

320110788P

DESIGN AND ACCESS STATEMENT**SITE: SOUTH BARN, BASHALL HALL, BASHALL EAVES****PROPOSAL: CONVERSION OF BARN TO FORM A RESIDENTIAL DWELLING****1 ASSESSMENT**

- 1.1 South Barn is situated to the South of Bashall Hall and accessed via a farm track off Twitter Lane. Land in the vicinity is predominately in agricultural use interspersed with areas of woodland. The historic farm grouping is situated within the forest of Bowland Area of Outstanding Natural Beauty (AONB).
- 1.2 Bashall Hall and farm complex comprises an extensive group of buildings which traditionally centres around the original Grade II* Listed Hall. The barn itself the subject of this application is also Listed (Grade II) and is situated between the Hall and the former farm complex to the south which has in itself been converted to the visitor farm centre known as Bashall Barn.
- 1.3 There is no relevant planning history to the barn the subject of this application.
- 1.4 The policies of the development plan are set out by government in planning policy guidance (PPG) and Planning policy Statements (PPS's) The development plan currently includes policies saved from the Ribble Valley District Wide Local Plan which indicate that the conversion of traditional barns to form dwellings sited within a farmyard grouping is a matter which complies with current policy guidance

2 INVOLVEMENT

- 2.1 The proposals compliance with adopted policy has not necessitated pre application discussion with the local authority. However prior to embarking on the development of this scheme a pre-application meeting was held on site with Cathy Tuck of English Heritage to obtain her views on the principal of the conversion of this building not simply because of its Grade II listing but also because of its historic relationship to Bashall Hall. A copy of Cathy's response can be found at Appendix 1

3 EVALUATION

- 3.1 The application building is located to the south of Bashall Hall a Grade II* listed building a copy of the listing can be found at Appendix 2 together with a copy of the listing of the barn itself together with the walls and garden pavilion.
- 3.2 The building has no ongoing agricultural use and given its listed status it is considered vitally important to find a beneficial long term use for this fine building

4 DESIGN

- 4.1 Given the scale of the building and the findings of the historic buildings record undertaken by Stephen Haigh (Appendix 3) then it is considered imperative that the detailed design of the building be handled in a sympathetic manner with only minimal external intervention. In practical terms it would have been possible to sub-divide the building into multiple units but the view has been taken that it would be more appropriate to convert the barn into a single unit thereby obviating the need for further window apertures etc. The detailed design has been handled in a manner to retain a large vaulted area on entering the building to maintain the general feeling of openness so that the general feeling of scale is fully appreciated on entering.

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5 LANDSCAPING

- 5.1 The scheme incorporates full details of hard and soft landscaping associated with the conversion.

6 ACCESS

- 6.1 The proposed access to the building will be from the existing farmyard. It is proposed to create external onsite car parking close to the main door which in turn will provide level access into the building.

September 2011

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APPENDIX 1

320110788P

Richard @ Reedley

From: TUCK, Cathy [Cathy.Tuck@english-heritage.org.uk]
Sent: 18 May 2011 18:37
To: Richard @ Reedley
Cc: JESSOP, Lucy; DAVISON, Andrew
Subject: RE: Bashall Barn, Bashall Eaves

Richard

Congratulations on finishing your degree. I hope you're not at a loss as to what to do with all your spare time now!

With regard to the proposed work at Bashall Hall, my initial advice still stands that I think a case for the conversion of the Grade II barn could potentially be made in terms of PPS5, especially if it were done without any substantial demolition and by retaining/exposing any identified significant features. The building is a large and robust one with (from memory) evidence of some re-build and could potentially, I think, be re-used to good effect.

The retainers' quarters is another matter and, as I proposed, I have asked our architectural investigation team to have a more detailed look at the II* building. My colleague, Lucy Jessop (on 01904 601892) will be coming out to site in the near future. As I shall be on maternity leave from next week, perhaps you could liaise direct with her about times/dates and access to the site?

It would be helpful if Lucy could then pass on any thoughts or a short report from the site visit to my manager, Andrew Davison for use in making future planning decisions.

All the best
Cathy

Cathy Tuck
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From: Richard @ Reedley [richard@reedley.co.uk]
Sent: 11 May 2011 14:29
To: TUCK, Cathy
Subject: Bashall Barn, Bashall Eaves

[http://www.reedley.co.uk/images/left_cor.gif]

[<http://www.reedley.co.uk/images/logo.gif>]

[http://www.reedley.co.uk/images/right_cor.gif]

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Hi Cathy,

Just a quick email to see what was happening about the survey to the barn at Bashall Hall and also if you had any thoughts about the conversion on the other barn?

Finished my the degree on Friday so at long last I get my life back! Thank you for you advise.

Kind Regards

Richard Jameson
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information on heritage protection: <http://www.english-heritage.org.uk/caring/listing>

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APPENDIX 2

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BASHALL EAVES

SD 74 SW

10/6

16.11.1954

GV

Barn, approx. 60 metres south
of Bashall Hall

II

Barn, probably early C18th with later alterations. Sandstone rubble with stone slate roof. North-east wall has a wide entrance with long-and-short jambs and external sliding door. At the far right is a smaller doorway with similar external door. To the left are 2 windows with plain stone surrounds, and a pitching door above with plain reveals. The gables have copings with re-used crocketed finials at the apex. The north-west wall has 2 windows with long-and-short jambs. Above are chamfered ventilation slits, and, below the apex, a circular pitching hole with plain stone surround. The south-east wall has 3 similar pitching holes. At the rear is a later lean-to. Inside are bolted queen-post trusses. The south-east wall is shown in a drawing of Bashall Hall c.1720. Samuel Buck's Yorkshire Sketchbook, Reproduced in Facsimile, Wakefield, 1979.

BASHALL EAVES

SD 74 SW

10/11

GV

Walls on north, south, east
and west side of paddock to
south of Bashall Hall

II

Garden walls, possibly early C18th. Sandstone rubble, mostly with triangular copings. The eastern wall, immediately to the south of the house, contains a chamfered doorway and a doorway with bolection-moulded architrave, the latter partly reconstructed.

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BASHALL EAVES

SD 74 SW

10/9

Garden pavilion, approx.
90 metres south of Bashall Hall
(formerly listed as Garden House
at Bashall Hall)

16.11.1954

GV

II*

Garden pavilion, early C18th. Sandstone rubble with ashlar north-west and south-east walls. 2 storeys, having quoins with channelled rustication. North-west wall has central opening flanked by Tuscan pilasters, whose bases show the higher level of the garden terrace on this side. The lower part of the opening is blocked, but the architrave to the upper part remains. Above is an entablature and a moulded pediment with urn finials. The north-east wall is of one bay, having a window above a doorway, but with architraves. Above is an entablature with blocking course. The south-east wall has a pediment with urns, matching that to the north-west wall. Below is a doorway with architrave and moulded segmental pediment.

 BASHALL EAVES

SD 74 SW

10/10

Walls on north and west side of
garden to east of Bashall Hall
(formerly listed as garden wall)

16.11.1954

GV

II

Garden walls, with early C18th details. Sandstone rubble with sandstone copings and dressings. At the west end of the north wall, facing north, is an architrave to a gateway. The east wall has end piers of channelled rustication with acorn finials. Towards the centre is a pair of piers, now built into the wall, of square plan, with moulded bases and cornices, urns, and with double-scrolls against their outer sides.

SD 710 423

BASHALL EAVES

SD 74 SW

10/5
16.11.1954
GV

Bashall Hall

II*

House, probably c.1600 with early C18th alterations, but with detailed development unclear. Sandstone rubble with stone slate roof. Comprises an east block of 3 storeys with attics with its main roof running east-west and with 2 gables on each side facing north and south. To the west is a central block, said to be reduced in height after a fire, of 2 storeys with the roof running north-south. The main roof of the adjoining west wing is parallel. This wing projects towards the south and is of 2 storeys, formerly with attic. The early windows have an outer chamfer and inner hollow chamfer, and hoods. The main facade faces south. Under the right-hand gable of the east block the ground floor has a 12-light mullioned and transomed window with king mullion, now cut into by a later window. On the 1st floor is a 12-light mullioned and transomed window. On the 2nd floor are 2 similar windows of 6 lights each. Above is a blocked oculus. Under the left-hand gable on the ground floor is a 5-light mullioned window and a door with plain reveals. On both the 1st and 2nd floors are 3 sashed windows with glazing bars and stone surrounds with a shallow cyma moulding. Above both sets of windows is a deep plain stone band. Under the gable is a blocked oculus matching the one to the right. The central block has mullioned windows on the ground floor. The 1st floor has sashed windows with glazing bars and architraves. Between them is a doorway reached by external stone steps. It has an architrave with bolection moulding and a broken segmental pediment on console brackets. Above is a cartouche. Below the gable is a plain stone band, with a blocked oculus above. The west wing has a 4-light mullioned window on the ground floor, a 14-light mullioned and transomed window on the 1st floor and a blocked attic window. Its right-hand return wall has a blocked chamfered doorway with Tudor-arched head. The north wall has a buttress with moulded offsets towards the left (east). Further right, on the 1st floor of the east block, is a doorway, now a window, with a surround chamfered in two orders with a Tudor-arched head. Further right, in the central block, is a large canted bay window, with a 3-light mullioned window on the ground floor, which is otherwise blank, and continuous glazing on the 1st floor, with 2 transoms. Interior. The eastern ground-floor room has ovolo-moulded main ceiling beams and 2 chamfered stone doorways with Tudor-arched heads. Further west, in line with the 1st floor doorway visible on the outside of the north wall, is a dog-leg stair with its 2nd flight of stone, and with the 1st floor landing partly carried on a moulded stone arch. The barley-sugar balusters and ramped handrails are probably a C18th addition. On the 1st floor the eastern room has panelling mostly of an early C17th type. The room adjoining to the west, on the south side, has panelling of an early C18th type, with raised panels and bolection mouldings. The central block has a room with 2 chamfered doorways with Tudor-arched heads and a moulded fireplace with Tudor arch, taken from elsewhere in the house. The west wing, presently being restored and open to the roof on the 1st floor, has trusses of a steep pitch with tall king posts rising off tie beams and with queen struts. Buck's drawing of c.1720, labelled 'The East Prospect of Bashall The Seat of William Ferrers Esq.', shows the south front almost as it appears today. A low building to the right may be a demolished east wing, or the retainers' building (q.v.) behind the house. Samuel Buck's Yorkshire Sketchbook, Reproduced in Facsimile, Wakefield, 1979.

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BASHALL EAVES

SD 74 SW

10/8

16.11.1954

GV

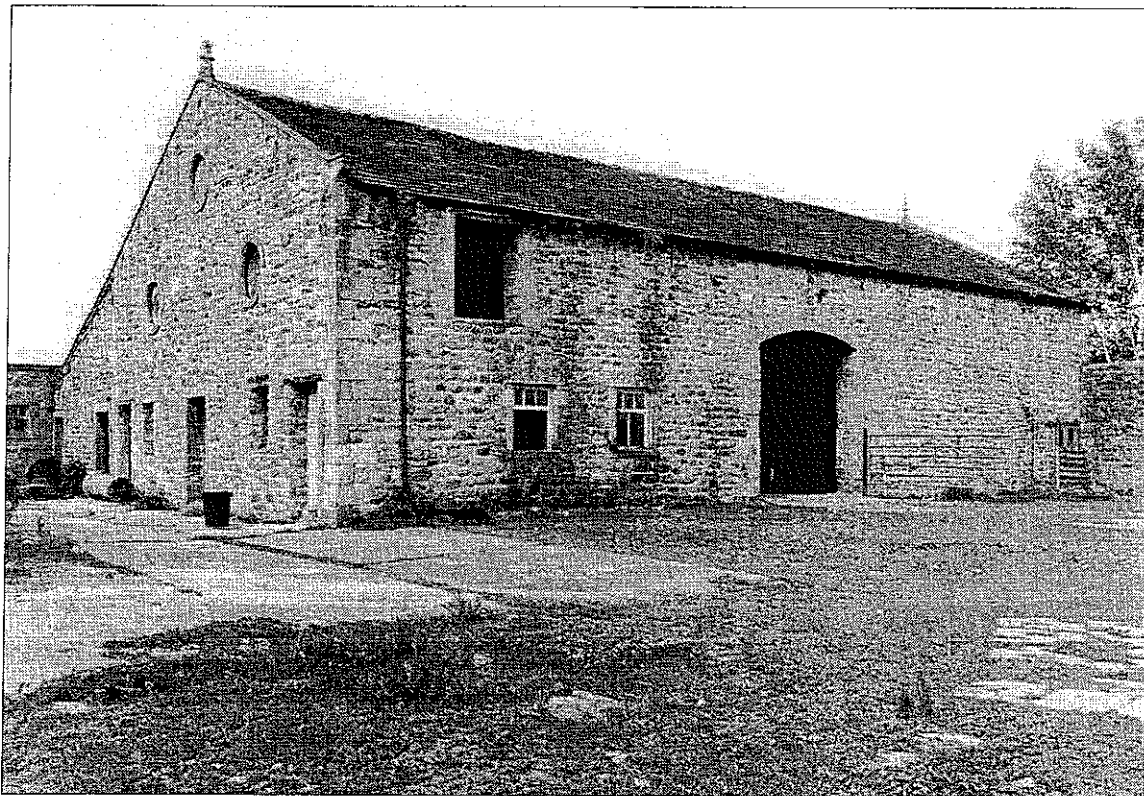
Farm building 12 metres
north of Bashall Hall
(formerly listed as
Retainers Quarters)

II*

Farm building, c.1600, probably originally retainers' quarters and stables. Sandstone rubble, with timber-framed upper storey and stone slate roof. 2 storeys. The south wall has a jettied timber gallery on the 1st floor. The ground-floor openings are as follows:
1. A blocked chamfered doorway, now a window. 2. A chamfered doorway. 3. A window with plain reveals. 4. A block chamfered doorway, now a window. 5. and 6. Windows with plain reveals. The gable walls are of stone, with later copings and footstones. They have been extended towards the south. The east gable wall has a blocked 2-light mullioned window on the ground floor and a mullioned and transomed 1st floor window of 10 lights (mostly blocked) with outer chamfer and inner hollow chamfer. The north wall has later openings with plain reveals on the ground floor and jettied timber framing above. On the 1st floor are 5 windows with splayed wooden mullions, mostly blocked. Beneath them is close studding, with diagonal studding to each side of 3 of the windows. The timber-framed panels, which have wattle-and-daub infill, are structurally separate from the wall plate and principal posts, the latter having peg holes which suggest that there may have been earlier rails. Interior. The south gallery has jowled posts with cambered timbers tying them to the posts of the inner arcade. The latter have curved braces to an arcade plate which has holes for the former wattle infill, the wall now being boarded. The wall has 5 chamfered wooden doorways, 4 with segmental heads and one with an ogee. The 1st floor is now open for its entire length and has trusses with arch-braced ties, jowled principal posts and king posts. The trusses have been partly reconstructed above tie beam level. Wattle holes suggest that the trusses were originally closed. The wall plates have scarf joints.

Barn at Bashall Hall
Bashall Eaves, Lancashire:
Historic Building Record

320110788P



August 2011

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Barn at Bashall Hall
Bashall Eaves, Lancashire:
Historic Building Record

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2: Site plan	8: Ground floor plan
3: Sketch by Samuel Buck, c 1720	9: Cross-section
4: Extract from OS 1:10560 map, 1850	10: Site plan with key to photographs
5: Extract from OS 1:2500 map, 1886	11: Ground floor plan with key to photos
6: Extract from OS 1:2500 map, 1908	

Photographs

SUMMARY

The barn at Bashall Hall (NGR: SD 7110742279) is a large, six bay structure, listed grade II, which was standing by about 1720 but may be of earlier date, and was extended in about 1900. It has some architectural embellishment but contains no internal structures or fixtures and its roof is probably 19th century. Historic building recording was carried out in July 2011 for the owner, Mr D Barnes, to inform a planning application for the building's conversion, and this record includes measured drawings, photographs, and a written description supplemented by the results of historical research.

August 2011

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BARN AT BASHALL HALL, BASHALL EAVES, LANCASHIRE:

HISTORIC BUILDING RECORD

LIST OF PHOTOGRAPHS

Photo	Subject
1	General view of the barn, from the east
2	Barn: front elevation
3	The barn, from the east
4	The barn, from the north
5	Barn: cart entrance
6	Barn: front elevation, left-hand end
7	Barn: front elevation, right-hand end
8	Garden wall to east of barn
9	Barn: north-west gable
10	Barn: detail of oculus and breathers, north-west gable
11	Barn: detail of oculus, north-west gable
12	Blocked doorway in boundary wall to west of barn
14	The barn: rebuilt south-east gable
15	The barn: rebuilt south-east gable
16	The barn: detail of upper part of rebuilt south-east gable
17	The barn: central doorway in south-west side
18	The barn: former shippon in south-east end
19	The barn: former shippon in north-west end
20	The barn: interior, from the east
22	The barn: interior, from the north-west
24	The barn: roof trusses, from the south-east
25	The barn: detail of joint and numbering on roof truss
27	The barn: oak purlins in bay four, north-east pitch
28	Barn and rear lean-to etc, from the south
29	Rear lean-to, from the south-east
30	Rear lean-to: detail of window
31	Rear lean-to: interior
35	Rear lean-to: roof structure
36	Former dairy, from the north-east
38	Open-fronted shed, from the south
39	Open-fronted shed, from the east
41	Boundary wall to garden, on which lean-to shed built
42	Open-fronted shed: roof structure
44	Stable, from the south-east
45	Stable, from the west
46	Stable: front elevation

BARN AT BASHALL HALL, BASHALL EAVES, LANCASHIRE:

HISTORIC BUILDING RECORD

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1 Introduction

- 1.1 This report presents the results of historic building recording of the barn and nearby farm buildings at Bashall Hall, and is intended to inform proposals for the conversion of the barn to residential use. It was commissioned by the owner Mr D Barnes, via his agents Reedley Town Planning and Architectural Consultancy, and carried out in July 2011, and is to be accompanied by a separate heritage statement.¹
- 1.2 The barn at Bashall Hall is listed (grade II) and is a large, six bay structure which was standing by about 1720 but may be older, and has a lean-to shippon of c.1900 along one side. The roof is 19th century and one gable was rebuilt after 1995. It now comprises a shell of walls and roof, as all internal structures and fixtures have been removed, and it forms one side of a courtyard around which other farm buildings stand.
- 1.3 The recording work was carried out to the usual standards set by the Lancashire County Archaeology Service (LCAS), and included a photographic record, the production of measured drawings annotated with archaeological information, and a study of historic maps and other sources. This report will be submitted to the client and LCAS, and eventually published on the internet via the Oasis Project. The project archive will be deposited with the Lancashire Record Office.

2 Location and current use

- 2.1 The barn stands 60m south of Bashall Hall, 3km north-west of Clitheroe and in Bashall Eaves civil parish, 80m above sea level in the Ribble valley. The NGR for the site is SD 7110742279 and the postcode BB7 3LQ (figure 1). It is a rural site with the surrounding area predominantly grassland, used for livestock and dairy farming.
- 2.2 The barn faces north-east, its long axis running from north-west to south-east, approximately perpendicular to Bashall Hall, and the barn's north-west gable forms part of the boundary wall of the Hall's gardens (figure 2). It faces onto a mostly cobbled forecourt, which is enclosed by stone walls and has its own access to the Hall's drive from Twitter Lane. As well as the lean-to shippon along the barn's south-west elevation (2 on figure 2), other buildings at the site include a milking machine shed and a former dairy (3 and 4) attached to the

¹ *Barn at Bashall Hall, Bashall Eaves, Lancashire: Heritage Statement* Stephen Haigh, August 2011

shippon, a long open-fronted shed along the north-west side of the yard (5), and a small detached stable at the east corner of the yard (6).

3 Planning background

- 3.1 The barn at Bashall Hall is listed as a building of special architectural or historic interest (grade II: National Heritage List 1362281), the identifying description reading:

Barn, probably early C18th with later alterations. Sandstone rubble with stone slate roof. North-east wall has a wide entrance with long-and-short jambs and external sliding door. At the far right is a smaller doorway with similar external door. To the left are 2 windows with plain stone surrounds, and a pitching door above with plain reveals. The gables have copings with re-used crocketed finials at the apex. The north-west wall has 2 windows with long-and-short jambs. Above are chamfered ventilation slits, and, below the apex, a circular pitching hole with plain stone surround. The south-east wall has 3 similar pitching holes. At the rear is a later lean-to. Inside are bolted queen-post trusses. The south-east wall is shown in a drawing of Bashall Hall c.1720 *Samuel Buck's Yorkshire Sketchbook*, Reproduced in Facsimile, Wakefield, 1979

In addition, the barn adjoins or stands close to two other listed buildings: Bashall Hall itself (National Heritage List 1072193; grade II*), and the boundary walls to the paddock (1163056; grade II), and there are also four other listed buildings at the site.

