

THE BARN, CLIFFE HOUSE FARM, CUBLEY,
PENISTONE, SOUTH YORKSHIRE S36 9FR



Fig 01. Front elevation of The Barn, Cliffe House Farm

for GEMMA GARNHAM & KEVIN COOPER

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1.0 CONDITION REPORT

1.1 BACKGROUND INFORMATION

Cubley village lies just a mile south of the centre of Penistone in South Yorkshire and within the Metropolitan Borough of Barnsley. Essentially until the 20th century Cubley was no more than a hamlet of houses centred on Cubley Hall but also encompassed a number of outlying farms. Since then housing development along Mortimer Road has effectively joined Cubley with Penistone town where all the local shops and services are located.

Cliffe House Farm lies south of Cubley on Mortimer Road which leads direct south into the north-eastern corner of the Peak District National Park. None of the buildings at the farm are listed and the farm itself does not lie within a Conservation Area, however, the barn is of local historic interest and as such its development is to be approached with sensitivity to ensure its historic integrity and the legibility of its various agricultural functions are retained.



Fig 02. 1850 OS map of south Penistone showing the pattern of development in and around Cubley at that time

1.2 A GENERAL DESCRIPTION OF THE BUILDING

The buildings at the farm are arranged around a yard with the farmhouse in the south-eastern corner (**Fig. 03**) (its front elevation facing due east towards Mortimer Road), a converted tractor shed and pig-sty block enclosing its eastern side (**Fig. 04**), the barn range opposite enclosing its western side (**Fig. 01**) and a cowhouse and cart shed attached to the northern end of the barn which encloses its northern side (**Fig. 05**). The earliest buildings in the group are the farmhouse and combination barn which can be reasonably accurately

dated by the masonry forming the door and window surrounds and the roof structure to the early 19th century, followed fairly soon after (mid-19th century) by the cart shed range and subsequently towards the end of the 19th century by the tractor shed and pig-sty block.



Fig 03. The rear of the farmhouse looking from the north-western corner of the farmyard



Fig 04. The converted tractor shed and pig-sty block looking from the north (the gap between the tractor shed and the cart shed provides access into the yard).



Fig 05. *The cart shed range which encloses the farmyard along its northern side*

The front elevation of the barn (**Fig. 01**) faces east onto the yard with its rear overlooking a paddock and open fields to the west. It is formed of a single range orientated on a north-south axis and is constructed in coursed sandstone under a blue Welsh slate roof. It is of combination bank barn form, characteristic of the Pennine uplands, which served a number of agricultural functions and is built into the slope of the site to provide an element of protection from the prevailing winds.



Fig 06. *The central cart opening*

The principal function of the barn was the processing and storage of arable crops. The central cart opening (**Fig. 06**) provided access into the threshing floor and a corresponding winnowing door (**Fig. 07**) to the rear elevation served to create a draught to separate the wheat from the chaff during the threshing process. Once the grain had been separated from the stalk, the stalk or hay was then tied in bales and after drying was stored in hay lofts at either end of the barn (there are three pitching eyes at upper level to the rear elevation). The grain was bagged and stored to the right of the cart opening (this area has now been enclosed at ground floor level to expand the cowhouse when it was converted into a milking parlour during the mid-20th century).



Fig 07. *The winnowing door which lies opposite the cart opening on the rear of the barn*

The cowhouse at the northern end (**Fig. 08**) was accessed through the two doors to the right of the cart opening which have substantial stone lintels and tied stone jambs. The door nearest the cart opening has an opposing door in the rear of the barn (**Fig. 09**) which provided a through feeding passage onto which the cows were tethered. The northernmost door served as access and egress for the cows. The windows were introduced during the mid-20th century when the cowhouse was extended into the northernmost bay of the threshing barn proper and converted into a milking parlour.

At the southern end of the barn (**Fig. 10**) is a second smaller cart opening in which the unloaded cart was stored. At some point early in the buildings' development this opening was reduced in width and the cart store was converted into stabling, presumably it became redundant when the separate cart shed range was built.

