

Barn at Blackburn House
Thorpe, North Yorkshire:
Historic Building Record



May 2018

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*This report is formatted to allow printing on both sides of the paper
and may contain blank pages*

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Selected photographs

SUMMARY

The barn or laithe at Blackburn House (NGR: SE 01266 61932) is stone built and presently four bays long, but appears to have been shortened at its north end. Architectural features suggest an 18th or possibly 17th century origin, but the barn has been partially rebuilt, and the present roof is late 19th or early 20th century, while the interior has a modern hay-loft throughout and lacks historic fixtures or fittings. Recording was carried out for Liz Gamble, before conversion of the building, to fulfil a condition of planning consent from YDNPA.

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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 should be consulted (see Appendix).

Photo	Subject
1	General view of the barn, from the north-east
2	General view of the barn, from the north-west
3	Front elevation, from the south-east
4	Cart entrance, from the north-east
7	Pedestrian doorway in front elevation, from the south-east
9	Detail of redundant door jamb at north-east quoin
10	North gable
11	North gable (former internal wall), from the north-west
13	Present window (former doorway) in west elevation, with adjacent breathers
14	Detail of breathers in west elevation (two types)
16	General view of the barn, from the south-west, with modern garage
17	South gable, from the south-east
18	Detail of pigeon loft in south gable
19	Interior: ground floor, from the south
22	Interior: site of former shippon at north end, from the west
25	Interior: former doorway in west wall
29	Interior: roof trusses, from the south
31	Interior: detail of roof truss corbel in east wall

BARN AT BLACKBURN HOUSE, THORPE, NORTH YORKSHIRE:

HISTORIC BUILDING RECORD

1 Introduction

- 1.1 This report presents the results of the recording of the barn at Blackburn House, at Thorpe, North Yorkshire. It was commissioned by the owner Liz Gamble, to fulfil a condition of planning consent from the Yorkshire Dales National Park Authority (YDNPA), for the conversion of the building. The survey was carried out in May 2018.
- 1.2 The building is a four-bay barn or laithe, likely to date from the 18th or possibly 17th century, but appears to have been partly rebuilt subsequently, and its interior is very largely late 20th century in character.
- 1.3 The recording work comprises a Level 2 survey, as defined by Historic England, and includes a photographic record and measured floor plans, as well as a brief study of historic maps. This report will be submitted to the client and the YDNPA, as well as to the Oasis Project for publication on the internet¹. The project archive will be deposited with the YDNPA Historic Environment Record.

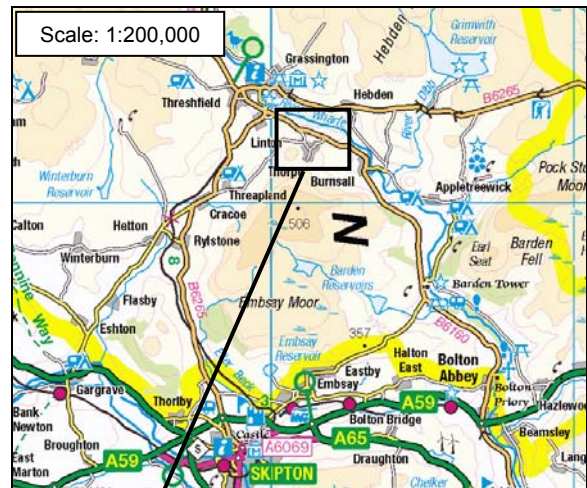
2 Location

- 2.1 Thorpe is a small village or hamlet situated in Wharfedale, about 3km south of Grassington and 10km north of Skipton (figure 1). Blackburn House is a former farmstead at the north end of the village, standing on the east side of the public highway, close to its junction with Thorpe Lane (figure 2). This settlement edge area is characterised by pasture fields on underlying limestone, enclosed by dry-stone walls. The barn itself is situated at NGR: SE 01266 61932, at an altitude of 235m above Ordnance Datum, and stands a few metres to the north of the farmhouse, facing east away from the road. It is a detached structure, except for a modern lean-to farm shed which adjoins its east side, and a small lean-to garage on its west side (figure 3). There is a dry-stone wall separating it from the road, and a modern concrete yard to the north, at a much lower level than the building itself.