- 3.2 The owner is shortly to submit applications for planning and listed building consent to Ribbles Valley Borough Council for the barn's conversion to a dwelling, and this report, in conjunction with the heritage statement, is intended to inform these proposals

4 Historical background

- 4.1 The manor of Bashall was held by members of the Talbot family for much of the late medieval period and they are believed to have built the present house in about 1600, but on Thomas Talbot's death in 1619, ownership of the house was divided between his daughters, although it was consolidated again by William White, his son in law, during the mid 17th century. William Ferrers acquired the Bashall estate at some time in the late 17th century, by means which are unclear, and his nephew Richard Walmesley inherited the hall as part of his bequest on Ferrers' death in 1737. Thirty years later, when Walmesley himself died, it passed to his daughter and in 1806 was purchased by James Taylor, whose descendants continued to own it into the 20th century.²

² Parker, J F W 1909 "Bashall" in *Yorkshire Archaeological Journal* Vol 20, p 460-464

- 4.2 The history of the barn itself is unclear, but it was no doubt in existence in about 1720, when it was sketched together with the hall, by Samuel Buck (figure 3), and an observer in 1909 wrote: "The barn, which is of Tudor date, and which was altered when the house was altered [in Queen Anne's reign], should be noticed"³ Other than these, it is not thought that any significant historical or architectural investigations of the building have taken place previously,⁴ though the owners believe its roof trusses have the longest span for a barn in the district⁵

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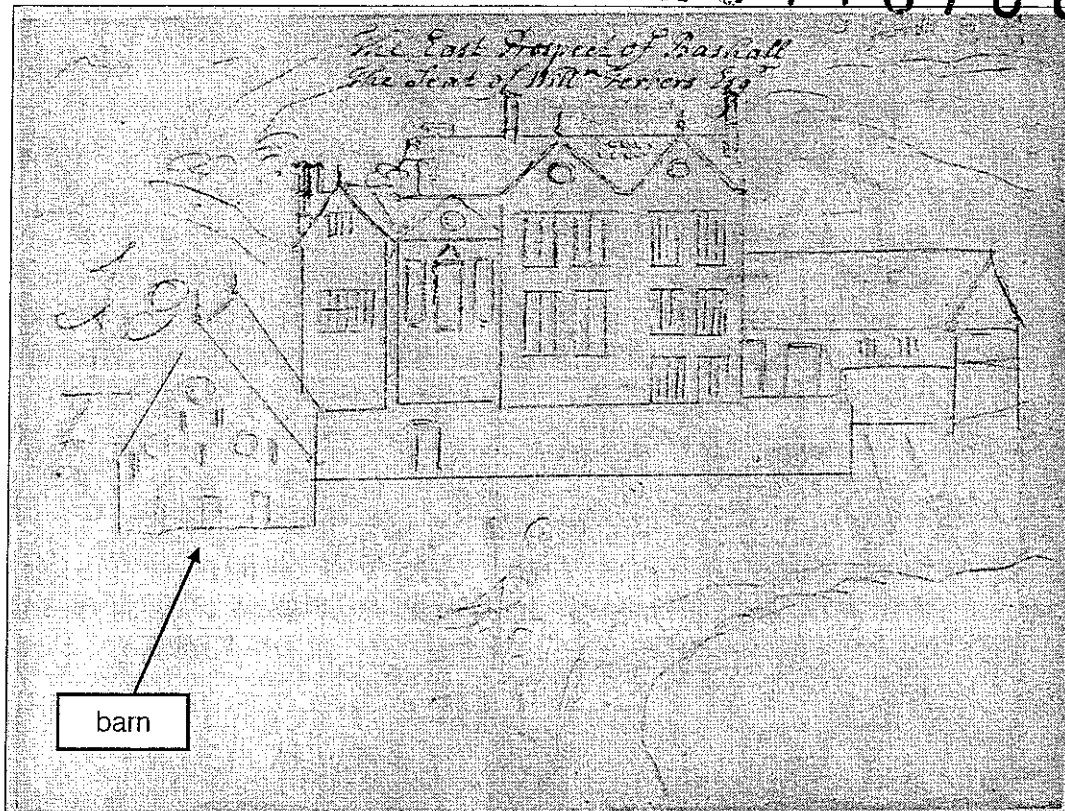


Figure 3: Sketch of c 1720 "The east prospect of Bashall, the seat of William Ferrers Esq"⁶

- 4.3 The earliest known depiction of the barn on a map⁷ is that by the Ordnance Survey made in 1847, where its outline was narrower than at present, indicating that the lean-to shippon had yet to be added (figure 4), and later maps show that this was built between 1883 and 1906, at the same time as the open-fronted shed (building 5). The other minor additions at the site must therefore post date 1906 (figures 5 & 6)

³ Parker, 1909 p 464

⁴ An enquiry to Lancashire Historic Environment Record indicates that it holds only the listed building description (4 August 2011)

⁵ Pers comm, Anne Barnes

⁶ From Hall, I, 1979 *Samuel Bucks Yorkshire Sketch Book* (Facsimile)

⁷ At the time of writing the Lancashire Record Office is closed for an extended period, although a catalogue search suggests that it holds no significant documents relating to the barn

- 4.4 Two photographs of the barn taken in 1995 by Barry Barnes and held at Clitheroe library form important records for the building, in that they show the south-east gable before its rebuilding. These are reproduced as figure 7.

5 Recording methodology

- 5.1 The recording was carried out in accordance with the normal standards set by the Lancashire County Archaeology Service and involved a detailed inspection of the building, photography, the production of measured drawings, and a written account, the site visit being made on 27 July 2011.
- 5.2 The photographic record was made using a medium format camera with perspective control and other lenses, and black and white film for its archival qualities. External and internal photographs were taken of all parts of the building, generally using either a 1m or 2m ranging pole marked with 0.5m graduations as a scale, and the locations of the photographs are shown on a site plan and the floor plan. All the photographs have been printed to a size of 7" x 5", and form part of the project archive, as well as being copied in this report, where they are referred to by numbers in **bold**.
- 5.3 The drawn record comprises a ground floor plan of the buildings at 1:100 scale (based on a survey by Reedley Planning), and a section drawing at 1:50 to show the form of the roof truss in the barn. The drawings show all significant archaeological detail, and employ conventions based on those specified by English Heritage⁸

6 Descriptions of the buildings

The barn

- 6.1 In outline, the barn is a simple rectangular structure measuring 23.4m by 11.8m, whose front faces north-east onto a cobbled forecourt (1-3). The outer walls are of local sandstone rubble laid in rough courses, probably derived from a source in the near vicinity, whereas the quoins and other dressings are of a more gritty sandstone, and were probably brought from a quarry at greater distance; the roof is of stone slate, at least some of which has clearly been re-laid in the 20th century as it has sarking felt beneath.
- 6.2 Of the barn's four elevations, the south-east gable was rebuilt at some date after 1995, and the south-west side faces into the lean-to where it is limewashed and largely hidden, so detailed inspection is only possible in the north-east front and the north-west gable. Of these, the former has a wide cart entrance to left of

⁸ English Heritage 2006 *Understanding Historic Buildings: A guide to good recording practice*

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centre, under a shallow segmental arch which has sockets for harr hung doors. The jambs of this doorway do not match, the quoins in the left jamb being noticeably larger than those to the right, which suggests that they are not of the same date and that the doorway may not be in its original form, a theory supported by what appears to be a patch of rebuilding to the right of the doorway (4,5). To the left of the doorway is a pair of windows and a large forking hole of similar date at loft level above, all of which have concrete sills and are clearly 20th century insertions (6), while to the right is a solitary breather, and an end doorway with monolithic jambs of late 18th or early 19th century character, as well as an area of infill between the two (seemingly too low to have been a doorway) (7). The quoins at this northern corner of the barn do not descend to ground level and there is no straight joint with the adjoining boundary wall, so it seems that the barn is later than, or more likely contemporaneous with, this structure, although the upper part of the boundary wall, including the arched opening, has been rebuilt in recent years (8).

- 6.3 The north-west gable also shows some possible evidence for alteration, partly hidden by trees, as it seems that the roof pitch may formerly have been steeper, and that the eaves have been raised, which would accord with the roof pitch drawn by Samuel Buck. The neatly coursed stonework which makes up most of the wall does not extend to the present eaves, where more random rubble has been used (9). In addition, the two ground floor windows are evidently 20th century, and there are at least two rows of breathers without dressings at a low level, all but one blocked, which represent an earlier means of lighting and ventilation; the windows' insertion probably destroyed others. Higher up is a large circular opening or oculus, with two rows of chamfered breathers adjacent (four in the lower row, two in the upper) (10,11), the stone dressings to the oculus having fine tooling visible, and a rebate as though to fit glazing or a board. The gable has hollow chamfered coping terminating in the much weathered, crocketed finial, and there is a shaped kneeler at the left hand end (one to the right perhaps having been removed on the addition of the lean-to). As at the left side, the quoins at the right-hand end do not descend to ground level and there is no straight joint between barn and boundary wall, although there is a doorway with plain chamfered surround through the latter, 17th or early 18th century, but reduced to a window, which now lights the later shippon (12). Another doorway has also been inserted to serve the even later, smaller lean-to beyond (13).

- 6.4 The south-east gable has been rebuilt since 1995 (the inner skin with breeze block), and while some effort was made to reproduce the existing arrangement of openings, there are a number of differences apparent between the present appearance and that shown in the 1995 photographs (figure 7). At ground level, there is at present an arrangement of three doorways with two windows between (some with timber lintels to the exterior), while in 1995 the doorways had previously been reduced to windows, and there seems to have been only one

other window (which had no doubt been inserted). The three oculi were faithfully replaced in rebuilding, along with the owl hole, gable coping, kneeler and finial, but the five breathers with chamfered surrounds were omitted. It is in any case notable that the pattern photographed in 1995 is largely as depicted by Buck c.1820, and that the former pattern of openings was quite different from that in the opposite gable; as noted above however, Buck shows a steeper pitch than that of the presently 30° stone slate roof, but perhaps this should not be interpreted too precisely.

- 6.5 It is possible that the south-west side of the barn (which adjoins the later lean-to) has been partly rebuilt, as it is some 2-3 inches thinner than the front wall (540mm rather than 600mm), although there are no obvious breaks in the masonry near the corners to substantiate this. It contains a pedestrian doorway opposite the cart entrance, with monolithic jambs of 18th century appearance (17), and no evidence for there having been a bigger opening there previously, as might have been expected. A small forking hole to the south-east of this has hollow chamfered jambs (no doubt re-used) (18), and there are also two doorways near the north-west end which have clearly never been external openings, ie. they must have been inserted after the addition of the lean-to (19).
- 6.6 The barn interior is now a single undivided space (20-23), with a sand floor used for horse riding, but there were formerly shippens in both ends. That at the north-west end was served by the external doorway in the front wall, and had longitudinal beams supporting a loft (now removed, but apparent as a row of sockets in the gable), so this shippon probably had a single row of stalls facing into the centre of the building. At the other end, three softwood beams running across the building to carry a loft have been removed (their ends remain in situ), and the three doorways in the gable suggest a different arrangement, of two rows of stalls facing onto a central feeding passage. This distinction between the two shippens might be temporal (ie. one was created after the other), or might reflect different uses, for example one for draught oxen, the other for milk cows.
- 6.7 The roof trusses are all imported softwood and of bolted queen-strut construction, 19th or even early 20th century, rather than 18th century; one of them (the second from the south-east end) has been replaced with an even later one, as can be deduced from the fact that it is of a different type of timber. The bolts are fitted to the feet of the queen struts and the principal rafters, and the butt purlins are also bolted to the principal rafters (24). There is some numbering to joints, which seems confined to the use of "I" to the right-hand members, and "II" to the left-hand (25). Most of the purlins are also of sawn softwood, except for a group of some oak ones, mostly re-used from other contexts⁹, and these

⁹ Many have large mortices for braces and were almost certainly from a timber framed structure rather than just a roof

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are found in bay four, with one also in bay five and one in bay six (26,27). Some of these show charring by fire.

- 6.8 The fact that the roof trusses are of a form considerably later (19th century) than the earliest known date for the barn (c.1720) indicates that the roof structure has been replaced, perhaps because of fire, but this begs the question as to what form the roof trusses took previously, so some speculation over this aspect of the barn's history is warranted. Given their span (10.7m or 35 feet), it is very unlikely that oak could have been used, but similarly, it is questionable whether such imported softwood would have been available in 1720 or earlier. One alternative explanation is that the barn was originally of aisled construction, which would have allowed the span to have been achieved with local timber, and would fit with the possibility that the eaves have been raised, noted above.

Lean-to shippon

- 6.9 The lean-to shippon along the barn's rear elevation was put up in about 1900 and created a large area of cow housing for 20 animals, in a single row facing onto a feeding passage, an arrangement very commonly found in the district at that time, when dairying prospered. It is built of stone similar to that used in the barn itself, with monolithic dressings, and some effort was made to see that it matched the barn, in the way that the gable coping was continued down over it (28,29). The roof is also at a similar pitch and of matching stone slate, although three projecting ceramic ventilation cowls disrupt the line. Openings include the two doorways in the south-east gable and three windows in the south-west elevation (30).
- 6.10 The original timber boskins inside the shippon have been replaced with concrete, as has the floor, and there is little of particular interest internally (31-32). At the north-west end the last bay is partitioned off (33), perhaps for equipment storage, and the small lean-to added externally here seems to have housed a milking machine. The roof is carried on raking trusses and has the remains of underboarding (34).

Dairy

- 6.11 At the south corner of this building is a roughly built stone and brick building with single pitch roof of asbestos cement sheeting, which maps show to have been built after 1906. It is of two parts, the south end having a flue for a stove or boiler, and it appears to have been used as a dairy (36,37).

Open-fronted shed

- 6.12 The lean-to structure built onto the garden wall to the north-east of the barn can also be dated to the period around 1900, although the garden wall, which was heightened in order to construct it, is clearly older. The shed is five bays long, with stone slate roof, piers of squared stone to the front elevation, and rubble side walls, although at the north-east end it used the existing return of the garden wall. The roof structure is of pine. Its function may have been as a covered midden, implement shed or livestock pens, or a combination of these (38-43).

Stable

- 6.13 The detached building to the east of the barn is a stable built after 1906. Its walls are of sandstone rubble but with dressings which suggest an early 20th century date, while the roof is of artificial slates (those to the front, south-west pitch being new). The interior was inspected only through the windows, but does not appear to contain any historic fixtures (44-48).

7 Discussion

- 7.1 To a cursory view, the barn at Bashall Hall would appear to be a relatively straightforward building in terms of historical development, but there are some interesting questions about it which remain unanswered, and although its present appearance is ostensibly early 18th century, to assume that the barn was built from new at that date is probably over-simplistic, as there are hints that it has earlier origins, as Parker suggested in 1909 when he referred to it as of Tudor date [1485-1603]. The archaeological evidence for this earlier date is very scant indeed, but includes the signs of alteration to the front cart entrance, and to the north-west gable where the eaves may have been raised, the presence of re-used oak timbers with mortices in the roof, and the clear indication that the roof trusses were replaced in the 19th century. It may be, therefore, that the barn has origins as an aisled barn perhaps of 17th century date, at that time a favoured building type among large landowners in Pennine regions, which was altered about 1700, and again perhaps in the 19th century, and around 1995.

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Appendix 1: Contents of the project archive

To be deposited with the Lancashire Record Office, Preston.

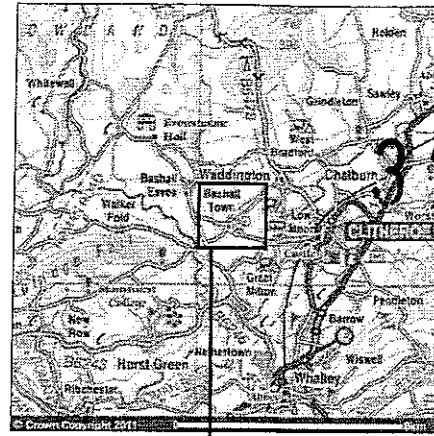
Archive contains:

- a copy of the report
- full set of black and white photographs and negatives
- site notes (annotated plans etc)

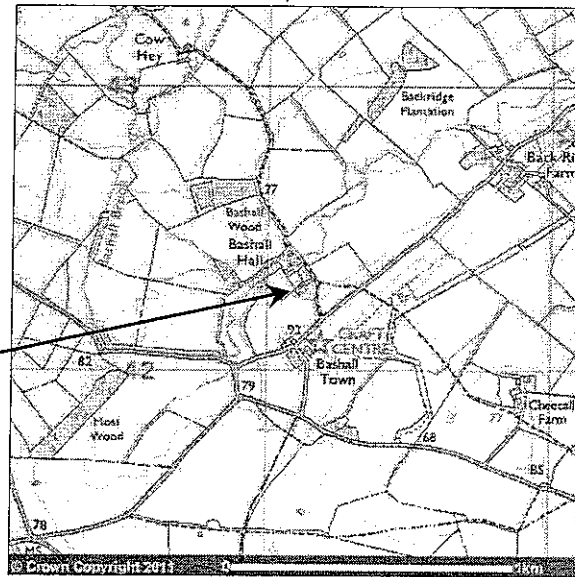
Complete list of black and white photographs taken, in film order

Photo	Film	Frame	Subject
2	1	2	Barn: front elevation
3	1	3	The barn, from the east
4	1	4	The barn, from the north
36	1	5	Former dairy, from the north-east
14	1	7	The barn: rebuilt south-east gable
29	1	8	Rear lean-to, from the south-east
15	1	9	The barn: rebuilt south-east gable
37	1	10	Former dairy, from the south-east
16	1	11	The barn: detail of upper part of rebuilt south-east gable
28	1	13	Barn and rear lean-to etc, from the south
30	1	14	Rear lean-to: detail of window
6	1	15	Barn: front elevation, left-hand end
5	1	16	Barn: cart entrance
7	1	17	Barn: front elevation, right-hand end
20	1	18	The barn: interior, from the east
21	2	1	The barn: interior, from the south
22	2	3	The barn: interior, from the north-west
18	2	4	The barn: former shippon in south-east end
17	2	5	The barn: central doorway in south-west side
19	2	6	The barn: former shippon in north-west end
23	2	7	The barn: former shippon in north-west end
24	2	9	The barn: roof trusses, from the south-east
26	2	10	The barn: oak purlins in bay four, south-west pitch
27	2	11	The barn: oak purlins in bay four, north-east pitch
25	2	12	The barn: detail of joint and numbering on roof truss
32	2	13	Rear lean-to: interior (feeding passage)
33	2	15	Rear lean-to: interior (feeding passage)
31	2	16	Rear lean-to: interior
35	2	17	Rear lean-to: roof structure
34	2	18	Rear lean-to: interior at north-west end, with early blocked doorway
45	3	1	Stable, from the west
46	3	2	Stable: front elevation
44	3	4	Stable, from the south-east
1	3	5	General view of the barn, from the east
48	3	6	Stable, from the east
47	3	7	Stable, from the north
39	3	9	Open-fronted shed, from the east
40	3	10	Open-fronted shed

42	3	11	Open-fronted shed: roof structure
43	3	12	Open-fronted shed: roof structure
38	3	13	Open-fronted shed, from the south
8	3	15	Garden wall to east of barn
9	3	16	Barn: north-west gable
10	3	17	Barn: detail of oculus and breathers, north-west gable
11	3	18	Barn: detail of oculus, north-west gable
12	4	1	Blocked doorway in boundary wall to west of barn
13	4	3	Boundary wall to west of barn
41	4	4	Boundary wall to garden, on which lean-to shed built



