

Gary Hoerty Associates

320110628 P

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

A PROPOSED REPLACEMENT DWELLING

AT

ASHES FARM COTTAGE, SALESBURY,

BLACKBURN, BB1 9EQ

Prepared by: Jennifer Hindle
Our Client: Mr N G le G Starkie
Our Ref: Sta/441/1111/AJM
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 Ashes Farm Cottage is located in relatively close proximity to Ashes Farm and both the cottage and the farm and a couple of other farms in the immediate locality form part of the Huntroyde Estate. The site is rural in nature with the only nearby dwelling being that of Ashes Farmhouse. The cottage has a good sized garden area but is located tight to the field boundary on its rear elevation where the ground rises to the south.
- 2.2 Ashes cottage was originally a relatively small two storey stone built two up two down cottage under a pitched slate roof, which has been extended with the

addition of a lean-to to each gable. The lean-to on the eastern elevation which is of stone construction under a corrugated metal sheet roof providing a bathroom and kitchen and the lean-to to the west was also of stone construction but the roof has collapsed and is no longer present its use is unclear. At first floor there are two rooms one accessed off the other and due to the height of the tie beam in the roof there is only 1600mm of clearance between the floor and the beam making it impossible for most adults to walk between the rooms whilst standing erect.

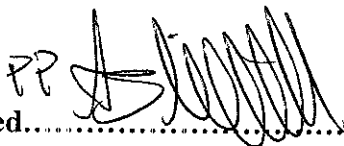
- 2.3 Ashes Farm Cottage is in a very poor condition suffering from water ingress, rising damp and general dilapidation it is in need of full renovation. The applicant has considered renovating the cottage however the cost of renovation would be considerable and without extensive extensions (possibly under permitted development or subject to planning application) the main property would only be able to provide a one or if there was a bedroom at ground floor or a completely new roof structure two bedrooms and it would still have most of the inherent problems of an old property such as solid/non cavity walls, a lack of insulation a low impractical eaves height and a bad position in the plot and the decision was therefore taken to seek planning permission to demolish the existing property and build a new dwelling, which would be located closer to the buildings at Ashes Farm.
- 2.4 Ashes Farm Cottage is not a listed building and is not located within a Conservation Area and is not therefore afforded any specific protection from demolition by the planning system. The current application is a re-submission of an application approved in March 2011 under the application reference number 3/2010/0979, which approved the demolition of the existing cottage and the construction of a replacement dwelling
- 2.5 Included within this Heritage Statement at Appendix A are copies of historic maps dating from 1912 and 1848. It is clear to see that the cottage is shown on both of the maps dating from 1912 and 1848. The cottage which is the subject of this planning application was therefore clearly built prior to 1848.

3. Impact on the Heritage Asset

- 3.1 Clearly the approval of the planning application will see the demolition of the heritage asset. However the applicant will be creating a new dwelling which will be more suitable for modern day living incorporating renewable energy technology to make it more sustainable whilst using traditional construction materials such as stone and slate to create a property that will sit well in the context of the adjoining buildings at Ashes Farm and enhance the character and appearance of the local area
- 3.2 The creation of a new dwelling will improve the quality of rental property available in the borough and as a large landowner in the borough who owns many

listed properties the improved rental income will enable investment into those properties thus ensuring the long term quality of the listed buildings on the estate which have been specifically identified for their importance, which is not the case with Ashes Cottage. We do not consider Ashes Farm Cottage to be of significant historic or architectural interest.

- 3.3 Ashes Farm Cottage currently offers no positive contribution to the surrounding area. The demolition of the cottage and the creation of a replacement dwelling will in our and the applicant's opinion provide the best opportunity to make a good quality dwelling available for rent and to improve the character and appearance of the immediate area.

Signed..........Date.....02/08/11.....
Jennifer Hindle BA Hons
(For and on behalf of Gary Hoerty Associates)

Appendix A

Copies of Historic Maps dated 1912 and 1848 relating to Ashes Farm Cottage, Salisbury

Wilpshire

MAGRAVE

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Salesbury

Wilpshire

Golf Course

Hollowhead

Quarry

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Spring Part

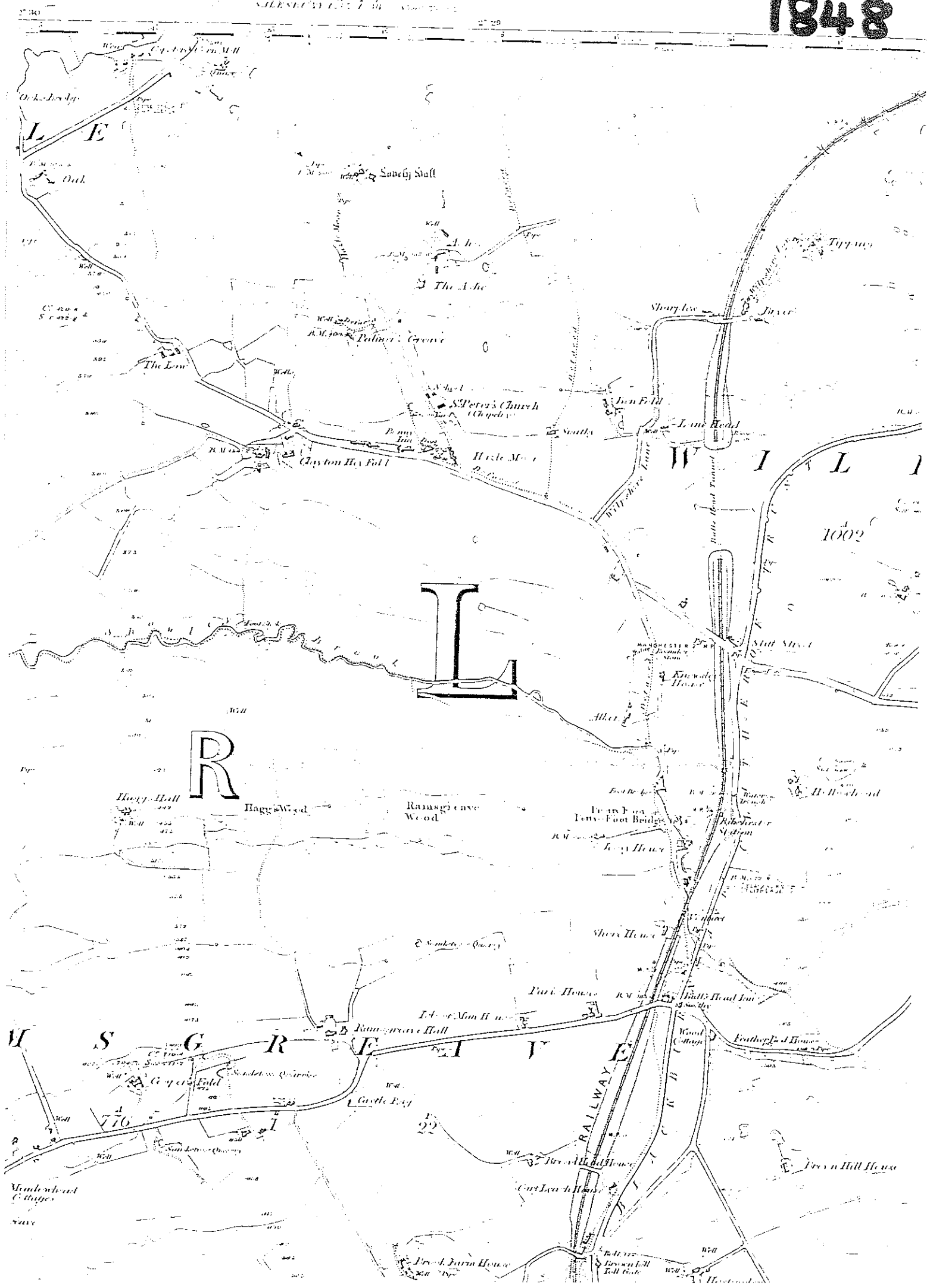
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Historic Building Record

**Ashes Farm Cottage, off Lovely Hall Lane,
Salesbury,
Blackburn, BB1 9EQ**

NGR SD 67990 33250

Prepared by
C J O'Flaherty MRICS, MSc
May 2011

Contents

1 0 Summary

2 0 Introduction

3 0 General Description

4.0 Building Record

5 0 Interpretation

Appendix 'A' – Drawn record

1.0 SUMMARY

Ashes Farm Cottage is a disused former dwelling situated on land to the east of Lovely Hall Lane, Salesbury and to the south west of Ashes Farm. The cottage exhibits various phases of development and possesses features which suggest that it may originate from the early to mid-eighteenth century. Map research reveals that the extant footprint of the building matches that which existed in the 1890s, having been altered significantly at some stage during the mid to late nineteenth century. Census research reveals that in 1881 the dwelling was unconnected to farming, being the dwelling of a retired cotton weaver and family. Some earlier connection with farming is however considered likely.