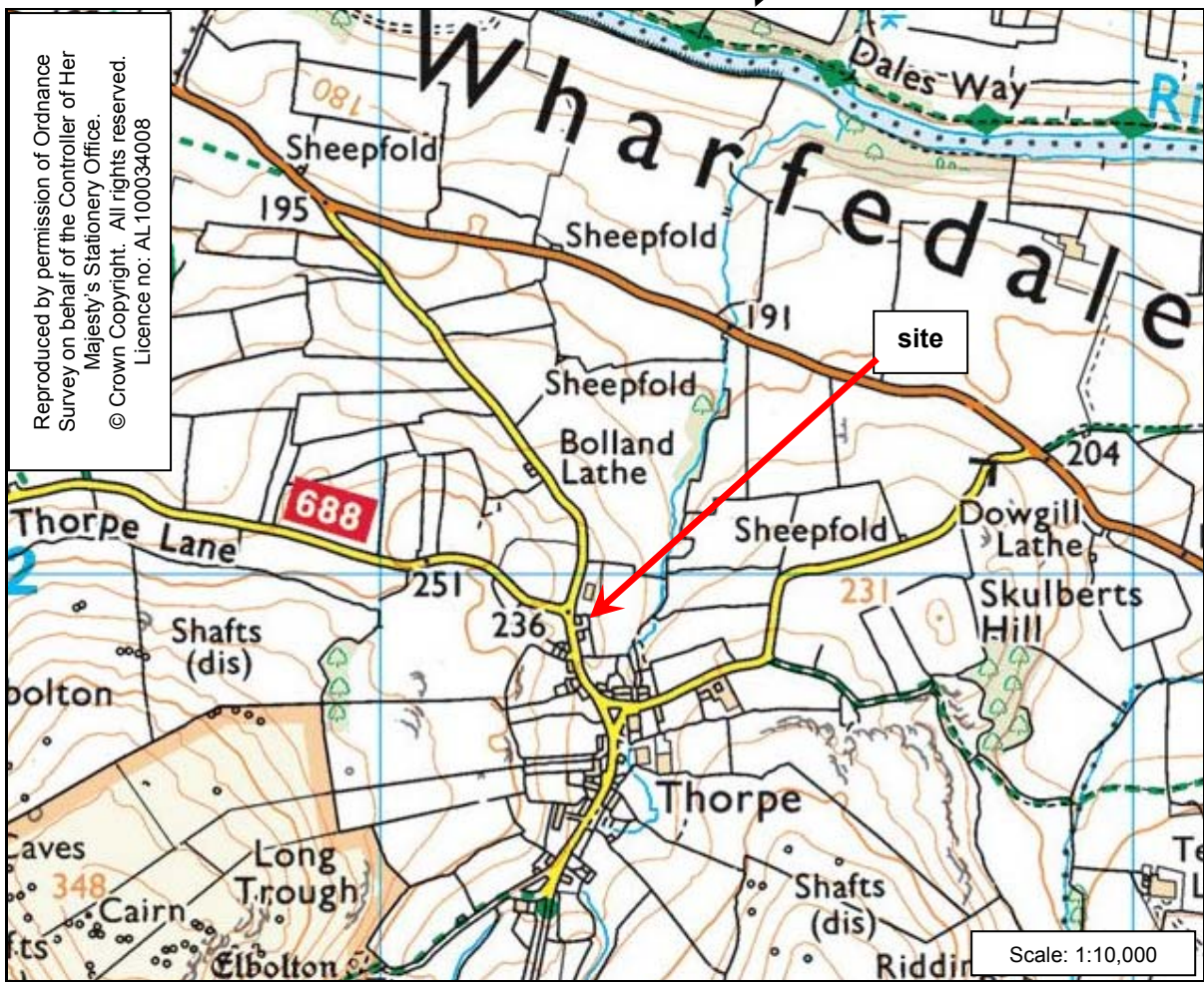
3 Current use

- 3.1 The barn appears redundant as an agricultural building, and serves as a domestic store.

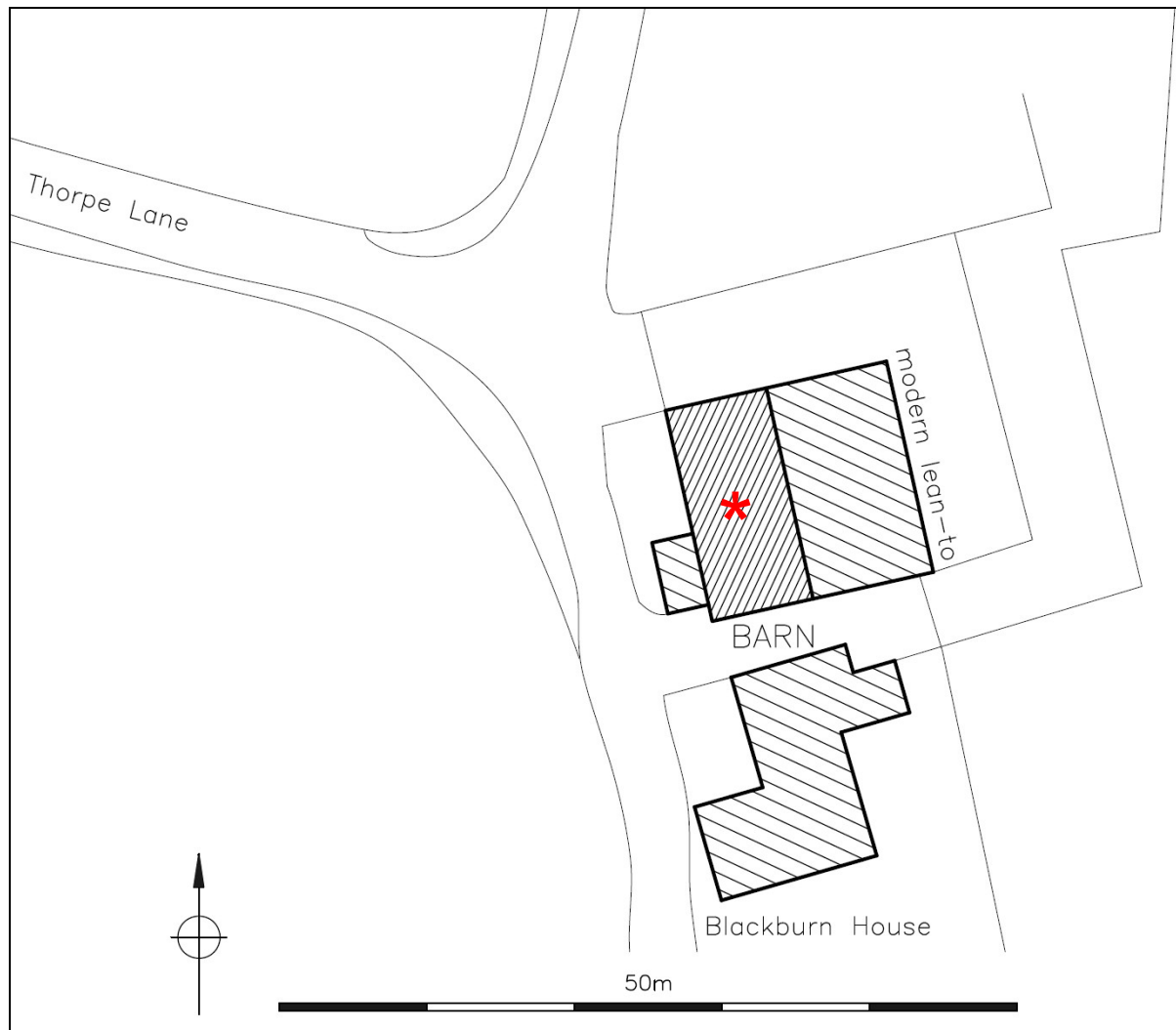
¹ [Online Access to the Index of Archaeological Investigations](#)



1: Location map (i)



2: Location map (ii)



3: Site plan (1:500)

4 Heritage designations

- 4.1 The barn is not identified as a designated or non-designated heritage asset. However Blackburn House itself is listed as a building of special architectural or historic interest, grade II².
- 4.2 Online searches of www.pastscape.org.uk and www.heritagegateway.org.uk show no entry for the barn.

5 Planning background

- 5.1 Planning consent for the “conversion of barn to form one local occupancy dwelling or holiday let” was granted by YDNPA on 8 February 2017 (application number C/70/27).

² National Heritage List for England entry no 1316837

5.2 Condition no. 17 of the consent requires that:

“Prior to any works to convert the building hereby approved, a record of the building in-situ shall be made and its content agreed in writing by the Local Planning Authority. The record shall be to Level 2 survey standard (“Understanding Historic Buildings – A Guide to Good Recording Practice” Historic England 2016) or an equivalent alternative standard to first be agreed in writing with the Local Planning Authority. The conversion of the building shall only proceed following receipt of the written approval of the Local Planning Authority to the content of the record.”