1:250,000

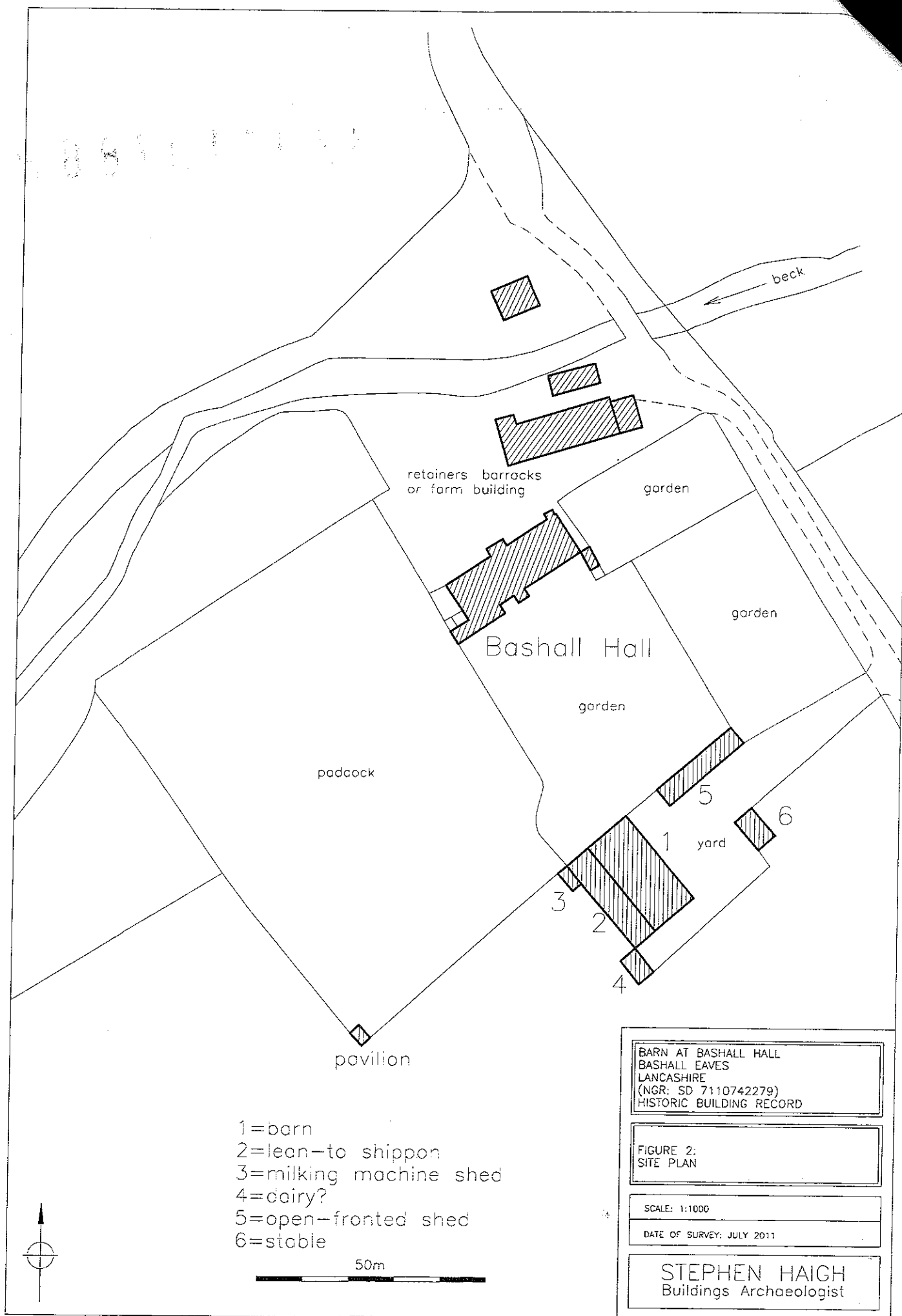


Barn at Bashall Hall

1:25,000

Figure 1: Location maps

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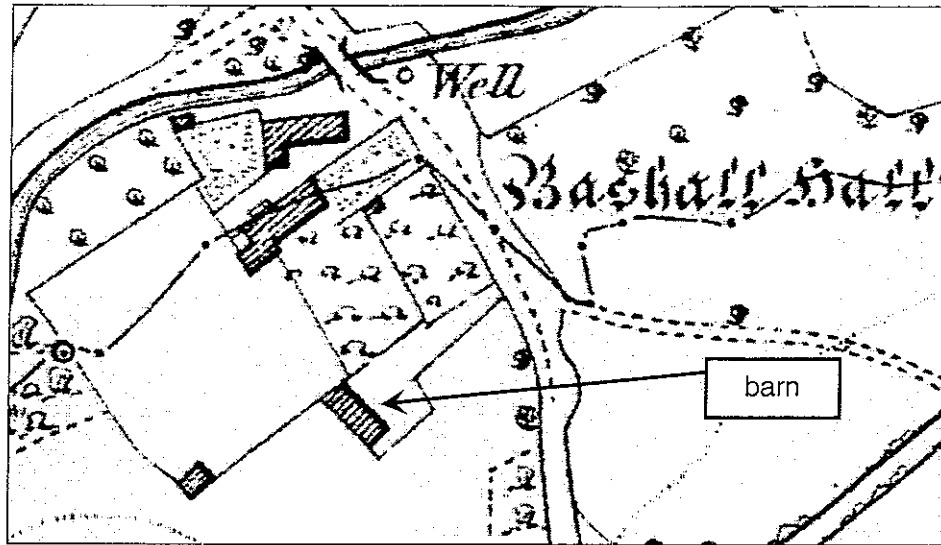


Figure 4: Ordnance Survey 1:10560 map (enlarged to approx 1:2500)
Published 1850 (surveyed 1847); Yorkshire sheet no 182

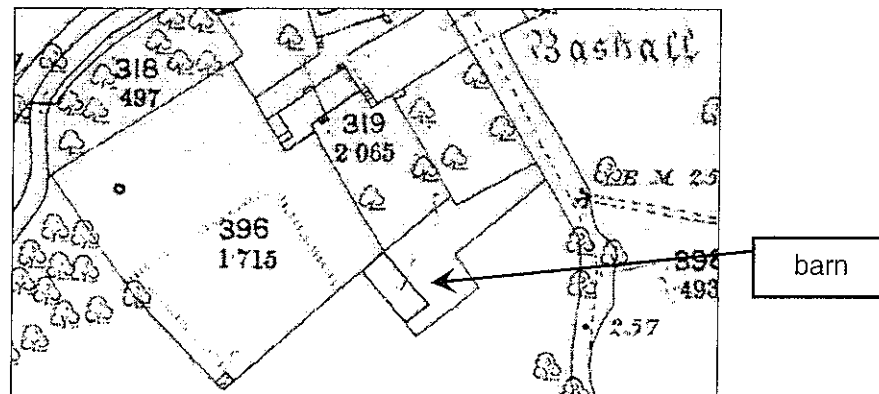


Figure 5: Ordnance Survey 1:2500 map
Published 1886 (surveyed 1883); sheet no: Yorkshire 182.13

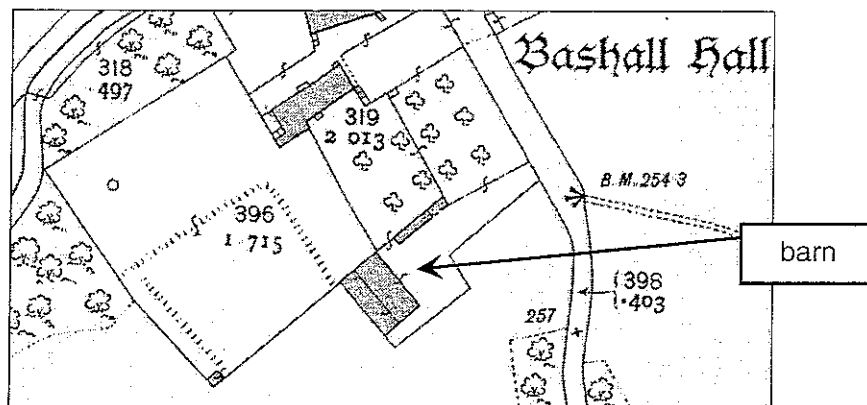


Figure 6: Ordnance Survey 1:2500 map
Published 1908 (revised 1906); sheet no: Yorkshire 182.13

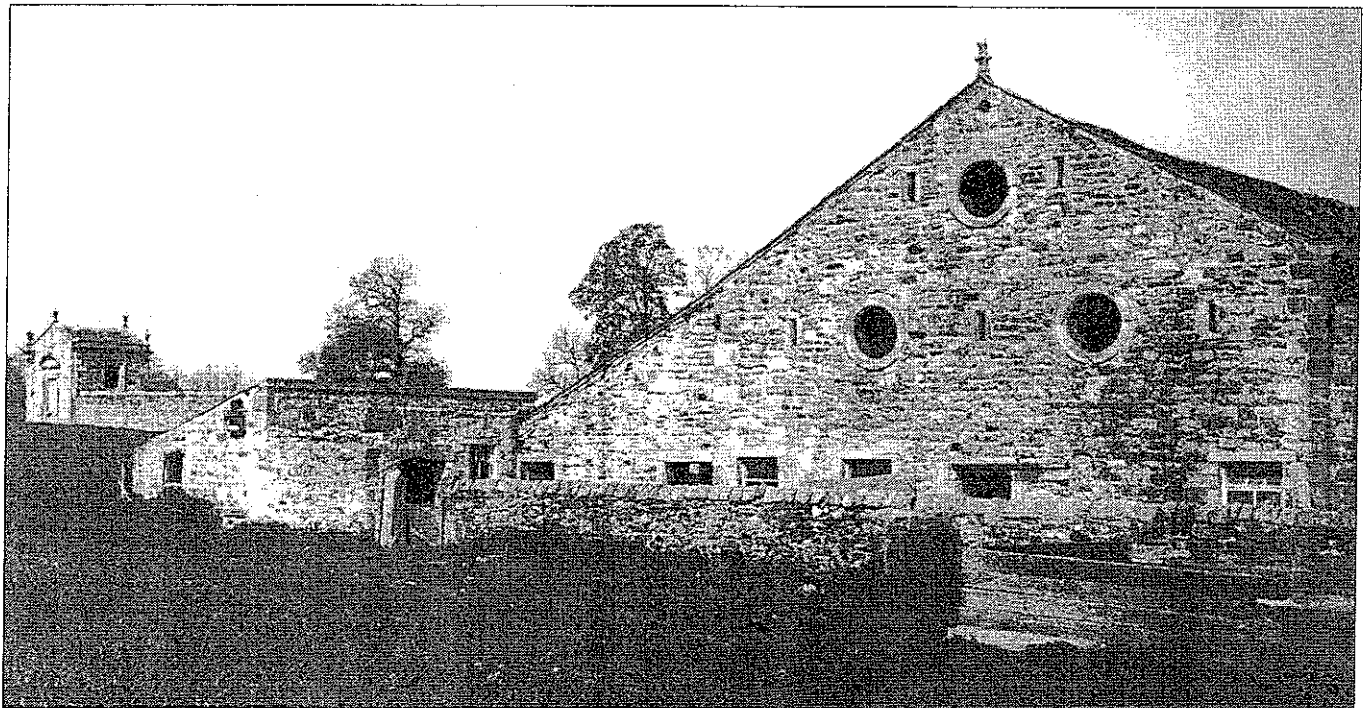
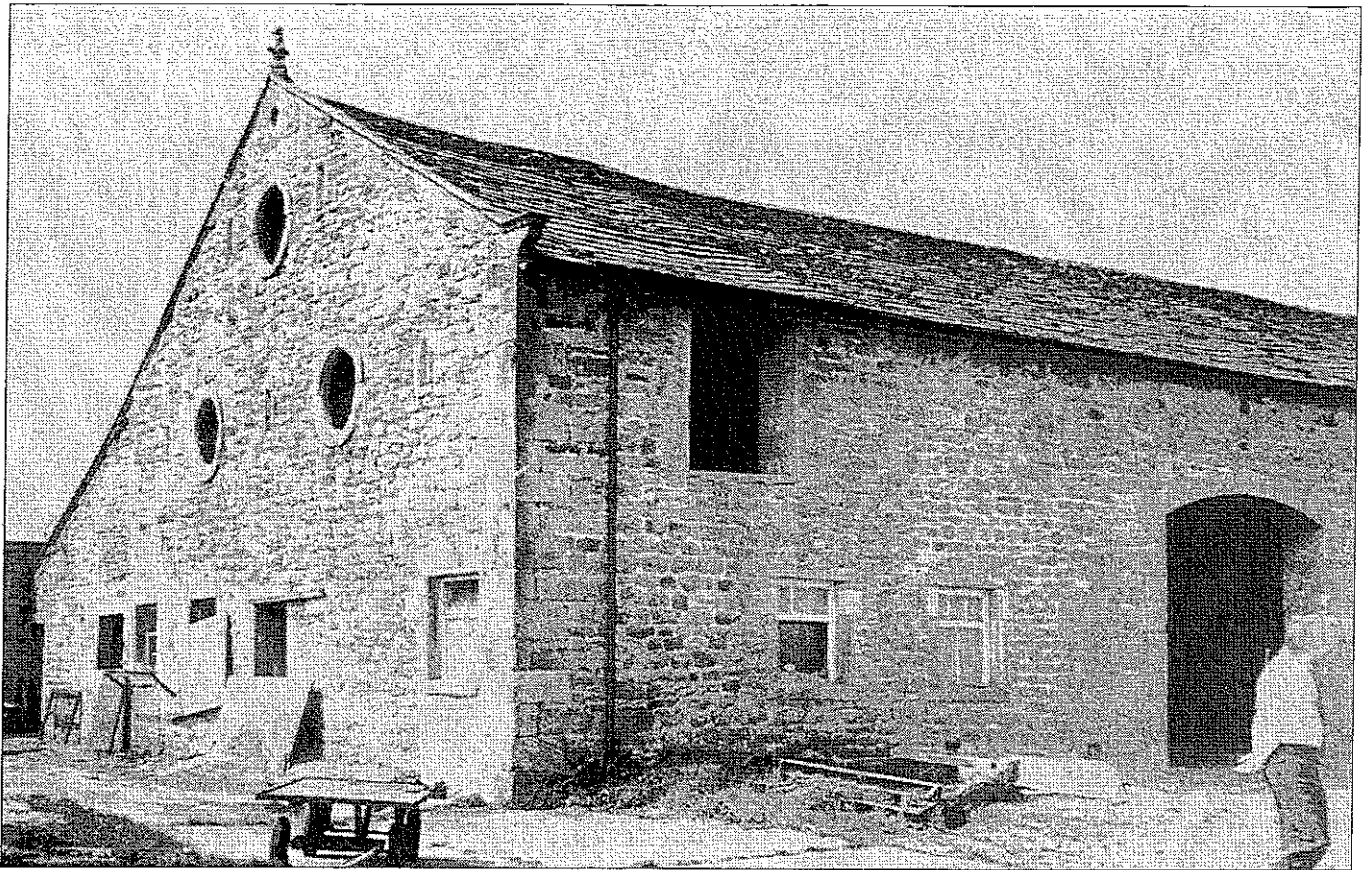
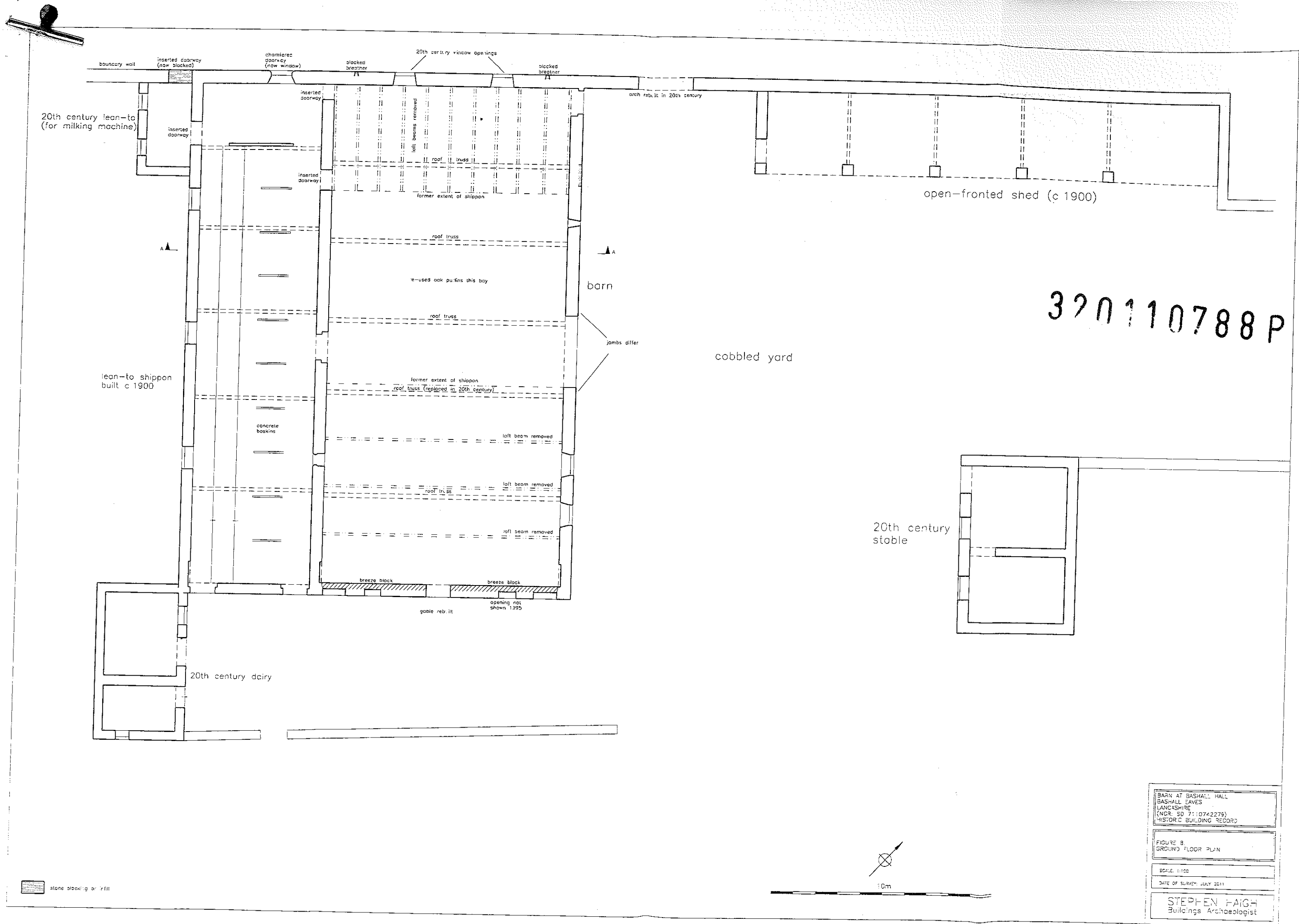
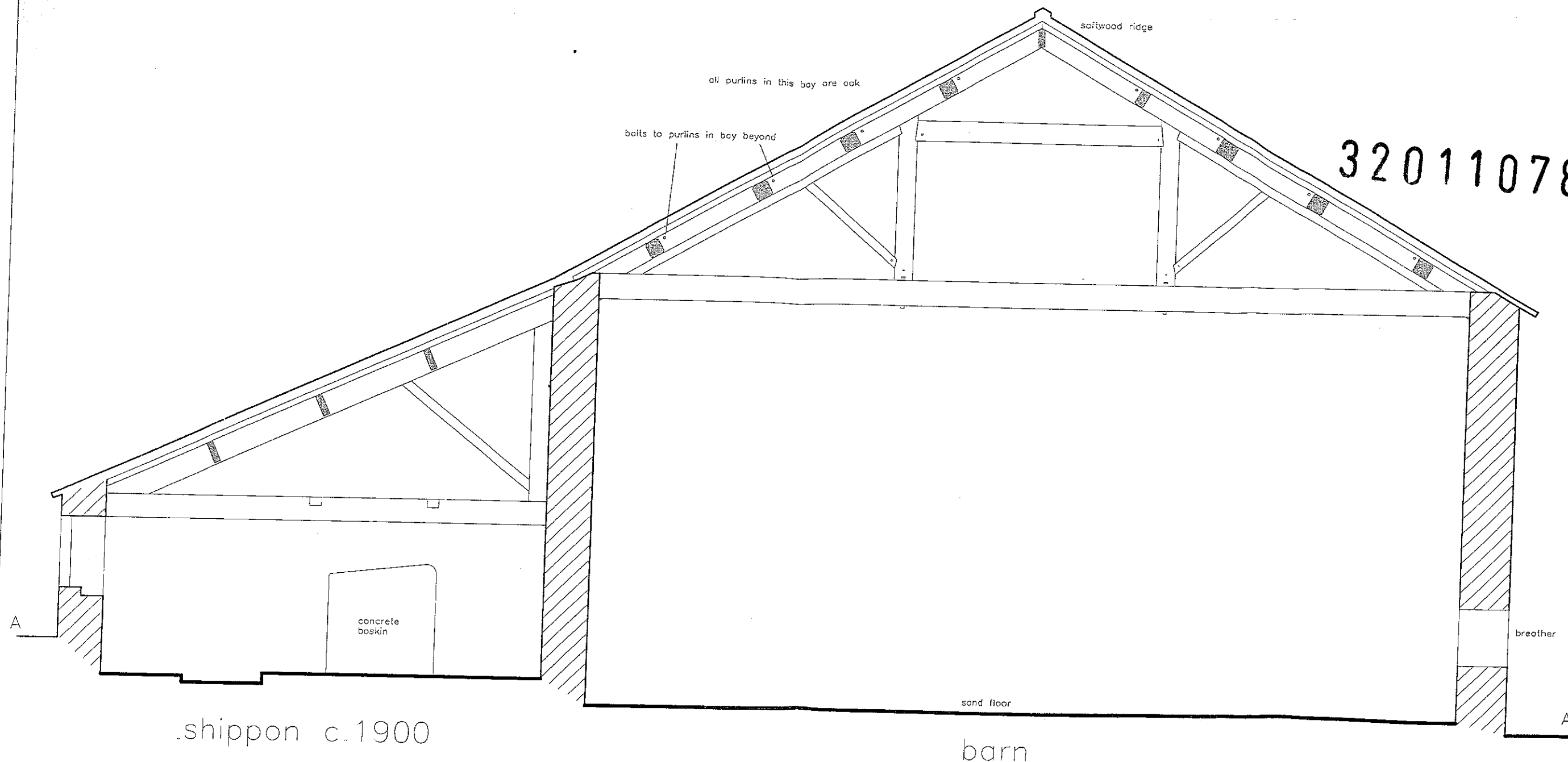


Figure 7: Photographs taken in May 1995
Held at Clitheroe Library, © Barry Barnes

These show the south-east gable before its rebuilding, complete with breathers (which were not retained)



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shippon c.1900

barn

5m

BARN AT BASHALL HALL
BASHALL EAVES
LANCASHIRE
(NGR: SD 7110742279)
HISTORIC BUILDING RECORD

FIGURE 9:
CROSS-SECTION

SCALE: 1:50

DATE OF SURVEY: JULY 2011

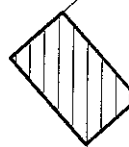
STEPHEN HAIGH
Buildings Archaeologist

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9

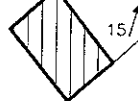
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3

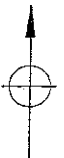
1



15

14

28



50m

1: photograph direction and number

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BARN AT BASHALL HALL
BASHALL EAVES
LANCASHIRE
(NGR: SD 7110742279)
HISTORIC BUILDING RECORD

