to be original to the building. Although the historic maps suggest that this side of the building projected further to the south-west at one time, the only evidence for this on the present building are the remains of what was clearly a twentieth century lean-to. Above these are four further breathers.
- 7.4 The interior of the two-bay barn has lost its internal structures, which seem to have been confined to a single row of animal stalls facing onto the threshing bay, over which there would have been a hay loft (16-19), supported by joists set into the gable, but the modern concrete floor means that the exact manner in which the stalls were laid out is not known. A shallow recess in the gable wall at the rear of the standings may have been for storing a lamp or milk can, although it may not have been deep enough to be effective for either purpose. The concrete floor also runs across the threshing bay, which would have been open to the roof as at present, so it is not clear how the forking hole in the south-east gable would have functioned (20-22).
- 7.5 The roof structure over this early part of the building comprises a single king post truss, the form of which suggests a date of about 1800 (23). It appears to be constructed from a local hardwood rather than imported softwood, though perhaps not oak. The king post is tenoned into the tie beam and held in place by a peg, and there is no ironwork within the truss, such as strapping or bolts, which became almost ubiquitous during the nineteenth century. A pair of raking struts once supported the principal rafters (one has since been lost), in line with the upper two purlins, and rather than trenching there is an unusual peg

arrangement in the principal rafters to hold the purlins in place (24). The purlins in the north-east roof pitch, and the upper one in the south-west pitch, are all of square-sawn timber similar to that used in the truss, and these three all run for the length of the building. In contrast, two shorter re-used oak timbers, one with halvings indicative of a former cruck, are used in the lower part of the south-west roof pitch (25).

- 7.6 The later part of the barn, dating from between the 1840s and the 1890s, added 5.5m to the building, almost doubling its length. The walls of this extension are predominantly of local random sandstone rubble, with crude dressings. All three walls have been underpinned recently, so it is not clear whether or not the present pattern of openings has been changed during its life. Two pedestrian doorways exist in the front, north-east side, and a single, wider doorway in the south-west side (26), and there are first floor openings in the latter elevation and the south-east gable, where there are also two rows of breathers (27).
- 7.7 The interior of this extension has been stripped out in similar fashion to the original part of the barn, and the flooring taken up, but evidence survives to indicate that there was once a loft supported on joists set into the gables (28), and it is likely that the ground floor was used for animal housing, perhaps stabling, though there is no firm evidence. The roof has a typical nineteenth century king post truss, distinct from the earlier part of the barn in that it is of softwood and contains bolts (29); the upper parts of the roof appear to have been replaced in recent years and there is a modern roof covering of steel sheeting.

8 Conclusion

- 8.1 The building is likely to date from between the mid eighteenth century and 1800, and when built was approximately half its present size, comprising only two bays, one of which formed a shippon to house about half a dozen cattle, the other one probably a threshing bay. It was then part of the holding of the present Ivy Cottage (which may have had a different name previously), and only in more recent times became associated with Cocker's Farm. In the second half of the nineteenth century the building was extended to the south-east to provide additional livestock or equestrian accommodation, most likely still for a smallholding rather than a large farm enterprise, but later alterations to the building removed much of the evidence for its historic appearance and function.

Appendix 1: Written scheme of investigation

BARN ADJACENT TO COCKERS FARM, LONG LANE, HEATH CHARNOCK, CHORLEY, LANCASHIRE:

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 at the barn at Cocker's Farm, as requested by the developers Mr Paul Prescott and Miss A Walmsley, via their agent Chris Weetman. The work is required by a condition of planning consent from Chorley Borough Council, for the change of use of the barn to a residential dwelling (application no: 12/01058/FUL), imposed on the recommendation of the Lancashire County Archaeology Service.

2 Location

- 2.1 The barn stands on the west side of Long Lane near the hamlet of Limbrick, about 2km south-east of Chorley town centre, at NGR: SD 60248 16245, in Heath Charnock civil parish.

3 Buildings at the site

- 3.1 The barn is a detached, two storey stone structure which faces north-east onto the road, and is four bays in length with a dividing wall which suggests the building was once shorter. The roof covering is partly of stone slate and partly corrugated iron.



Figure 1: Building to be recorded

4 Project context

- 4.1 Planning consent for the change of use from barn to residential dwelling including a new rear extension was granted by Chorley Borough Council on 15 May 2013 (application no: 12/01058/FUL). The building is not listed as having special architectural or historic interest and does not lie within a conservation area.
- 4.2 The Lancashire County Archaeology Service advised the planning authority that the buildings are likely to be of historic interest, and accordingly a condition was attached to the consent (no 10) requiring that they should be subject to recording: "No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must 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. Reason: To

ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site."

5 Archaeological and historical background

- 5.1 The site has not yet been inspected but the available information suggests that the barn is of eighteenth or early nineteenth century date in origin, and originally comprised a small combination barn of two bays, which was later extended.

6 Aims of the project

- 6.1 The works will lead to the loss or masking of some historic features and character of the building, and the aim of the project is to identify, interpret and record significant evidence relating to its historic character and development, and place this in the public domain by deposition with the Lancashire Historic Environment Record and Lancashire Record Office.

7 Statement of recording standards

- 7.1 All work which forms part of this project will be undertaken in accordance with the relevant Standards and Guidance issued by the Institute for Archaeologists.