6 Previous investigative work

6.1 No previous investigative work of this type is believed to have been carried out at the site.

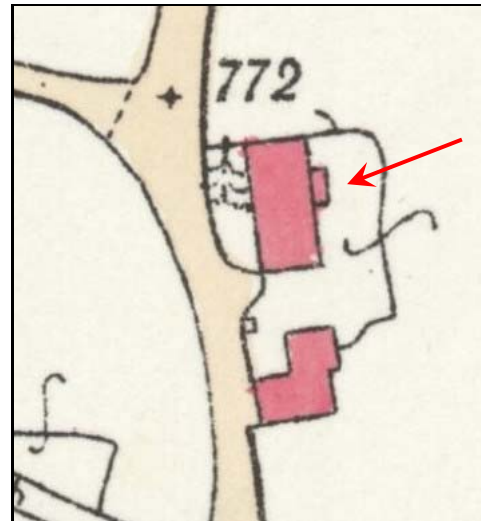
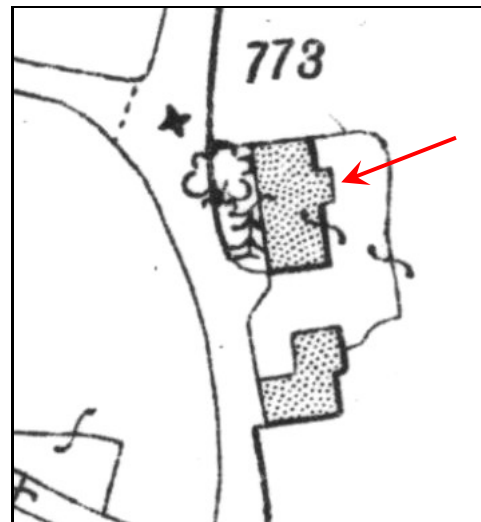
7 Historic maps

7.1 The Ordnance Survey’s first edition 1:10560 map, published in 1853, shows the barn with an L-shaped outline, and perhaps longer than at present at the north end, thereby raising the possibility that the building has been shortened since the mid 19th century (figure 4). The first and second editions of the 1:2500 map, published in 1891 and 1909 (figures 5 and 6) show a plan much closer to the present one, albeit with a shallow projection at the east side, likely to have been some form of porch adjoining the barn’s main entrance.



4: OS 1:10560 map, 1853³

³ Yorkshire, sheet 134; surveyed 1848 to 1850 (not at original scale)

5: OS 1:2500 map, 1891⁴6: OS 1:2500 map, 1909⁵

8 Recording methodology

- 8.1 The present recording was carried out during a site visit on 1 May 2018, and involved inspection of all parts of the barn. During the visit a measured survey, photography, and a written account were all undertaken, in accordance with the Level 2 standard.
- 8.2 The drawn record comprises new ground and first floor plans of the barn at 1:100 scale, which show all significant detail and employ conventions based on those specified by Historic England⁶.

⁴ Yorkshire, sheet 134.14, surveyed 1889 (not at original scale)

⁵ Yorkshire, sheet 134.14, revised 1909 (not at original scale)

⁶ Historic England 2016 *Understanding Historic Buildings: A Guide to Good Recording Practice*

- 8.3 The photographic record was made using a digital SLR camera (12 megapixels), and a total of 32 external and internal photographs were taken, generally using a scale in the form of a 1m or 2m ranging pole marked with 0.5m graduations, or a 0.5m baton with 0.1m graduations. Images were captured as JPG files, and will be supplied in digital form as 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**.

9 Description of the barn

Setting

- 9.1 The barn forms part of a small farmstead, with the detached farmhouse to the south, a modern shed adjoining on the east side, and a larger, detached modern shed further to the north, along with concrete yards and slurry pit. The adjoining modern shed conceals the barn's front elevation (**1**), while the rear is also largely hidden from view, by the roadside dry-stone wall, and the modern garage (**2**).

Exterior

- 9.2 The barn has a rectangular plan 14.6m long and 7.0m wide, and is of two storeys. Its walls are built predominantly from coursed sandstone rubble, with a little limestone in places, and have sandstone or gritstone dressings, including well-finished quoins, while the roof is of local stone slate. Lime mortar has been used historically as the bedding material, but there is also some cement mortar where repointing or rebuilding has been carried out.
- 9.3 The building's front wall is of well-coursed sandstone or gritstone for the most part (**3**) and incorporates two rows of breathers (many now blocked), as well as the cart entry, in the form of a full-height, wide doorway with shallow segmental arch (**4**). The doorway is designed for outward-opening doors, as jambs and arch are recessed to the exterior (**5,6**), with driven-in iron pintels, to which are attached a variety of strap hinges. The pair of doors themselves have relatively modern softwood planks, which are probably more recent than the earliest parts of the frames.
- 9.4 There is a second, pedestrian doorway in the front elevation near the north end of the barn, also with well-dressed quoins and lintel, in this case with plain chamfers (**7**). The doorway splays out to the interior and in form is typical of the 17th or early 18th century. It lacks a door, but simple iron pintels remain within the north side.

- 9.5 Close to this second doorway is the south jamb of an identical opening, now situated at the barn's north-east corner (**8,9**), with the obvious implication that the building once continued further north than at present. By inference, the present north gable would then have been an internal wall, which probably accounts for its rather ragged stonework, although it has no doubt been subject to some rebuilding, particularly at the quoins (**10,11**). Three further items within this wall are noteworthy: a small, glazed opening, likely to have been inserted as a mucking-out hole; a small, poorly defined, blocked opening close to the partial doorway at the east end; and a stone which projects out from the wall face by about 0.3m above it, with no obvious purpose.
- 9.6 The barn's two other external walls are faced with well-coursed sandstone and gritstone (**12,13**). The rear, west side has two rows of breathers discernible, of two types: two low down in the wall have upright jambs, but the majority have no dressings and are simply formed from gaps within the stonework (**14**). The former appear stylistically to be earlier than the latter, suggesting there are two phases of construction or usage within the building, and this is borne out to some degree by a slight set-back visible within the building (see below). The present poorly formed window opening, altered in recent years, appears to be a former pedestrian doorway (or winnowing doorway). At the south end of the rear, the present stone-built lean-to garage is a recent addition.
- 9.7 The doorway and forking hole in the south gable are the result of insertion or alteration, but the openings and landing ledges to the pigeon loft above are original (**16-18**).

