

Barn at Kellets
Green Moor Lane, Ribchester, Lancashire:
Historic Building Record



December 2014

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

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SUMMARY

The barn at Kellets, near Ribchester (NGR: SD 63969 37397), was built to house a pair of shippens with hay lofts, probably in the early nineteenth century. It has a simple, symmetrical arrangement with a large cart entrance in one side, and although it has been extended by small lean-tos at various times, and its historic fittings do not survive intact, much of its original form remains clear. It was recorded in December 2014 for the owners, Messrs Forrest, 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	General view of the farmhouse and barn, from the west
3	East elevation of the barn, within modern shed
5	West elevation, from the north-west
7	West elevation, from the south-west
9	Detail of central doorway, west side of barn
10	North gable
12	South gable with later lean-to
14	Central bay in barn, from the west
15	Central bay in barn, from the east
17	Remains of timber boskins in south shippon, from the west
19	Rear of door to north shippon, from the west
20	North roof truss, from the south-east

BARN AT KELLETS, GREEN MOOR LANE, RIBCHESTER, LANCASHIRE: HISTORIC BUILDING RECORD

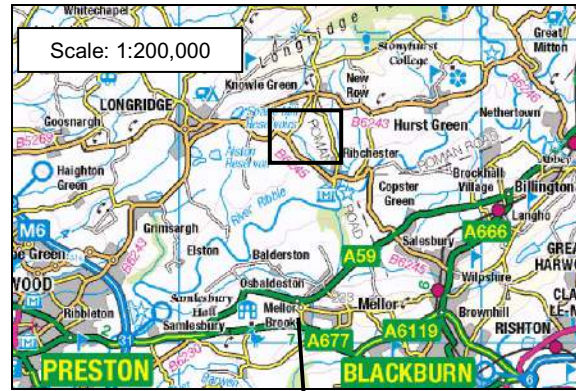
1 Introduction

- 1.1 This report presents the results of historic building recording of the barn at Kelleets (Kelleets Farm), near Knowle Green, in Ribchester civil parish, Lancashire, and was commissioned by the owners Messrs Forrest, via their agent PHD Ltd, to discharge a condition of planning consent from Ribble Valley Borough Council for the conversion of the barn to a dwelling. The survey was carried out in December 2014.
- 1.2 The barn recorded is a traditional three bay, stone built structure, of uncertain date, though probably of the early nineteenth century. It contains a pair of shippons located to either side of the central bay, so was clearly intended chiefly for cow housing rather than for any grain storage or processing function, and apart from the nearby house, was the only significant building at the farm up to the mid twentieth century.
- 1.3 The recording work was carried out in accordance with a written scheme of investigation based on guidance from the Lancashire County Archaeology Service (LCAS) (Appendix 1), and included a photographic record, measured survey, and a study of historic maps and other sources. This report will be submitted to the clients, 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.