8 Methodology

- 8.1 Recording will be carried out with the building as found and will include drawn, photographic and written records. Limited historical research will also be carried out.
- 8.2 The drawn record will comprise ground and first floor plans of the barn (at 1:100 scale), and a section drawing at 1:50 scale, where relevant detail exists. Conventions used will be those specified by English Heritage.³
- 8.3 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 will be recorded with a digital camera. This photographic record will also include general shots of the site, to show the setting.
- 8.4 A desk-based study of the site will take place, which will examine historic maps and any other readily available documents, photographs and secondary sources held at local repositories such as Chorley Library and the Lancashire Record Office.

9 Report preparation

- 9.1 A report on the recording will be produced within 8 weeks of completion of the fieldwork. Copies will be supplied to the client and the Lancashire County Archaeology Service, and the developer will submit it to the local planning authority when applying for the condition to be discharged. It will also be published on the internet via the OASIS project. The report will be illustrated appropriately, with location maps, extracts from historic maps, copies of the survey drawings, and selected photographs.

10 Archive deposition

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

11 Timetable

- 11.1 The site work is expected to begin during the week beginning 17 June 2013.

³ English Heritage 2008 *Understanding Historic Buildings*

12 Personnel

- 12.1 All work will 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 for example, but any changes will be agreed with the client and the LCAS as appropriate.

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Appendix 2: Contents of the project archive

To be deposited with Lancashire Archives, Preston (reference DDX 2204)

Archive contains:

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

Complete list of photographs taken, in film order

Photo	Film	Frame	Subject
8	1	2	The front elevation, from the north-west
10	1	4	The north-west gable
9	1	5	Doorway to former shippon, front elevation
4	1	6	The front elevation, from the north-east, showing cart entrance
26	1	7	The barn, from the south
27	1	9	The south-east gable
12	1	10	The south-west elevation
14	1	11	South-west elevation of the original two-bay barn
16	1	12	The former shippon and hay loft area, from the south
18	1	13	The former shippon and hay loft area, from the south-west
7	1	15	Interior view of the cart entrance, from the west (disregard staircase)
20	1	16	Interior view of upper part of south-west end of original barn, showing forking hole and breathers
22	1	17	Interior view of doorway in south-west side of threshing bay
21	1	18	Interior view of south-east end of original barn, with recent opening inserted
17	2	1	The former shippon and hay loft area, from the east
19	2	3	Interior view of upper part of north-west gable
5	2	4	Detail of slot in jamb of cart entrance, for vertical board (or "lift")
11	2	5	South-east gable of original barn, showing forking hole, now facing into later addition
28	2	6	Interior of later addition, from the north-west
29	2	7	Roof truss over later addition, from the south
23	2	9	Roof truss over barn, from the west
25	2	10	Former cruck blade re-used as purlin, south-west roof pitch
6	2	11	Re-used timber lintels over cart entrance
24	2	12	Detail of large peg holding purlin in place, from the west
15	2	13	The barn, from the west
13	2	15	The barn, from the south-west
3	2	16	The barn, from the north-west
1	2	17	The barn, from the north
2	2	18	Front elevation of the two-bay barn, from the north-east