Permission has recently been granted by Ribbles Valley Borough Council for demolition of the cottage and replacement with a new domestic dwelling. Given the historic interest of the site, it has been made a condition of planning consent that the building is recorded prior to demolition so as to preserve a permanent account of existence. This document represents the record, offering written, drawn and photographic depictions of the cottage together with interpretation of its historical development.

2.0 INTRODUCTION

2.1 Purpose and Format

This record has been prepared in response to conditions attached to planning permission for the conversion of the subject building, as issued by Ribble Valley Borough Council under planning application ref: 03/2010/0979.

The format of the record follows guidance contained in the English Heritage Publication 'Understanding Historic Buildings: A Guide to Good Recording Practise' (February 2006) and in accordance with the methods of recording required by Lancashire County Council's Environment Directorate. Nationally, the record is taken in accordance with the general Government policy provision given in Planning Policy Statement 5: Planning for the Historic Environment (2010).

2.02 The Author

Chris O'Flaherty, the author, is a Chartered Building Surveyor and professional member of the Royal Institution of Chartered Surveyors (MRICS). With a background in the surveying and repair of historic buildings, the author is a lecturer in architectural conservation at the University of Central Lancashire and holds a Masters Degree in Building Heritage and Conservation.

2.03 Methods of Investigation and Recording

Visual inspections of the property, carried out in May 2011, were completed with the aid of existing layout plans provided by the owners. Check dimensions were taken to verify the accuracy of these drawings and photographs were taken as a desktop source of reference. Digital photographs and drawings are provided within the record for reference purposes: the photographs are mainly contained in section 4 and a full set of record drawings are contained in appendix 'A'. A plan indicating the location of each photograph is given at the start of section 4. The digital images correspond to matching traditional black and white photographs (and negatives) that form part of the archive deposition (see below).

2 04 Archiving: Index of Archive

A copy of the printed Record forms part of an archive deposition held at Lancashire Record Office, Bow Lane, Preston The full contents of this archive are indexed below:

- A4 paper, colour printed version of the written record with associate photographic (digital) and drawn records
- Black and white photographs and negatives, matching those digital images contained with the printed record

3.0 GENERAL DESCRIPTION

3.1 Site Location

The building is located at National Grid Reference SD 67990 33250 and is situated on the south eastern side of the track road which connects Ashes Farm (to the north east) with Lovely Hall Lane (to the west), at Salesbury near Blackburn.

3.2 Site Description

The cottage occupies an overgrown plot of land which faces open pasture to the south and has the track to Ashes Farm to the north. A site plan is given in figure 1 below.

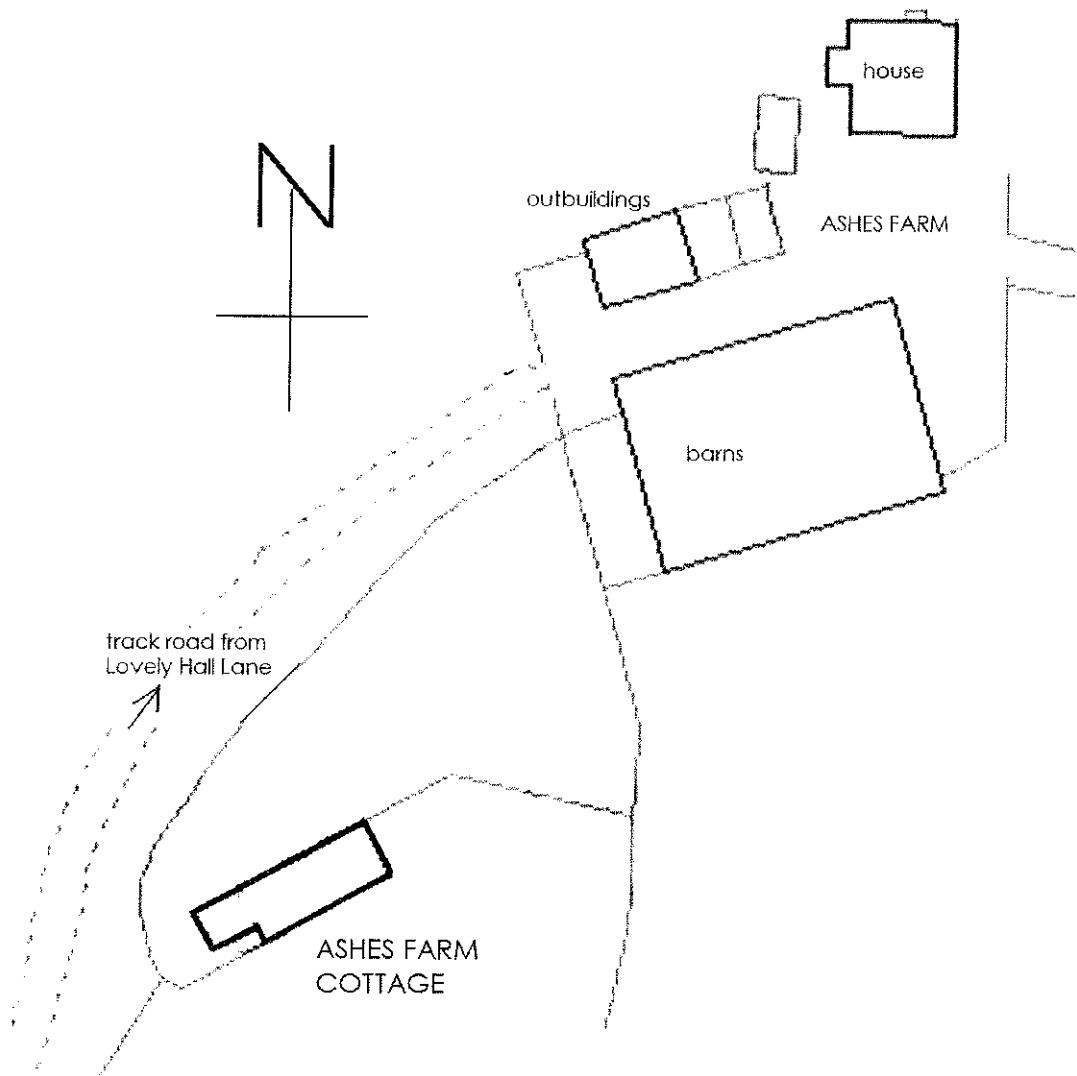


Figure 1 Site Plan (extract of architect's drawing)

3.3 Topography

The building sits on gently sloping site amidst rolling rural countryside with the wooded copse of Hazel Moor immediately to the north. The villages of Salesbury (south), Copster Green (north) and Calyton-le-dale (west) are all within a quarter of a mile. Blackburn is within three miles to the south.

4.0 BUILDING RECORD

4.1 Orientation

For the purposes of this record the 'front elevation' of the building is the north facing wall.