Interior

- 9.8 The barn interior has been much altered in the mid or late 20th century. It now has a concrete floor on a single level (up to about 0.3m higher than the historic level), with some blockwork partitions, and an entirely modern, full-length hay-loft which cuts across the cart doorway (**19-21**). The pedestrian doorway at the north-east corner implies the former presence of a shippon within the northern end of the barn, and there are sockets in the east wall which may have held the beams of a hay-loft or baulks within the north bay, over this (**22-24**).
- 9.9 There is a slight set-back in the west wall, south of the present window, which can be interpreted as rebuilding of the upper part of the wall, as noted previously (**25,26**). The ventilation pipes incorporated in this and the east wall opposite occupy the infill of the original, traditional splayed breathers noted externally (**27**).

- 9.10 The present roof trusses are late 19th or 20th century and are of square-sawn, imported softwood, of queen strut design **(28-30)**. They do however appear to occupy the approximate positions of their predecessors, for which corbels were incorporated within the stonework **(31)**.
- 9.11 Openings in the south gable represent the pigeon loft indicated externally **(32)**, though there is no sign of any internal timber structure associated with this.

10 Conclusion

- 10.1 The barn or laithe represents the principal historic farm building at Blackburn House and like the house itself, has 17th or 18th century origins. It was once a larger structure than at present, as at least one bay has been lost at the north end. Within the present building, the cart entry and former doorway opposite in the west wall indicate the threshing bay, and there was probably a shippon and hay-loft to the north of it, although nothing of its structure survives. The two south bays are likely to have been open to the roof as a mewstead or storage area. The two types of breathers observed, together with a set-back noted in the west wall, suggest that there has been partial rebuilding, perhaps in the 19th century, while the roof trusses are of a third phase, perhaps the late 19th or early 20th century.

Appendix: Contents of the project archive

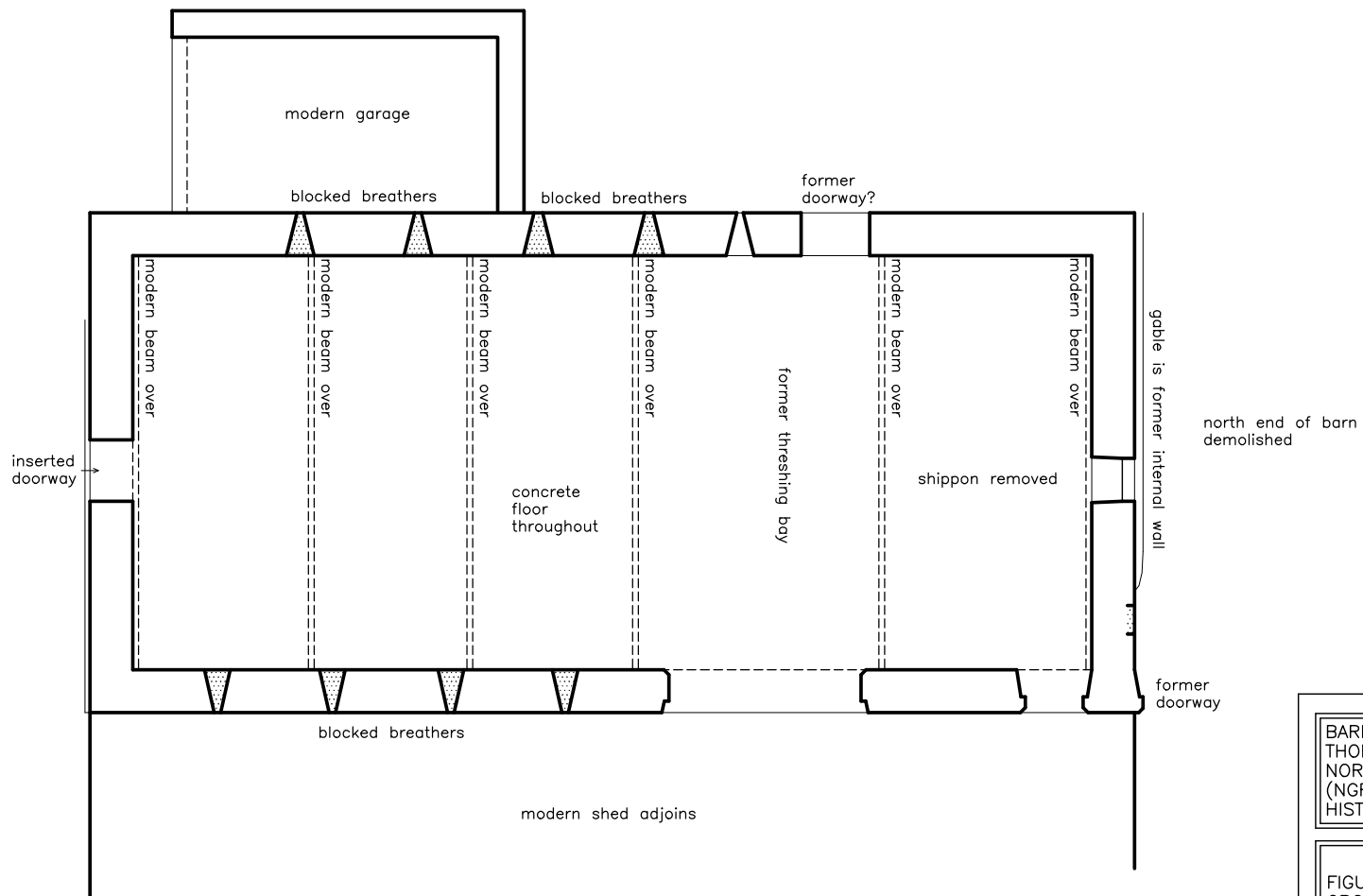
To be deposited with the YDNPA Historic Environment Record

Digital archive only, supplied on CD, to contain:

- pdf copy of the report
- all photographs taken, as JPG files

Complete list of photographs taken

Photo	Subject
1	General view of the barn, from the north-east
2	General view of the barn, from the north-west
3	Front elevation, from the south-east
4	Cart entrance, from the north-east
5	Cart entrance: detail of jamb, from the east
6	Cart entrance: detail of arch, from the east
7	Pedestrian doorway in front elevation, from the south-east
8	North gable (former internal wall), from the north-east
9	Detail of redundant door jamb at north-east quoin
10	North gable
11	North gable (former internal wall), from the north-west
12	Rear of the barn, from the west
13	Present window (former doorway) in west elevation, with adjacent breathers
14	Detail of breathers in west elevation (two types)
15	General view of the barn, from the south-west, with modern garage
16	General view of the barn, from the south-west, with modern garage
17	South gable, from the south-east
18	Detail of pigeon loft in south gable
19	Interior: ground floor, from the south
20	Interior: ground floor, from the north-west
21	Interior: cart entry on ground floor, from the west
22	Interior: site of former shippon at north end, from the west
23	Interior: doorway to former shippon at north end, from the west
24	Interior: site of former shippon at north end, from the south-east
25	Interior: former doorway in west wall
26	Interior: west wall, on ground floor
27	Interior: east wall, on ground floor
28	Interior: south roof truss, from the south-west
29	Interior: roof trusses, from the south
30	Interior: detail of roof truss, from the south
31	Interior: detail of roof truss corbel in east wall
32	Interior: detail of pigeon loft openings in south gable



