

Case Name: Hougher Fall Farm Cruck Barn

Case Number: 467361

Background

We have been asked to look at this barn as it is under imminent threat of redevelopment.

Asset(s) under Assessment

Facts about the asset(s) can be found in the Annex(es) to this report.

Annex	List Entry Number	Name	Heritage Category	EH Recommendation
1	1404130	Hougher Fall Farm Cruck Barn	Listing	Add to List

Visits

Date	Visit Type
28 July 2011	Full inspection

Context

The barn at Hougher Fall Farm is part of a planning application for conversion of a group of outbuildings into two dwellings, with a determination date of 8th August 2011. The farm is in a designated Area of Outstanding Natural Beauty, but not in a conservation area, and there is no record of any previous assessment of the building.

Assessment

CONSULTATION

In view of the outstanding planning application for conversion of the barn and attached outbuildings for residential development, it has been agreed with the owner that the consultation exercise should be omitted.

DISCUSSION

Cruck barns in the north-west of England may date from the late medieval period to the C17, and in upland areas such as the Forest of Bowland the earliest examples are single-storey and three or four bays long, comprising a threshing floor and an adjacent walled-off cow byre. The local economy was largely based on cattle rearing and small barns were typical where arable was a less important element of the economy. This particular example is one of the earliest buildings on the farmstead, part of the large Dutton Estate centred on Dutton Manor to the south. It is larger and more complete than another cruck barn to the south (Smith Bottom, Listed Grade II), also on the former Dutton Estate.

The English Heritage Selection Guide for Agricultural Buildings (April 2011) states that for the period 1540 to 1750, substantially complete farm buildings are rare, and medieval examples are of great importance. Alterations are inevitable and can add to the historic interest of the building: the intactness of the carpentry is an important consideration here. Regional diversity and character may be of special interest where the type of building is representative of farming practices of the area.

The barn at Hougher Fall has three complete crucks as well as original purlins and wind braces, and is typical of the late medieval to C17 partitioned barns which are typical of the region. It has been subject to a number of phases of alteration, apparent in its stonework, and was probably originally not stone walled. It would almost certainly originally have had a matching cart entrance on its west side, providing a passage through the building, and the rebuilding of part at least of the west wall may date to the separation of the farm buildings from the farmhouse in the early C20. The range of outbuildings to the north and east are also of this date. An earlier alteration may have seen the repositioning of the north wall, indicated by the location of the north cruck. The roof was of stone slate until relatively recently, and may always have been so. The extent of alterations does not diminish the importance of the core cruck frame, and helps to build up a picture of the development of the barn and the farmstead that it served.

The Principles of Selection for Listing Buildings (March 2010) state that any buildings dating to before 1700 that contain a significant proportion of their original fabric are listed, and most of those between 1700 and 1840. The barn at Hougher Fall is likely to pre-date 1700, when this type of construction was falling out of use, and certainly predates the great period of expansion and development in agriculture from the mid C18. Its internal divisions, while not original in form, reflect the partitions that would have been present in earlier periods, with a threshing floor divided from storage areas and stock housing. The survival of this cruck-framed barn in a form which allows interpretation of its original function is unusual and certainly of special interest.

The adjoining buildings, which are of early C20 date, are not of special interest

CONCLUSION

After examining all the records and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for listing are fulfilled. Hougher Fall barn is recommended for listing at Grade 2

Reasons for Designation Decision

The cruck barn at Hougher Fall Farm is designated at Grade II for the following principal reasons:

Date: the barn dates to between the late medieval and the late C17, a period in which any buildings that retain a significant proportion of their original material are listed

Construction: the survival of three complete crucks and other original timbers within a single building is unusual and certainly of special interest

Historic interest: the barn is a reminder of the farming practices of this part of Lancashire, and demonstrates in its fabric the history of the farm as part of the Dutton Estate.

Countersigning comments:

Agreed: While the outer walls are later replacements, this barn retains its timber core with remarkably little loss given its pre-1700 date. It merits designation in the national context.

2 August 2011

Annex 1

Proposed List Entry

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: Hougher Fall Farm Cruck Barn

List Entry Number: 1404130

Location

Barn at Hougher Fall Farm, Old Clitheroe Road, Dutton, Longridge, Lancashire,

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Lancashire	Ribble Valley	District Authority	Dutton

National Park: Not applicable to this List entry.

Grade: II

Date first listed:

Date of most recent amendment:

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: Not applicable to this List entry.

Legacy Number: Not applicable to this List entry.

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Three bay cruck-framed stone clad barn of late medieval to late C17 date, with C18/C19 cladding.

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History

The cruck barn at Hougher Fall Farm appears on the 1st edition OS 1:10,560 Map published in 1847, as does the farmhouse to the south, which is now in separate ownership and is extended and altered. The existence of three cruck trusses in the barn suggests a late medieval to late C17 date, probably with a later stone cladding of the walls. Variations in the stone work indicate a number of phases, including the probable rebuilding of the south gable end and much of the west side wall and the loss of a probably cart entrance on the west side. The positioning of the crucks, one of which is only just over one metre from the north gable end, might be the result of a change in the length of the barn, and stonework in a later attached store to the north, containing large quoins, could be re-used from the barn itself. A range of single-storey outbuildings was attached to the barn between 1912 and 1932, running from the north end eastwards. The roof covering, originally stone slate, has been renewed in Welsh slate in the last 25 years.

Hougher Fall Farm, known as Higher Fold in 1847, was part of the formerly extensive Dutton estate, and was sold off in 1947.