At the southernmost end of the barn is a door and window serving as stabling for a pair of oxen. Each farm would have at least a pair of oxen which could be added to others in the immediate area to form a team to plough arable land. From the mid-18th century oxen were increasingly replaced by strong breeds of working horses for which stables were purpose built with increased headroom, better levels of daylight and ventilation. Between the door

to the oxen stable and the small cart opening is an external stone staircase leading to a second hay loft.



Fig 08. *The cowhouse at the northern end of the barn with its two doors facing the yard*



Fig 09. *The opposing cowhouse door in the rear of the barn*

The layout of buildings at Cliff House Farm are not clear on the first OS map published in 1850 (**Fig. 02**) due to its small scale but the larger scale of the 1893 OS map shows the arrangement clearly (**Fig. 11**).



Fig 10. The southern end of the combination barn with the oxen stable, external stone staircase to a hay loft and the partially blocked small cart opening



Fig 11. 1893 OS map showing the layout of buildings at Cliff House Farm at that time. The farmhouse is in the south-eastern corner backing onto the yard and facing Mortimer Road which lies across a field beyond a sand stone quarry due east. The combination barn and cart range enclose the western and northern sides of the farm yard and the stable encloses its eastern side.

At first floor level to the rear elevation are three pitching eyes with substantial stone lintels, simple jambs and cills (**Fig's 12 & 13**). At ground floor level another window has been introduced (to light a later corridor behind the cart store) which has a stone lintel and projecting stone cill (**Fig. 13**).



Fig 12. The pitching eye at the northern end of the rear (western) elevation



Fig 13. The pitching eyes at the southern end of the rear (western) elevation and the later ground floor window which lights a corridor behind the cart store

The southern gable has no openings but the northern gable has a window above eaves level (**Fig. 15**) (the projecting string course below the cill of this window protects a row of owl holes).



Fig 14. *The interior of the threshing floor (looking northwards)*

The roof over the threshing floor (**Fig. 14**) comprises three king post trusses which support a pair of purlins to each pitch, a slender ridge timber and in turn the common rafters. The king posts are bolted through the tie beam at the base and support slender struts running up to the principal rafters.

The threshing floor, which is stone flagged, is separated from the northern and southern ends of the barn by slender masonry spine walls which support the purlin ends. Both the northern and southern ends have a single truss between the spine walls and the end gables. As the building is built into the slope of the site the floor to tie beam level increases northwards.

At the junction between the combination barn and the cart shed range is a lean-to link building (**Fig. 15**) with two small windows facing west and door openings providing access

from the cart shed range and into the cowhouse feeding passage which now runs across the back of the combination barn. The roof is formed of three purlins which support common rafters but which are in turn supported on the external masonry walls and an internal masonry wall which separates the space into two stables. This internal wall and the low eaves level restrict somewhat the potential use of this building.



Fig 15. *The lean-to link building at the junction between the combination barn and the cart shed range*



Fig 16. *The pair of cart stores at the eastern end of the cart shed range*

The cart shed range comprises a pair of open cart stores at the eastern end separated by a stone pier (**Fig. 16**) (which have been infilled with brickwork, a stable door and timber weatherboarding) and a milking parlour which formerly served as stabling (**Fig. 17**) and which is accessed through two door openings with stone lintels and tied stone jambs. The two window openings are mid-20th century introductions.



Fig 17. The western end of the cart shed range at the abutment with the barn



Fig 18. The cart shed roof structure (looking east)

The roof structure of the cart shed comprises bolted king post trusses with raking struts which, as in the barn, support a pair of purlins to each pitch, a slender ridge timber and common rafters. The tie beams are set low (indicating it was used for cows and not horses), their undersides being level with the door lintels.

At the southern end of the combination barn range is a concrete blockwork extension (**Fig. 19**) with a sheet asbestos roof supported on slender shallow steel trusses which serves as an extension to the milking parlour which was introduced when the oxen stable was converted.