KEY
 blocking or infill



10m



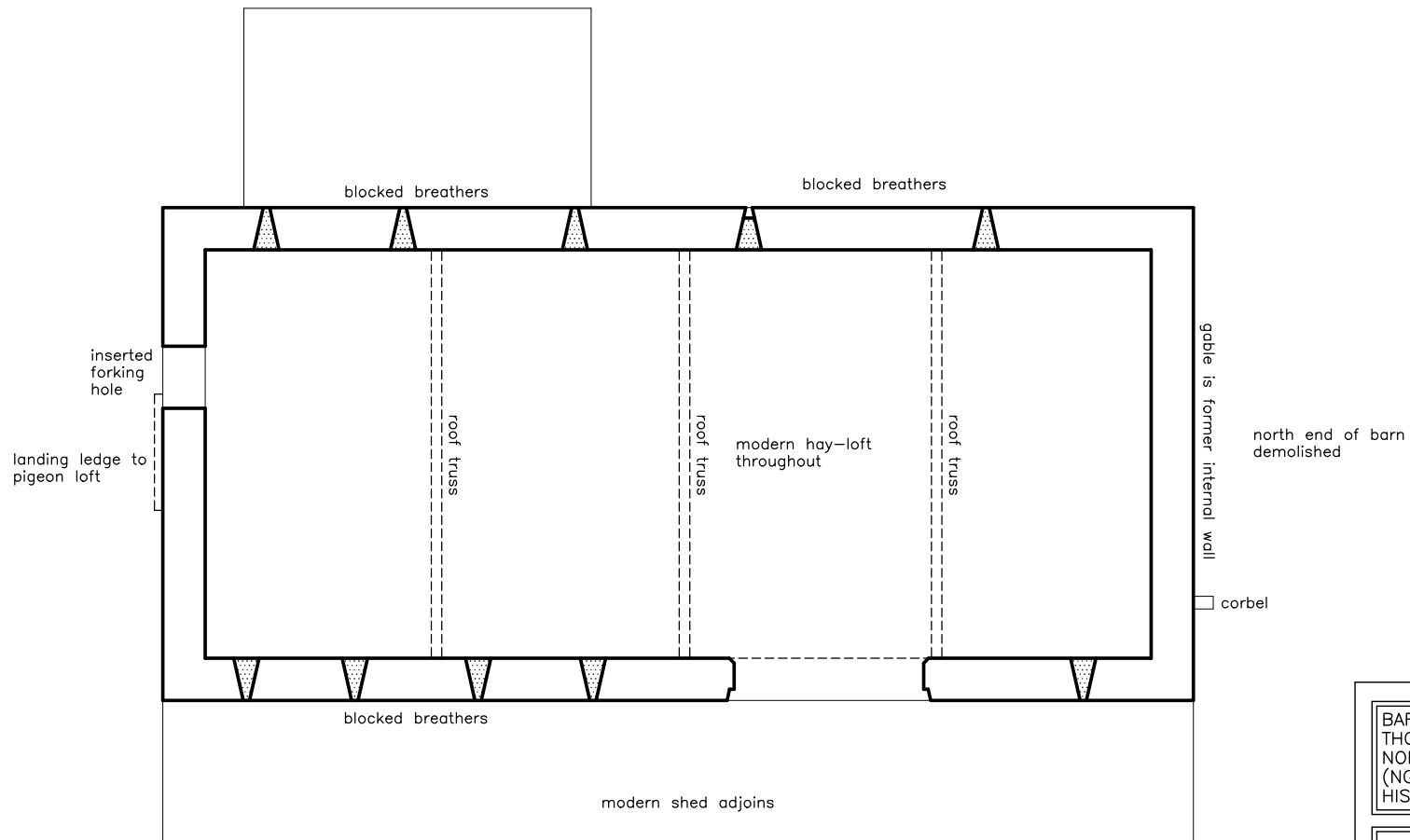
BARN AT BLACKBURN HOUSE
 THORPE
 NORTH YORKSHIRE
 (NGR: SE 01266 61932);
 HISTORIC BUILDING RECORD

FIGURE 7:
 GROUND FLOOR PLAN

SCALE: 1:100 (at A4)