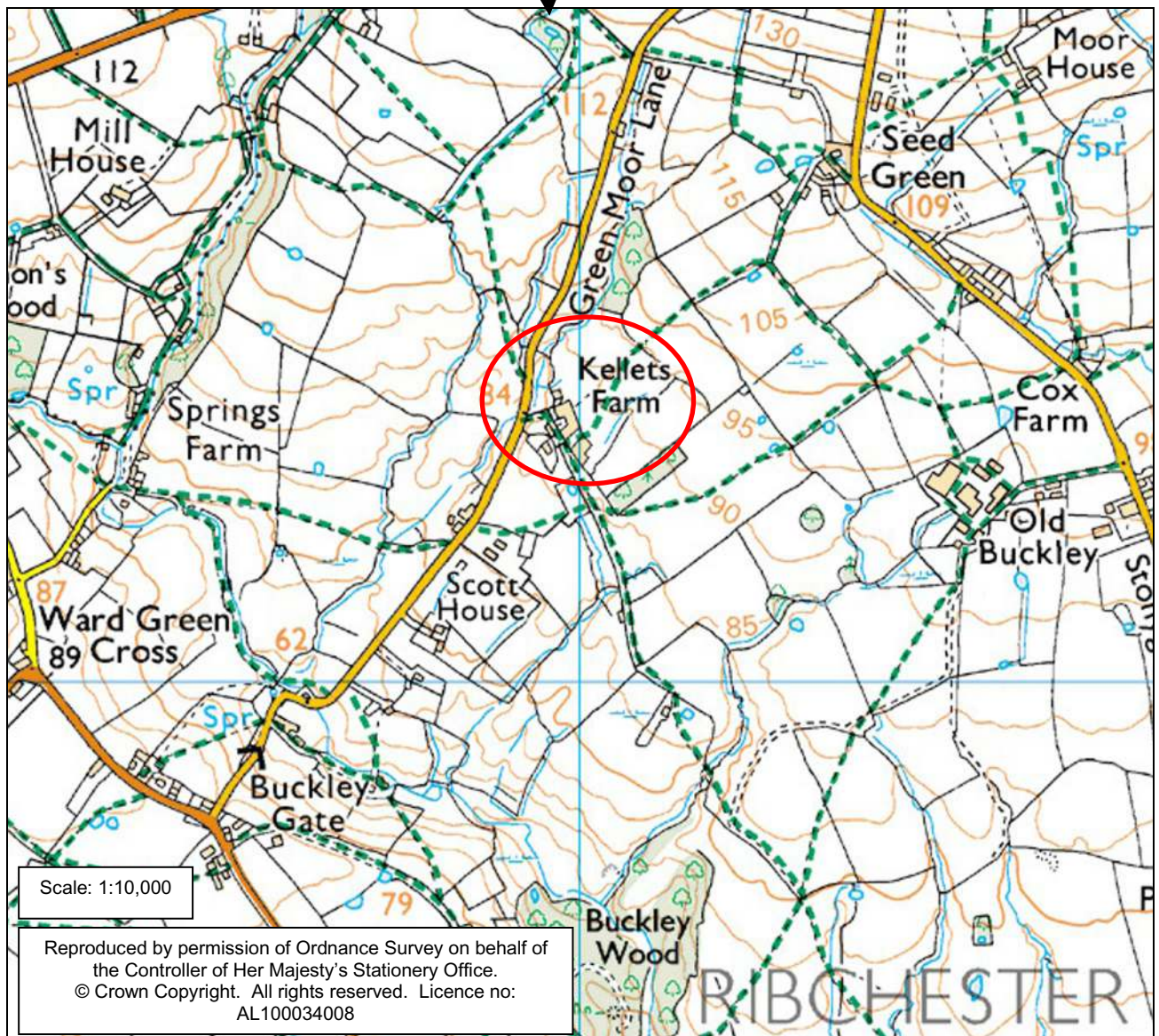
2 Location and current use

- 2.1 Kelleets is an outlying farmstead in Ribchester civil parish, and stands on the east side of Green Moor Lane, some 2km north-west of the village and south of the settlement of Knowle Green (figure 1). The NGR is SD 63969 37397, and the altitude above sea level is 85m (figure 2). The farm is set within undulating lowland farmland on the north side of the Ribble valley, and the surrounding fields are primarily pasture, with hedgerows and pockets of woodland.

¹ Online Access to the Index of Archaeological Investigations



1: Location map (i)



2: Location map (ii)

2.2 The historic buildings at the farm appear limited to the farmhouse at the north end, with the barn standing about 20m to the south. There are however

numerous modern farm buildings at the site, one of which adjoins the barn, as well as a modern bungalow (figure 3).

- 2.3 The farm is run as a beef enterprise by its owners, Messrs Forrest, and the barn remains in use both as a store and for handling cattle.



3: Site plan

3 Planning background

- 3.1 None of the buildings at the site are listed or lie within a conservation area, though the barn is considered to be an undesignated heritage asset. Planning consent for “Proposed conversion of barn to residential dwelling” was granted by Ribble Valley Borough Council on 10 January 2013 (application no: 3/2012/0777). One of the attached conditions (no 9), imposed on the advice of the Lancashire County Archaeological Service, requires a programme of building

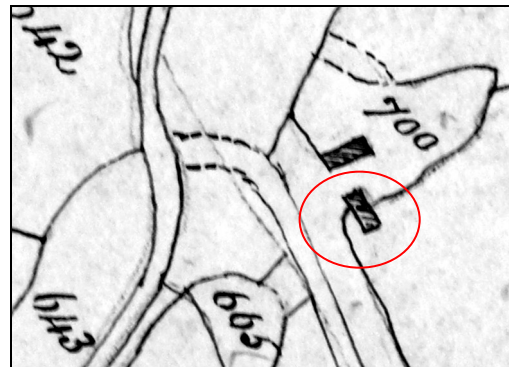
recording and analysis, which this report and its associated archive are intended to satisfy.

4 Previous investigative work

- 4.1 None of the buildings at the site are believed to have been subject to this type of investigation previously.

5 Historical background

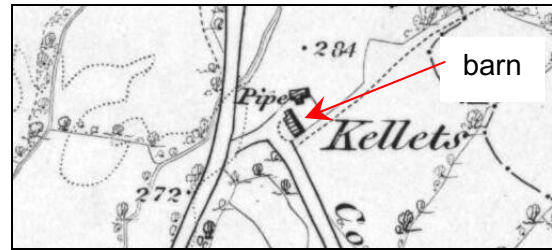
- 5.1 As part of the work, historic maps and other sources at Clitheroe Library and Lancashire Archives were consulted, though it should be noted that this did not constitute exhaustive research into the site's history.
- 5.2 The earliest record of the farm and barn identified during this research is the Ribchester tithe map made in 1838, which appears to show the barn in its present position (figure 4). Enclosure 700 is referred to in the tithe award as "Kelletts Farm House Barn and Homestead and Orchard", and was owned by the heirs of the late Patrick Crawford Bruce Esq, but occupied by Edmund Riding, who farmed a 32 acre holding, all of which was down to meadow or pasture, except for part of a field of 3 acres, where oats were grown. The first edition Ordnance Survey 1:10560 map shows a similar arrangement to the tithe map (figure 5).