Fig 19. The milking parlour at the southern end of the combination barn (looking south)



Fig 20. The milking parlour interior (looking south)

1.3 19TH AND 20TH CENTURY DEVELOPMENT

When the first OS map of Penistone was published in 1850 (**Fig. 02**) the town was no more than a small village and Cubley no more than a modest settlement centred on Cubley Hall with a cluster of cottages at Cubley Green and a number of outlying scattered farms (Nook, New House, Royd Field, New Lodge, Cliff House, Edge Hill, West Field House and Wood End).

By the time of the 1893 OS map (**Fig. 11**) Penistone town had begun to expand as a result of fledgling industrialization. Cubley Brook Brewery (producing vinegar) was established just south of the centre on Mortimer Road and a Steam Saw Mill within the centre just off the Green. There are a number of small sand stone quarries visible on the map (only Race Common Quarry near Cliff House Farm appears to be operational at this time) and some old sand pits. Along Chapel Lane a New Chapel is indicated and slightly further west a field is identified as Quaker's Hill.

By 1905 very little had changed in both Penistone and Cubley but at Cliff House Farm a large shelter shed appears along the full length of the western (rear) elevation of the barn (**Fig. 21**) (the dashed line indicates it was open to the enclosed paddock to the west).

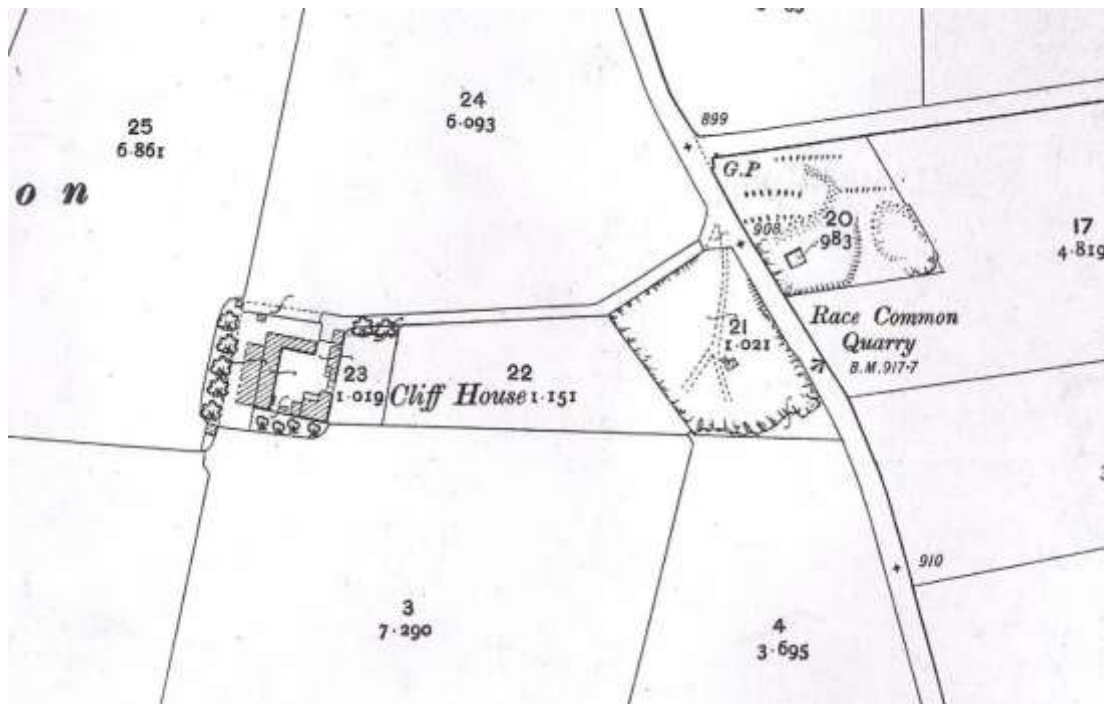


Fig 21. The 1905 OS map showing the large shelter shed along the western side of the barn which opens onto the enclosed tree lined paddock

By 1931 a large housing development has appeared west of Cubley Hall on Hacking Hill (comprising Hacking Avenue, Lyttleton Crescent, Race Common Avenue and New Chapel Avenue). At Cliff House the part of Race Common Quarry on the western farm side of Mortimer Road is indicated as the *Penistone U D Council Water Works Pumping Station* (**Fig. 22**). At the farm itself a second substantial shelter shed has been introduced north of the cart shed range, again the dashed line indicates it was open to the field to the north. East of the centre of Penistone at Castle Green a steel and iron foundry has appeared which was linked directly into the adjoining railway just north of Barnsley Junction.