DATE OF SURVEY: MAY 2018

STEPHEN HAIGH
 Buildings Archaeologist



KEY

 blocking or infill



10m



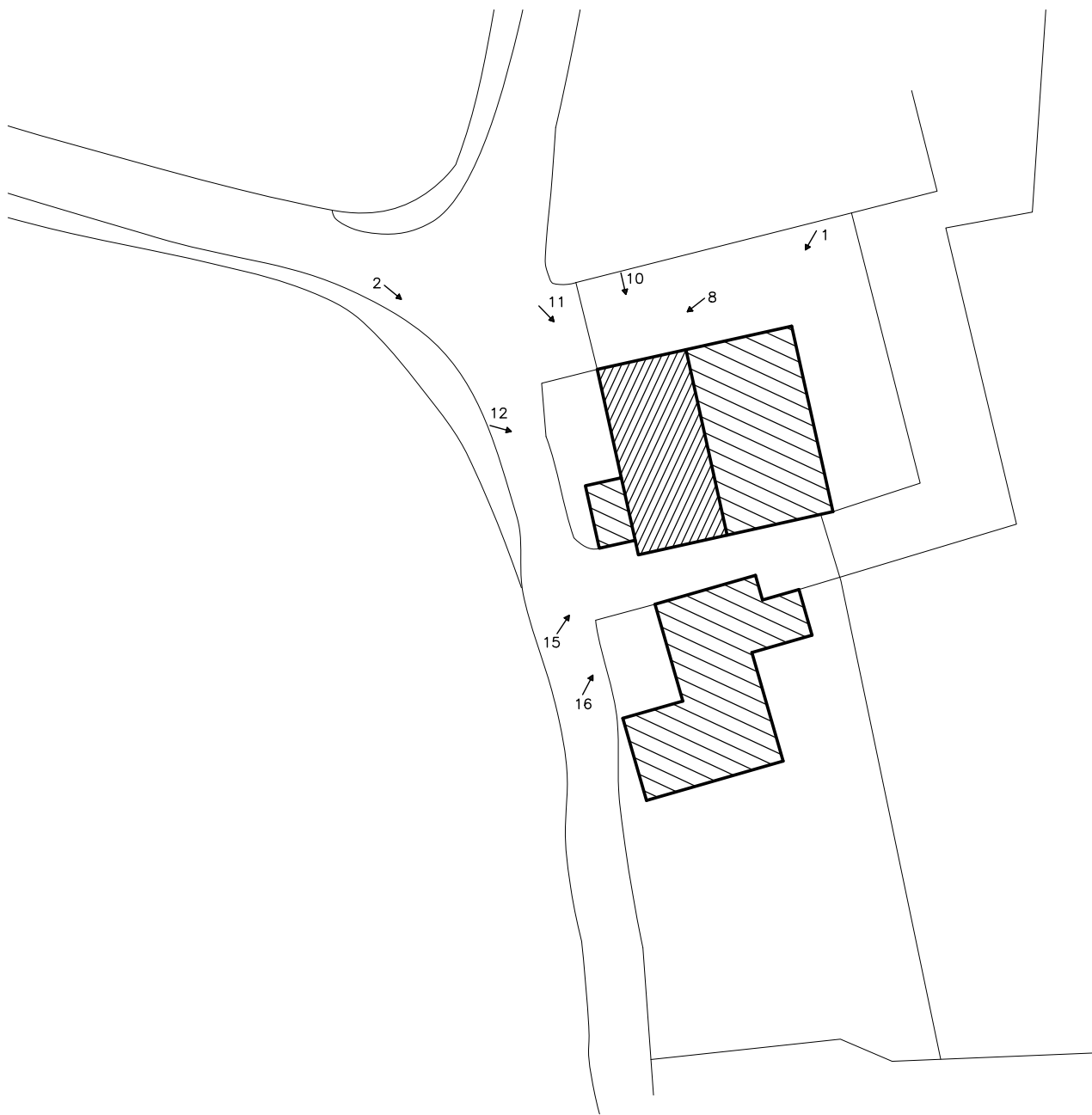
BARN AT BLACKBURN HOUSE
 THORPE
 NORTH YORKSHIRE
 (NGR: SE 01266 61932):
 HISTORIC BUILDING RECORD

FIGURE 8:
 FIRST FLOOR PLAN

SCALE: 1:100 (at A4)

DATE OF SURVEY: MAY 2018

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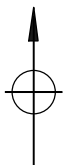
BARN AT BLACKBURN HOUSE
 THORPE
 NORTH YORKSHIRE
 (NGR: SE 01266 61932):
 HISTORIC BUILDING RECORD

FIGURE 9:
 SITE PLAN
 WITH KEY TO PHOTOGRAPHS

SCALE: 1:500 (at A4)