FIGURE 10:
SITE PLAN
WITH KEY TO PHOTOGRAPHS

SCALE: 1:500

DATE OF SURVEY: JULY 2011

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Buildings Archaeologist

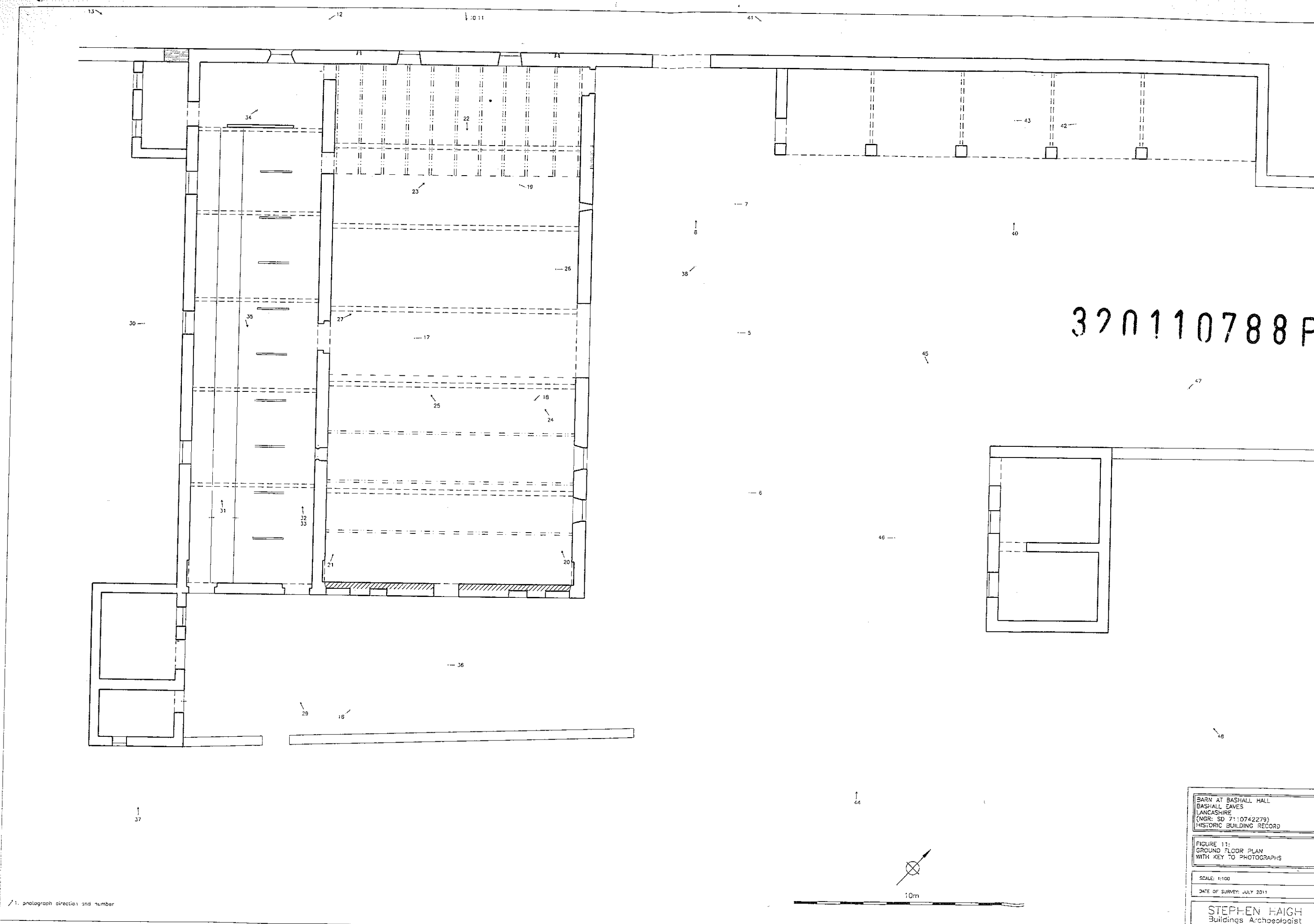
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BARN AT BASHALL HALL
BASHALL EAVES
LANCASHIRE
(NGR: SD 710742279)
HISTORIC BUILDING RECORD

FIGURE 11:
GROUND FLOOR PLAN
WITH KEY TO PHOTOGRAPHS

SCALE: 1:100
DATE OF SURVEY: JULY 2011

STEPHEN HAIGH
Buildings Archaeologist



1. photograph direction and number



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

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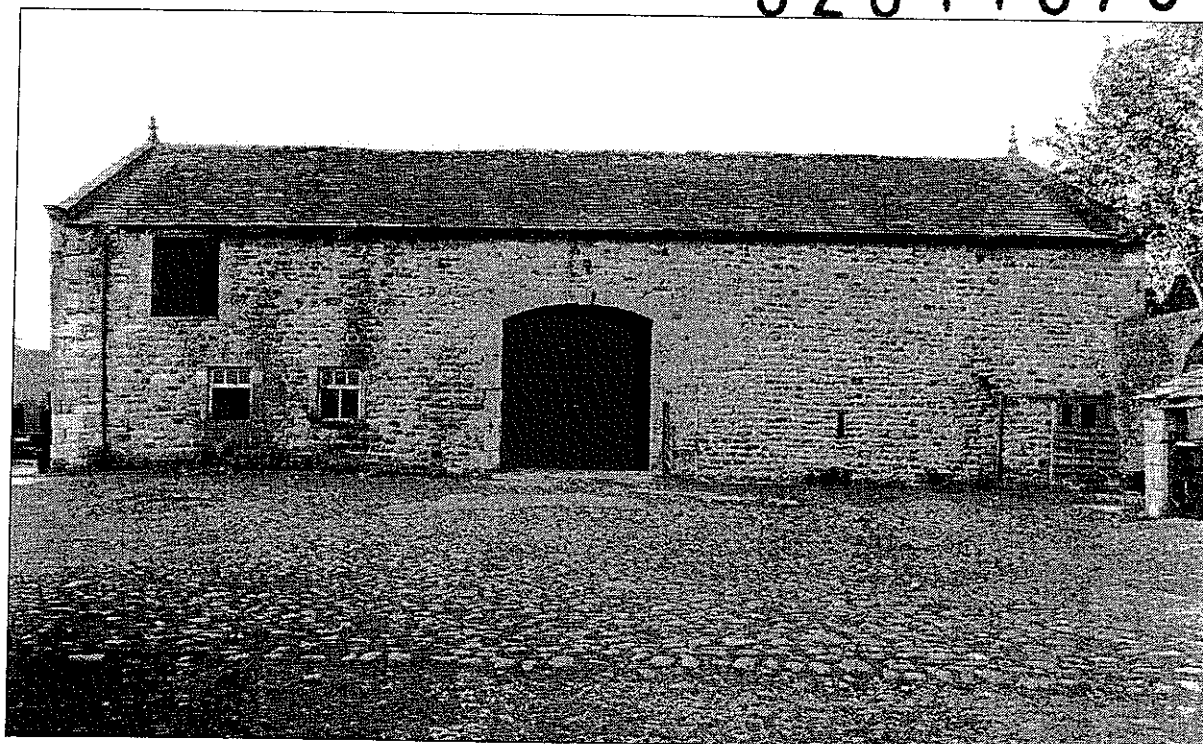


Photo 2: Barn: front elevation

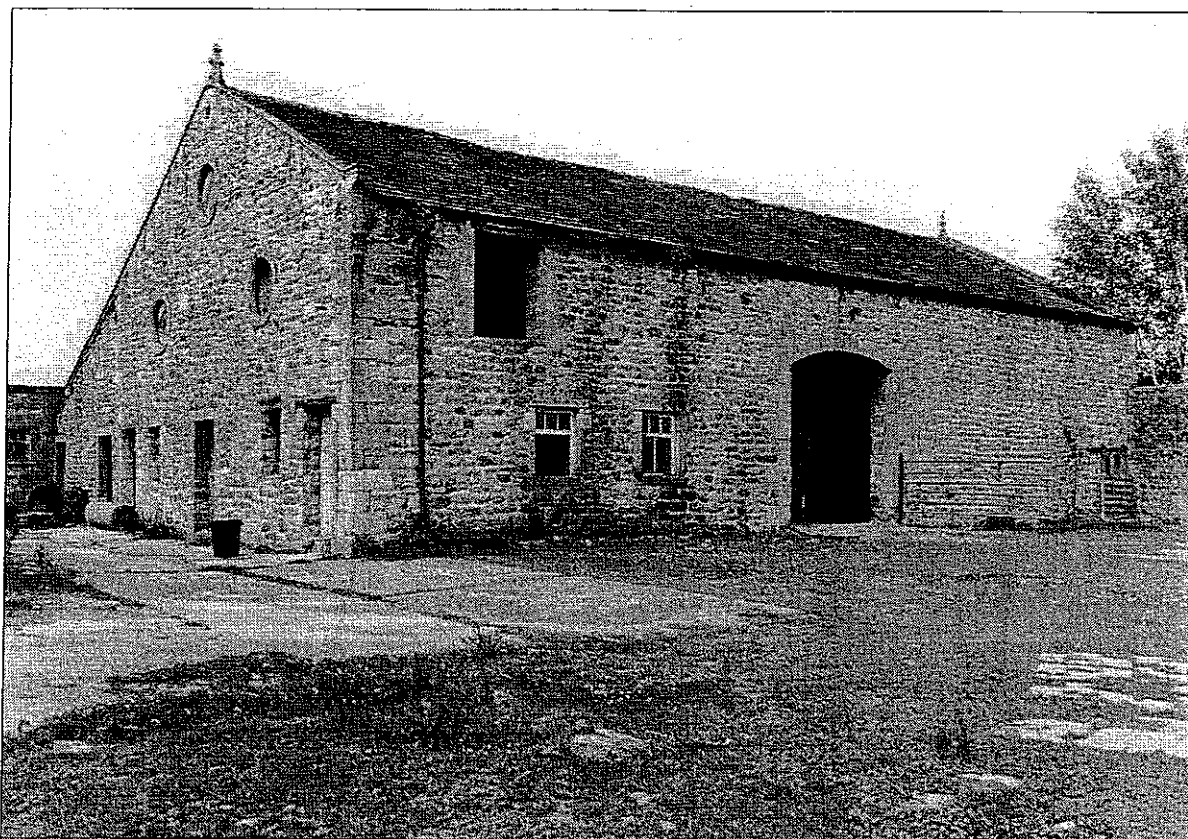


Photo 3: The barn, from the east

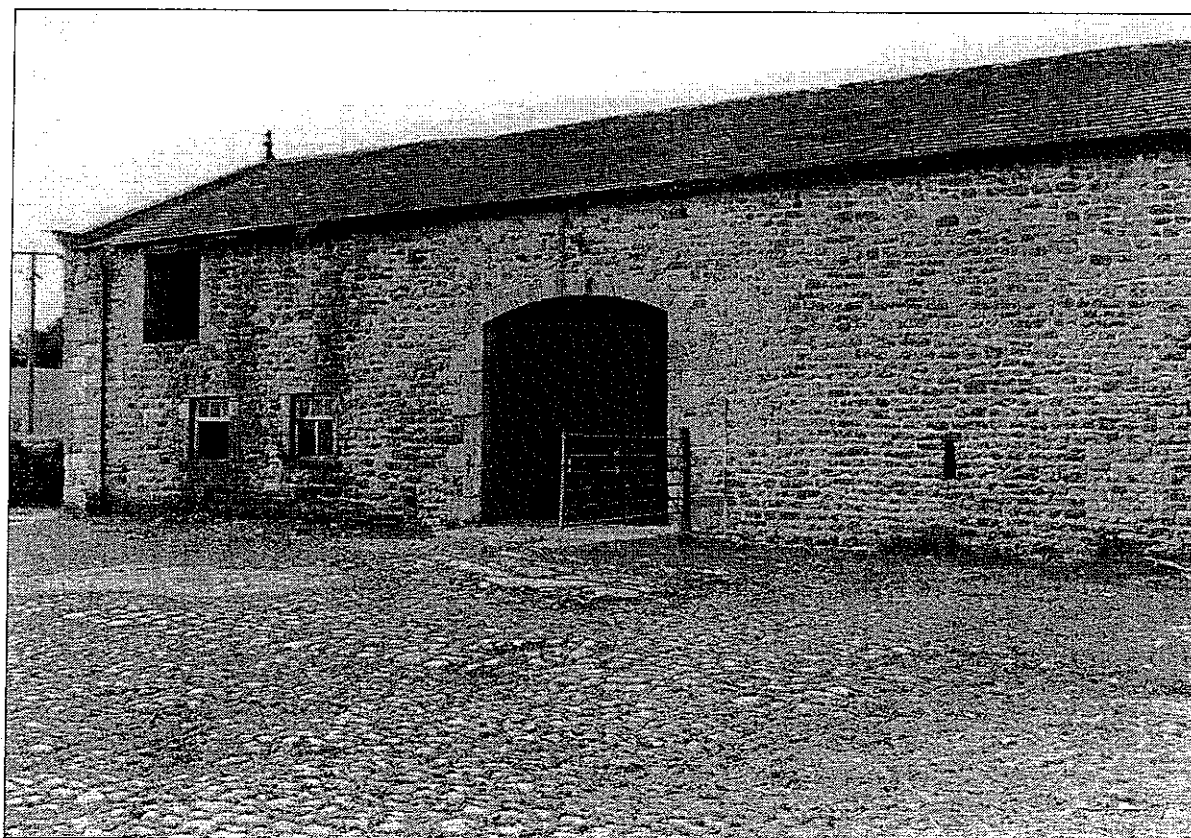


Photo 4: The barn, from the north



Photo 5: Barn: cart entrance

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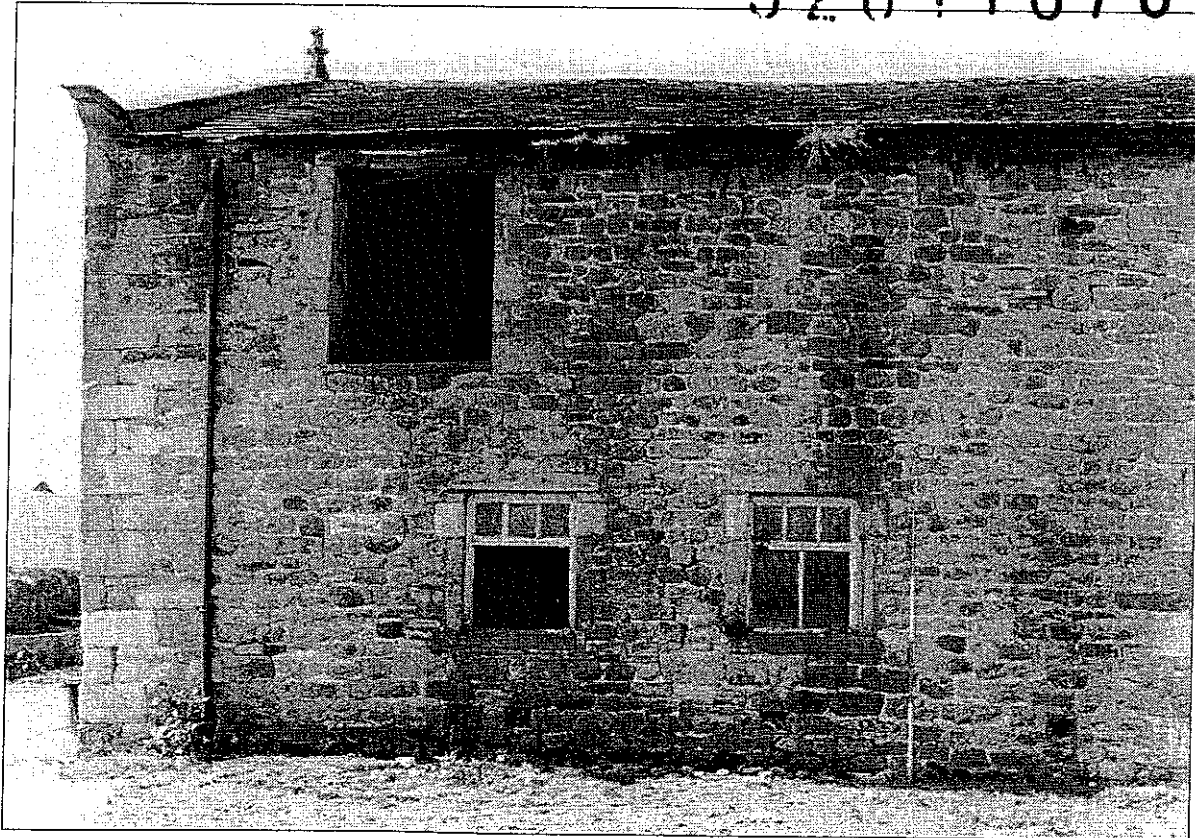