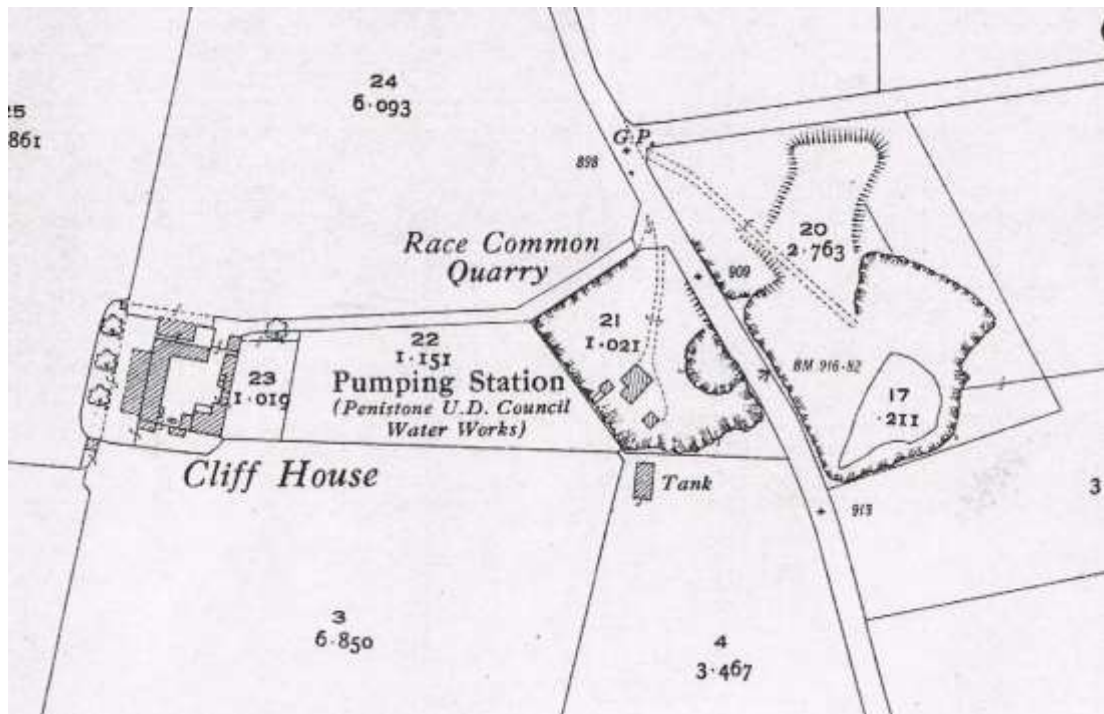


Fig 22. The 1931 OS map showing a second shelter shed to the north of the cart shed range which opens onto the field to the north

By 1959 substantially more housing development has appeared in and around Penistone, along Mortimer Road and at Cubley. St. John the Baptist C of E School is visible in the centre of the town and at Cubley Hall some large farm buildings have appeared on the opposite side of Mortimer Road. The Foundry at Castle Green has expanded substantially and further east at Spring Vale a Rubber & Asbestos Works, a large garage, Kirkwood Corn Mills and Lawrence Works are indicated.

Race Common Quarry on the eastern side of Mortimer Road is now marked disused and there are water ponds present on both sides of the road (**Fig. 23**). At Cliff House Farm a small flat roofed extension has been added on the rear of the farmhouse (also visible on **Fig. 03**) and two small uncoloured buildings in the small enclosure at the southern end of the barn are indicated as ruins.