4: Tithe map, 1838²

Barn circled

² A Plan of the Township of Ribchester in the County of Lancaster 1838 and accompanying tithe award. Lancashire Archives DRB 1/164. Reproduced by kind permission

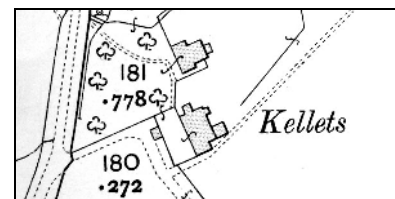


5: OS 1:10,560 map, 1847
Surveyed 1844 (enlarged)³

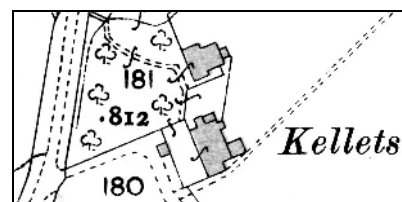
5.3 Later Ordnance Survey maps show that there was little change at the farm between the 1840s and the 1930s (figures 6 – 8), though minor details of the barn's configuration were recorded, and some small additions were made, including a small timber shed or similar, to the west of the small yard.



6: OS 1:2500 map, 1893
Surveyed 1892 (not at original scale)⁴



7: OS 1:2500 map, 1912
Revised 1910, (not at original scale)⁵



8: OS 1:2500 map, 1932
Revised 1930, (not at original scale)⁶

³ Lancashire, sheet 54

⁴ Lancashire, sheet 54.6

⁵ Lancashire, sheet 54.6

⁶ Lancashire, sheet 54.6

6 Recording methodology

- 6.1 The recording, carried out during a site visit on 1 December 2014, involved a detailed inspection of the barn, together with photography, the production of a floor plan and cross-section, and a written account.
- 6.2 The photographic record was made using a digital SLR camera (12 megapixels), and both external and internal photographs were taken, generally using a scale in the form of a 1m/2m ranging pole marked with 0.5m graduations. Images were captured as RAW (NEF) files, which were converted to 8 bit TIFF files and printed at approximately 5 x 7", to form part of the project archive. Their locations are shown on copies of the plans, and a selection is 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 barn at 1:100 scale, and a cross-section at 1:50 scale. The drawings show all significant detail and employ conventions based on those specified by English Heritage⁷.

7 Description of the building

- 7.1 The barn occupies a generally level site and its long axis is orientated close to north-south. There is a small yard enclosed by a stone wall on the west side, and a modern farm shed adjoining the east side, which is best considered as the front, as it has a large cart entrance which would have been readily accessible from the fields beyond (**1,2**). Walls are of local sandstone laid roughly to courses, and have sandstone dressings with distinctive diagonal tooling, while the roof is blue slate with stone ridge. However, given that the barn appears to have been extant by 1838, it is likely that it was originally covered with stone slate.
- 7.2 The large cart entrance is the only original opening in the east side and has a massive, single stone lintel, together with quoined jambs: the present doors seem to retain parts of their original oak framing, but also to have been re-boarded (**3-4**). To the south of here, a doorway has been inserted, perhaps to give access into an adjoining lean-to, which historic maps show to have stood here once.
- 7.3 The barn's west elevation has three pedestrian doorways arranged symmetrically and with monolithic jambs; the central one gives access into the feeding passage, and the outer two to the rear of the shippens in the outer bays (**5-8**). The plank and batten doors with ventilation slits are thought to be original

⁷ English Heritage 2006 *Understanding Historic Buildings: A guide to good recording practice*

(9). A modern forking hole has also been inserted in this side of the building, near the north end.

7.4 The two gables appear to have been built more or less as mirror images, each having a large window near the rear elevation (perhaps inserted, rather than being original elements), and a circular owl hole near the ridge, but the addition of a lean-to against the south gable obscures this arrangement, and a connecting doorway has also been inserted to this lean-to here (10-12). This addition is the only one surviving, of a number which have been built onto the barn over its life: in this case, the walls are of a different type of sandstone from that used in the main building, being of thin, regular courses, and the present roof is asbestos cement sheeting; map evidence indicates that the lean-to was there by 1892, when it was shorter than at present (13). Its original entrance was in the west side.