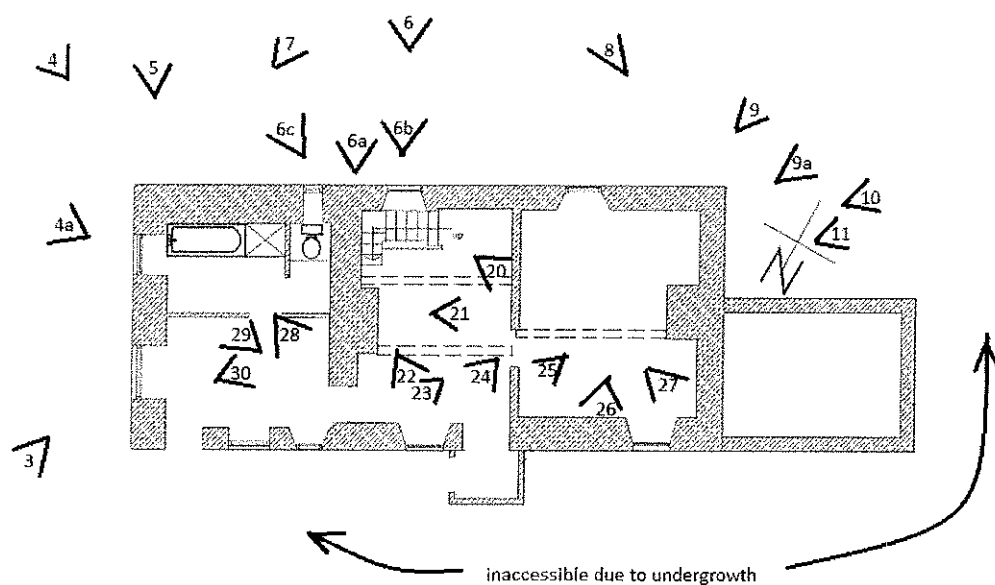
4.2 Overview - Building Plan and Materials

The building comprises three distinct parts, each representing a different phase of development. There is a central two-bay two-storey structure of rectangular plan; a single-bay single-storey lean-to structure of rectangular plan to the west; a single-bay single-storey lean-to structure to the east. Each part is single pile in depth. The principal entrance is via a small porch addition to the northern (front) elevation of the two storey section.

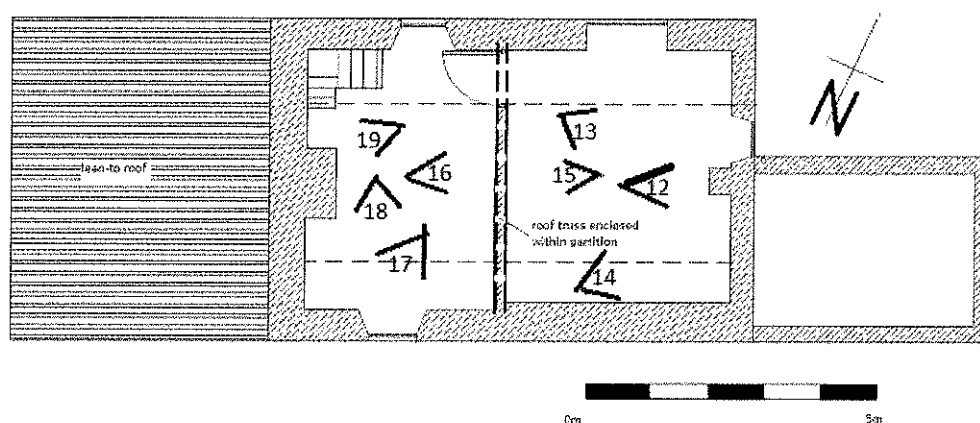
The building has random rubble walling with quoins. The roof to the two-storey part is gabled with a slate covering over a kingpost truss and purlin structure. The truss is partly concealed within a partition wall: detailed descriptions and photographs are shown later. The lean-to roofs to the east and west are of simple rafter construction. The building has solid ground floors: the upper floor is of suspended timber with pairs of principal beams carrying joists and boards. Access to the upper floor is via a steep half-turn timber stair enclosed within a partition against the southern wall.

4.3 Photographic Record

There follows a photographic record of the building with supporting captions describing elements of significance and interest. The location and direction of each photo is shown on figure 2 below. The number of exterior photographs and the inspection of the exterior were severely limited by dense undergrowth engulfing the northern and western sides of the building.



GROUND FLOOR



FIRST FLOOR

Figure 2 Location plans of photographs



3. Eastern lean-to addition of rubble construction with a sheet covered rafter roof. An entry door to the north wall of this addition can be seen to right beneath the heavy vegetation that surrounds the north side of the building



4. Southern elevation facing pasture the sloping nature of the ground can be seen. The eastern lean-to is at the right of the shot with the main two-storey section of the building central



4a Eastern gable over the lean-to The irregular nature of the stonework at high level indicates past alteration work, possibly building up when the roof covering may have been altered from thatch to slate (discussed later)



5 Southern elevation with eastern lean-to junction to main two storey part. Here original quoins of the two storey part have been swung around to provide a starting 'key' for the lean-to addition.



6. Northern elevation, main two storey part. The upper left window appears to have been widened, whereas the lower inner right window is inserted



6a. Cemented datestone to southern elevation inserted in possible previous window opening. Quite what the 1967 commemorates is unclear, but it is possible that the cottage may have been renovated at this time



6b. Inserted window to southern elevation, ground floor to right side of two storey part, with cement covered timber lintel.



6c Southern elevation, window in former door opening to eastern lean-to



7. Eastern chimney (single flue)



8. Western chimney (single flue).



9. View from the south west showing small gable window inserted over the line of what appears to have been a full gable width lean-to structure.



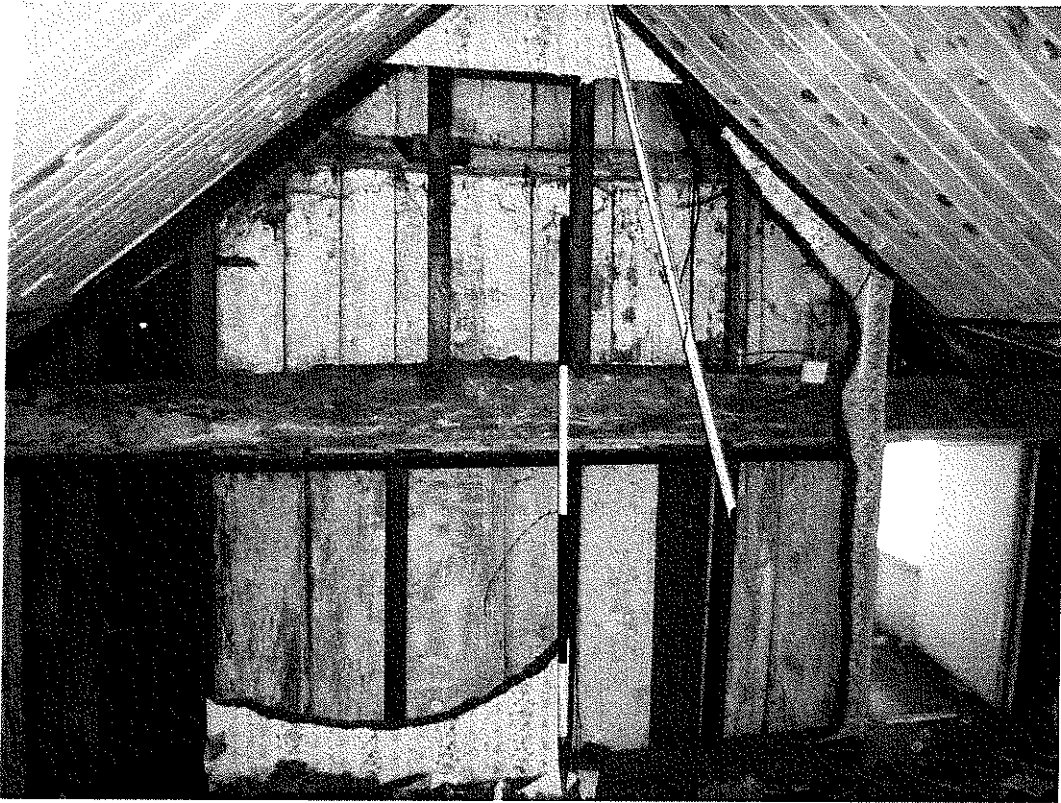
9a. Reduced dilapidated lean-to against the western gable The photo also shows thick undergrowth against the north and west of the building which prevented inspection of these parts externally



10. Western gable



11. Blocked twin light mullion window to the western gable at ground floor level. This former window was probably blocked when the lean-to to the west (only part remaining) was constructed. The square mullion profile (to the face) is indicative of C18th construction.



12. First floor, western room showing partly exposed truss with plank boarded partition affixed to opposite side and hardboard to this side. Localised removal of the applied boarding revealed a simple triangular truss with slightly cranked principals and what appear to be purlins (see also 13) deeply trenched forming the splayed roofline profile. This profile is more commonly associated with thatched roofs and it thus seems possible that the use of a replacement slate covering was facilitated by the introduction of new timbers (purlins and rafters). Unfortunately, although attempted, the precarious condition of the roof made it unsafe to further expose the structure by removal of the boarded ceiling.