Photo 6: Barn: front elevation, left-hand end

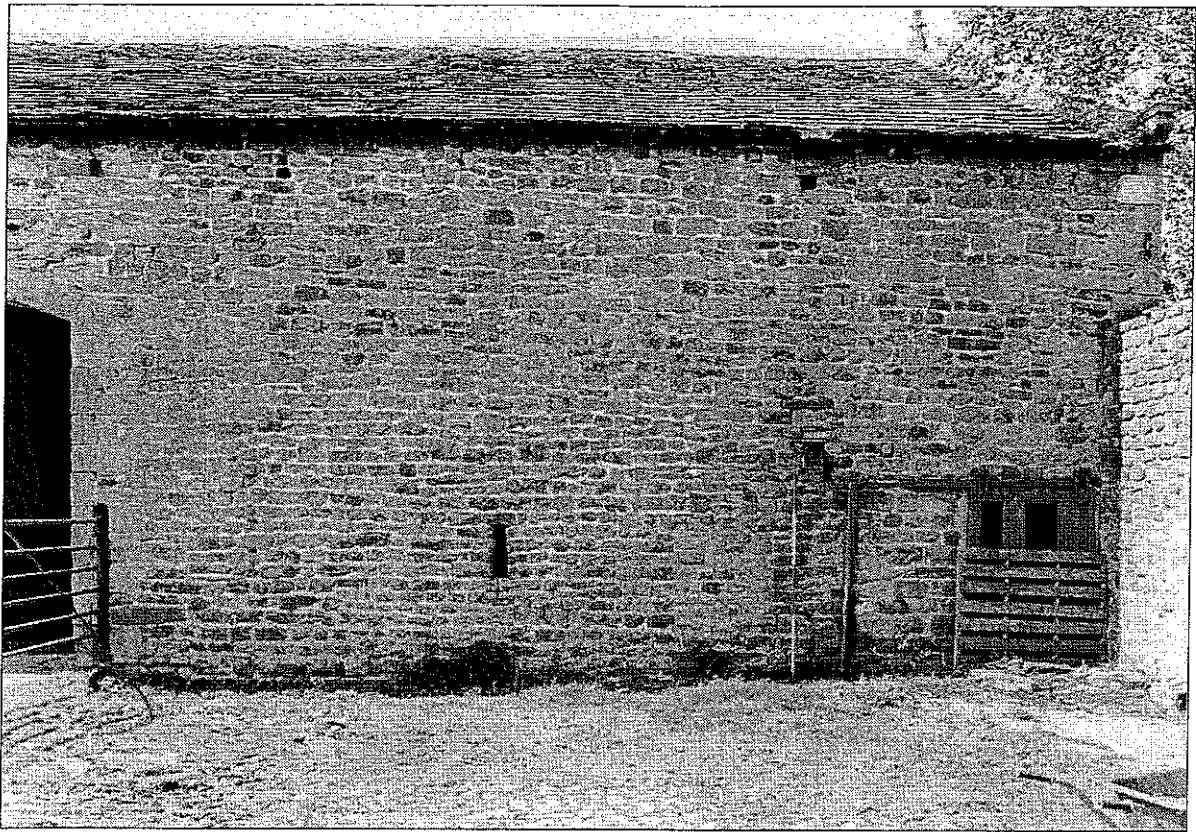


Photo 7: Barn: front elevation, right-hand end



Photo 8: Garden wall to east of barn

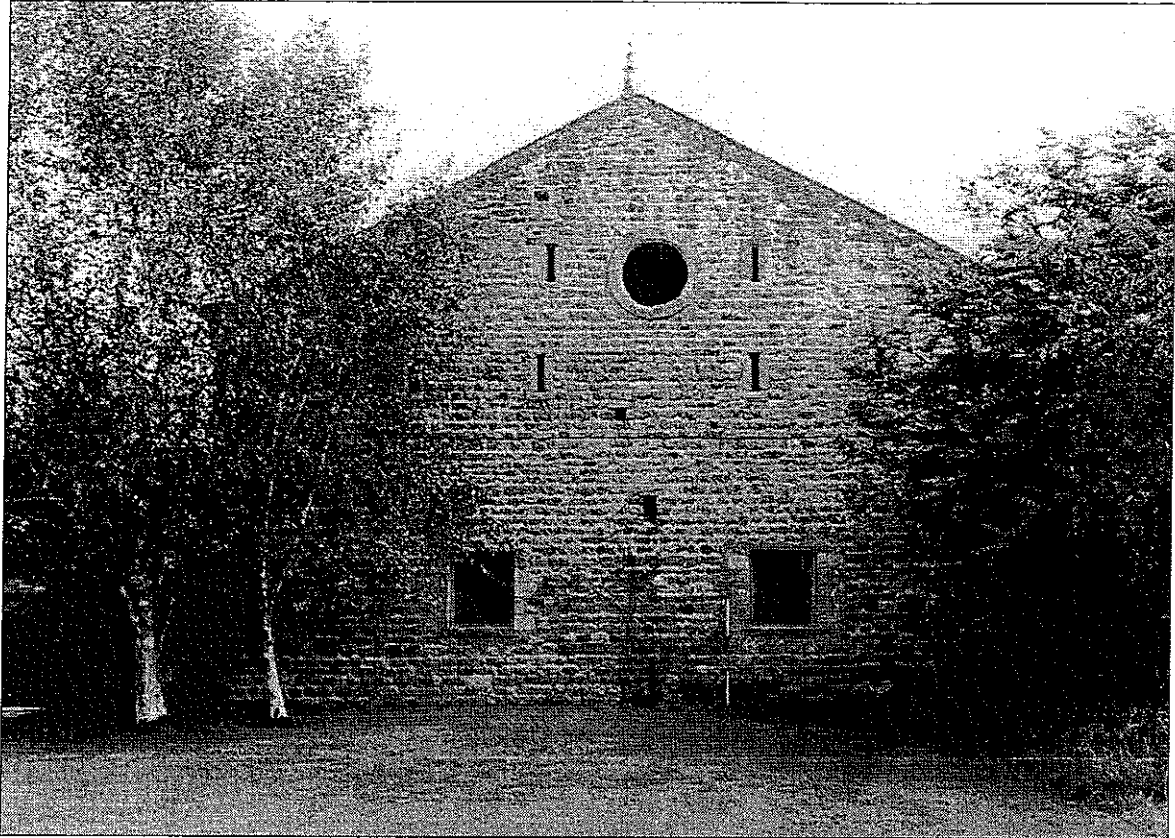


Photo 9: Barn: north-west gable

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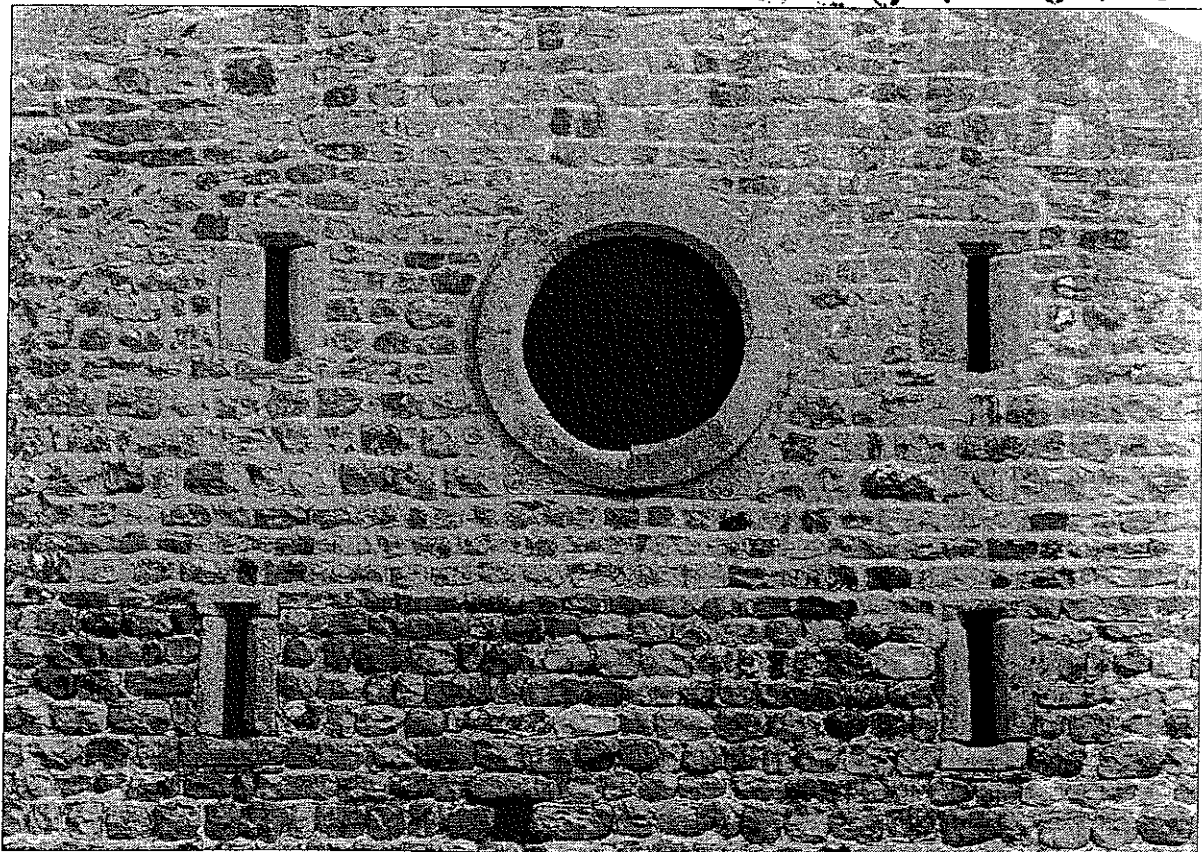


Photo 10: Barn: detail of oculus and breathers, north-west gable

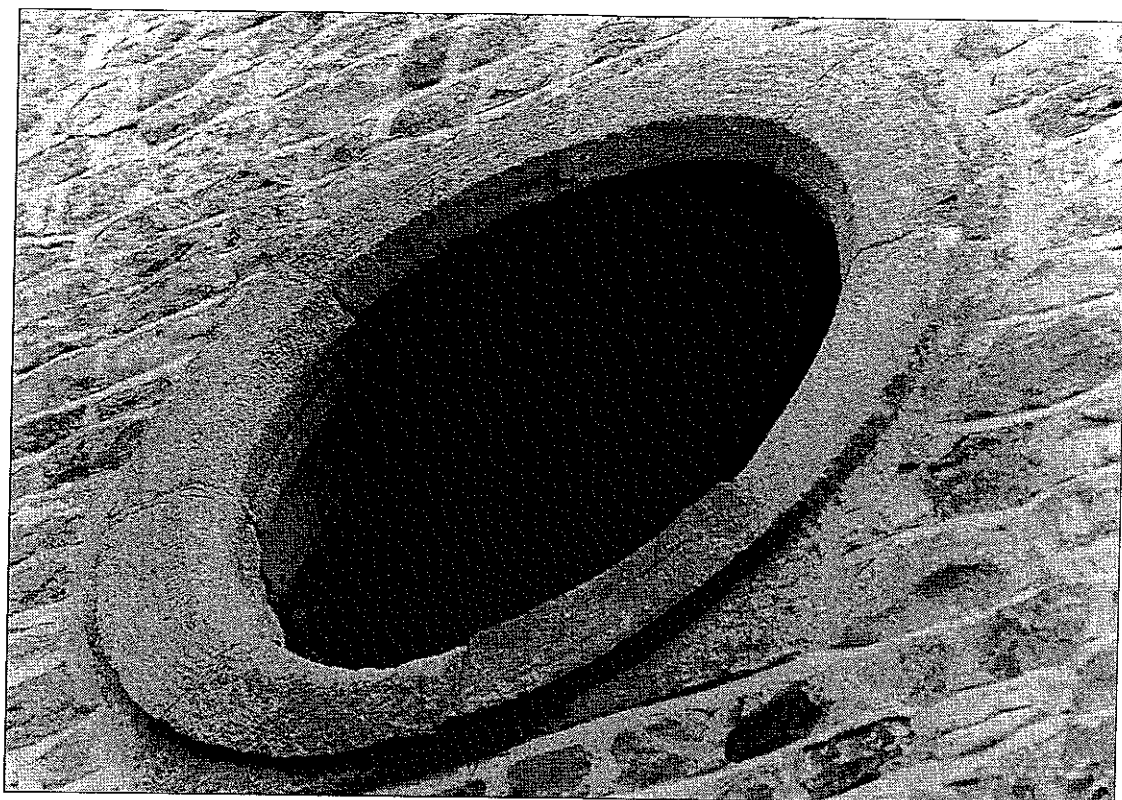


Photo 11: Barn: detail of oculus, north-west gable

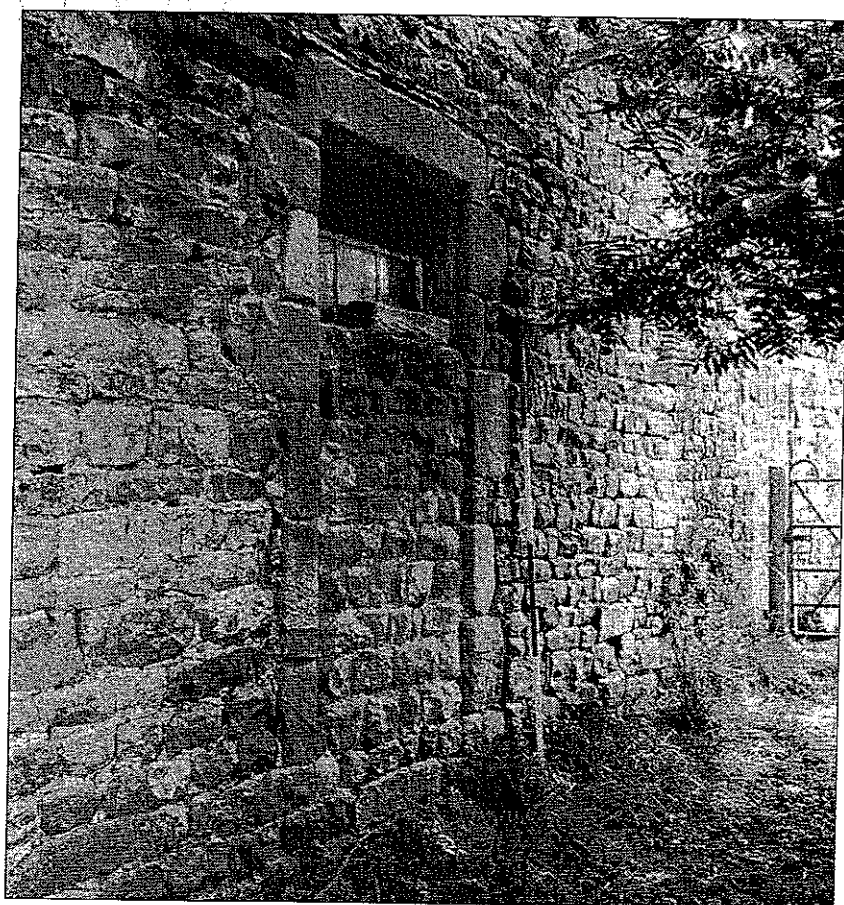


Photo 12: Blocked doorway in boundary wall to west of barn

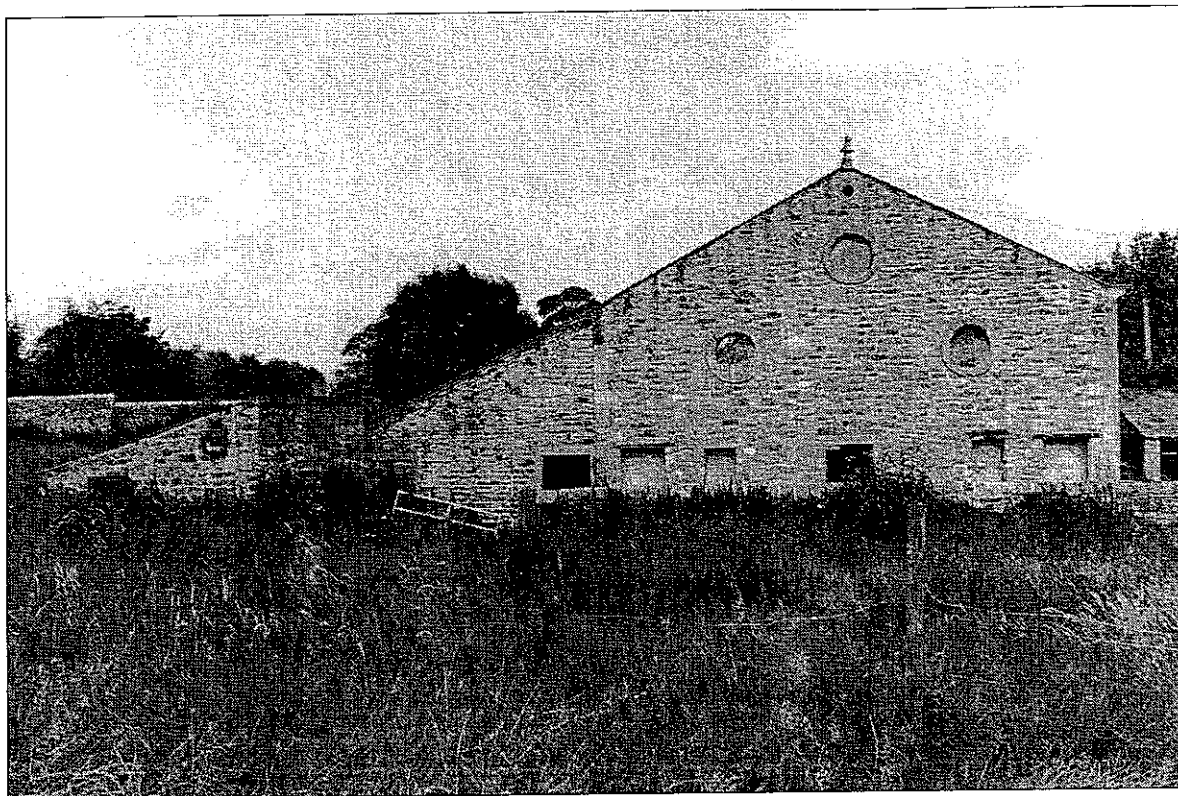


Photo 14: The barn: rebuilt south-east gable

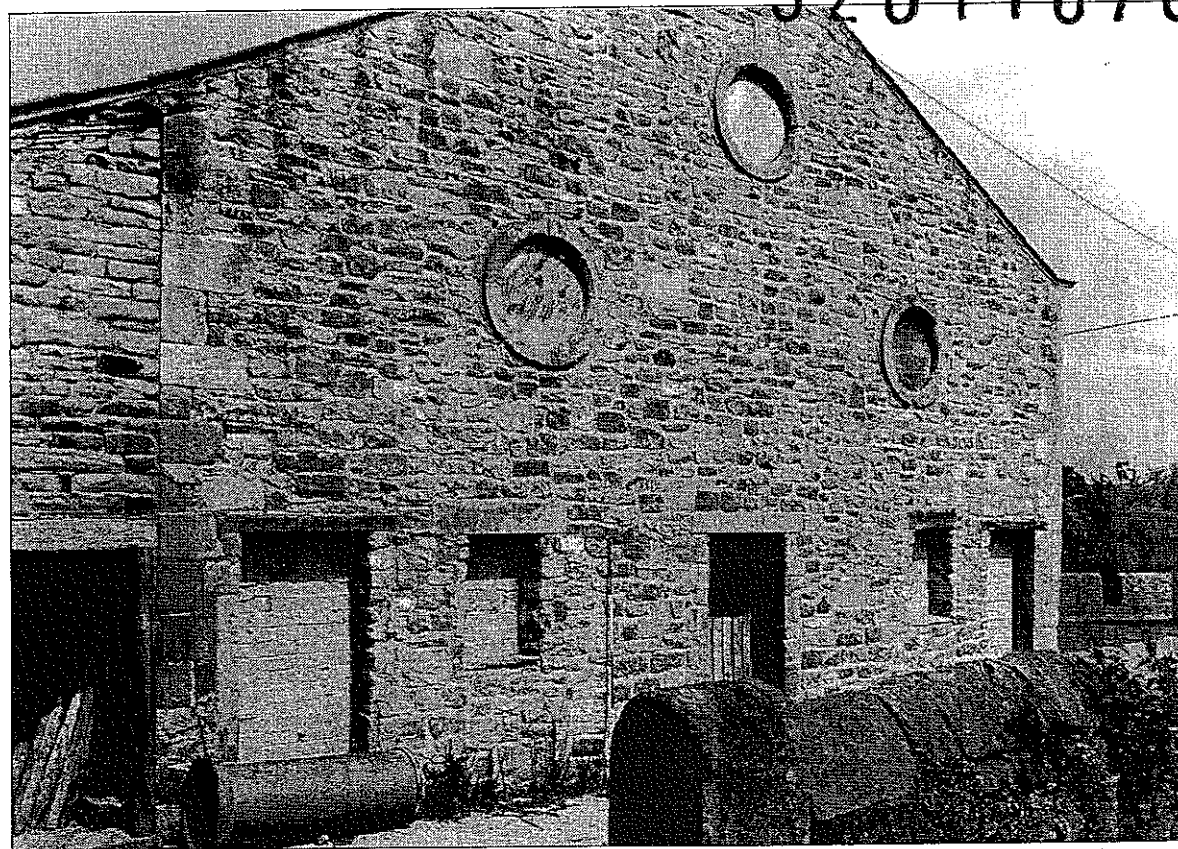


Photo 15: The barn: rebuilt south-east gable

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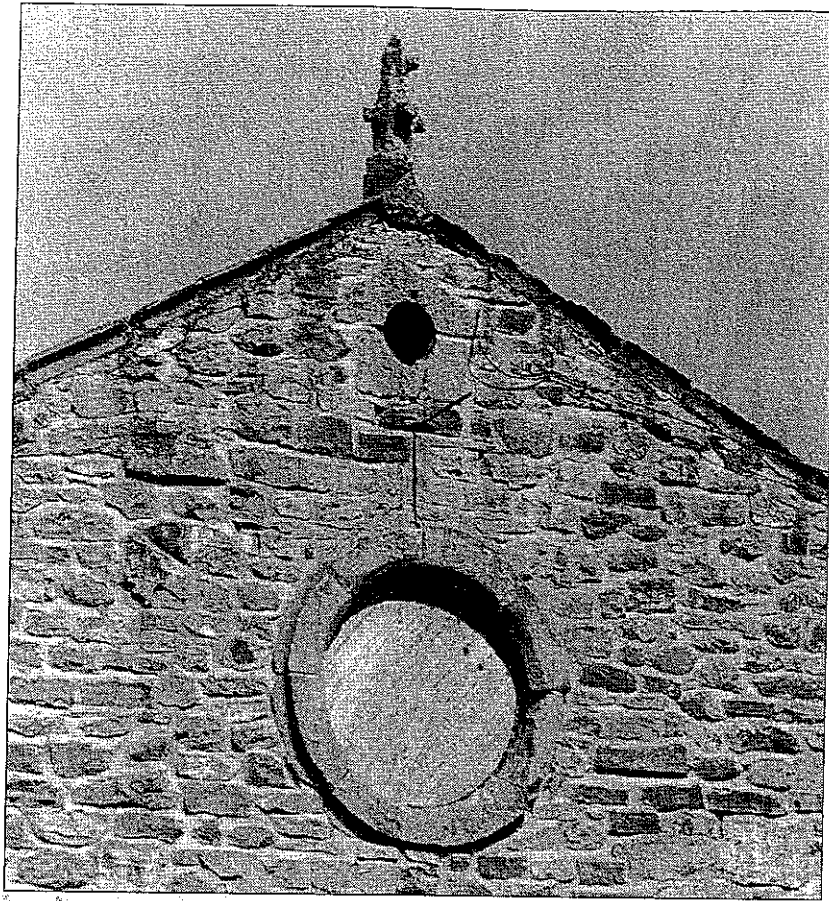