7.5 The internal arrangement within the building is similarly symmetrical, with its main central thoroughfare forming a wide feeding passage or unloading bay, between the shippons to either side: this bay is open to the roof, but hay lofts run to either side, with more recent boarding having been placed over the central bay near the west wall (14-16). Each shippon has standings for six cows in three pairs, divided by softwood timber boskins in the south side, but by steel and concrete divisions in the north side, where the historic ones have been replaced (17-19). The floor surfaces appear to be of concrete throughout the building.

7.6 Whether the present roof structure and covering are original is debatable: the blue slates and neatly sawn laths are unlikely to be early nineteenth century, and the barn probably had a stone slate roof originally. There is nothing to indicate that the two bolted king post roof trusses with butted purlins are replacements, but they do seem in too good a condition to have been present since 1838 or earlier (the date of the tithe map), so again this is suggestive of a re-roofing.

8 Conclusion

8.1 Unlike the majority of barns in this part of Lancashire, the example at Kellets appears not to have been built as a "combination barn", but principally as cow housing, with substantial loft space above to provide storage for hay: this observation, together with the evidence of historic mapping, suggests that it was built in the early nineteenth century, by which time almost no arable farming was being undertaken in the vicinity, and the farm's economy was pastoral, concerned primarily with dairying. The building has changed relatively little during its history, so that its historic layout is still readily perceived, though a

number of small additions have come and gone, and alterations have been carried out to the roof.

Appendix 1: Written scheme of investigation

BARN AT KELLETS, GREEN MOOR LANE, RIBCHESTER, LANCASHIRE, PR3 2YR:

WRITTEN SCHEME OF INVESTIGATION FOR HISTORIC BUILDING RECORDING

1 Introduction

- 1.1 This written scheme of investigation sets out the work proposed for the recording of the barn at Kellets or Kellets Farm, as commissioned by the owners Messrs Forrest, via their agent PHD Ltd. The work is required by a condition of planning consent from Ribble Valley Borough Council, for the conversion of the barn (application no: 3/2012/0777), attached on the recommendation of the Lancashire County Archaeology Service.

2 Location

- 2.1 The site is a farm which lies between Ribchester and Knowle Green, on the east side of Green Moor Lane, at NGR: SD 63969 37397. The majority of the buildings at the farm are modern, but the historic buildings include the farmhouse at the north end, to the south of which is the detached barn

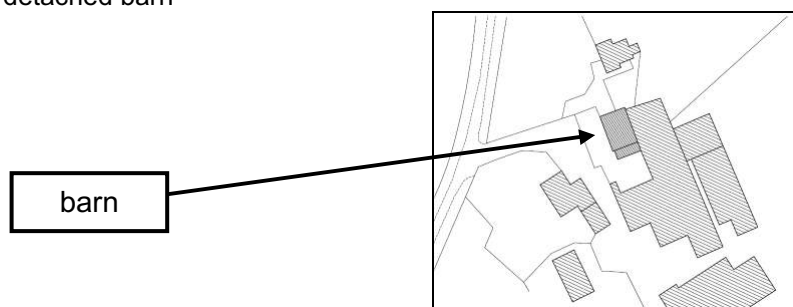


Figure 1: Building to be recorded

3 Project context

- 3.1 None of the buildings at the site are listed and planning consent for the barn's conversion was granted on 10 January 2013.
- 3.2 On the advice of their consultee the Lancashire County Archaeology Service, who consider the building to be an undesignated heritage asset, the planning authority attached a condition to the consent (no 9), requiring that
"No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis in accordance with a written scheme of investigation which has been submitted to and agreed in writing by the by the Planning Authority."

4 Archaeological and historical background

- 4.1 The site has not been visited yet, but the barn appears to date from the first half of the nineteenth century, and LCAS note that it is shown on the Ordnance Survey map of the 1840s, so it is likely to be of some historical interest.

5 Aims of the project

- 5.1 The conversion and other works will lead to the loss or masking of some historic features and part of the historic 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.

6 Statement of recording standards

- 6.1 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.

7 Methodology

- 7.1 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.
- 7.2 The drawn record will comprise a ground floor plan of the barn at 1:100 scale, and a section drawing at 1:50 scale. Conventions used will be those specified by English Heritage.⁸
- 7.3 An external and internal photographic record will be made using a digital camera with a resolution of 12 mega pixels, using RAW format files for image capture and converted to 8 bit TIFF files for archive purposes. Prints will be produced at approximately 5 x 7". This photographic record will also include general shots of the site, to show the setting.
- 7.4 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, primarily Lancashire Archives and Clitheroe library.

8 Report preparation

- 8.1 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 owner 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.

9 Archive deposition

- 9.1 The project archive (including a copy of the report) will be submitted to Lancashire Archives. Photographic data will be uploaded to two separate servers.