13. As 12, doorway with low head (1.2m) through to adjacent room formed by cutting out lower edge of truss tie. Here the cranked profile of the principal can also be seen where the principal meets the tie. The alteration of the tie beam and low head of the doorway here suggests that connection between the two upper rooms was an insertion rather than an original feature. This in turn indicates that the cottage was either a) at some stage two separate adjoined dwellings or b) a single storey (open to the roof) dwelling into which the first floor was added (see also later).



14. As 12 & 13, opposite end of truss bearing to the northern wall again showing the cranked profile of the principal and also the plank boarding



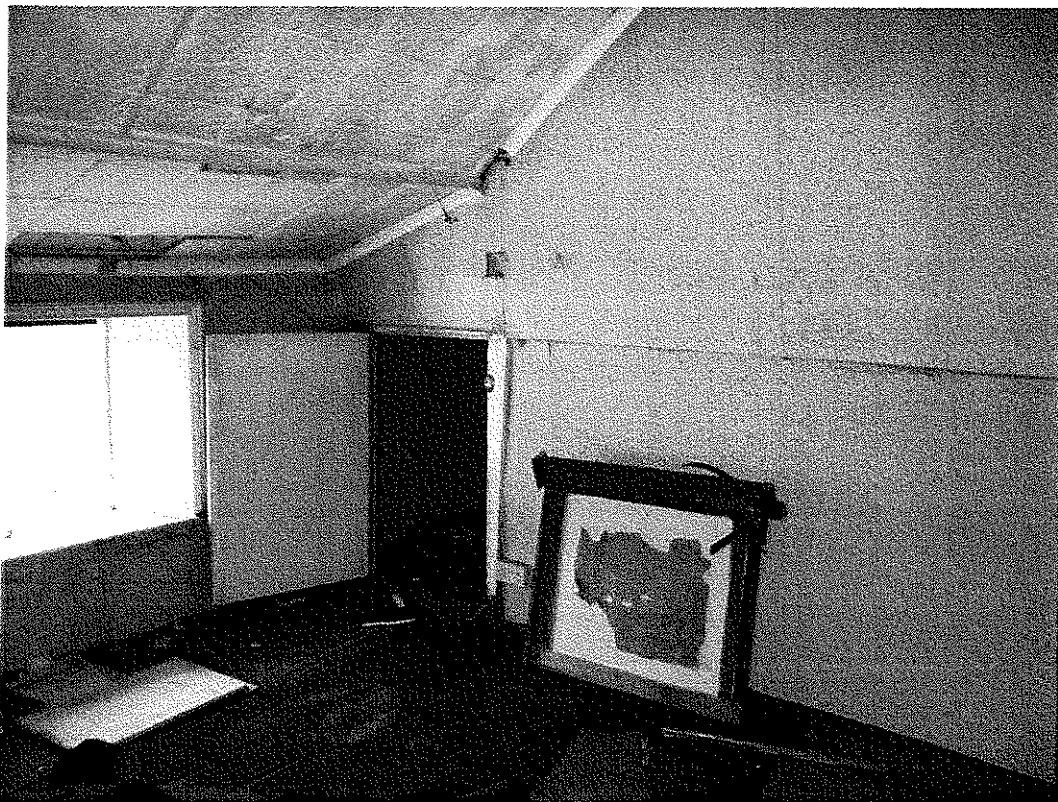
15. First floor western room chimney flue to western gable serving fireplace to ground floor below



16. Eastern first floor room, single flue to eastern gable The cranked profile of the ceiling can also be seen indicating the unusual nature of the roof structure above



17. Eastern first floor room, looking to stair in south east corner



18. Eastern first floor room showing door through to western room which appears to be inserted



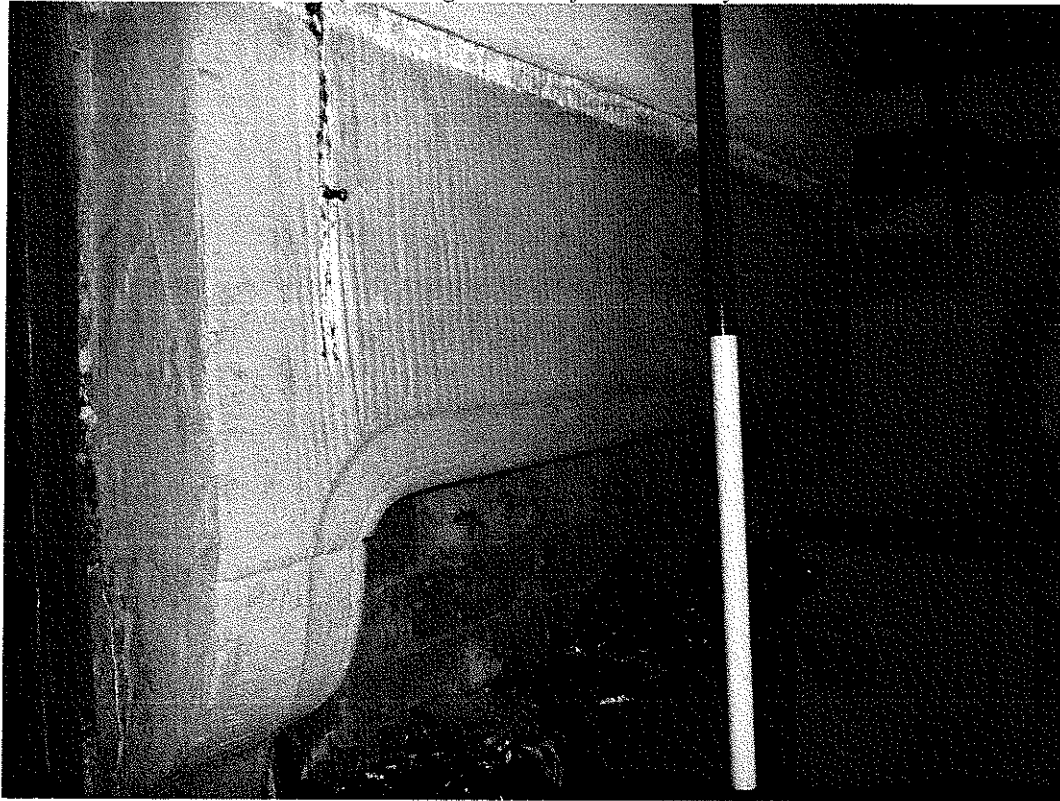
19. Staircase down to ground floor. This is almost certainly inserted which again suggests the upper storey was formed in what formerly had been an open single height dwelling



20. *The staircase from the eastern ground floor room (of two storey part).
That this cuts partly across the window is another indicator that it was inserted*



21. Eastern ground floor room of two storey part. Fireplace to eastern wall with stone chimney piece and corbelled mantelshelf. This is likely to be C18th. Two first floor beams can be seen to the left and right sides of the chimney