The large shelter shed on the western side of the barn and the small detached building at the northern end of the tractor shed have since disappeared, the ruins south of the barn have been replaced by the concrete blockwork milking parlour visible in **Fig's 19 & 20** and since 2011 the tractor shed (and adjoining pig-sty) and the shelter shed on the north side of the cart shed range have been converted into dwellings.

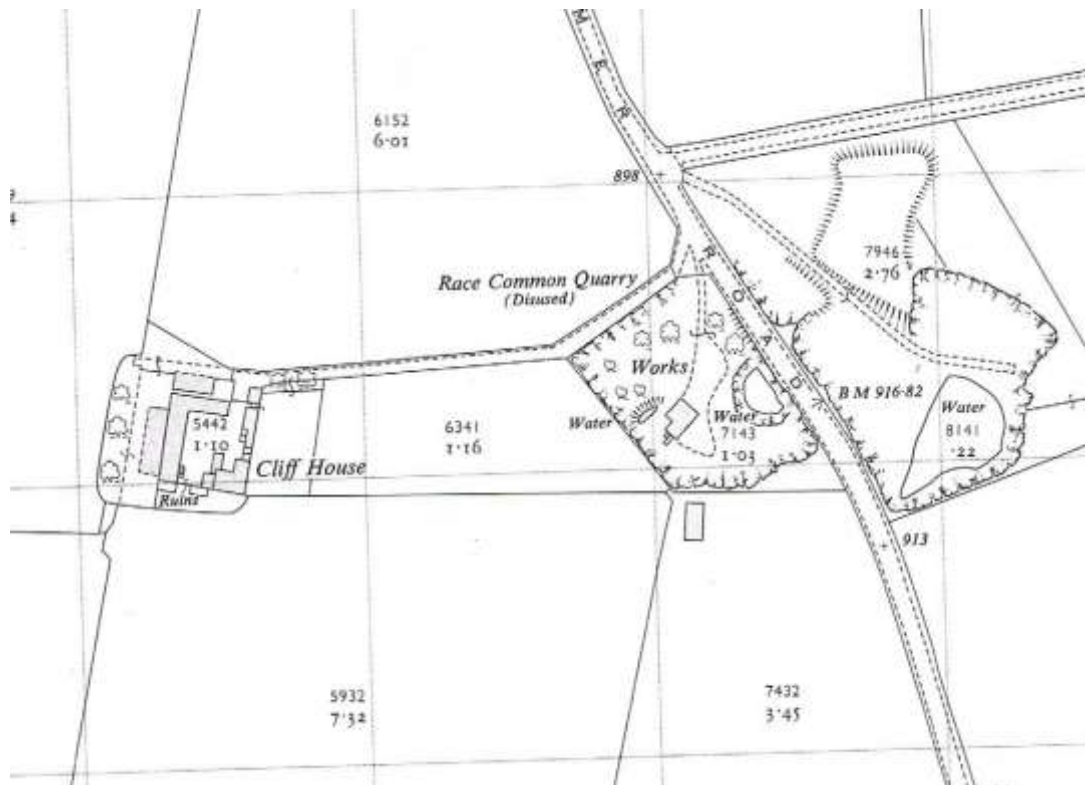


Fig 23. The 1959 OS map showing the small flat roofed extension to the farm house and the two small ruins within the enclosure at the southern end of the barn

1.4 THE CONDITION OF THE BUILDINGS

1.4.1 THE BARN

1.4.1.1 ROOF

The blue Welsh slate roof generally is in reasonable condition with very little evidence of rainwater ingress internally. The front pitch (**Fig's 01, 06, 08 & 10**) has some undulation to the slating above the spine wall between the threshing floor and the southern hay loft and above the southern hay loft truss which is allowing rainwater to blow up the slates and into the building.

Very little of the moulded timber gutter remains, a number of eaves slates have lifted and as a result in a number of places there is moss and lichen growth on the stonework below eaves indicating long term saturation. Apart from the undulations and raised eaves slates very few of the remaining slates to the front (eastern) pitch have cracked or slipped. The blue glazed ridge tiles also appear in reasonable condition though some of the mortar bedding has cracked and come away. The glazed terracotta ridge vents are also in good condition. There is some moss growth generally in the vertical joints between the tiles.