10 Timetable

- 10.1 The site work is expected to take place on 1 December 2014.

11 Personnel

- 11.1 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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⁸ English Heritage 2008 *Understanding Historic Buildings*

Appendix 2: Contents of the project archive

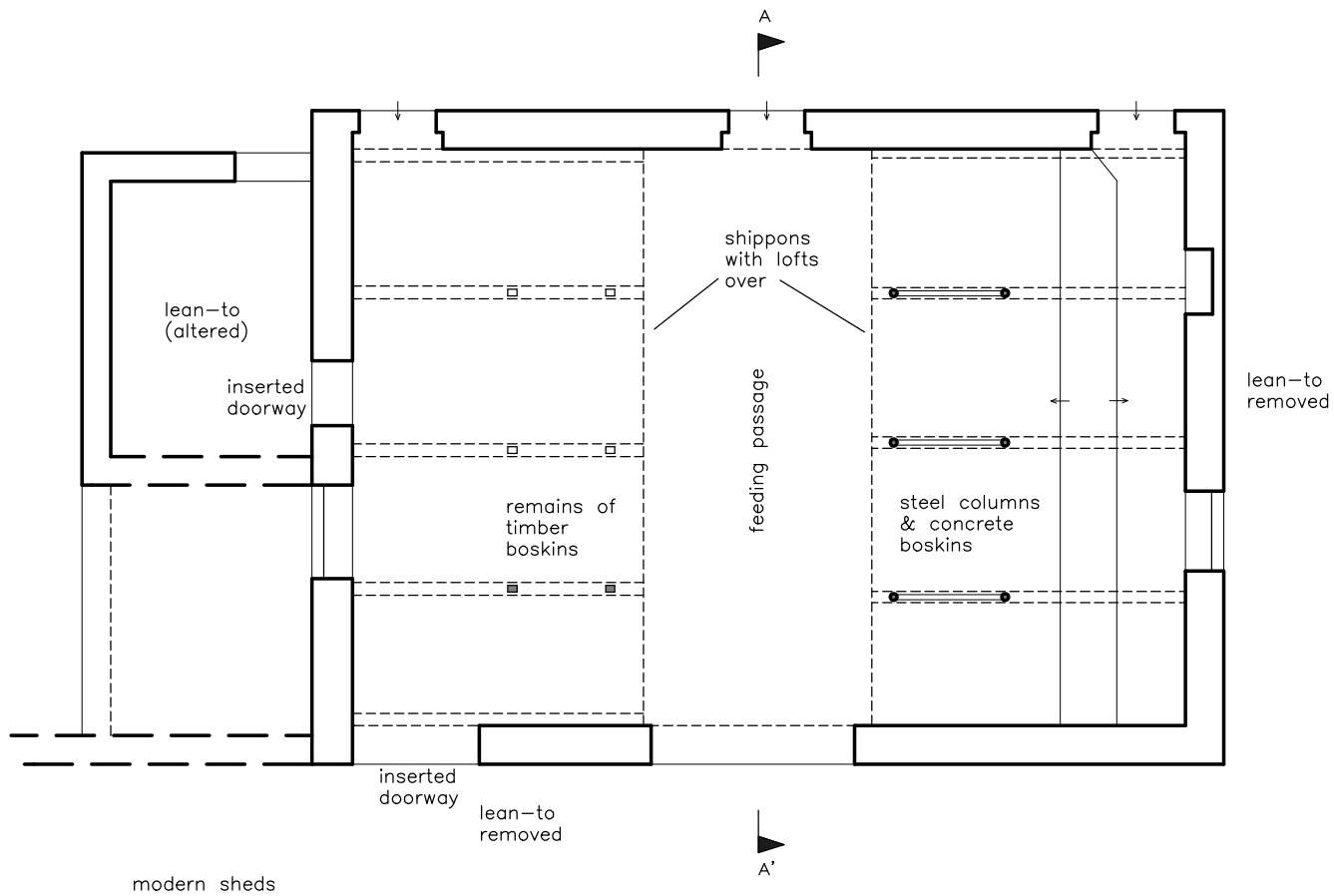
To be deposited with Lancashire Archives, Preston (reference DDX 2204)

Archive contains:

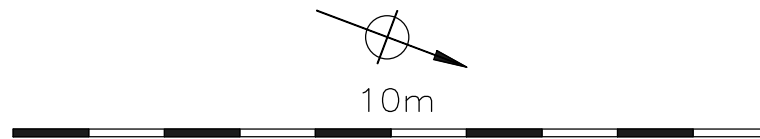
- a copy of the report
- full set of printed photographs
- CD or DVD with all photographs as TIFF files
- site notes (annotated plans etc)