22. Detail of mantelshelf shown in 21 with carved relief and grooved finish



23 First floor beams over eastern ground floor room. The wooden wall framing is applied rather than structural



24. As 23, showing chamfer to beams (without stops)



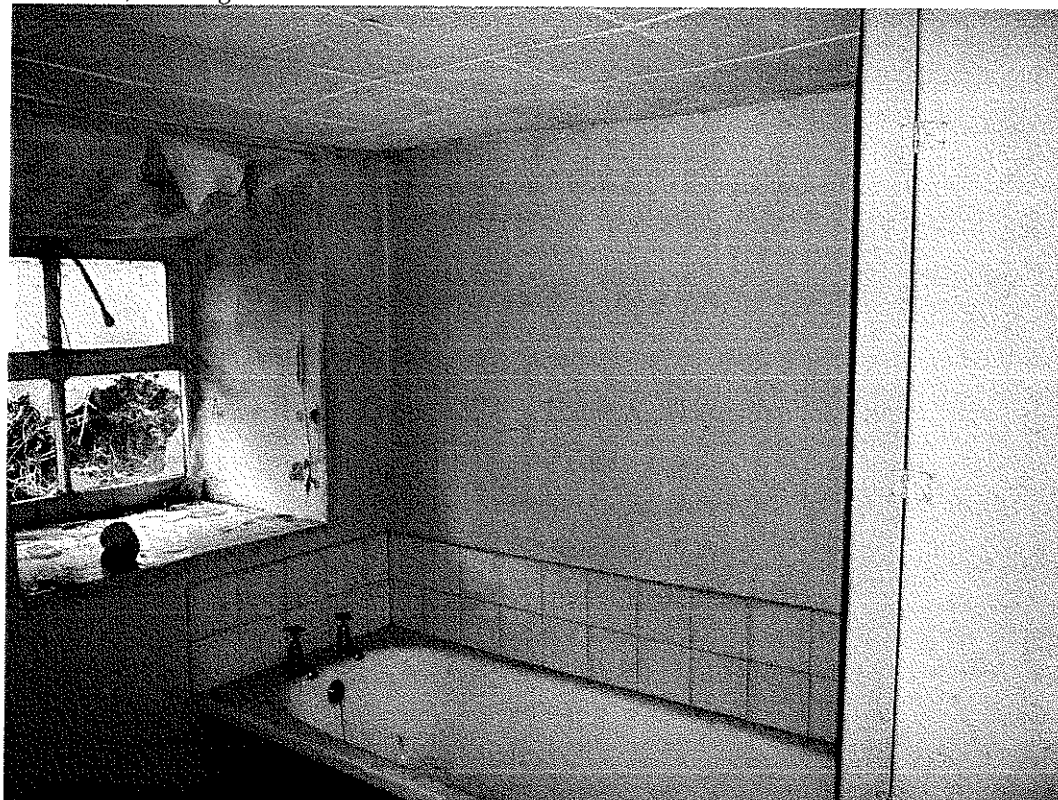
25 Western ground floor room with chimney to west gable The fireplace is probably C20th as is the wall panelling. Only a single central beam is evident. This differs from the adjacent room where two beams are present.



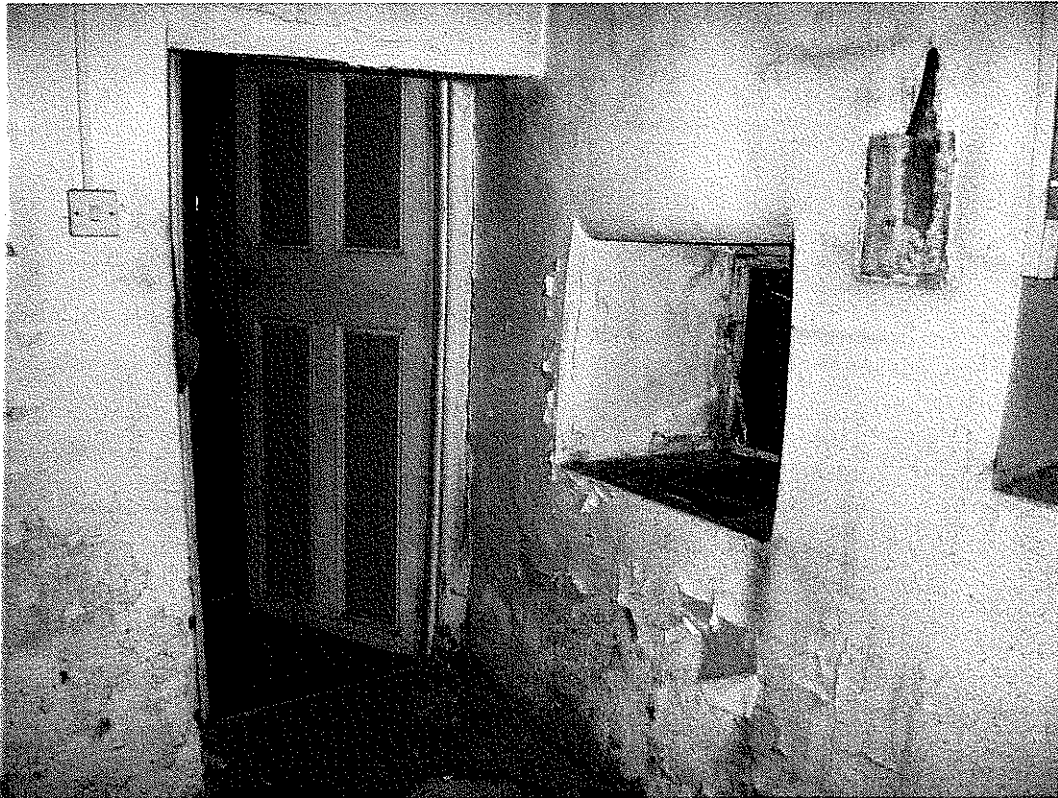
26. As 25, looking to south



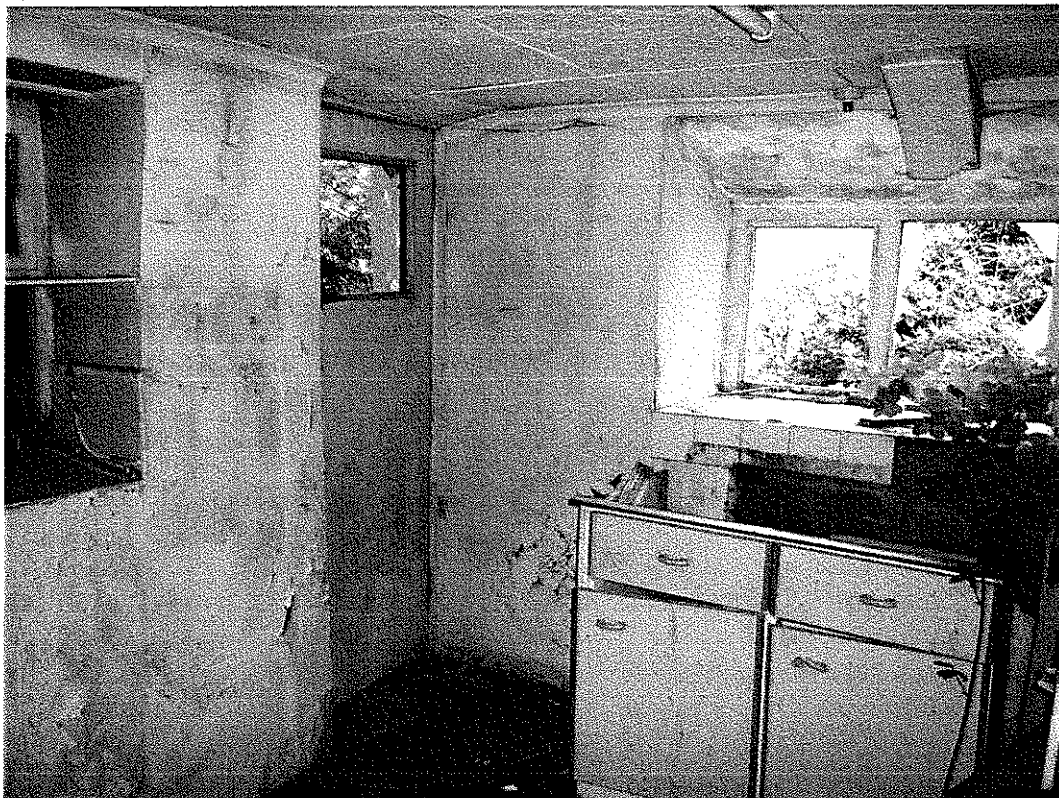
27. As 25, looking to south east corner



28 Eastern single storey part The thickness of the walls here suggest this part to be of notable age



29. As 28



30. As 28, showing northern door to the exterior. The end of what may be a half truss is also evident above the window, however the positioning of this directly above the window is unusual and suggestive of ad-hoc alteration

5.0 INTERPRETATION

Historic map research reveals that the cottage existed in the mid-nineteenth as shown in figure 31. At this time, however, the footprint of the cottage appears not to include the western most bay (now derelict) and there appears to be separate structure to the north east which is no longer present. The buildings slightly north of the cottage are in the position of what is now known as Ashes farm and appear to be structures that were replaced/enlarged in the later C19th. Little can be determined from this earlier map given its small scale



Figure 31. Extract of first edition OS map of c 1843 showing Ashes farm Cottage to the bottom left and Ashes Farm above to the north. Here the map labels the site merely as 'The Ashes'

Figure 32 shows the 1890s Ordnance Survey map with the footprint of the cottage closely matching what currently exists, thus indicating extension to the west end and removal of the eastern structure (shown in figure 31) at some time during the second half of the C19th. Replacement buildings on the Ashes Farm site are also shown. The 1890s map indicates an association between the cottage and the small parcel of land to the north, and gives no indication of any connection with a larger land mass suitable for farming. Further investigation in this regard reveals that in 1881 the census returns list the head of the household in what is scheduled as 'Ashes Cottage' is a Benjamin Catlow (widower) whose occupation is listed as 'formerly a cotton weaver'¹. The other occupants are Catlow's family, numbering five in total and including two grand children. Catlow's son and daughter are listed as being a railway labourer and

¹ 1881 Census, archive reference: RG11/4175/56

laundress respectively, and no mention is made of any farming. It is therefore fair to assume that Ashes Cottage was not part of a farm, which in turn poses questions as to the origins of the dwelling.

