



Gary Hoerty Associates

320110625P

34 Wellgate
Clitheroe
Lancashire
BB7 2DP

Tel: 01200 442301
Fax: 01200 442302
www.ghaonline.co.uk
www.ruralproperty4sale.com
email: info@ghaonline.co.uk

HERITAGE STATEMENT

IN RESPECT OF A PLANNING APPLICATION FOR THE
PROPOSED CONVERSION OF A BARN TO A SINGLE DWELLING
AND ATTACHED DOMESTIC GARAGE

AT

HUBBERSTY FOLD FARM
COMMONS LANE,
BALDESTONE

Prepared by:	John Thomas
Our Client:	Mr & Mrs A Thompson
Our Ref:	Tho/509/1307/JT
Date:	August 2011



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents

Valuers ■■■ Property Agency ■■■ Property Management



1. Planning Policy Context

- 1.1 PPS5 was published on 23rd March 2010 and sets out the Government's national policies on the conservation of the historic environment along with the accompanying Historic Environment Planning Practice Guide.
- 1.2 Paragraph 6 of PPS5 confirms that planning has a key role to play in conserving our heritage assets and utilising the historic environment in creating sustainable places. The guidance goes on to suggest that the Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. Paragraph 7 of PPS5 recognises that managed change may sometimes be necessary if heritage assets are to be maintained for the long term and LPA's should also take account of the wider social, cultural, economic and environmental benefits of heritage conservation.
- 1.3 Policy HE6 confirms that Local Planning Authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of details should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.
- 1.4 Policy HE7 of PPS5 sets out a number of general policy principles guiding the determination of applications for consent relating to all heritage assets. Policy HE7.2 suggests, in considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations.
- 1.5 Policy HE7.5 suggests that Local Planning Authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment.

2. Assessment of the Heritage Asset

- 2.1 The application site is situated in open countryside and is rural in nature. The site consists of a renovated and extended farmhouse and a separate stone built former hay barn with an attached former stone and brick built cowshed barn with hayloft over. The first floor construction above the cowshed area which appears to have been used as a small dairy at some point in the past is in a very dangerous dilapidated and derelict condition. There is a semi derelict former pig sty unit with some walls and the roof construction and covering missing. There is also a small ancillary single

storey building at the South Western corner of the barn. This building was a small cart shed and latterly a tractor shed. Please refer to photographs within this document.

2.2 Hubbersty Fold farm has the following planning history:

- 3/2004/1141: Alterations and a two storey and a single storey extension at the above property (re-submission): Approved with conditions 15/12/2004.
- 3/2004/0616: Alteration and extension to existing dwelling house: Approved with conditions 16/08/2004.
- 3/1991/0058: Change of use of redundant barn to dwelling house (Re-submission) Refused 28/03/1991.
- 3/1990/0542: Change of use from redundant barn to dwelling house: Refused 11/09/1990.

Hubbersty Fold farmhouse and barn are not listed buildings and are not located within a Conservation Area. It is however recognised that the fabric of the older parts of the barn building should be retained wherever possible, but this should be balanced with a view to ensure the building can be used for modern living / purposes (which will help to preserve the fabric due to its re-use as a dwelling) with least impact on the historic fabric.

- 2.3 Included within this Heritage Statement at Appendix A are copies of historic maps dating from 1844, 1955 and 1970. The barn structure is present on all three maps as is the house, however the house was altered and extended after the granting of planning permission in 2004. Also, the farmstead is referred to as 'Jenkinson's' on the map of 1844. On both the 1955 and 1970 maps the farmstead is known as 'Hubbersty Fold' and this is as it is known today.
- 2.4 The hay barn building No 1 (refer to existing drawings) is probably the original building on the site. The former milking parlour with a hay loft over was a later addition to the original farmstead. This is evident by the stone quoins appearing externally and the later extensive use of brickwork for internal surfaces within the former milking parlour building No 2. The small ancillary buildings are thought also be of a later date than the main hay barn. Building No 3 is a former small stable and later a tractor store. Building No 4 is in a derelict condition and is believed to be a former pig sty. It is proposed to demolish the former pig sty.
- 2.5 Building No 1 - the hay barn is a traditional barn believed to have been built during the late 18th C. There is evidence that the lower section of the barn (southern end) has in the past housed cattle (cow house) and this section has a dilapidated first floor probably used for storing hay or

perhaps straw. The existence of former stalls and a feeding passage below the absent first floor area is evident. The barn has a large Cart door opening to the eastern side and other miscellaneous openings which are probably former fork holes. The southern end of the barn was used for storing hay. There is no evidence of any previous intermediate floor construction in this area so hay would have piled up to the underside of the roof. Generally this barn is in better condition than the more dilapidated former milking parlour (building No 2). This is probably a reflection of its more recent use as domestic storage space. However, it is not in good condition and structurally the fabric needs some repair work to be carried out. Please refer to the Structural condition report that accompanies this planning application for information, regarding the condition of the barn. There are openings in the separating wall between building No 1 and building No 2. Two former openings were evident at ground floor level and a single opening is evident at first floor level.