Complete list of photographs taken

Photo	Subject
1	General view of the farmhouse and barn, from the west
2	East elevation of the barn, within modern shed
3	East elevation of the barn, within modern shed
4	East elevation of the barn, within modern shed
5	West elevation, from the north-west
6	West elevation, from the north-west
7	West elevation, from the south-west
8	West elevation, from the south-west
9	Detail of central doorway, west side of barn
10	North gable
11	Detail of inserted (?) window, north gable
12	South gable with later lean-to
13	Lean-to and south gable
14	Central bay in barn, from the west
15	Central bay in barn, from the east
16	Interior view of cart door, from the west
17	Remains of timber boskins in south shippon, from the west
18	Modern shippon fixtures in north shippon, from the east
19	Rear of door to north shippon, from the west
20	North roof truss, from the south-east



KEY
 ↑ step up



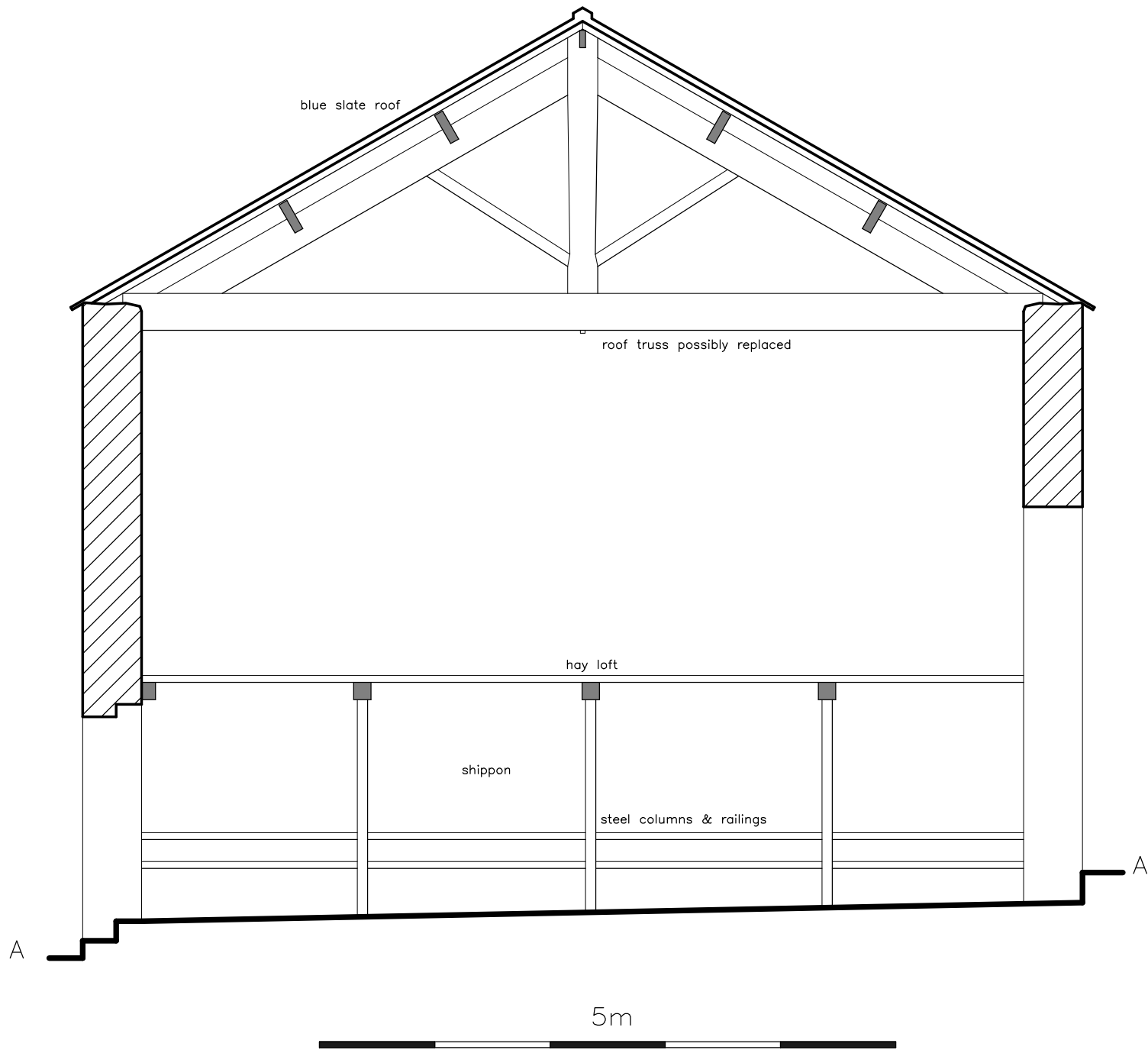
BARN AT KELLETS
 GREEN MOOR LANE
 RIBCHESTER
 LANCASHIRE (SD 63969 37397):
 HISTORIC BUILDING RECORD