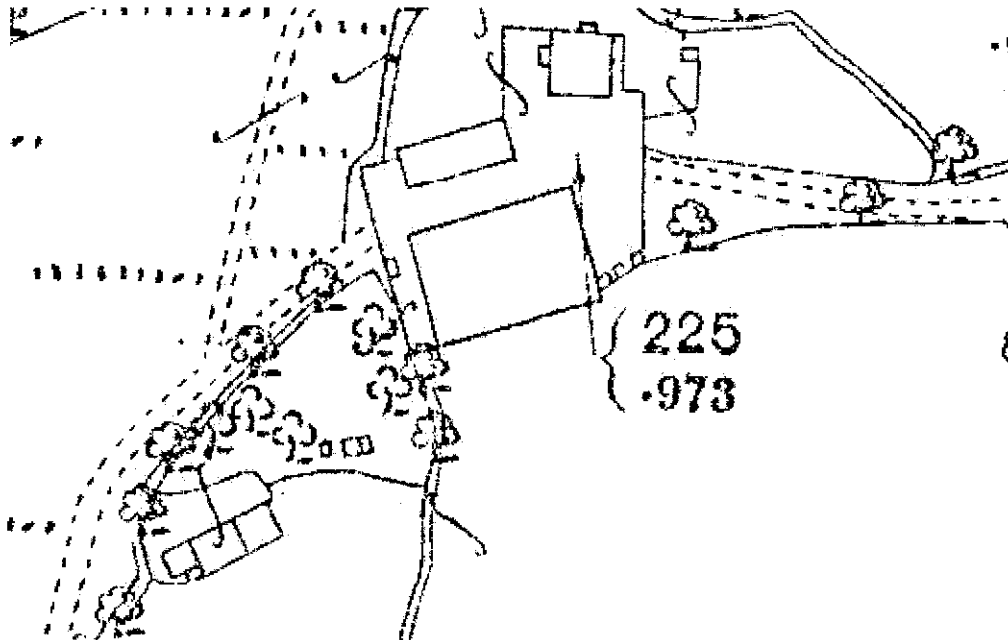
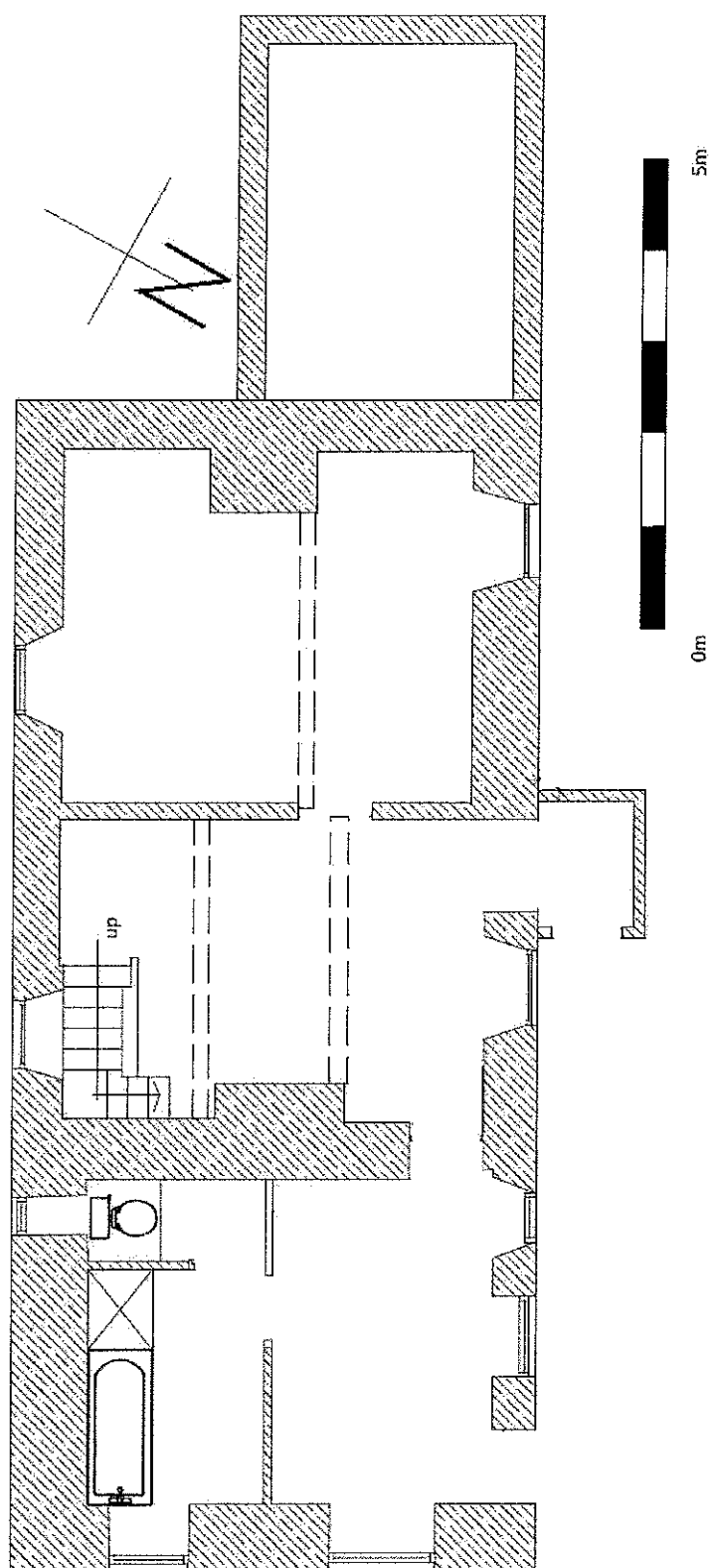