The rear (western) pitch (**Fig's 12, 13, 15 & 24**) is in slightly poorer condition with a number of strap repairs which have been introduced to prevent the slates slipping where the fixings have corroded. There are also some slipped and broken slates which are allowing rainwater ingress. This western pitch does not appear to have the same moss growth as the eastern pitch but there is a lichen bloom throughout this pitch due to the close proximity of the mature trees within the paddock further west.



Fig 24. *The rear (western) roof pitch showing the strap repairs and the lichen bloom*

The roof is to be stripped, the moss and lichen cleaned off the slates, a breather membrane introduced and the roof re-laid on treated softwood battens with copper or stainless steel fixings ensuring as many of the existing slates as possible are retained and those missing or crack are replaced with like for like (ensuring a good match to avoid the finished roof looking patchy). The ridge tiles are to be bedded on lime mortar finished to a neat fillet. The rotten moulded timber gutter and any missing cast iron gutter brackets are to be replaced with like for like.

1.4.1.2 EXTERNAL WALLS

The walls of the barn range are coursed sandstone and in reasonable order. As mentioned previously the lack of a functioning gutter has encouraged moss and lichen growth on the saturated stonework beneath and allowed rainwater to wash the mortar out of the joints which in some areas this has been repaired in a piecemeal fashion with cement mortar.

Once the repairs to the roof and rainwater goods have been completed the moss and lichen is to be carefully cleaned off the stonework and any cement mortar very carefully removed along with any loose or friable lime mortar and the stonework re-pointed using a lime mortar (*refer to conservation architect's Schedule of Works*). Under no circumstances should sound lime mortar be removed.

A number of stone jambs have split (the door and window at the top of the external staircase, both cowhouse doors facing the yard, the cowhouse door to the rear elevation and all three pitching eyes to the rear elevation) and require some repair. Some will simply require pinning with stainless steel ties but others, where parts of the stone have come away, will require some careful piecing-in. Repairs should be minimal to ensure as much historic fabric as possible is retained.

1.4.1.3 WINDOWS & DOORS

All windows and doors (*refer to earlier photographs*) are either missing, rotten or have been altered beyond practical or economic repair and are to be replaced either with like for like or a sensitive contemporary alternative.

1.4.1.4 INTERIOR

The internal masonry is in reasonable condition with much of the historic lime mortar still present and intact. Any missing mortar is to be repointed/dubbed out with like for like.

As mentioned previously from a visual inspection from the ground the roof structure is in reasonable condition. Once a scaffold has been erected and the roof has been stripped its condition can be more fully assessed. Any rotten rafter ends are to be repaired by splicing on new ends or laying a new rafter of the same scantling alongside and bolting through to the existing. Any rusting bolts or fixings are to be rubbed down and finished with linseed oil. Any fixings which have completely corroded are to be replaced with like for like.



Fig 25. The internal face of the rear wall in the southern milking parlour (former oxen stable).

Within the milking parlours the walls have been finished up to a height of between a metre and a metre and a half with cement render (**Fig. 25**). This is to be very carefully removed with hand tools taking care not to damage the stonework beneath in the process and re-pointed with lime mortar. Any existing limewash is to be brushed down to remove any flaking areas but otherwise retained.

1.4.2 THE LINK BUILDING

1.4.2.1 ROOF

The roof of the lean-to link building between the barn range and the cart shed range (**Fig. 15**) is stone slated, mono-pitched and undulates like a wave (the ridge where it abuts the northern gable of the barn is not level so this may be a characteristic of its original construction rather than structural movement). The eaves height of this building is low and

this compromises the useable internal floor space (the internal floor level being higher than the external ground level along the northern elevation which faces the converted shelter shed). Subject to the necessary approvals this building is to be increased in height and its stone roof slates set aside for re-use.



Fig 26. The internal junction between the barn north gable and the link building (note the low level pitching eye from the northern hay loft in the barn).