FIGURE 9:
 GROUND FLOOR PLAN

SCALE: 1:100 (at A4)

DATE OF SURVEY: DECEMBER 2014

STEPHEN HAIGH
 Buildings Archaeologist



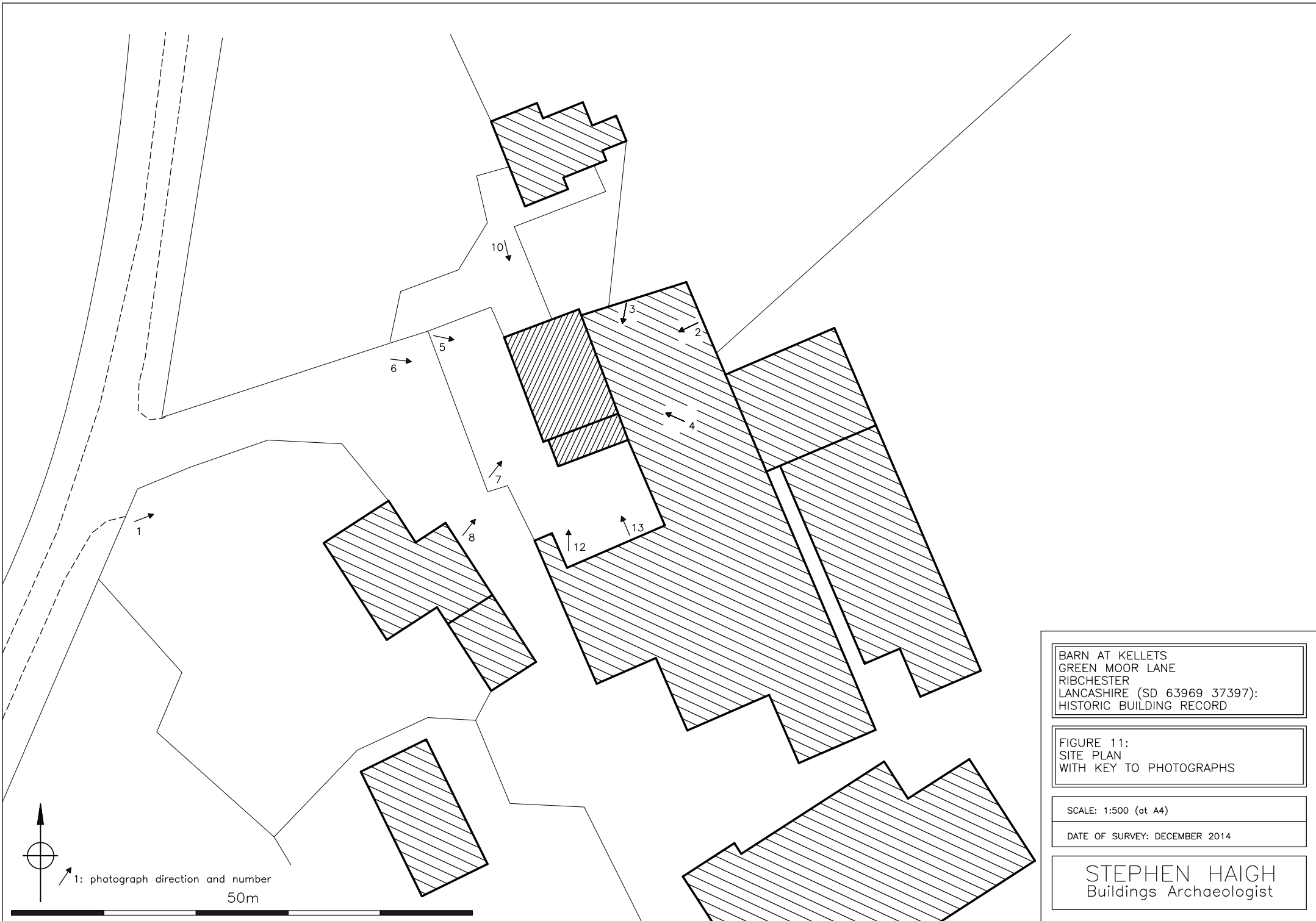
BARN AT KELLETS
 GREEN MOOR LANE
 RIBCHESTER
 LANCASHIRE (SD 63969 37397);
 HISTORIC BUILDING RECORD

FIGURE 10:
 CROSS-SECTION

SCALE: 1:50 (at A4)