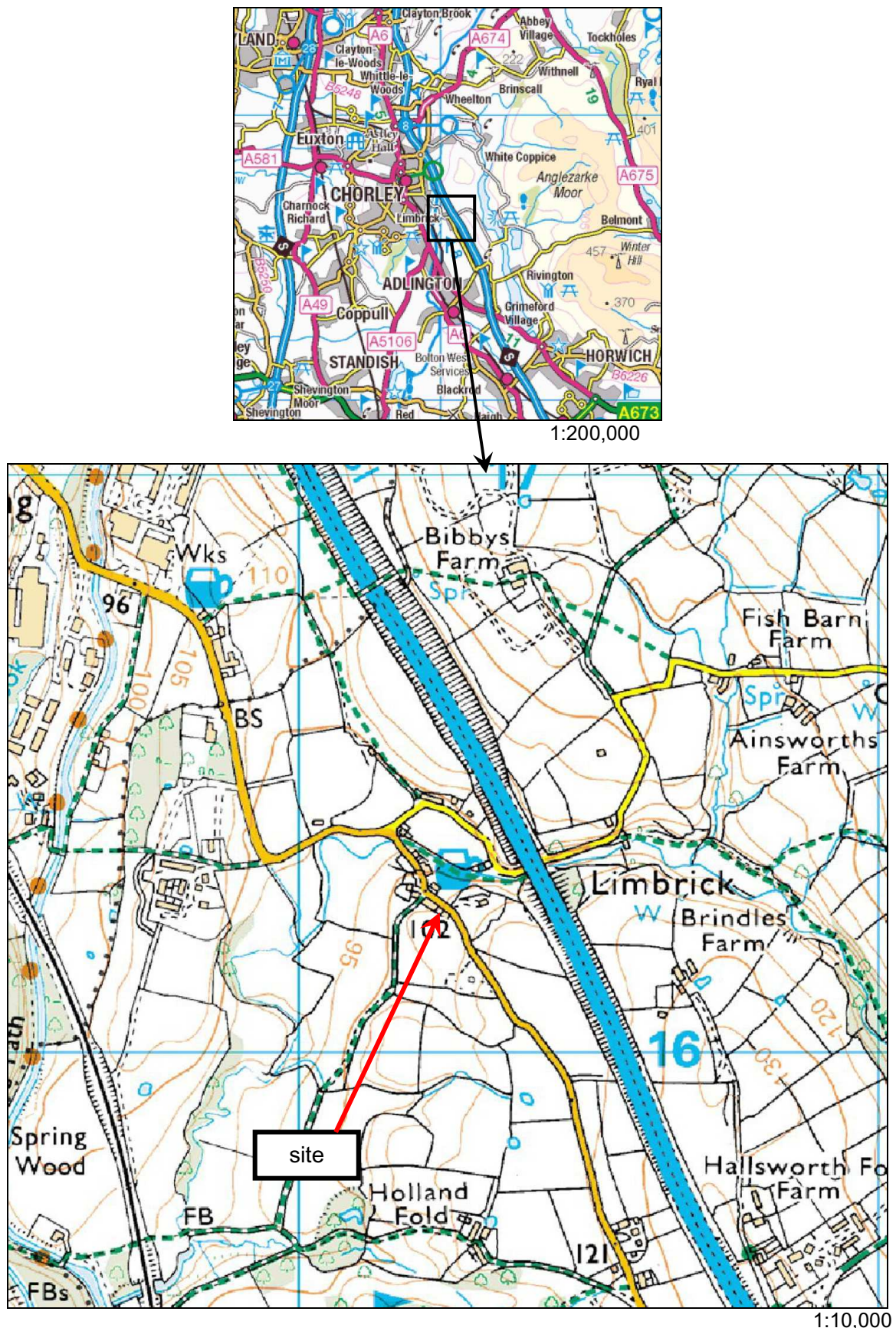
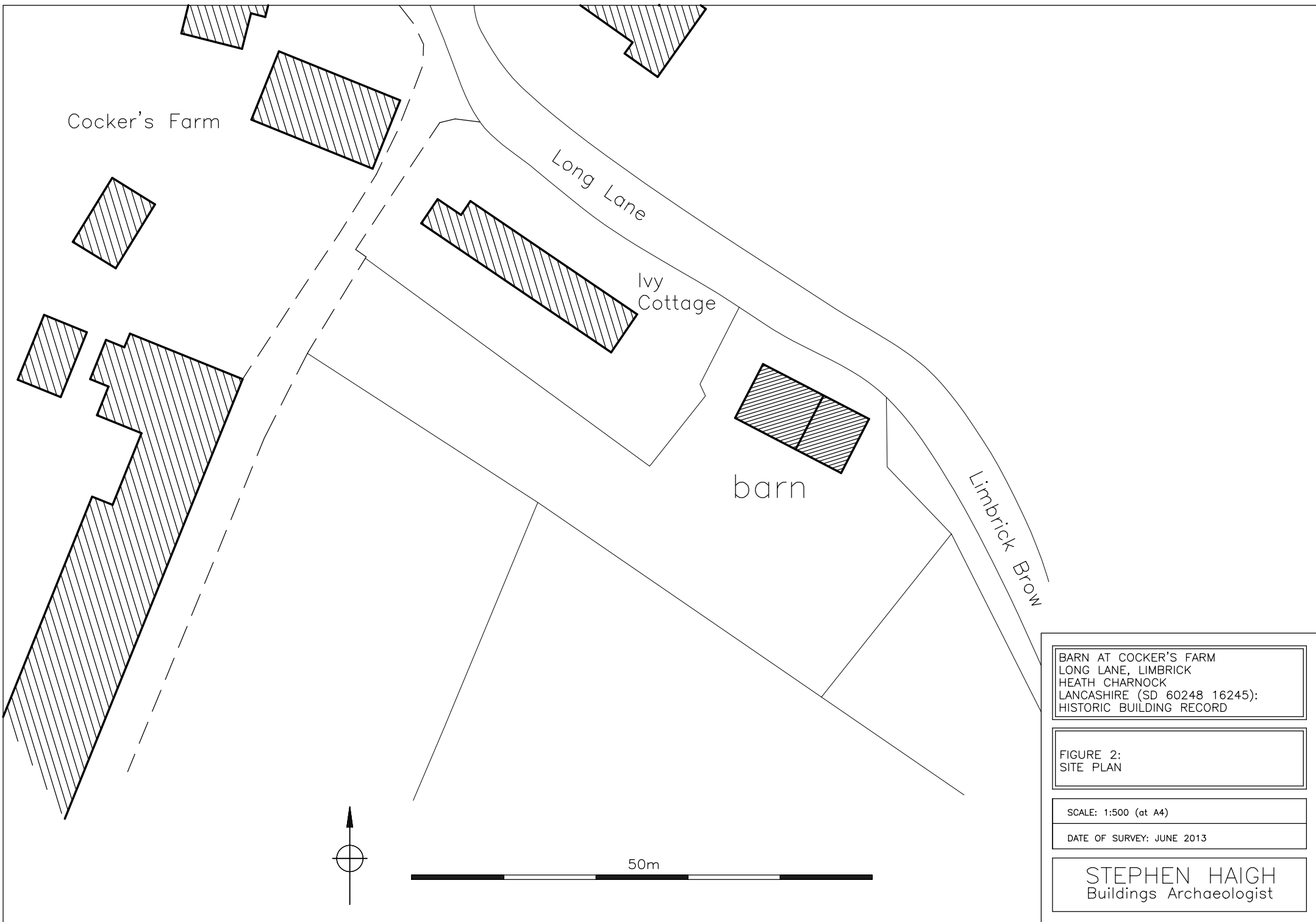
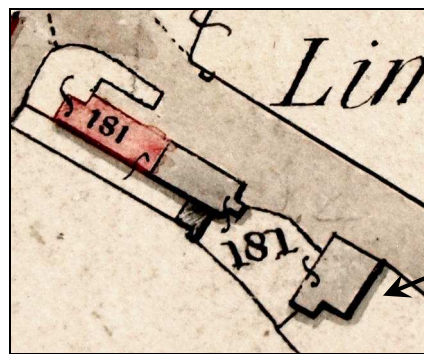
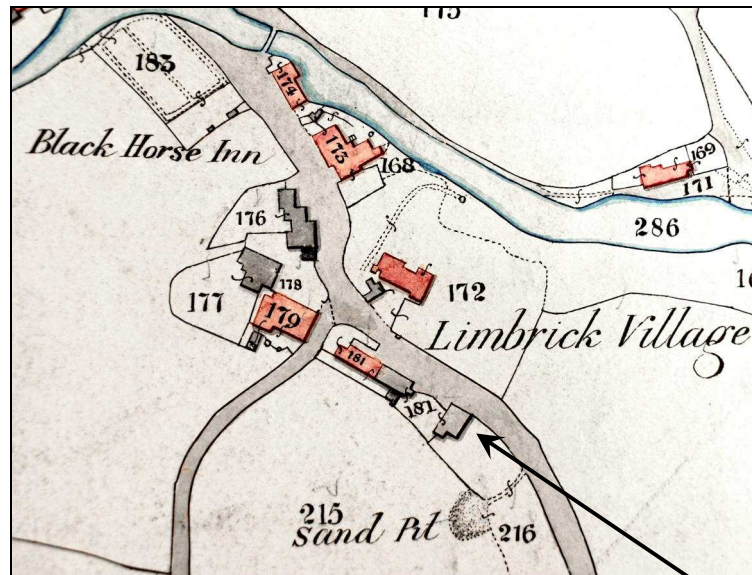