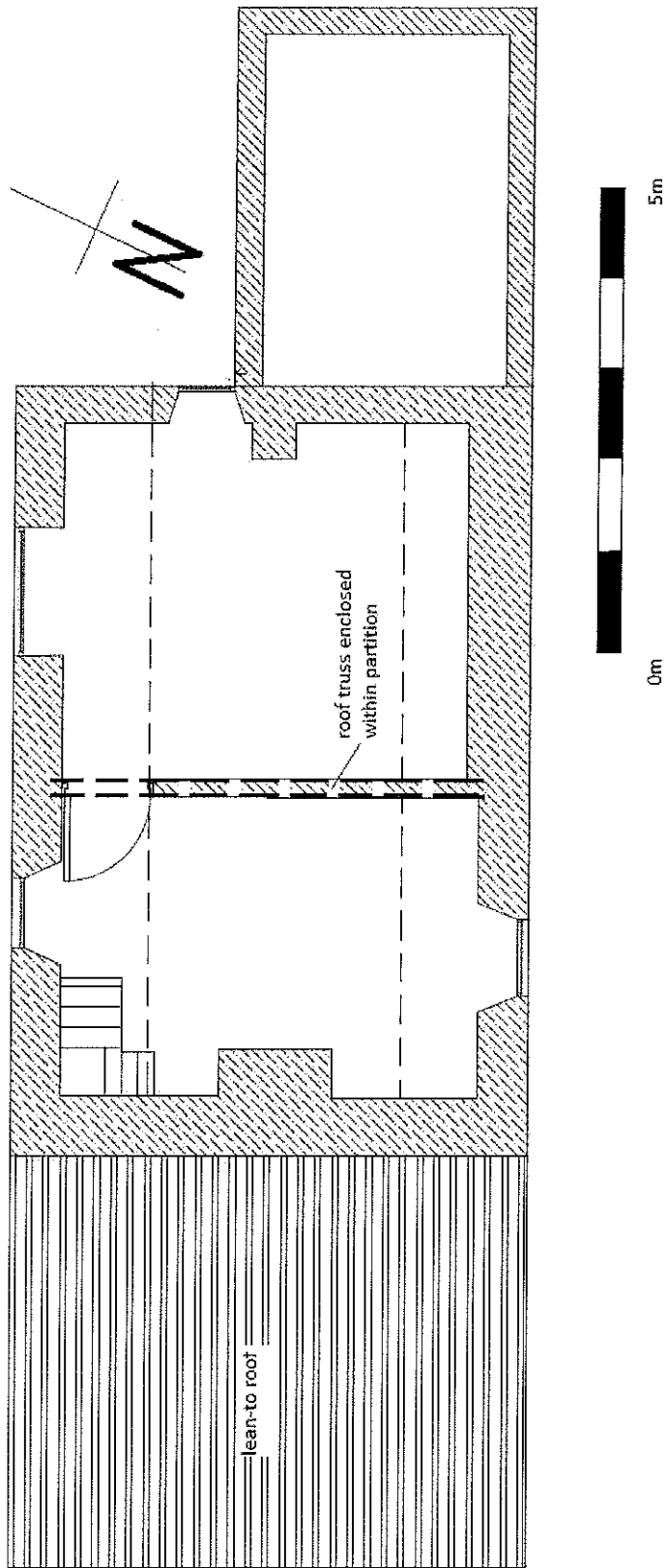
Figure 32. Extract of 1890s OS map showing a plan footprint of the cottage which appears very similar to what currently exists.

On inspection of the physical characteristics of the cottage, as described more fully in the photographic record, there is good evidence that a building dating back at least to the C18th exists. Features indicating this are the blocked mullion window (western gable), the roof structure (probably formerly thatched) and the simple single pile nature of the plan form. There is further evidence that the upper floor level was a later insertion which in turn indicates that the cottage may have originated as a simple two unit single storey building of stone wall construction with a thatched roof of timber construction. The thickness of the stone walling to the single storey eastern bay and presence of this bay on the aforementioned maps shows this part to be of notable date, but there are clear signs to the southern elevation that the eastern part is an addition.