DATE OF SURVEY: DECEMBER 2014

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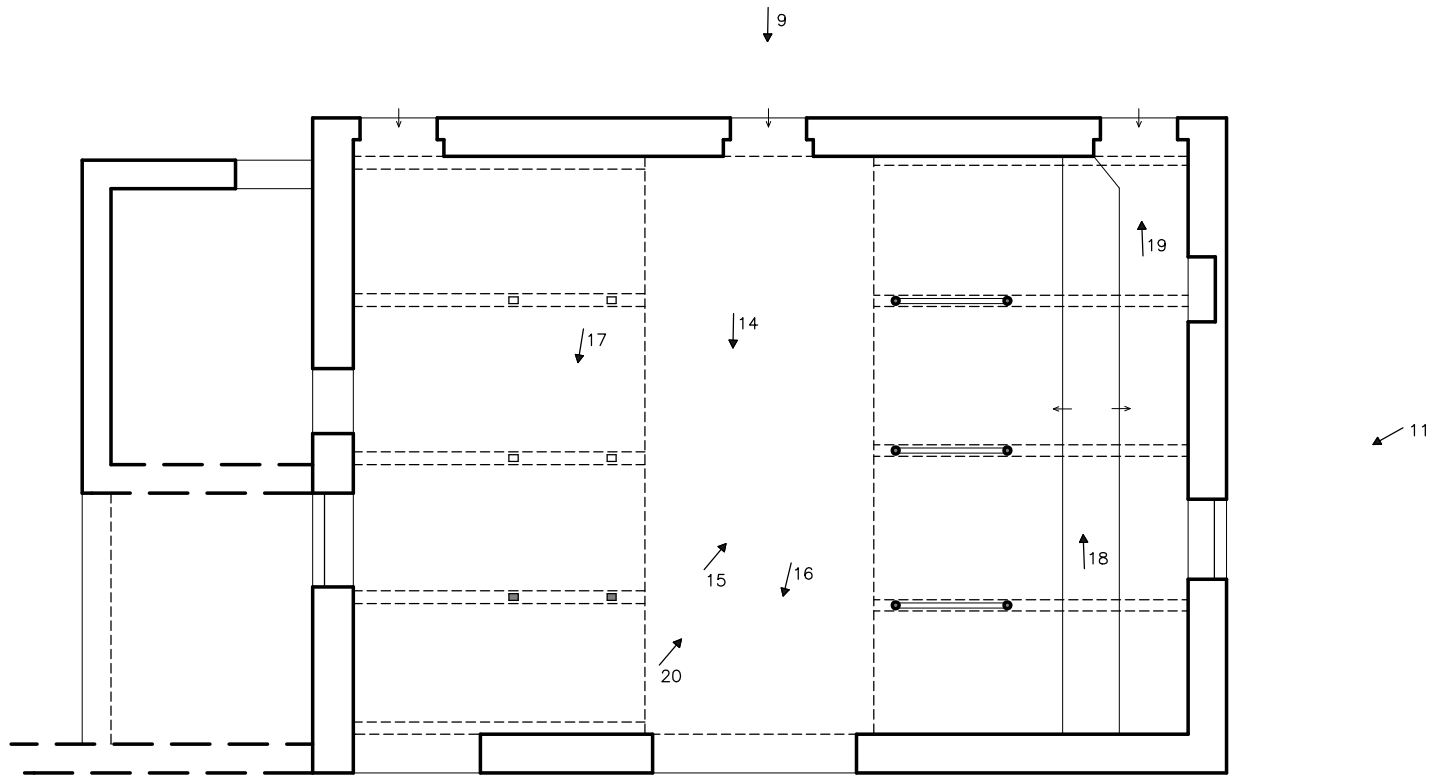
BARN AT KELLETS
GREEN MOOR LANE
RIBCHESTER
LANCASHIRE (SD 63969 37397):
HISTORIC BUILDING RECORD

FIGURE 11:
SITE PLAN
WITH KEY TO PHOTOGRAPHS

SCALE: 1:500 (at A4)

DATE OF SURVEY: DECEMBER 2014

STEPHEN HAIGH
Buildings Archaeologist



KEY

↗ 1: photograph direction and number



10m



BARN AT KELLETS
 GREEN MOOR LANE
 RIBCHESTER
 LANCASHIRE (SD 63969 37397):
 HISTORIC BUILDING RECORD

FIGURE 12:
 GROUND FLOOR PLAN
 WITH KEY TO PHOTOGRAPHS

SCALE: 1:100 (at A4)

DATE OF SURVEY: DECEMBER 2014

STEPHEN HAIGH
 Buildings Archaeologist



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



Photo 3: East elevation of the barn, within modern shed



Photo 5: West elevation, from the north-west



Photo 7: West elevation, from the south-west



Photo 10: North gable



Photo 9: Detail of central doorway, west side of barn



Photo 12: South gable with later lean-to



Photo 14: Central bay in barn, from the west



Photo 15: Central bay in barn, from the east



Photo 17: Remains of timber boskins in south shippon, from the west



Photo 19: Rear of door to north shippon, from the west



Photo 20: North roof truss, from the south-east