Photo 16: The barn: detail of upper part of rebuilt south-east gable

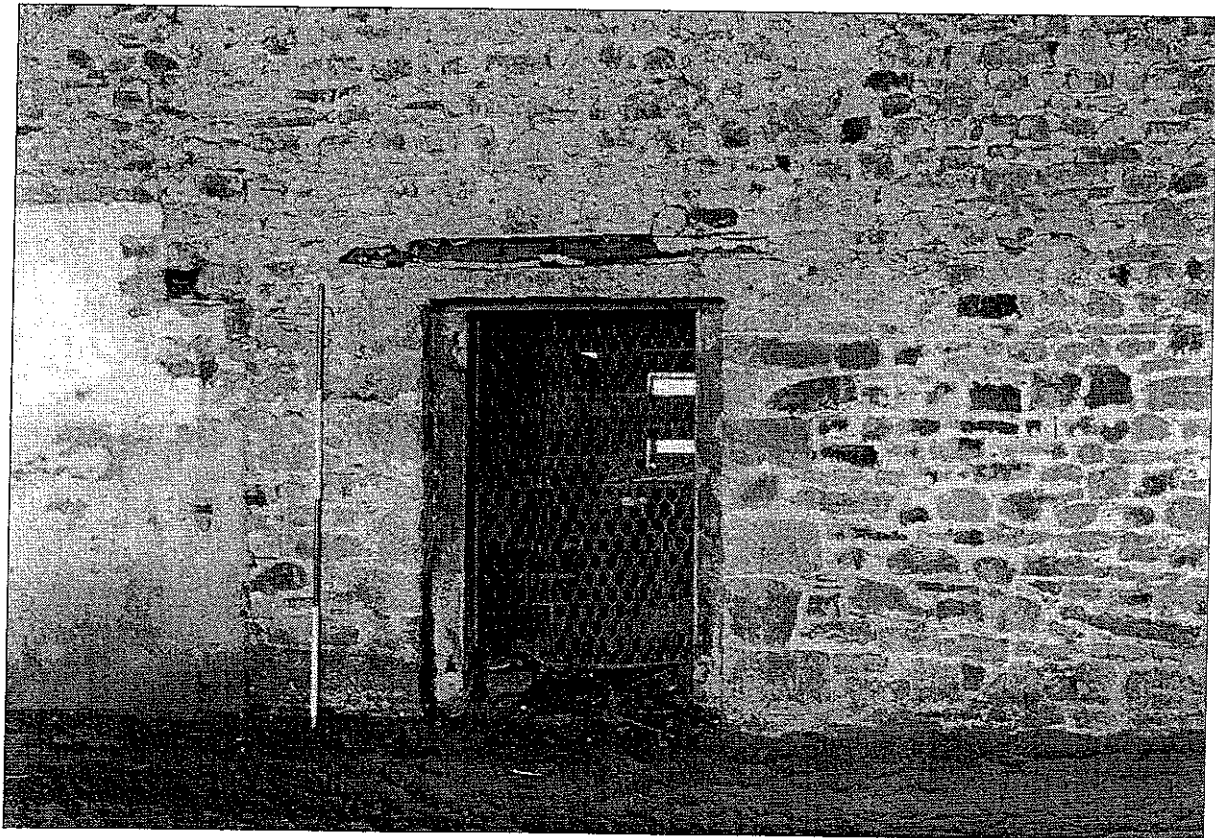


Photo 17: The barn: central doorway in south-west side

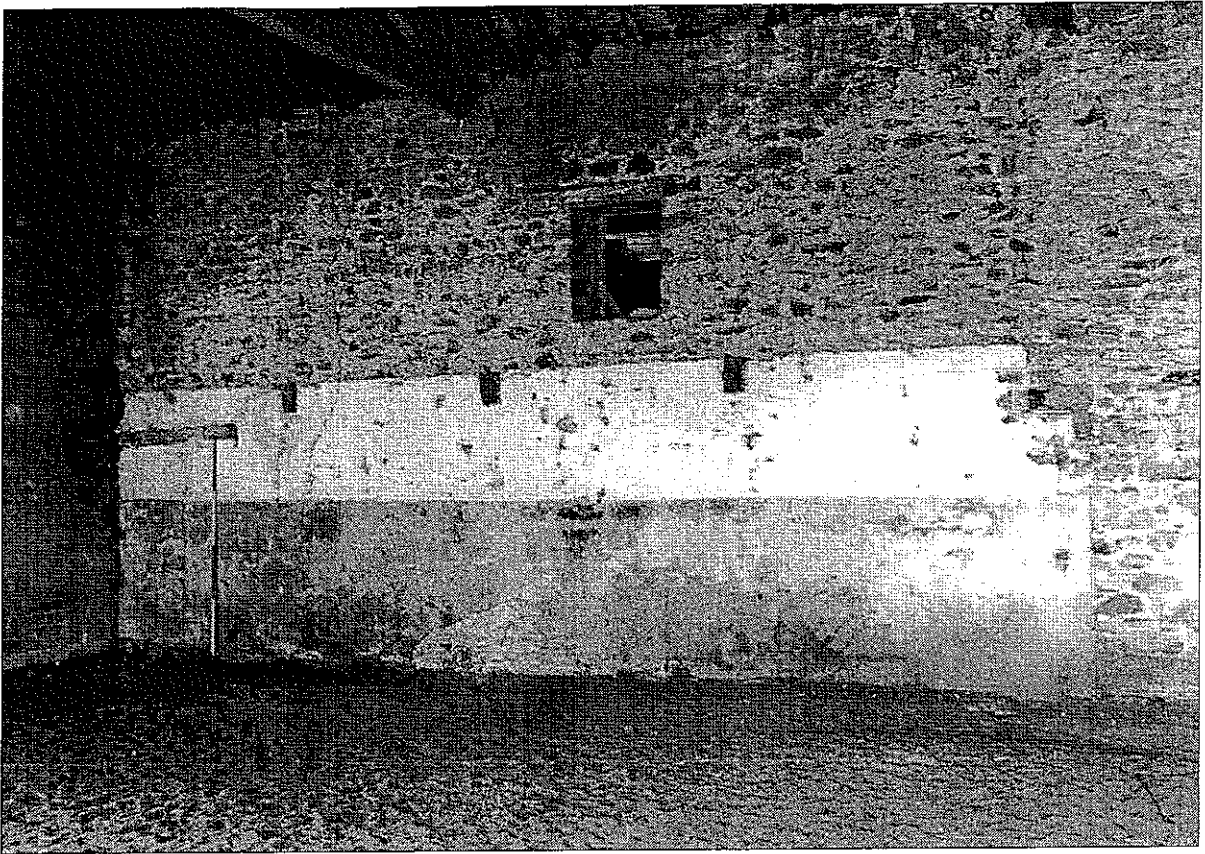


Photo 18: The barn: former shippon in south-east end



Photo 19: The barn: former shippon in north-west end

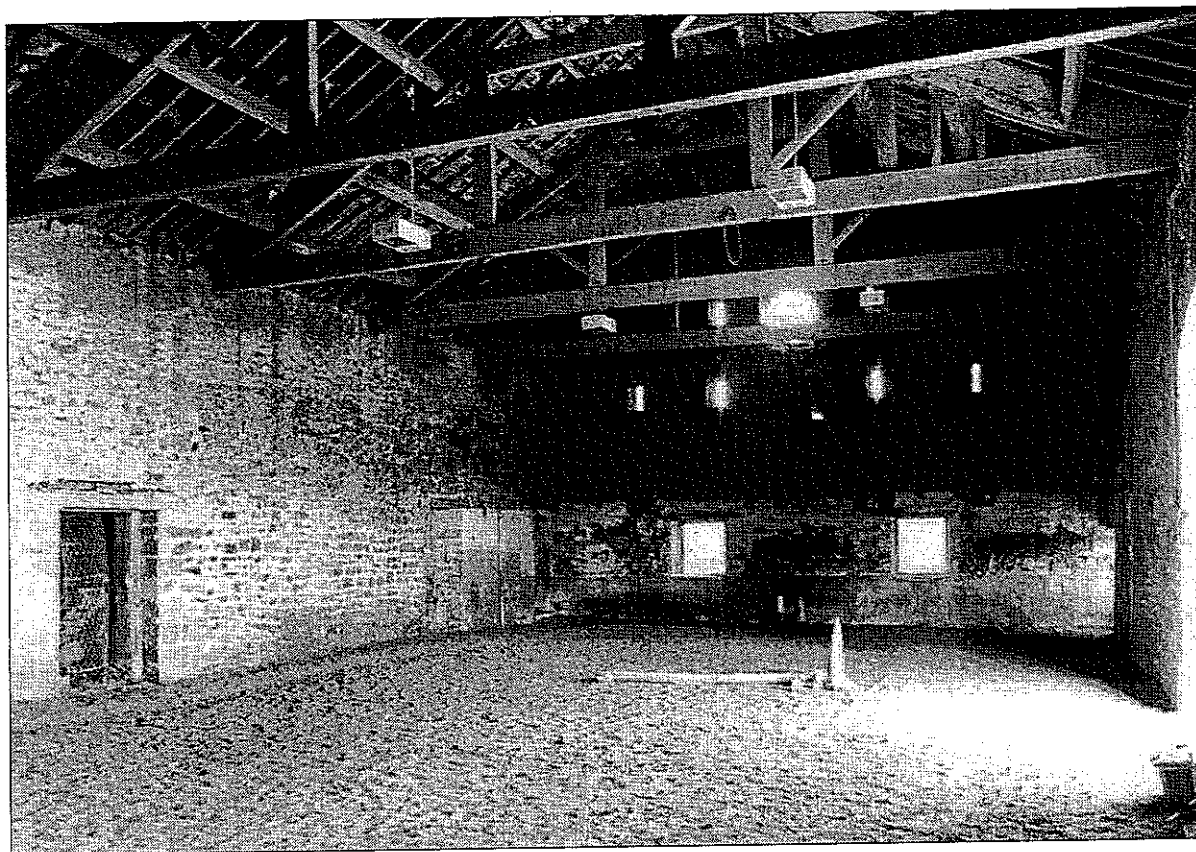


Photo 20: The barn: interior, from the east

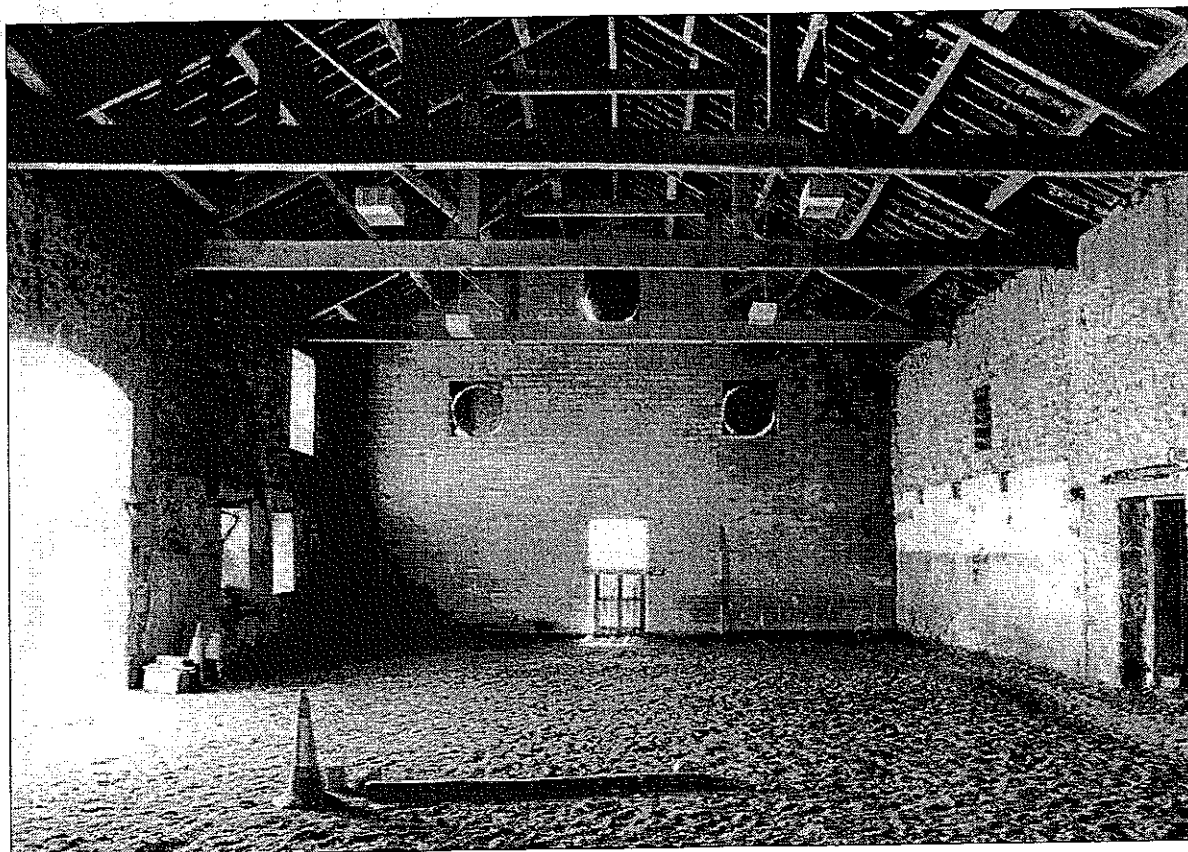


Photo 22: The barn: interior, from the north-west

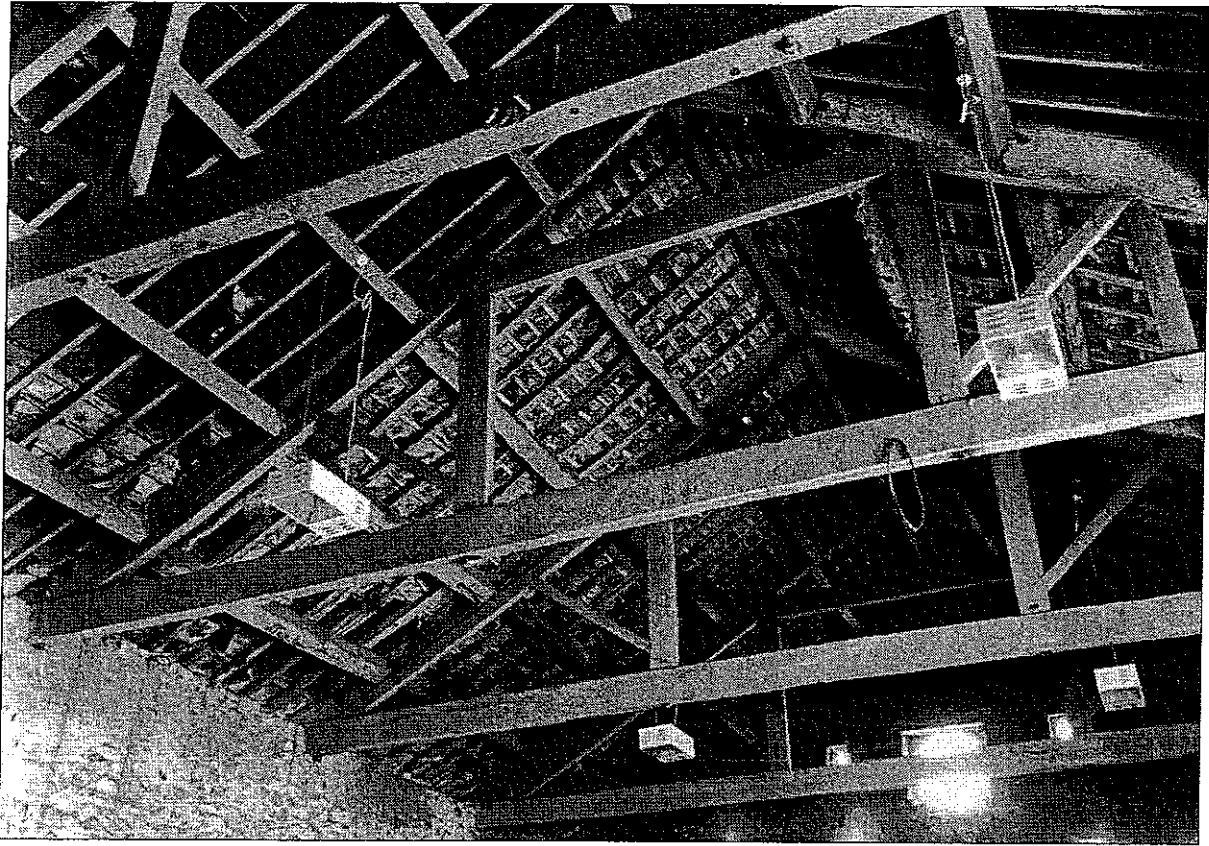


Photo 24: The barn: roof trusses, from the south-east

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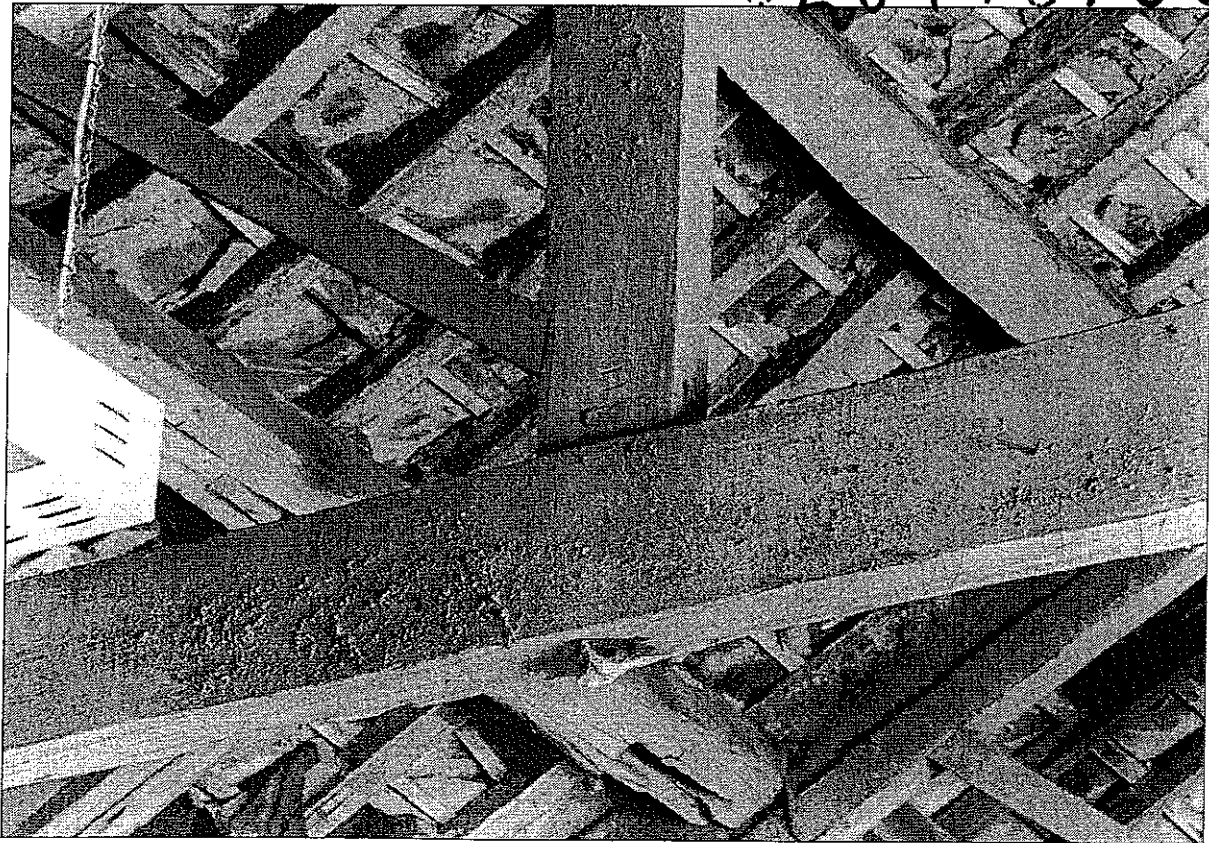