Figure 1: Location maps

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barn

Figure 3: Extract from Ordnance Survey tithe map, 1842

No 1 A Plan of the Township of Heath Charnock in the Parish of Standish... drawn from the Ordnance Survey of Great Britain....

Lancashire Archives DRB 1/39



barn

Figure 4: Enlarged extract from Ordnance Survey 1:10,560 map
Surveyed 1844-7, published 1849; sheet no: Lancashire, 77

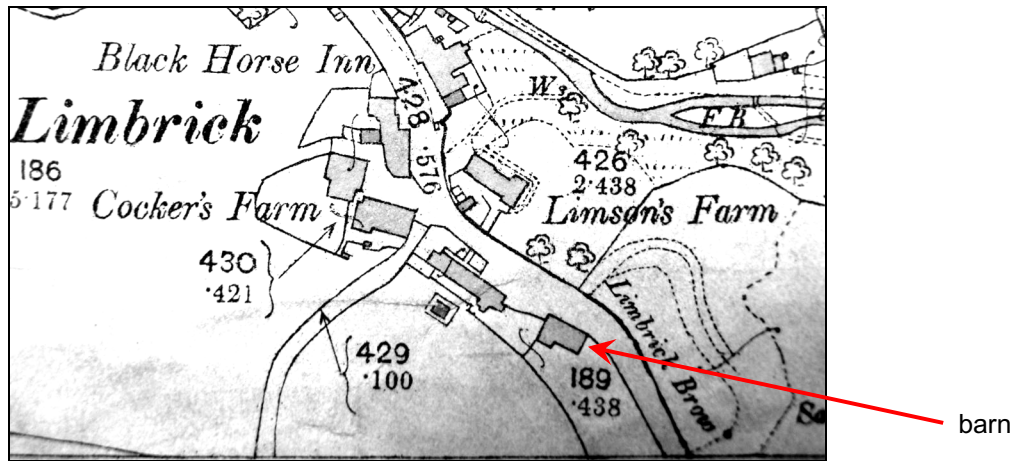


Figure 5: Extract from Ordnance Survey 1:2500 map
Surveyed 1889-92, published 1894; sheet no: Lancashire, 77.12

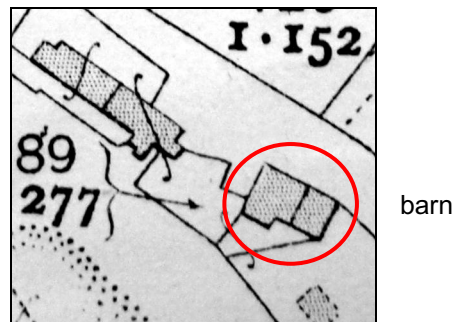


Figure 6: Extract from Ordnance Survey 1:2500 map
Revised 1909, published 1910; sheet no: Lancashire, 77.12

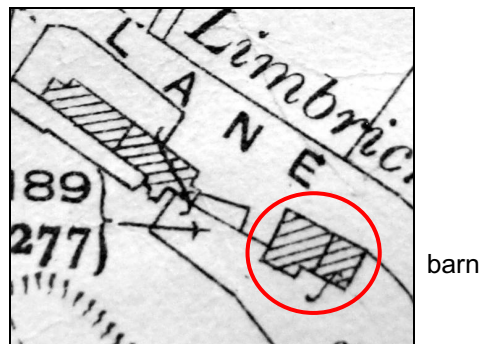


Figure 7: Extract from Ordnance Survey 1:2500 map
Revised 1927, published 1928; sheet no: Lancashire, 77.12