Details

Materials: timber framing of three full cruck trusses with saddles, spurs, purlins, ridge beam and wind braces, encased in stone walling, partly squared and coursed, partly random rubble, some quoins, under a Welsh slate roof.

Plan: the barn is aligned approximately north-south and has three bays plus part of a bay at the north end. The ground falls to the south and this is reflected in the ground levels within the barn.

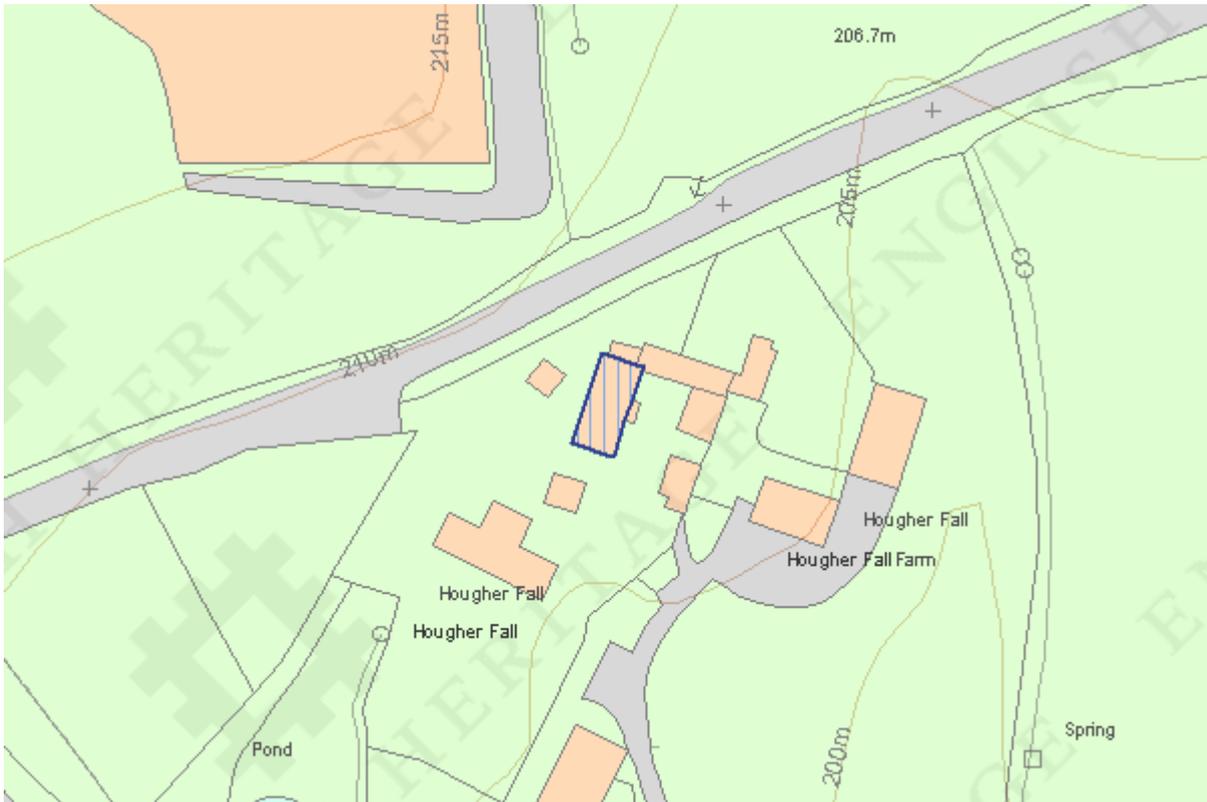
Exterior: the east elevation has a doorway at the southern end and a cart entrance with double wooden doors immediately to the north of the southernmost cruck. There is a second door at the north end between the northern cruck and the north wall. The two small doors have stone lintels, and the south east corner of the barn has large quoins. The cart entrance has large regular quoins on the south side, and the base of the cruck lies immediately to the north, inside the entrance. The stonework is largely random rubble. The west elevation has two windows, one square, low down near the south end with a stone sill, and one four-light higher, near the centre and with a long stone lintel. The stonework is roughly squared rubble, with a change two-thirds along to the north from random strap-pointed to narrower coursed stone. The south gable end is roughly coursed squared rubble, and the north gable, where visible, is narrower coursed squared stone with a small high window. A partly blocked entrance with a heavy lintel is visible at the west side of the north gable end, and a later store with a lower roof line is attached to the gable end.

Interior: there are three crucks with two through purlins on each side and a housed ridge beam. The southern and central cruck are supported by a steel tie beam. The southern cruck is approximately 4 metres from the south wall, at the south side of the cart entrance. It has a saddle near the ridge beam, and a wind brace on each side to the upper purlin. The blades are slightly kneed at the level of the lower purlin. Spurs are pegged to a stud on the east side and are embedded in the stone wall on the west side. An additional spur is angled upwards from the wall to the cruck blade on the west side. The central cruck is approximately 4 metres to the north and is similar to the southern though more strongly kneed. Upper spurs on the east side are missing and a lower spur is embedded in the wall as is the base of the blade. The northern cruck is approximately 5 metres to the north, and one and a half metres from the north wall. The blades are straighter than the others, and have additional angled spurs on both sides and wind braces on the east side. The north gable wall has a blocked window. A modern brick wall divides the lower half of the southern bay from the rest, with a hay loft above and former cattle housing below. The floor in the northern half-bay is at a higher level.

The adjoining C20 buildings to the north and east are not of special interest and are not included in the listing.

Selected Sources

www.helm.org.uk, 19 February 2011

Map**National Grid Reference:** SD6517639334

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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1404130_1.pdf