DATE OF SURVEY: MAY 2018

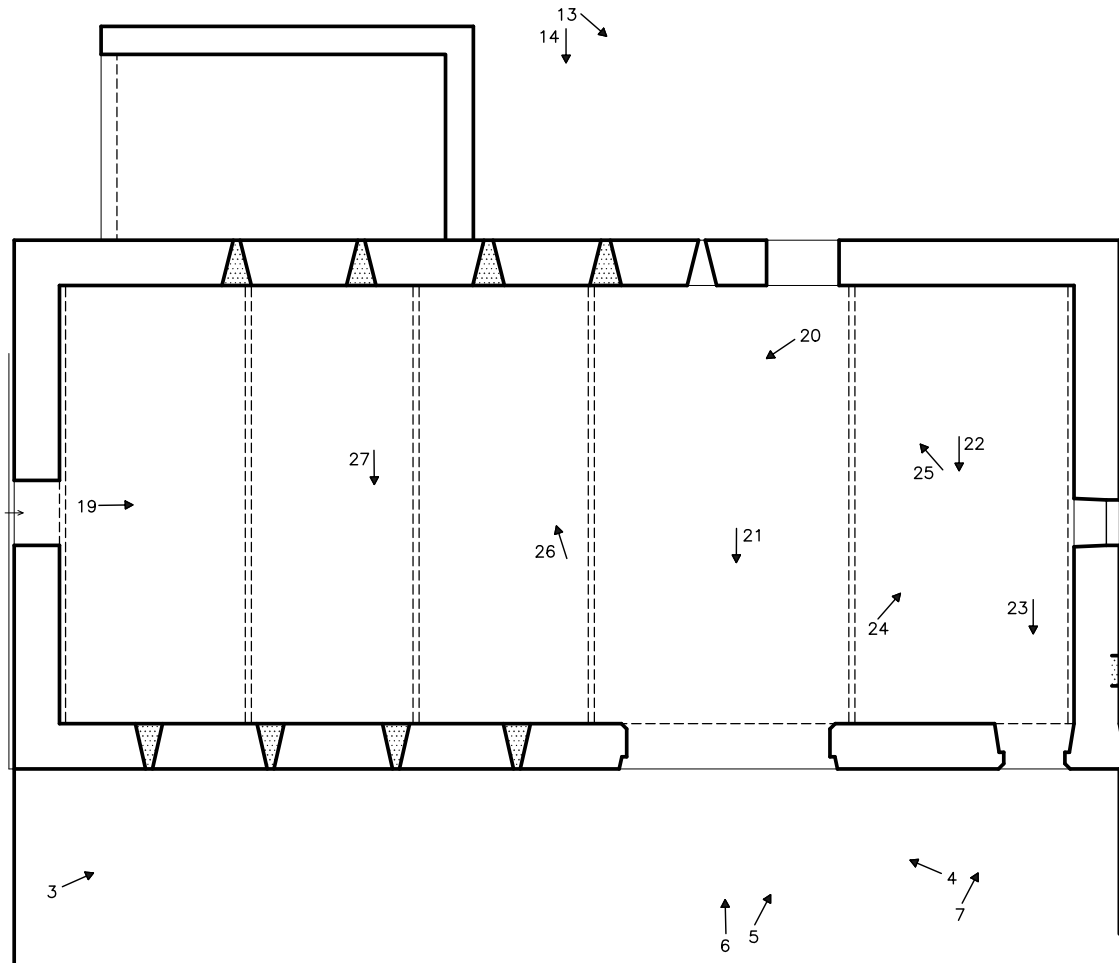
STEPHEN HAIGH
 Buildings Archaeologist



↗ 1: photograph direction and number

50m





KEY

↗ 1: photograph direction and number

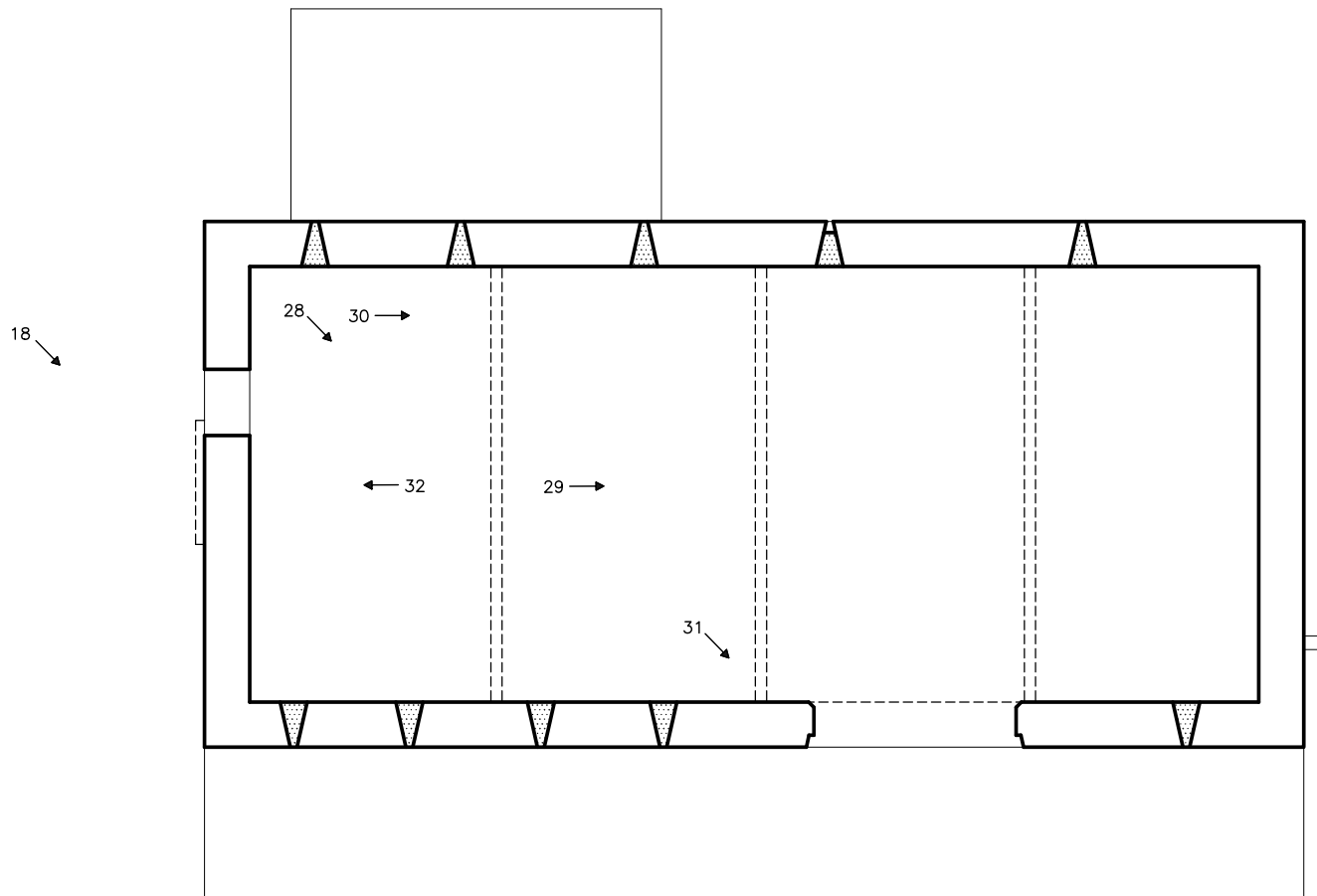
BARN AT BLACKBURN HOUSE
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 HISTORIC BUILDING RECORD

FIGURE 10:
 GROUND FLOOR PLAN
 WITH KEY TO PHOTOGRAPHS

SCALE: 1:100 (at A4)

DATE OF SURVEY: MAY 2018

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KEY

↗ 1: photograph direction and number



10m



BARN AT BLACKBURN HOUSE
 THORPE
 NORTH YORKSHIRE
 (NGR: SE 01266 61932):
 HISTORIC BUILDING RECORD

FIGURE 11:
 FIRST FLOOR PLAN
 WITH KEY TO PHOTOGRAPHS

SCALE: 1:100 (at A4)

DATE OF SURVEY: MAY 2018

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Photo 1: General view of the barn, from the north-east