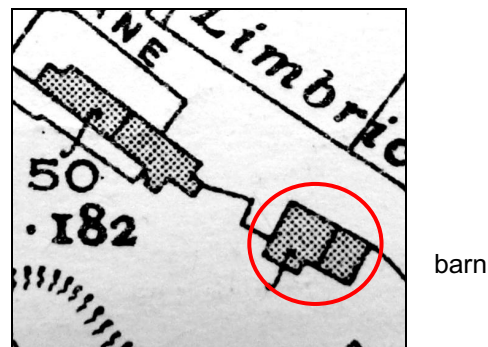
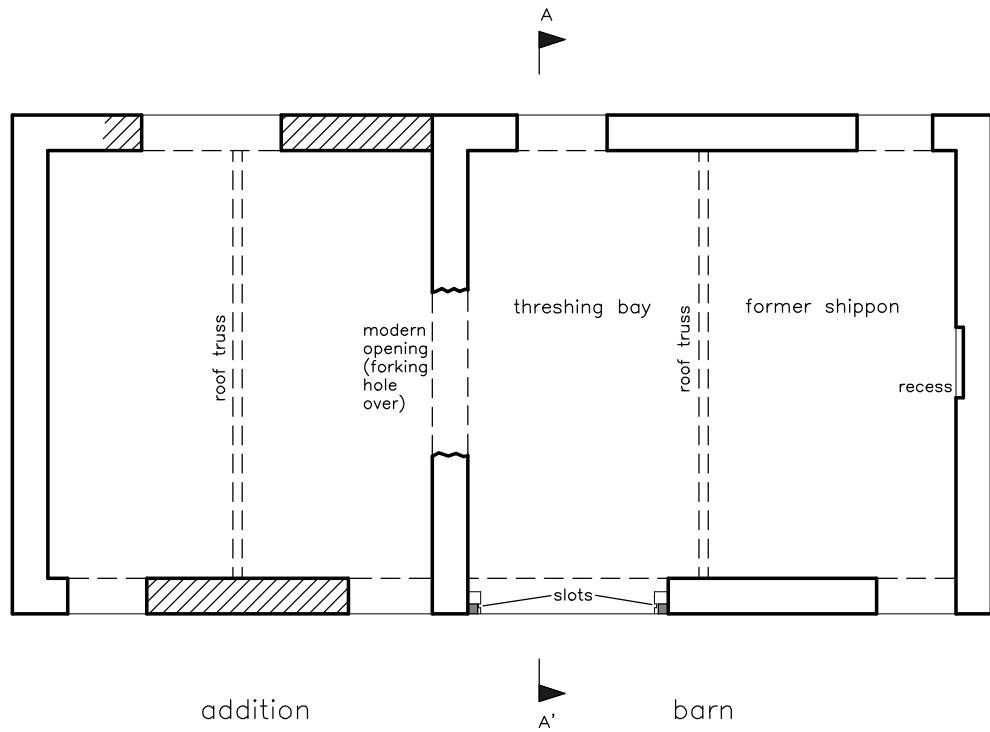




Figure 8: Extract from Ordnance Survey 1:2500 map
Revised 1938, published 1940; sheet no: Lancashire, 77.12



 recent repairs
 step up


 10m



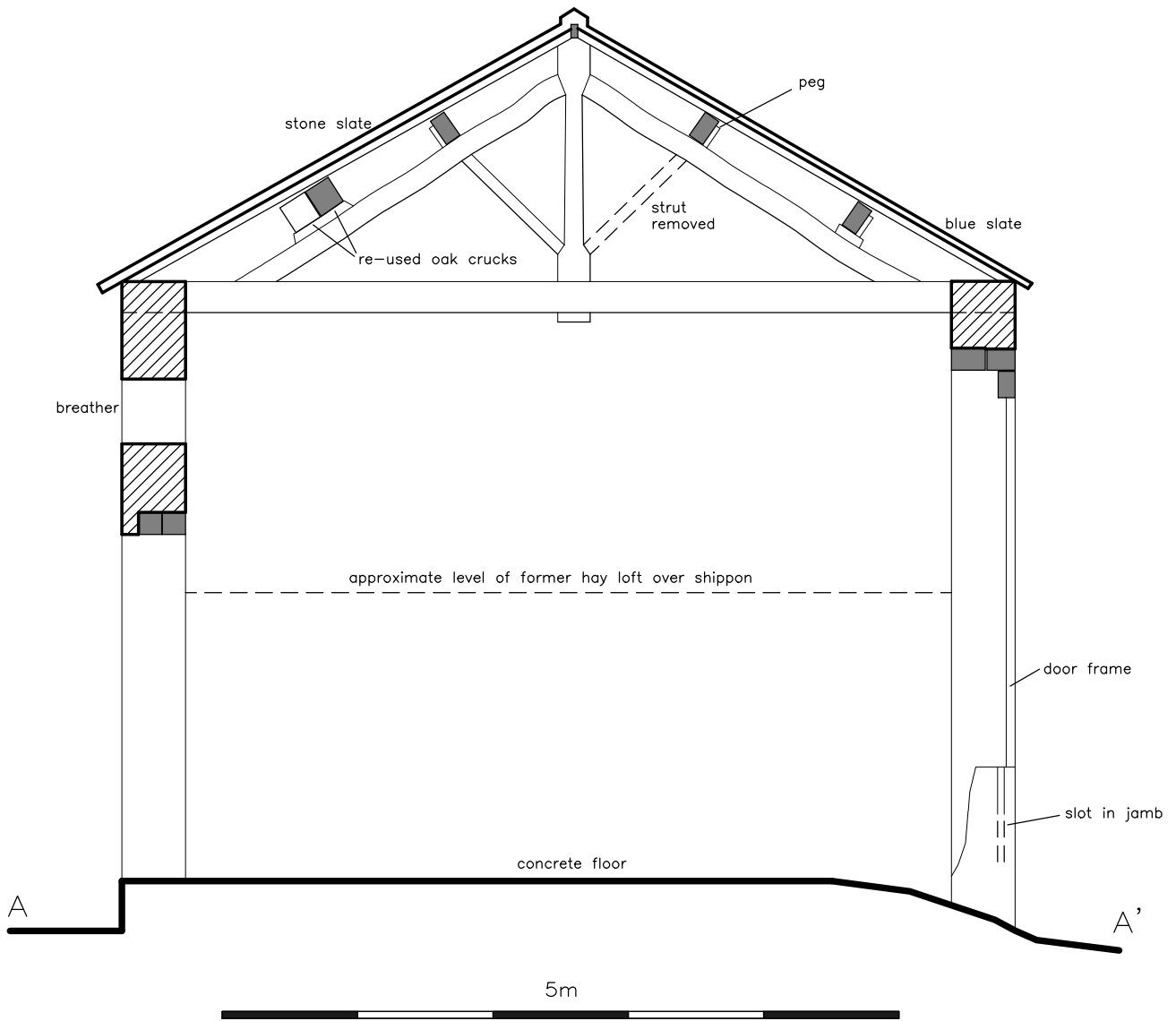
BARN AT COCKER'S FARM
 LONG LANE, LIMBRICK
 HEATH CHARNOCK
 LANCASHIRE (SD 60248 16245):
 HISTORIC BUILDING RECORD