Photo 25: The barn: detail of joint and numbering on roof truss

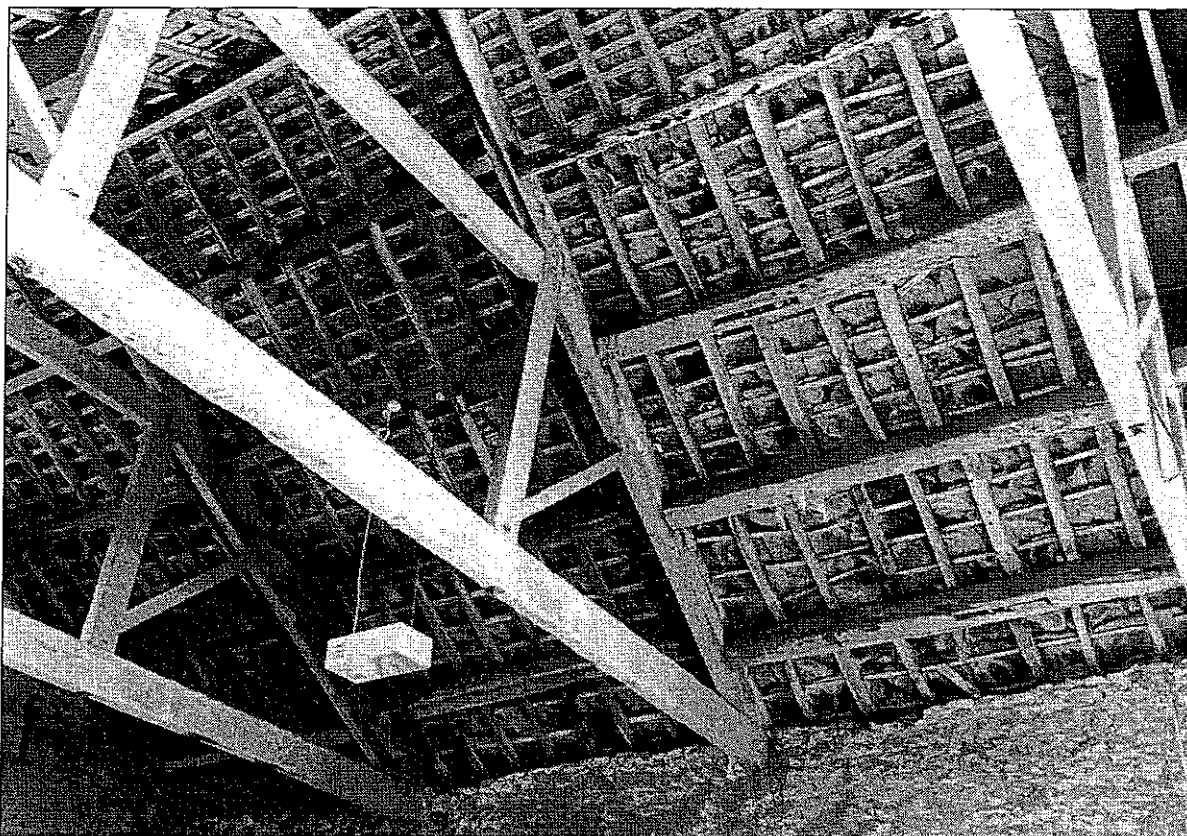


Photo 27: The barn: oak purlins in bay four, north-east pitch



Photo 28: Barn and rear lean-to etc, from the south

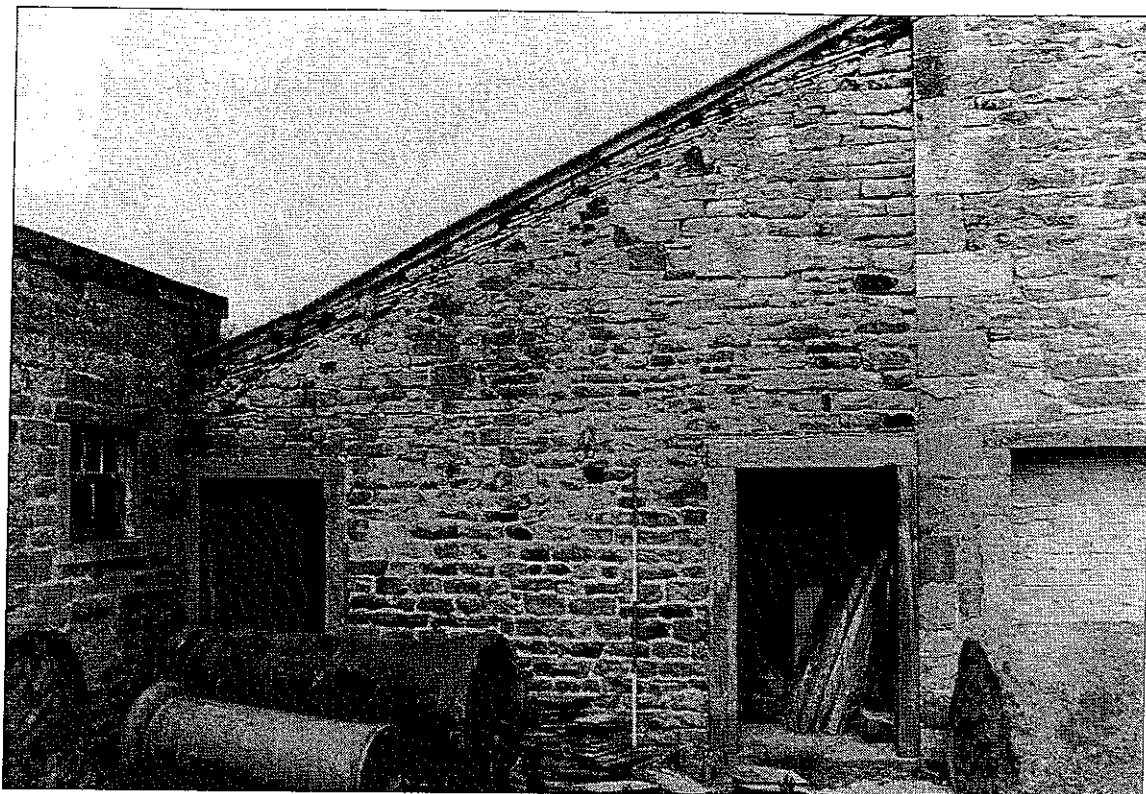


Photo 29: Rear lean-to, from the south-east

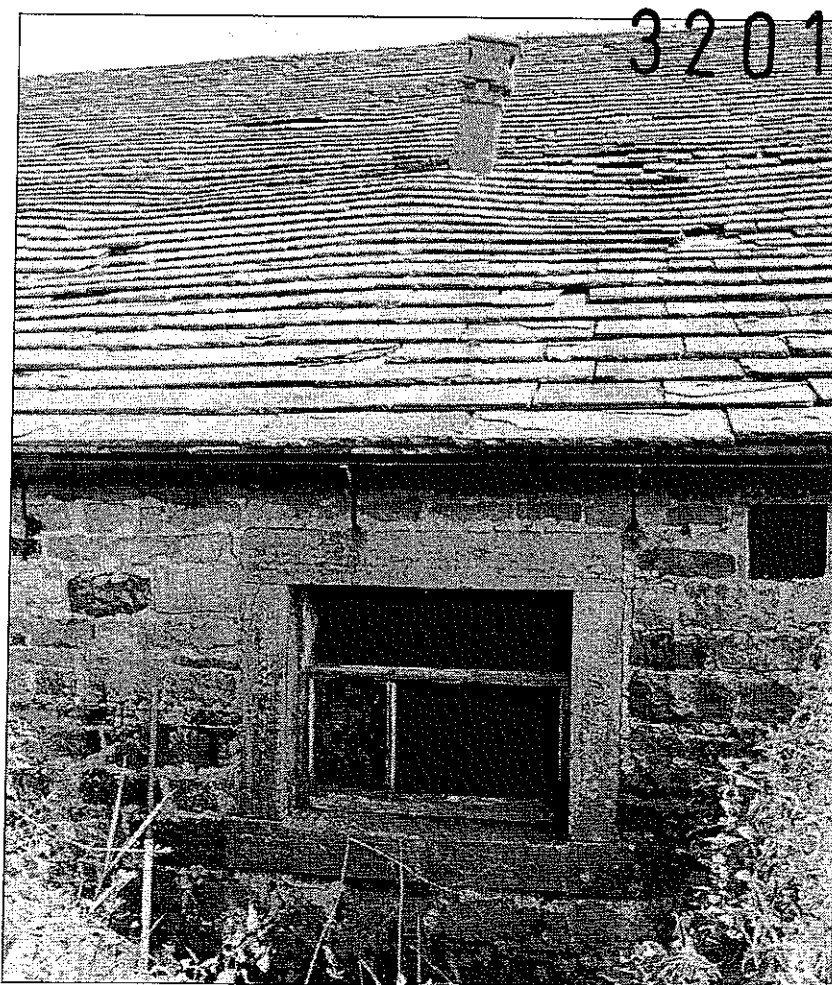


Photo 30: Rear lean-to: detail of window

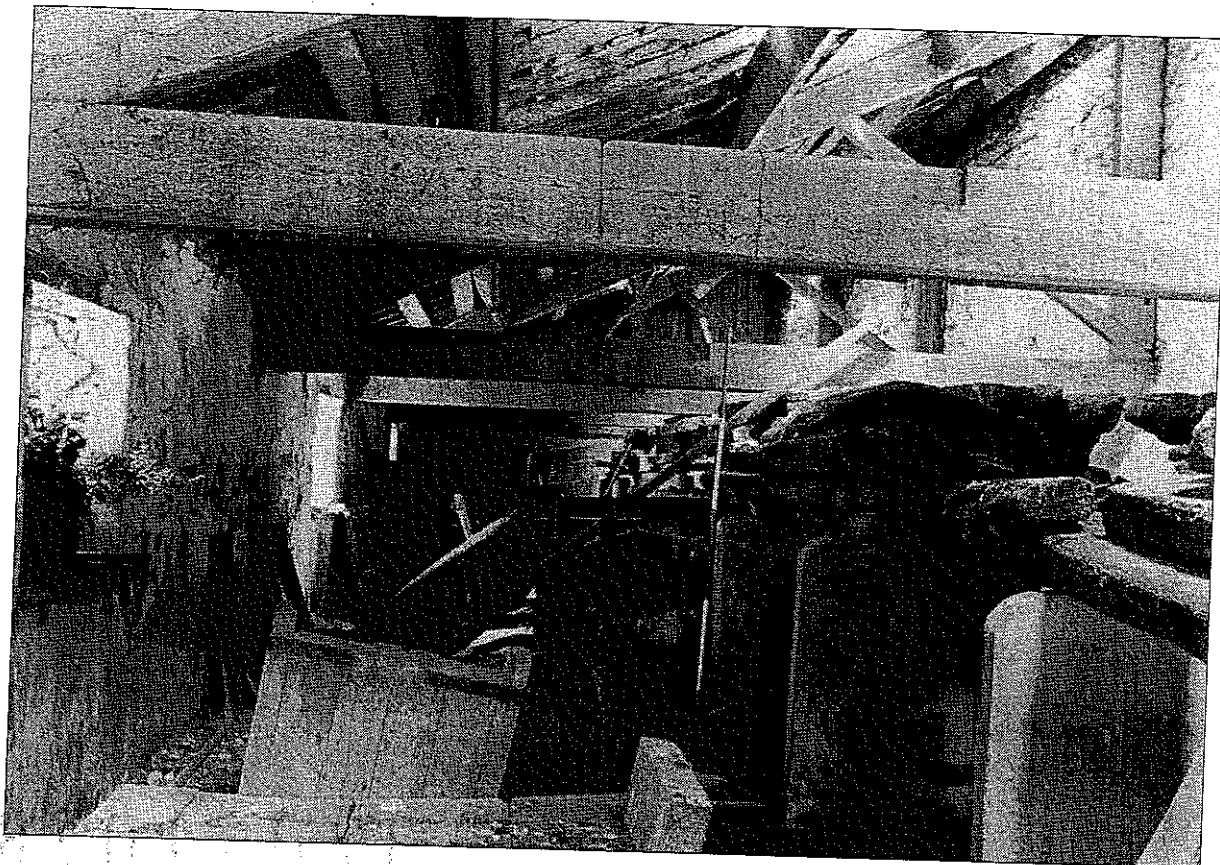


Photo 31: Rear lean-to: interior

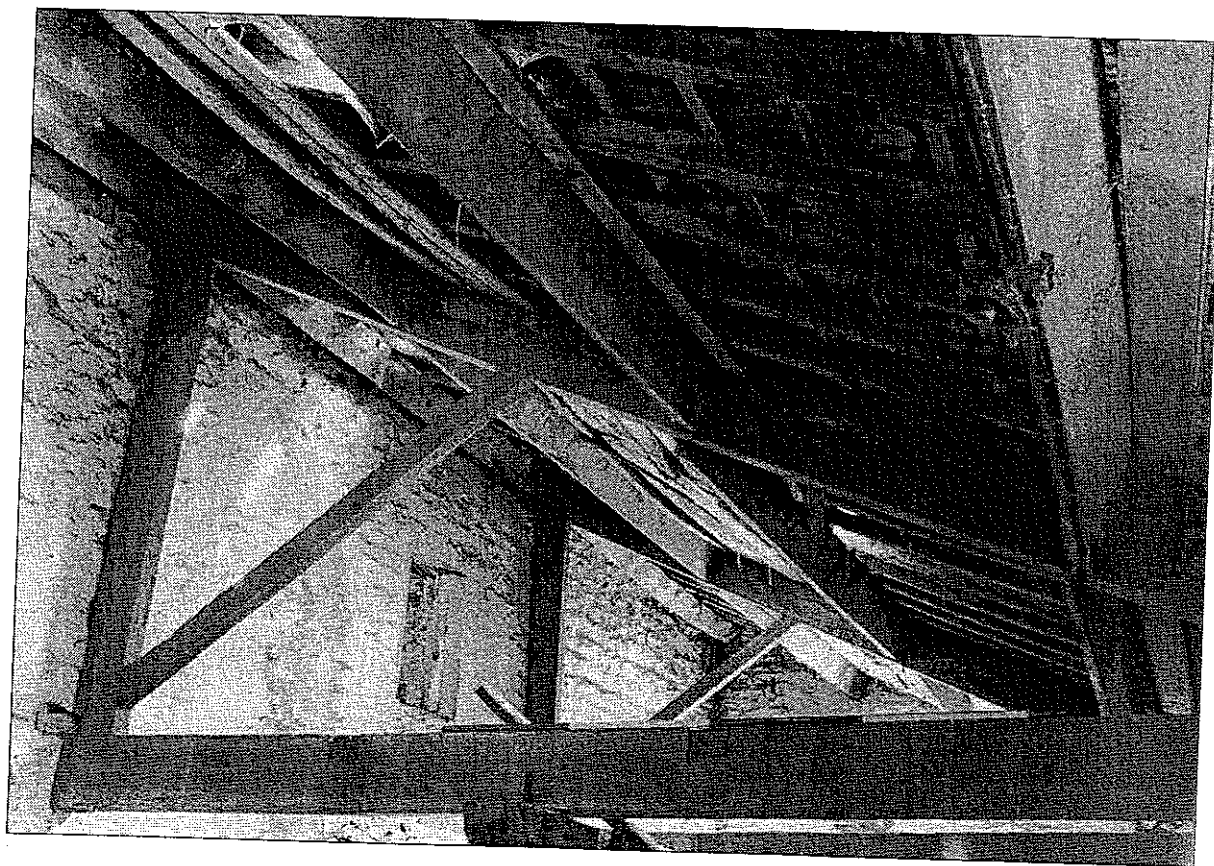


Photo 35: Rear lean-to: roof structure



Photo 36: Former dairy, from the north-east

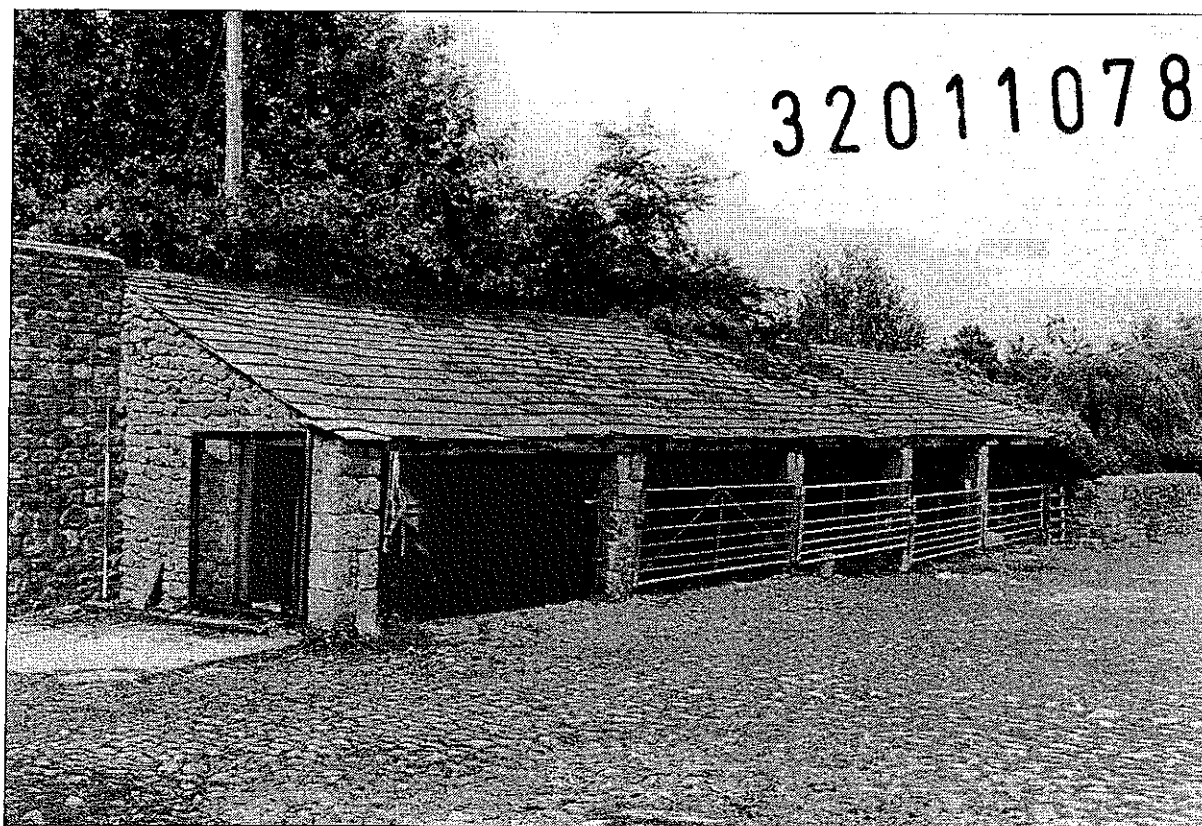


Photo 38: Open-fronted shed, from the south

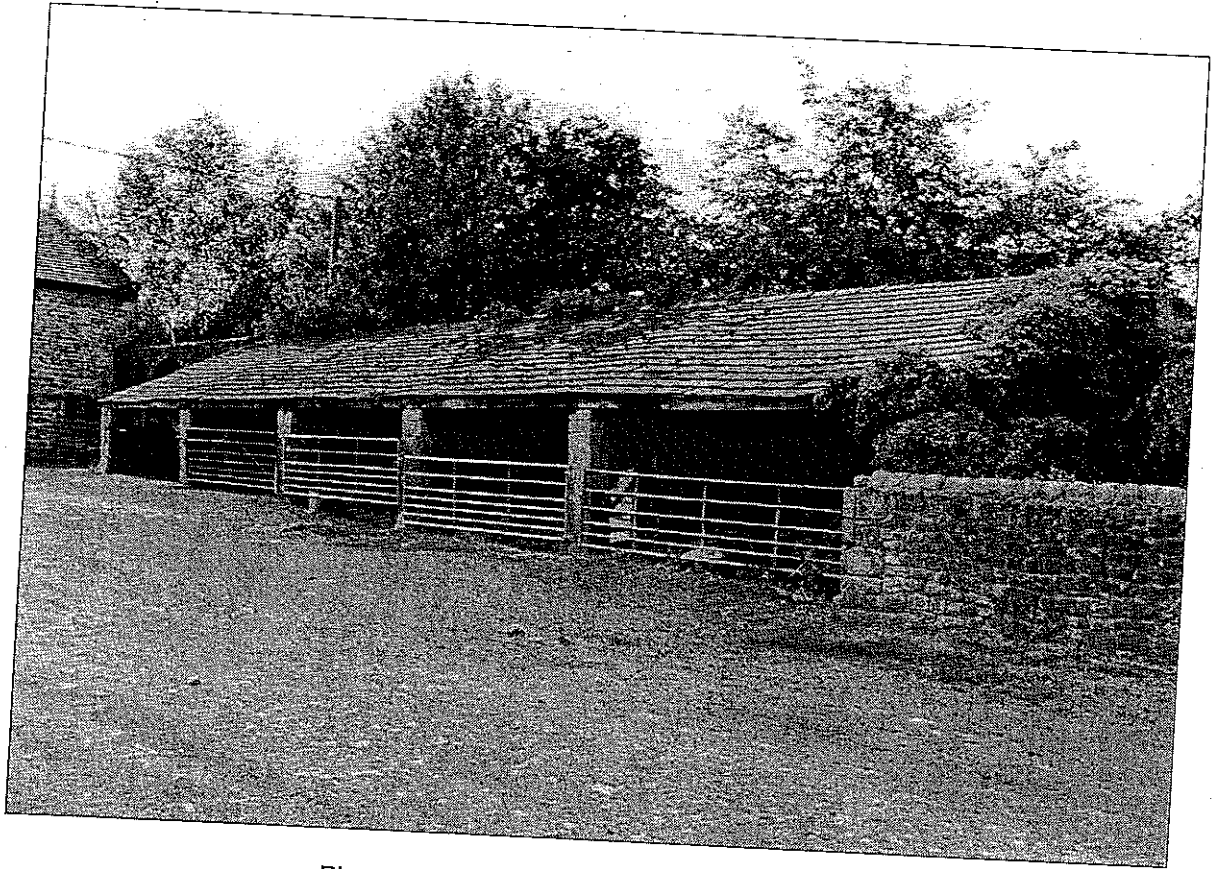


Photo 39: Open-fronted shed, from the east

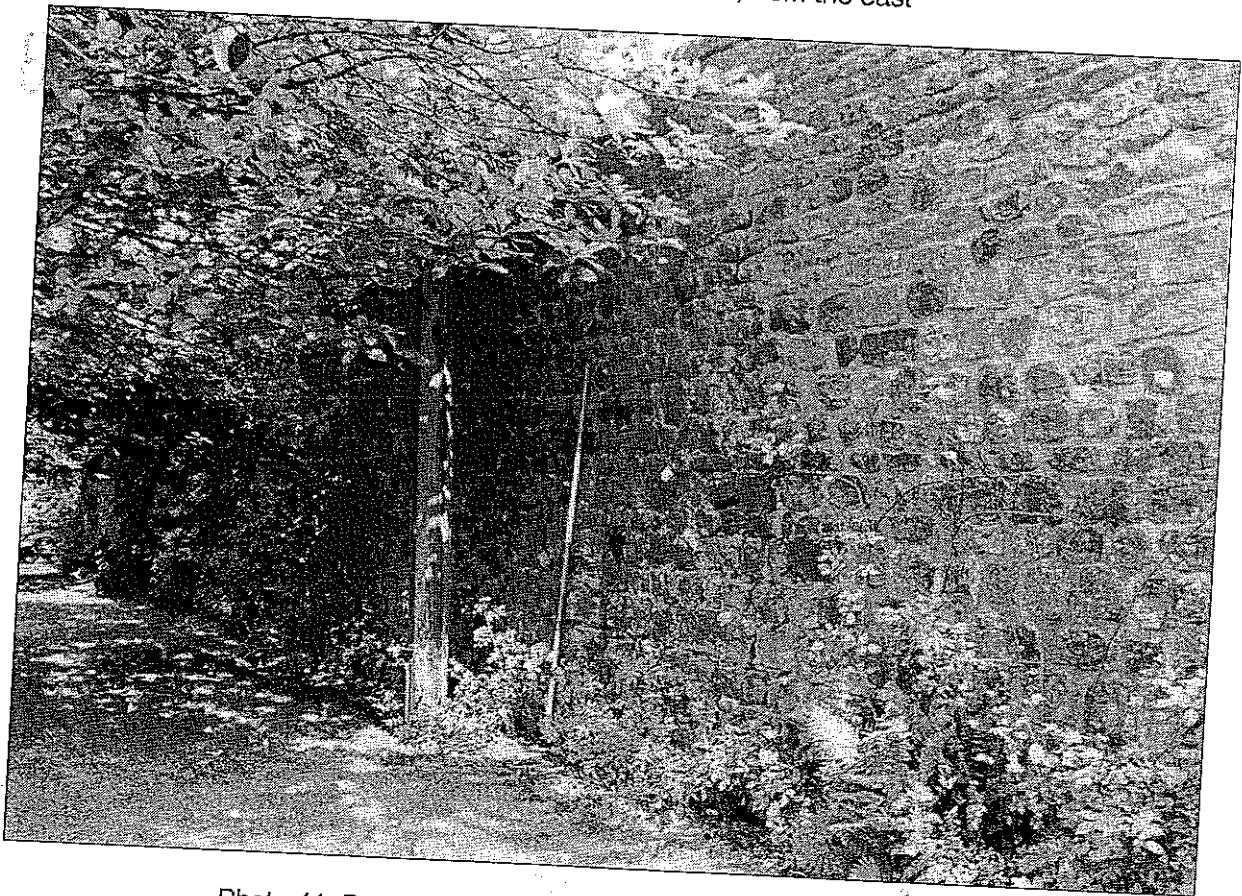


Photo 41: Boundary wall to garden, on which lean-to shed built

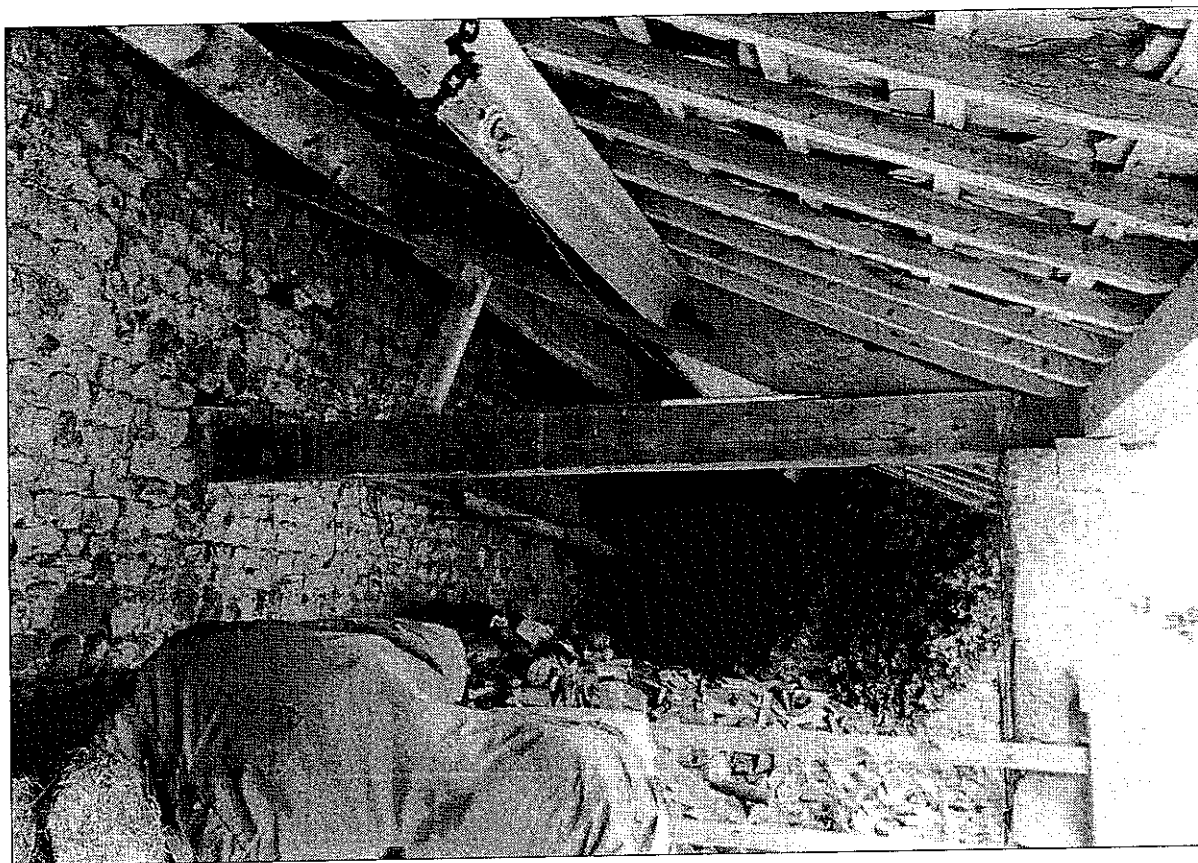


Photo 42: Open-fronted shed: roof structure

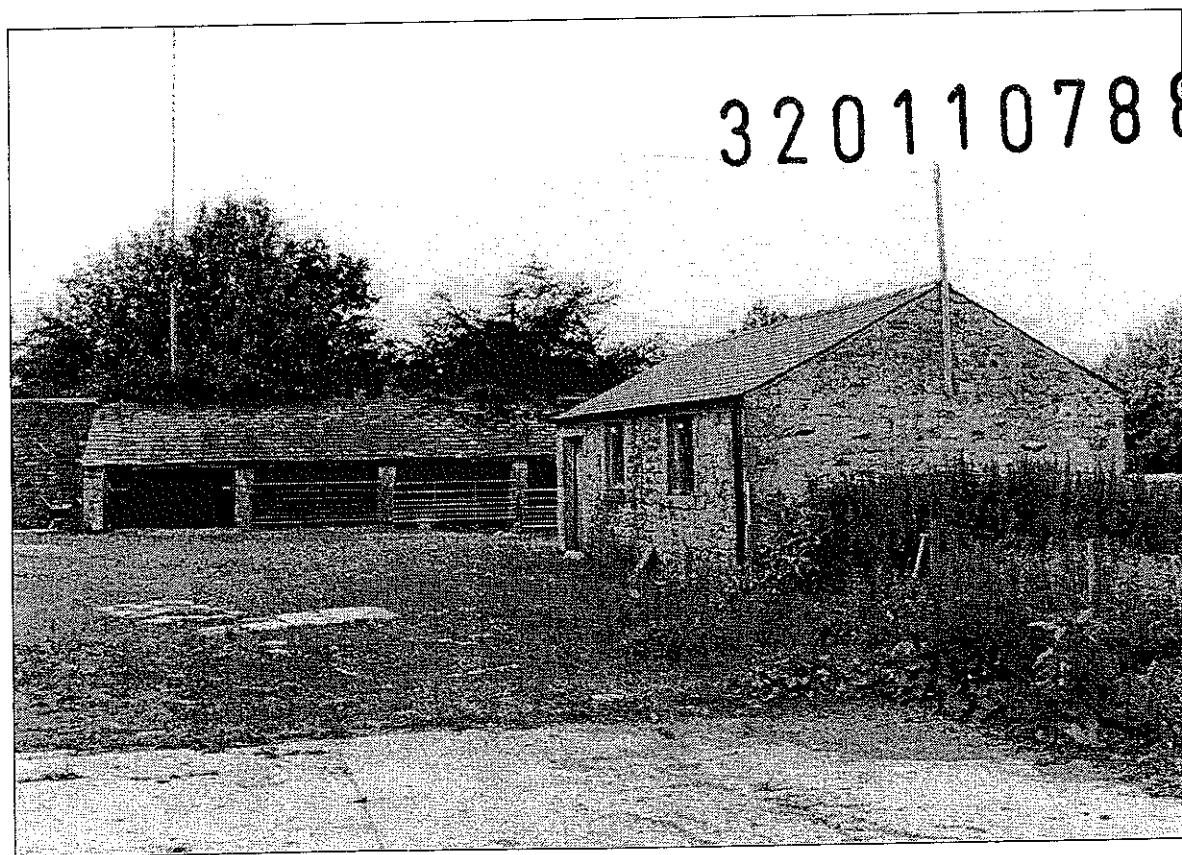


Photo 44: Stable, from the south-east

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Barn at Bashall Hall
Bashall Eaves, Lancashire:
Heritage Statement

August 2011

STEPHEN HAIGH

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BARN AT BASHALL HALL, BASHALL EAVES, LANCASHIRE:

HERITAGE STATEMENT

1 Introduction

- 1.1 The barn at Bashall Hall is an economically redundant farm building which is listed as being of special architectural or historic interest (grade II). It stands at the south-west end of a yard, around which are other (unlisted) farm buildings, 60m to the south of Bashall Hall, and has a rural setting located about 3km north-west of Clitheroe, at NGR SD 7110742279.
- 1.2 This document provides a summary of the historical significance of the building and site, to support a forthcoming planning and listed building consent application by the owner Mr D Barnes (via his agent Reedley Town Planning and Architectural Consultancy), for the conversion of the barn to a dwelling.¹ It has been produced by Stephen Haigh (a buildings archaeologist with over 15 years professional experience in the north of England), and is intended to be read in conjunction with the separate, factual historic building record report.²

2 Proposed development

- 2.1 The development proposed for the site would involve the conversion of the barn to a single dwelling, together with the demolition of two minor and poorly built 20th century additions. The existing access, cobbled yard and other outbuildings associated with the building would be retained.

3 Statement of significance

- 3.1 As a grade II listed building since 1954, the barn at Bashall Hall is nationally important as a large barn, ostensibly of the early 18th century, and closely associated with Bashall Hall itself both historically and architecturally. As well as being of some individual architectural significance, it is valuable in the contribution it makes to the coherent group of historic buildings and structures at the Hall (the wider site of which includes seven individually listed items), by its size, architectural features, and position in relation to the Hall and its grounds. Partial rebuilding and the loss of all internal structures and divisions mean that it has little significance in terms of the history of farming practice, however.

¹ In accordance with Policy HE6 of PPS5

4 Designated heritage assets

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4.1 The seven individually listed buildings and structures at Bashall Hall are:

Name	Grade	National Heritage List No
Bashall Hall	II*	1072193
Farm building 12m north of Bashall Hall	II*	1362282
Garden pavilion, approximately 90m south of Bashall Hall	II*	1072195
Barn approximately 60m south of Bashall Hall	II	1362281
Walls on north, south, east and west side of paddock to south of Bashall Hall	II	1163056
Walls on north and west side of garden to east of Bashall Hall	II	1072196
Bridge approximately 15m north of farm building to north of Bashall Farm [Hall]	II	1072194

4.2 The identifying description for the barn reads as follows:

Barn, probably early C18th with later alterations. Sandstone rubble with stone slate roof. North-east wall has a wide entrance with long-and-short jambs and external sliding door. At the far right is a smaller doorway with similar external door. To the left are 2 windows with plain stone surrounds, and a pitching door above with plain reveals. The gables have copings with re-used crocketed finials at the apex. The north-west wall has 2 windows with long-and-short jambs. Above are chamfered ventilation slits, and, below the apex, a circular pitching hole with plain stone surround. The south-east wall has 3 similar pitching holes. At the rear is a later lean-to. Inside are bolted queen-post trusses. The south-east wall is shown in a drawing of Bashall Hall c.1720. *Samuel Buck's Yorkshire Sketchbook*, reproduced in facsimile, Wakefield, 1979.

4.3 There appears to be relatively little documented history of the barn, but an observer in 1909 suggested that it has Tudor origins but was altered to its present appearance in the time of Queen Anne (1702-14), a time when the Hall itself, thought to have been built in about 1600, underwent major changes.

4.4 The present barn has a simple rectangular plan, six bays long, but was extended along the rear (south-west side) in about 1900 by the addition of a long, lean-to shippon. The south-east gable was rebuilt at some time after 1995, omitting a number of original chamfered breathers which matched those still surviving in the north-west end, while the interior, which contained a shippon with loft over at each end, has been stripped of all fixtures. The roof structure appears to be 19th century and later, but contains some re-used oak timbers as purlins.

4.5 The other farm buildings in the vicinity of the barn include an open-fronted shed of c.1900 built against the garden wall on the north side of the farmyard, a detached stable of similar date, to the east of the barn, and two minor additions

² Barn at Bashall Hall, Bashall Eaves, Lancashire: *Historic Building Record* (August 2011)

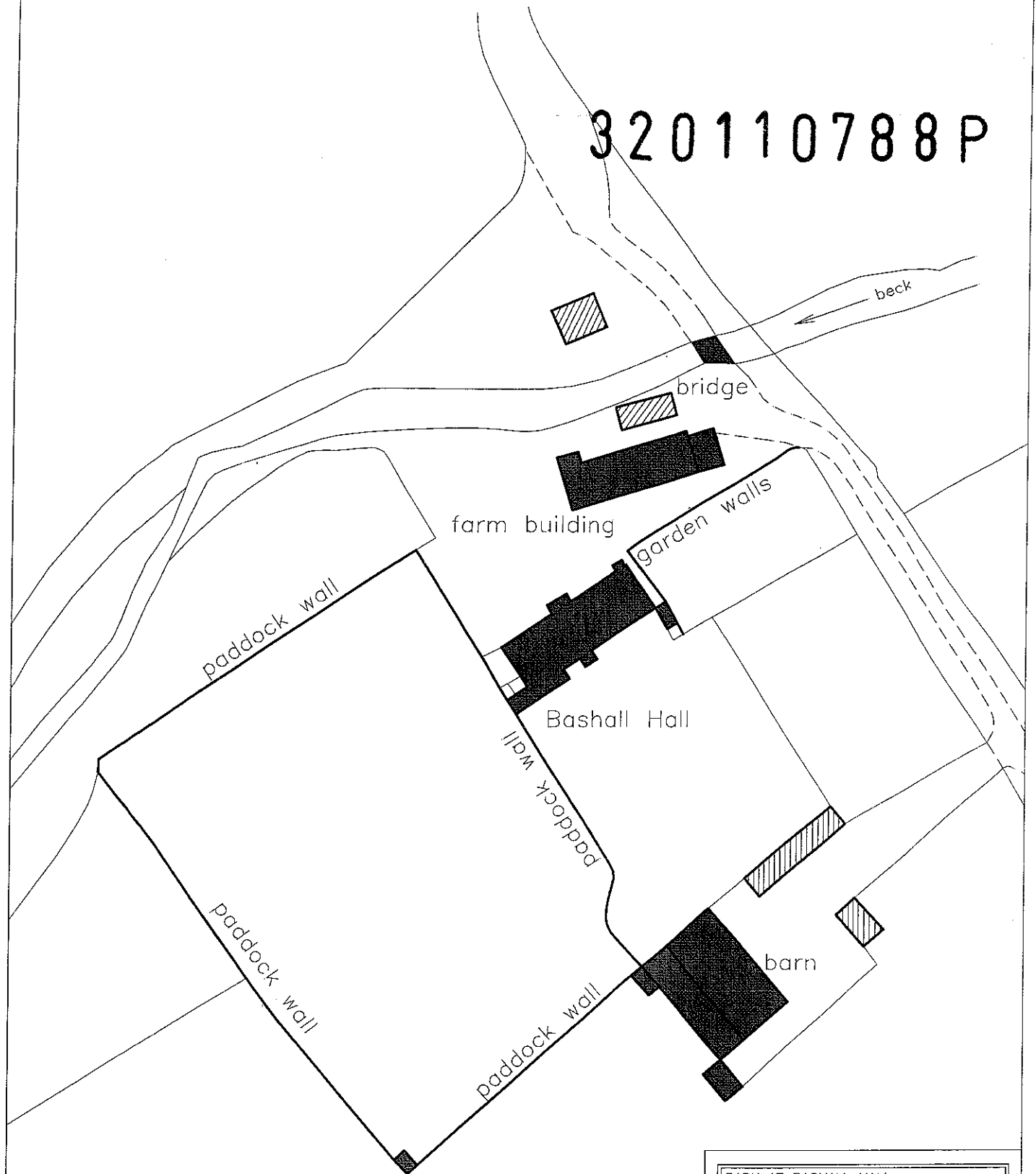
to the south-west side of the lean-to shippon, which were built after 1906. Although not of individual interest, as other traditional farm buildings these contribute to the barn's setting and give the yard a distinctly agricultural character.

5 Proposed residential conversion and its impact on the heritage assets

5.1 The proposed scheme would be essentially sympathetic to the barn's historic character and would retain most of the existing patterns of openings and architectural details. Alterations to the outer walls of the main building (ie. not the lean-to shippon) are minimal: no new openings are proposed in the front elevation, north-west gable or south-east gable (except to the breeze block inner face). Three new doorways are proposed for the south-west side of the barn, to give access into the lean-to shippon, but these are not visually intrusive and the existing original central doorway would be retained in some form. In addition two new patio doorways are proposed for the south-west elevation of the lean-to shippon, but the existing windows are to be retained. New roof lights are proposed, the majority for the rear, but two are also required for the front, north-east roof pitch. While these additional openings represent minor intrusions into the historic fabric, they do not affect any features of particular architectural or archaeological interest. Similarly, the subdivision of the barn's interior would not remove any historic fixtures as these have been previously lost, and by leaving the central area open to the roof, something of the character of this area would be retained, and remain visible through the cart entrance.