Photo 2: General view of the barn, from the north-west



Photo 3: Front elevation, from the south-east



Photo 4: Cart entrance, from the north-east



Photo 7: Pedestrian doorway in front elevation, from the south-east

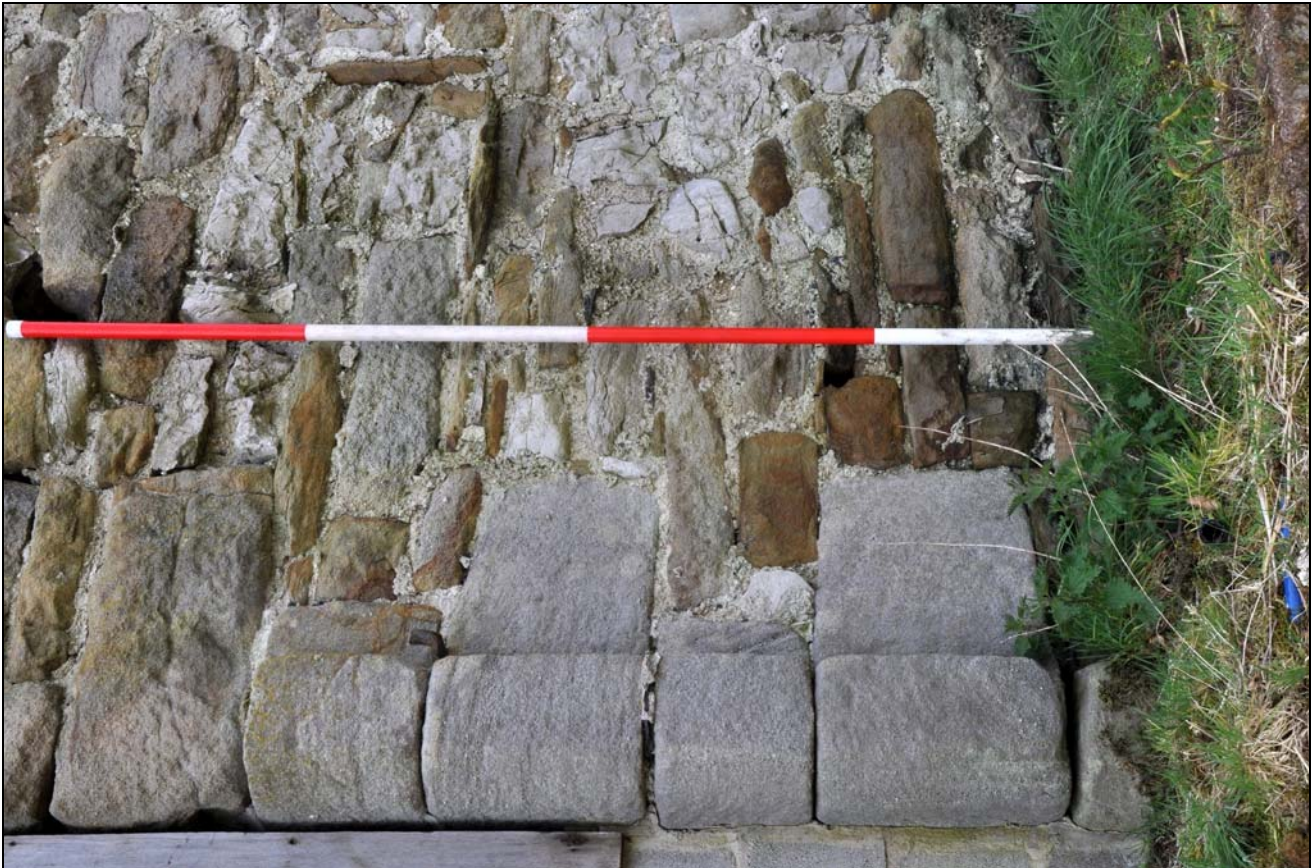


Photo 9: Detail of redundant door jamb at north-east quoin

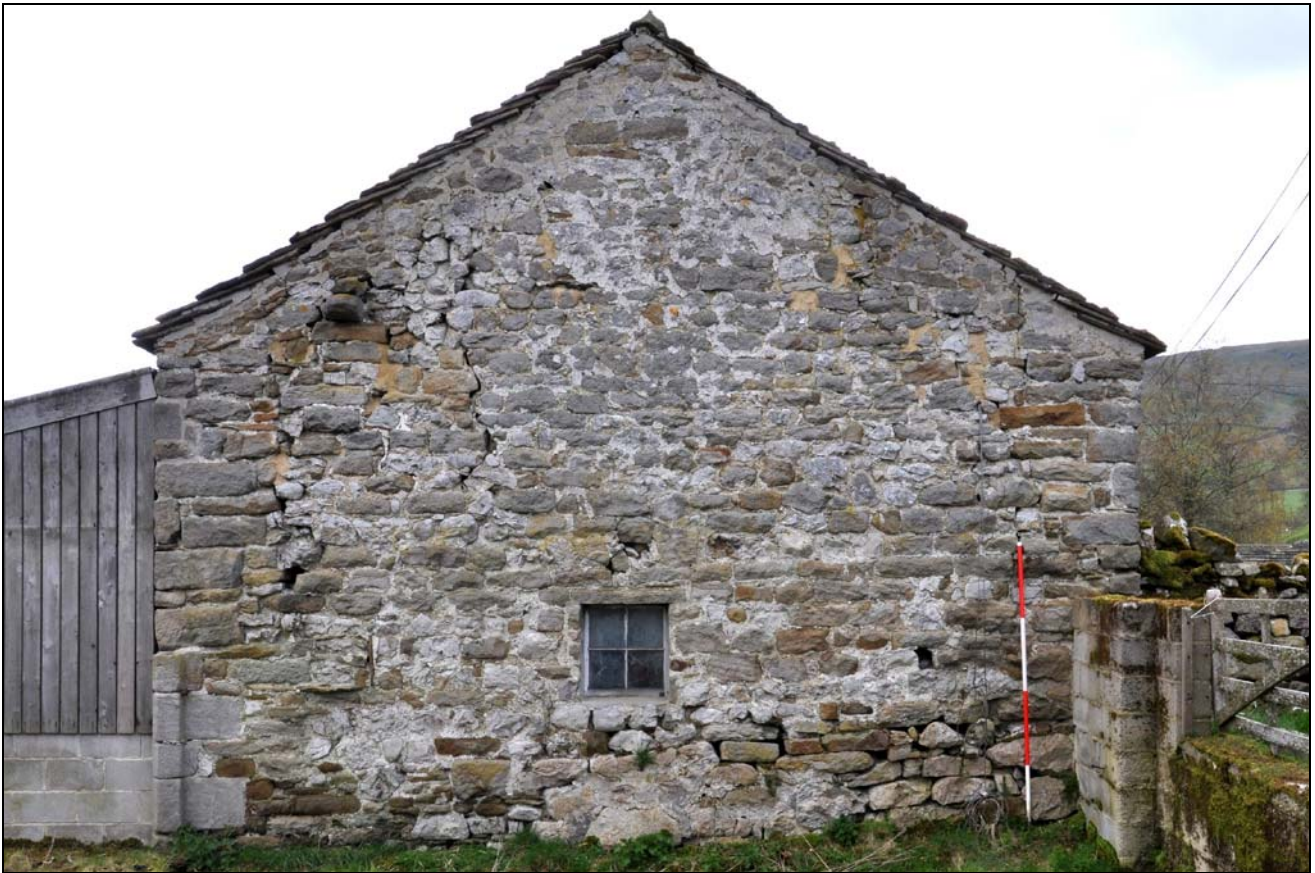


Photo 10: North gable (former internal wall)



Photo 11: North gable (former internal wall), from the north-west



Photo 13: Present window (former doorway) in west elevation, with adjacent breathers



Photo 14: Detail of breathers in west elevation (two types)



Photo 16: General view of the barn, from the south-west, with modern garage



Photo 17: South gable, from the south-east



Photo 18: Detail of pigeon loft in south gable



Photo 19: Interior: ground floor, from the south



Photo 22: Interior: site of former shippon at north end, from the west



Photo 25: Interior: former doorway in west wall



Photo 29: Interior: roof trusses, from the south



Photo 31: Interior: detail of roof truss corbel in east wall