FIGURE 9:
 GROUND FLOOR PLAN

SCALE: 1:100 (at A4)

DATE OF SURVEY: JUNE 2013

STEPHEN HAIGH
 Buildings Archaeologist



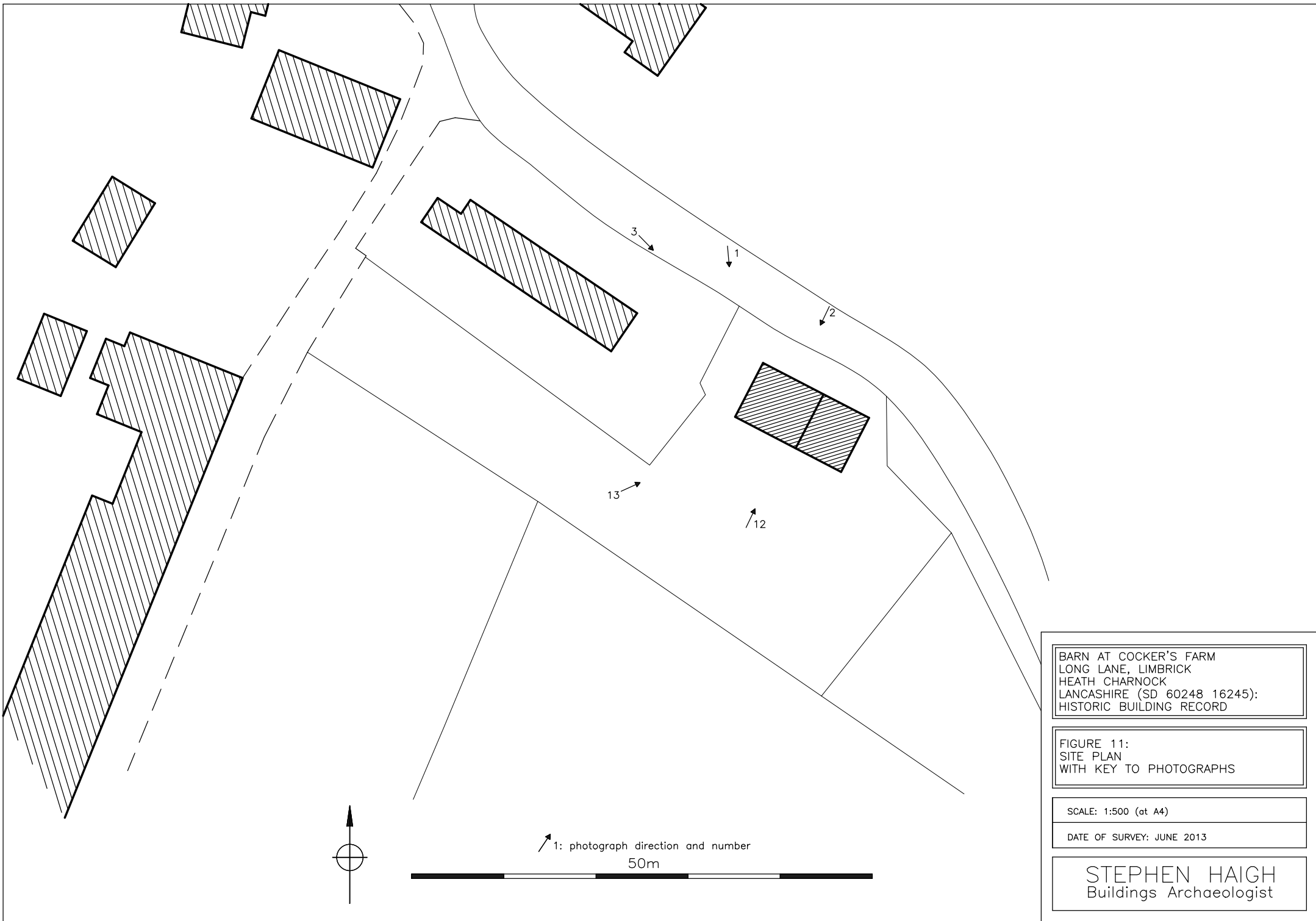
BARN AT COCKER'S FARM
 LONG LANE, LIMBRICK
 HEATH CHARNOCK
 LANCASHIRE (SD 60248 16245);
 HISTORIC BUILDING RECORD

FIGURE 10:
 CROSS SECTION THROUGH BARN

SCALE: 1:50 (at A4)