- 2.6 Building No 2 is a later addition to the hay barn. It once had an intermediate first floor construction which was probably used for storing feed and hay / straw. This floor has collapsed over a large area of the building and any remaining timbers are in very poor condition. The ground floor has three distinct spaces within the external walls. The smallest room to the south east of the building is probably a former preparation room for a dairy it has an external door opening to the east and a door opening connecting it to the largest internal space. The next smallest space (located in the north east corner of the building) was used as a stable for two horses and the main larger space (to the western side of the building) served as a milking parlour. There is evidence of former stalls with feeding facilities in this area and although the first floor construction is no longer present it was from the first floor location that cattle food was distributed to the feeding system for the cows below. All fixtures and fittings are in a derelict condition and the asset has not been used for many years. The roof of building No 2 is in poor condition. Its finish is slate, although some large sections on the west side are completely missing having collapsed a number of years ago. The applicant has known the property since being a young boy in the 1950's since it has been in the family as his grandparents home many years ago. Anecdotal evidence from the applicant confirms the former use of the spaces within the main assets identified previously as being correct.
- 2.7 Building No 3 is a former Cart Shed and later a tractor was housed within its walls. The building is not in very good condition but it could be renovated as a part of the proposal for the conversion.

- 2.8 Building No 4 is a former pig sty and in very poor condition. Only three walls remain and the roof no longer exists.

Please see location of photographs on drawing No.Tho/509/1307/01 and appendix B at the rear of this document

Image 01. The image below shows part of the east facing elevation and the large existing cart door. It is proposed to retain this opening and to provide some fenestration.



Image 02. This image below shows part of the west facing elevation and the South facing gable .



Image 03. The image below shows the lower section of the West Elevation (building No 2) The windows that are blocked up are scheduled to be re-opened under the proposals for conversion.



3. Impact on the Heritage Asset.

3.1 The existing traditional buildings are currently redundant. They were used for agriculture and animal husbandry purposes many years ago. The proposed development will see the conversion of the buildings to become a single residential dwelling. The barn complex will benefit from its conversion as many features will be retained and repaired. There is a requirement to introduce new intermediate floors that would need to be fully compliant with the building regulations. Window and door openings are to be kept and only five new openings are proposed to assist in making the heritage asset suitable for its conversion. The openings are clearly indicated on drawing Tho/509/1307/02 and these changes would help in protecting the asset for the future by facilitating the conversion. The main fabric of the complex would be repaired and the original form of the main buildings would be preserved. The buildings have fallen into disrepair and this rate of decay has no doubt accelerated in recent times. The impact of the conversion would be to halt this decline and protect the asset for future generations.

The former pig sty is in very poor condition and is a ruin with only walls now evident on three elevations. It is proposed to demolish this structure along with the former tractor shed. A new garage block is proposed in the near vicinity and this is linked to building No 2. The garage replaces the former tractor shed and the ruined pig sty.

The existing roof coverings, which, are in poor condition would be removed and replaced with selected slate roofs on buildings 1 and 2. This will harmonise a continuous roofline which will be more visually pleasing from the surrounding area than the existing.

3.2 The barn complex is not in good condition and the conversion would provide good reason to carry out repairs as previously mentioned. Of particular benefit to the fabric would be the execution of the necessary structural repairs. Please refer to the structural appraisal report that accompanies the planning application for more detailed information relating to the structural condition of the complex.

3.3 The large internal spaces are being divided up to create habitable rooms Whilst retaining the main dividing wall. The trusses are to be retained in the roof structure, other elements, rafters and purlins are to be completely replaced.

4.0 Conclusion.

The conversion has been well thought out and design development has followed known precedents in the Ribble Valley. The opportunity to save the character of the heritage fabric has presented itself through the conversion potential. It is suggested that the fabric of this historical asset can be largely preserved by allowing the conversion proposed to gain planning approval.

Signed  Date 02/08/11

K J Thomas

(For and on behalf of Gary Hoerty Associates)

Appendix A: Copies of Historic Maps dated 1844, 1955 and 1970 relating to the barn at Hibbertsy Fold, Commons Lane, Baldestone, Blackburn,
Appendix B: Plan showing vantage points for images in this document.

This is a detailed historical map of the Ribblesdale area, showing the River Ribbles, various towns and villages, and the railway line. The map is dated 1844 and includes numerous place names and geographical features.

Geographical Features:

- River Ribbles:** Flows from the top left towards the bottom right.
- Towns and Villages:** Blackshaw, Laine Ends, Old Chapel House, Chapel House (New St. Leonard's Church), Little Ease, Bowfields, Puchley, Moor House Fold, Fish House, Daisy Hill House, Wylcock Brook House, Lower College, Higher College, New Buildings, East Farm, Hunterley, and Hoolster Wood.
- Other Features:** Nightfield Gate, Blackshaw, Laine Ends, Old Chapel House, Chapel House (New St. Leonard's Church), Little Ease, Bowfields, Puchley, Moor House Fold, Fish House, Daisy Hill House, Wylcock Brook House, Lower College, Higher College, New Buildings, East Farm, Hunterley, and Hoolster Wood.

Map Details:

- Scale:** The map includes a scale bar indicating distances in miles and furlongs.
- Orientation:** The map is oriented with North at the top.
- Legend:** A legend is provided in the bottom right corner, explaining the symbols used for roads, railways, and other features.

1955



62

34

63

33

1000

2000

1955

1970