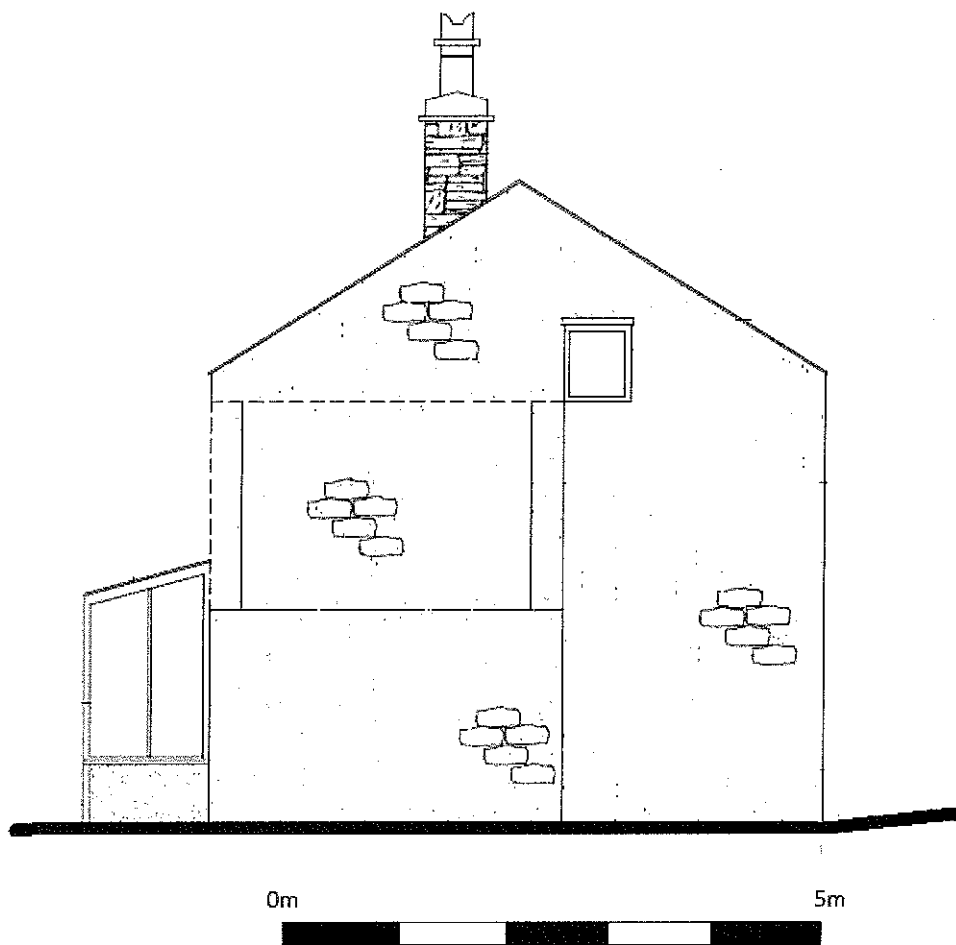
APPENDIX 'A' – DRAWN RECORD



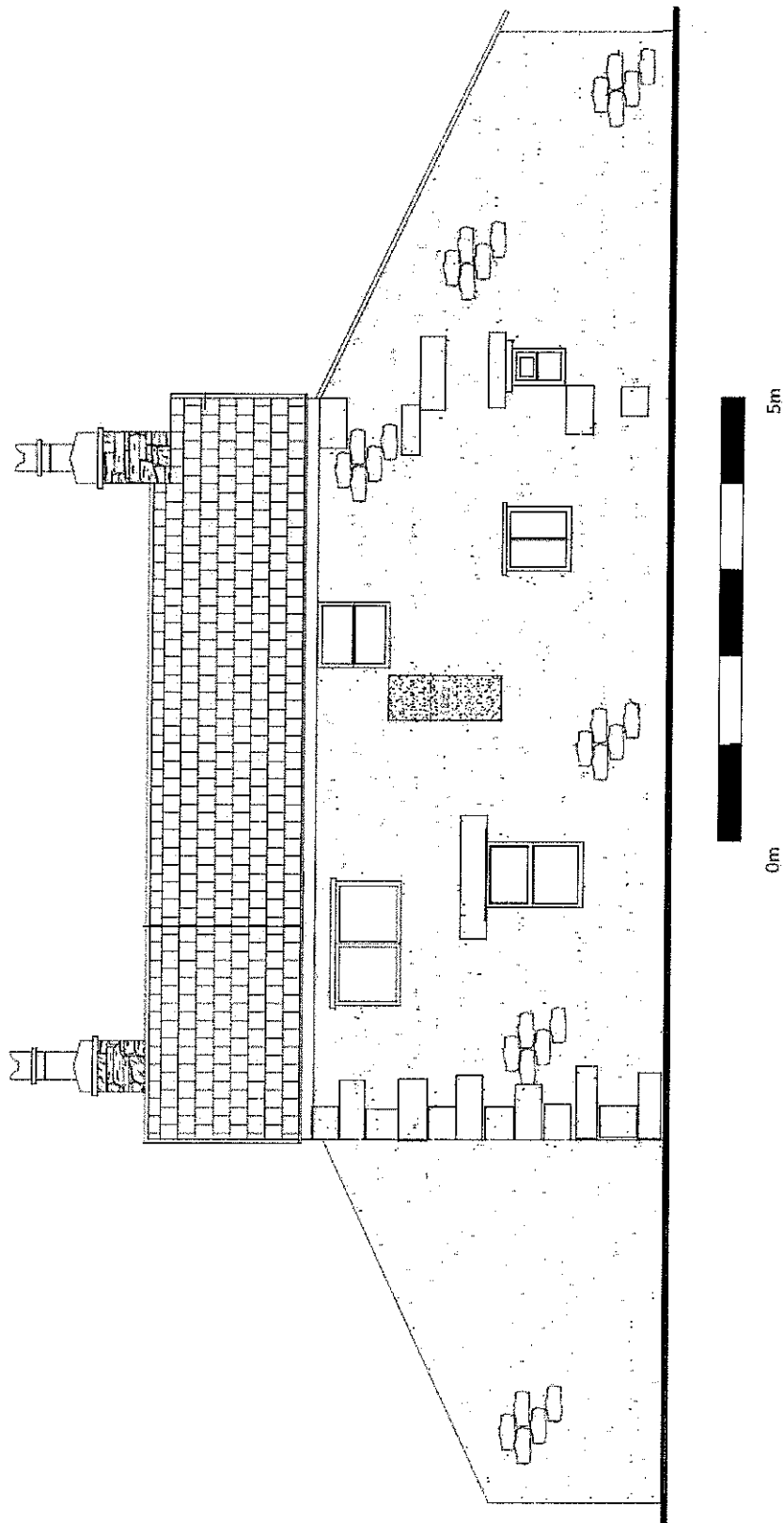
GROUND PLAN



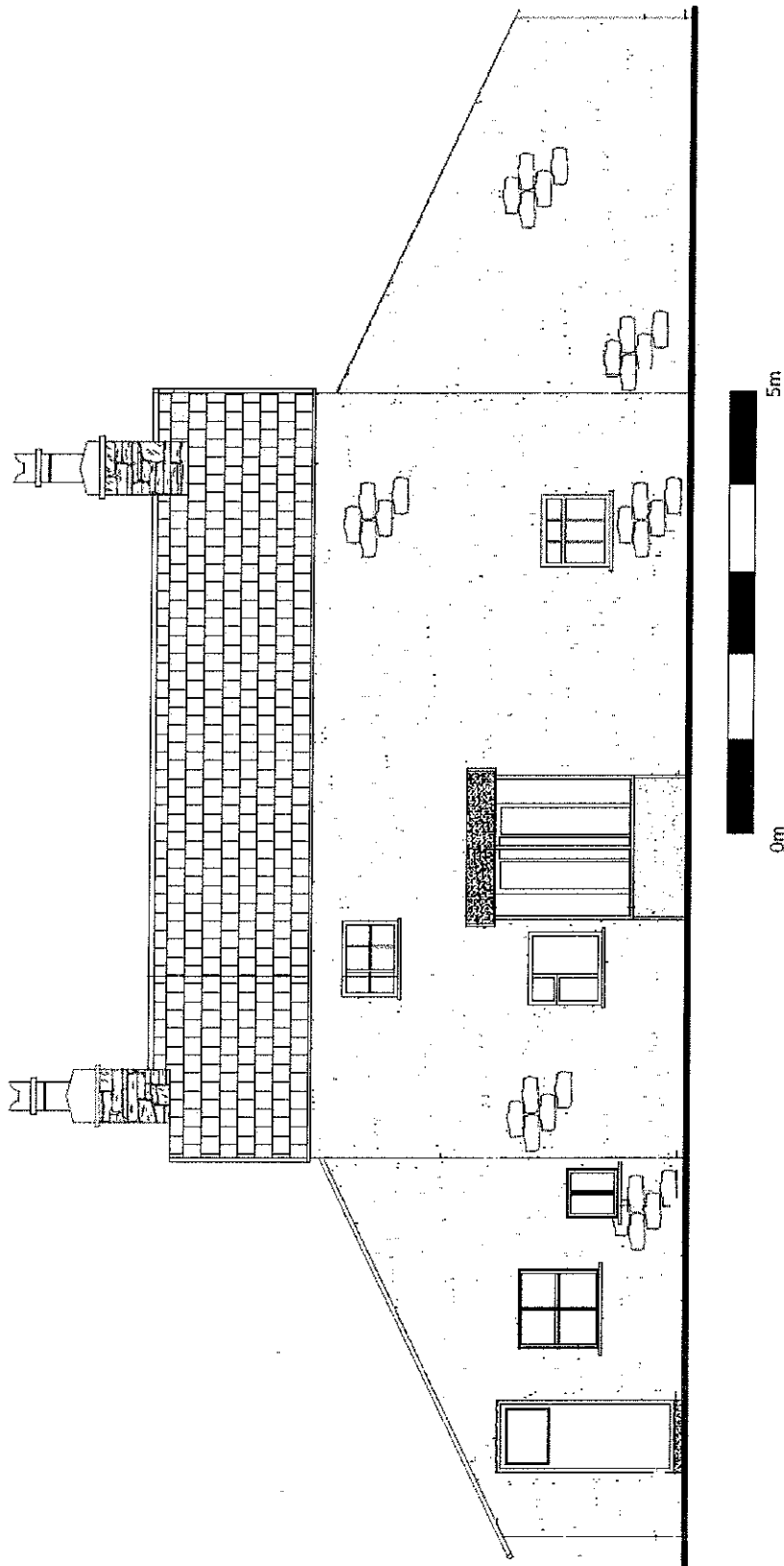
FIRST FLOOR



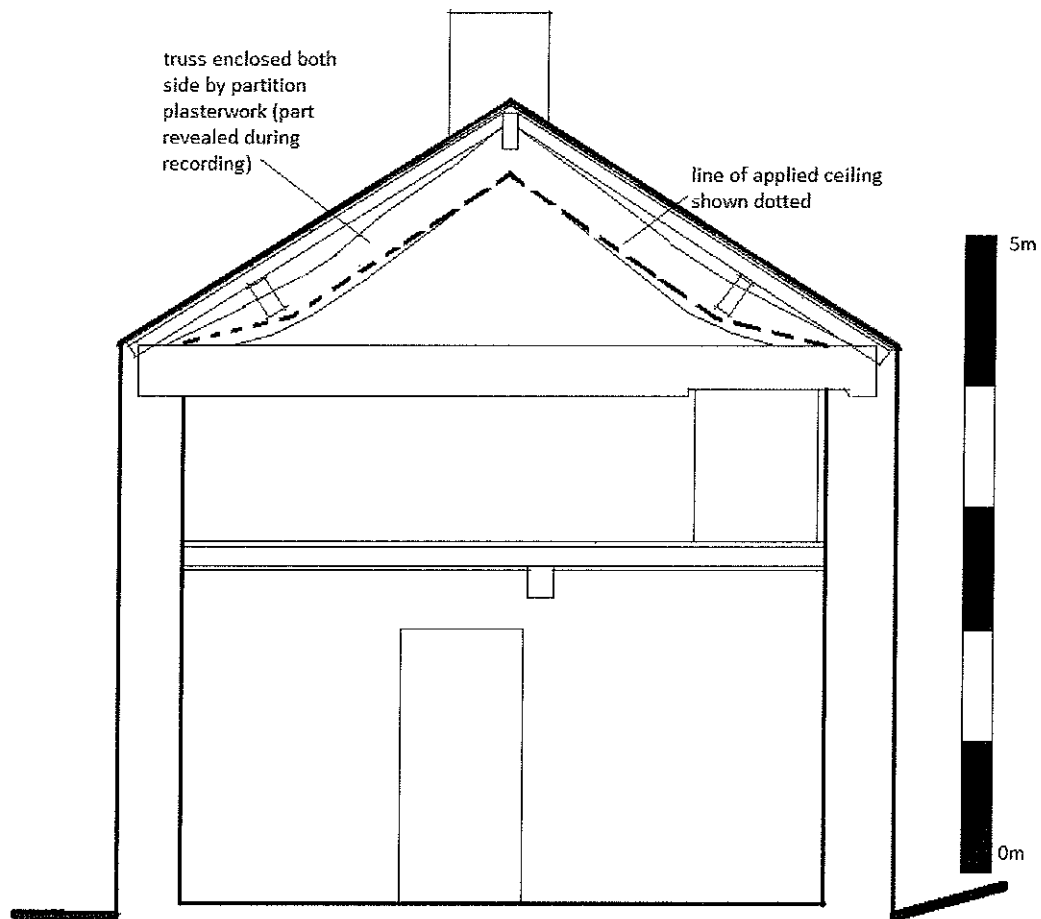
WESTERN ELEVATION



SOUTHERN ELEVATION



NORTHERN ELEVATION



SECTION LOOKING EAST THROUGH WESTERN BAY OF TWO-STOREY PART