Fig 27. The interior of the link building showing the stall enclosures (looking east towards the cart shed range) and a gate post forming the jamb of the door into the cart shed range.

1.4.2.2 EXTERNAL WALLS

The masonry walls of this link building are constructed in very slender roughly coursed sandstone which externally has the appearance of a field wall with no visible mortar. It has a distinctly different character than the dressed coursed stonework of the barn and is clearly a later and more rudimentary build. As mentioned previously subject to the necessary approvals this building is to be increased in height but the existing masonry retained to serve as a visual reminder of the buildings original form and massing.

1.4.2.3 WINDOWS & DOORS

As elsewhere the windows are rotten and are to be replaced with a sensitive contemporary alternative.

1.4.2.4 INTERIOR

The masonry walls internally have been bedded on lime mortar (much of this is still present) and finished with limewash (**Fig's 26 & 27**) which is to be brushed down and retained. The relatively recent stall enclosures are to be removed and disposed of off-site, recycling wherever possible.

1.4.3 THE CART SHED RANGE

1.4.3.1 ROOF

The roof of the cart shed range is also stone slated and dual pitched (**Fig's 01, 16 & 17**). The northern pitch (**Fig. 28**) is covered in moss (a mature tree which grew tight up against the northern elevation has recently been felled and is the likely cause of this) and has a number of broken, slipped and delaminating slates.

The southern pitch, facing the yard, (**Fig's 16 & 17**) is in a similarly poor condition with a high proportion of slipped slates. The roof is of truss, purlin and rafter form but the tie beams are set low (around 2m which is level with the door lintels) which restricts the headroom and potential use of this range.

1.4.3.2 EXTERNAL WALLS

The masonry forming the rear (northern) elevation of the cart shed range is similar to that of the mono-pitched link building, roughly coursed but undressed and the courses not laid true. Around the tree stump (mentioned previously) there is some associated movement in the stonework and at the north-eastern corner (**Fig. 28**) the stonework has collapsed and been poorly repaired using cement mortar. Much of the stonework to the northern elevation and eastern gable of this range has been roughly harled.

The gap between the cart shed range and the converted stable (**Fig. 04**) is incredibly narrow and as it will serve all three properties facing onto the yard (the farmhouse, the converted tractor shed and the barn) and to allow sufficient turning for fire and waste vehicles, it would be beneficial if the eastern gable of the cart shed were set back by a metre which will shorten the length of the cart shed range but increase the width of the vehicular access slightly. As there is a reasonable quantity of stonework repair/re-building required to both the eastern end of the northern elevation, the north-eastern corner and the eastern gable of the cart shed, the detrimental impact of dismantling and re-building this gable further west is substantially lessened.

The re-building of the eastern end of the cart shed range will provide some surplus stone which would allow the level of the external walls and the roof trusses to be raised slightly to

allow the cart shed to be used as a garage (currently the ties beams are set too low). Whilst this has a detrimental impact on the buildings historic significance a garage use is considered sensitive to its original use as a cart and machinery store and this should be taken into consideration in Planning and Conservation terms when considering the impact of the intervention.



Fig 28. The north-eastern corner of the cart shed range from the north which frames the only vehicular access into the farm yard.

1.4.3.3 WINDOWS & DOORS

The windows and doors of the cart shed range are either missing, rotten or have been altered beyond practical or economic repair and are to be replaced with like for like.

1.4.3.4 INTERIOR

There is some evidence of rainwater ingress internally throughout the cart shed roof structure due to the substantial number of slipped roof slates. As elsewhere the internal masonry has been bedded on lime mortar and finished with limewash. The internal finish is to be retained and this should be considered during the re-building of the eastern end.

1.4.4 THE BLOCKWORK MILKING PARLOUR

At the southern end of the barn is a mid-20th century blockwork extension which served as a milking parlour (**Fig's 19 & 20**). The profiled asbestos roof sheeting is supported by slender and shallow steel trusses. This structure has no aesthetic or constructional contribution to make to its historic setting and is to be demolished and re-built to current building standards on its original footprint but reduced slightly in length to allow access around the southern end of the building into the rear garden and paddock.