DATE OF SURVEY: JUNE 2013

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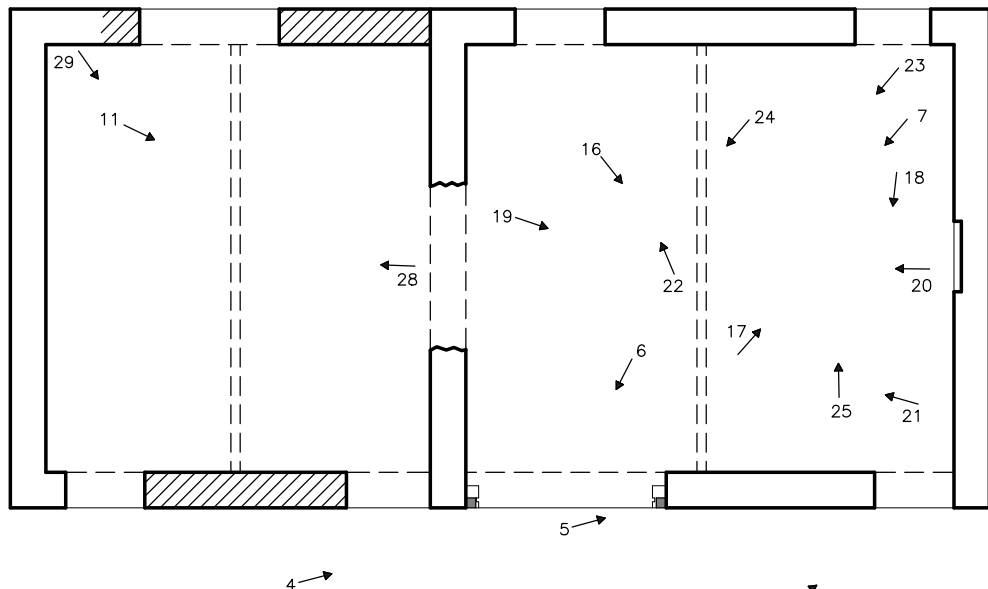
BARN AT COCKER'S FARM
LONG LANE, LIMBRICK
HEATH CHARNOCK
LANCASHIRE (SD 60248 16245);
HISTORIC BUILDING RECORD

FIGURE 11:
SITE PLAN
WITH KEY TO PHOTOGRAPHS

SCALE: 1:500 (at A4)

DATE OF SURVEY: JUNE 2013

STEPHEN HAIGH
Buildings Archaeologist



↗ 1: photograph direction and number

BARN AT COCKER'S FARM
 LONG LANE, LIMBRICK
 HEATH CHARNOCK
 LANCASHIRE (SD 60248 16245):
 HISTORIC BUILDING RECORD

FIGURE 12:
 GROUND FLOOR PLAN
 WITH KEY TO PHOTOGRAPHS

SCALE: 1:100 (at A4)

DATE OF SURVEY: JUNE 2013

STEPHEN HAIGH
 Buildings Archaeologist



Photo 1: The barn, from the north

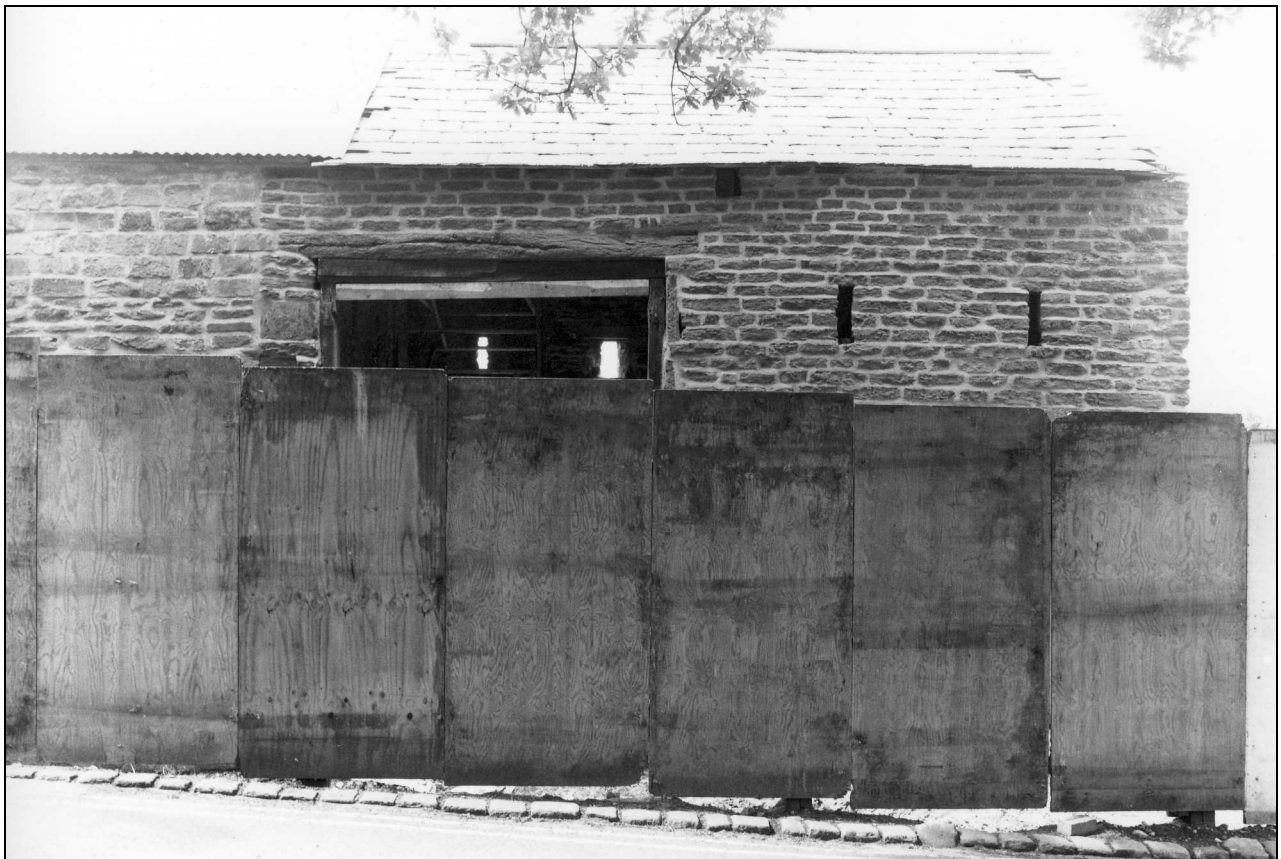


Photo 2: Front elevation of the two-bay barn, from the north-east



Photo 5: Detail of slot in jamb of cart entrance, for vertical board (or "lift")



Photo 7: Interior view of the cart entrance, from the west (disregard staircase)



Photo 10: The north-west gable



Photo 8: The front elevation, from the north-west



Photo 11: South-east gable of original barn, showing forking hole, now facing into later addition



Photo 12: The south-west elevation



Photo 13: The barn, from the south-west



Photo 16: The former shippon and hay loft area, from the south



Photo 20: Interior view of upper part of south-west end of original barn, showing forking hole and breathers



Photo 23: Roof truss over barn, from the west



Photo 24: Detail of parge peg holding purlin in place, from the west



Photo 25: Former cruck blade re-used as purlin, south-west roof pitch



Photo 26: The barn, from the south

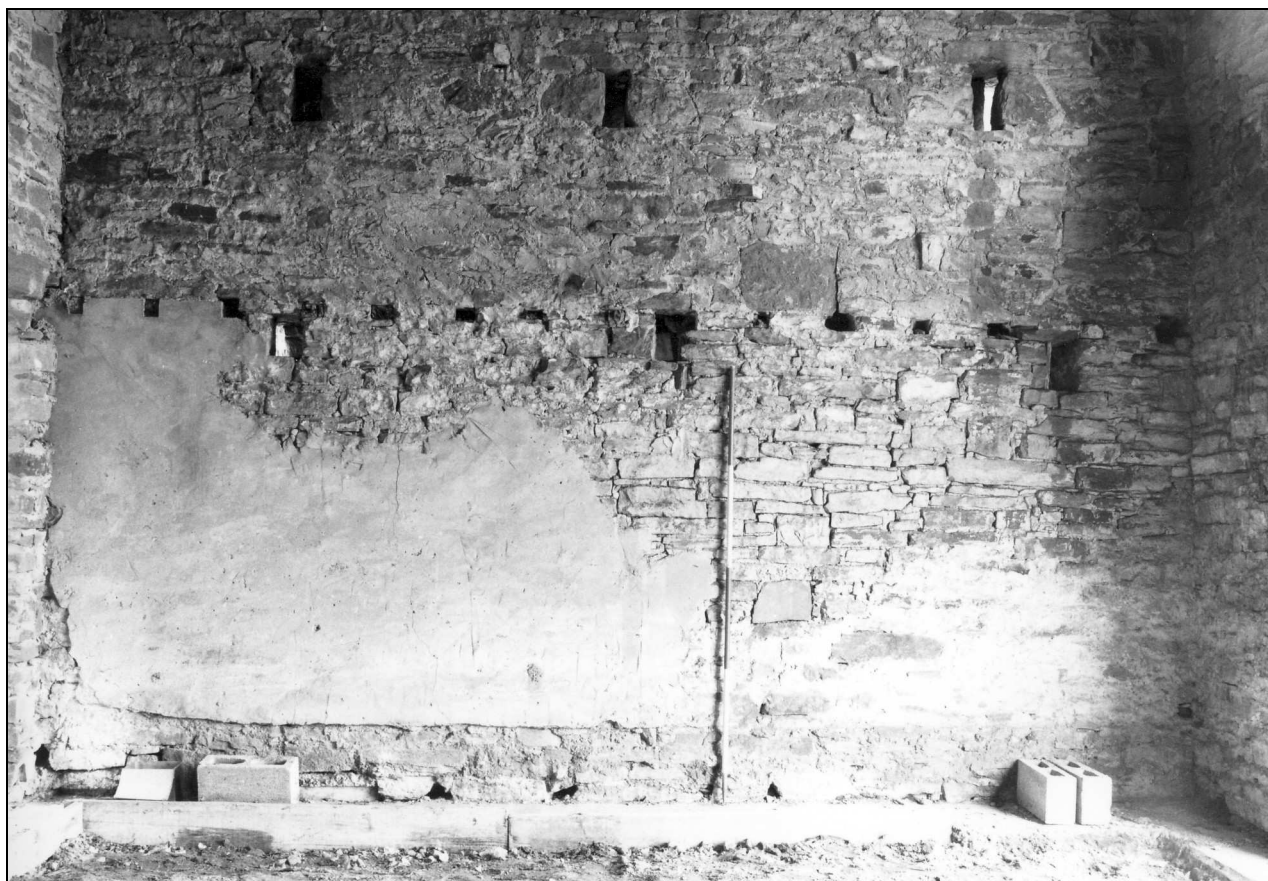


Photo 28: Interior of later addition, from the north-west