5.2 In addition to the impact on the barn itself, the impact of the proposed development on other heritage assets needs consideration. The barn's north-west gable adjoins the listed paddock wall, but this would not be directly affected by the conversion, and there would be no real effect on its setting. Neither would the settings of the other designated heritage assets at the site be adversely affected, given their distance from the barn: the high boundary wall along the north-west side of the farmyard provides an effective division between barn and Hall, and the Hall gardens are sufficiently large to ensure that the presence of another dwelling at the site would not be to the detriment of the Hall's significance.

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BARN AT BASHALL HALL
BASHALL EAVES
LANCASHIRE
(NGR: SD 7110742279)
HERITAGE STATEMENT

FIGURE 1:
SITE PLAN
WITH KEY TO LISTED BUILDINGS

SCALE: 1:1000

DATE OF SURVEY: JULY 2011

STEPHEN HAIGH
Buildings Archaeologist

earthworks environmental design

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FAO: Leanne Flynn

Reedley Town Planning
2 Reedley Business Centre
Redman Road
Burnley
Lancashire
BB10 2TY

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12 August 2011

Job reference: B 1003

Dear Leanne

Re: Protected Species Survey (Bats and barn owls): South Barn, Bashall Hall Barn, Clitheroe, BB7 3LQ

Introduction

You have requested a protected species survey at the above property on behalf of your clients Mr and Mrs Barnes as a condition of a planning application for the proposed conversion of the barn to a dwelling. The existing property is shown in figures 1 to 7 of this report.

Prior to determination of the application, the local authority requires an appraisal of the impact of the proposed development on all protected species in accordance with PPS9.

A scoping survey and daylight inspection was undertaken on Monday 1 August 2011 between 10.00 and 11.00. This was followed by a dusk emergence survey between 20.30 and 22.45.

Although there is clear evidence of bat foraging and feeding activity at the site, the surveys have found no significant evidence of bat roosting, breeding or hibernation activity relating to any of the buildings. However, there remains a low to moderate risk of disturbing bats at this property and you are advised to follow the precautionary mitigation measures outlined within this report to remove or reduce the likely impact of the development on roosting bats.

However, you should be aware that barn owls are likely to have nested within one part of the building and birds are still present. As the developer it is your responsibility to ensure that disturbance to roosting / nesting owls is minimised and provision made for mitigation and compensation of barn owls at the site. Careful design and planning considerations combined with timing of the works to avoid the main nesting season will ensure that barn owls are adequately protected and should help to avoid any project delays at a later stage.

Survey methodology

This protected species survey provides:

- (1) a daylight-only scoping assessment of the property.
- (2) an evening emergence (dusk) and activity survey.

The aim of the bat / owl surveys is to make an assessment of the potential value of the site for European Protected Species (EPS) and to establish whether bats or barn owls have ever been active within any part of the property that will be affected by the building operations.

The survey methodology follows the recommended monitoring guidelines published by the Bat Conservation Trust (BCT – *Bat Surveys, Good Practice Guidelines*, 2007), Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines*, 2004) and Survey and Monitoring Methods, (*Bat Worker's Manual*, JNCC, 2004).

Non-intrusive survey methods were used to assess the use of the property by bats. The search was made using a high-powered lamp (Clu-lite 1,000,000 candle power), close-focussing binoculars (Leica Trinovid), a digital camera (Kodak MD41) and 900mm endoscope (ProVision 300) to view all likely areas of the building for the presence of bats, ie. droppings and urine and grease staining, feeding remains such as discarded moth and butterfly wings and other insects fragments typically found in a feeding and resting area.

Evening emergence activity was monitored using ultrasonic bat detectors. Two types of device were used to monitor echolocation calls: (1) Batbox Duet - (heterodyne and frequency division); (2) Anabat SD2 CF frequency division detector; headphones were used throughout the survey period.

Video recording was also carried out using a SONY Handycam (with Nightshot) in combination with a 1,000,000 candle-power lamp and infra-red filter to capture flight activity during darkness.

Recommended survey methods (Natural England / Barn Owl Trust) were used to assess the use of the building by barn owls and other wild birds; normal search procedures include inspecting the site for evidence such as droppings, pellets, discarded prey items, feathers and nest debris. Barn owl guidelines are those recommended by Natural England, *Barn Owls on Site – A guide for developers and planners, March 2002*.

A desk study and local data search was undertaken to identify protected species within 1 km of the property.

Personnel

The survey was carried out by David Fisher (Earthworks Environmental Design) - an experienced ecological consultant with more than 25 years experience of bat ecology and field survey work and a Natural England licence holder since 1990; current NE licence No: 20103384, (Conservation, Science and Education).

The surveyor was also assisted by George Fisher (unlicensed) to assist with sound and video recording.

Constraints

The survey is designed to determine the likely presence of bats within the building and does not necessarily prove absence.

National Biodiversity Network (NBN Gateway) database records, whilst indicative of the bat species that are likely to occur within a 10km square, do not confirm presence or absence of a species or habitat.

Absence of records does not imply that a particular bat species is not present within the recording area.

Previous surveys have not been carried out at this property.

Data search

A local data search was carried to identify records of bat activity within 1km of the site.

The following bat species are known to be present within the boundary of the Bowland and Pendle Hill AONB*

- | | |
|-------------------------|--------------------------------------|
| • Natterer's bat | (<i>Myotis nattereri</i>) |
| • Whiskered bat | (<i>M. mystacinus</i>) |
| • Brandt's bat | (<i>M. brandtii</i>) |
| • Daubenton's bat | (<i>M. daubentonii</i>) |
| • Common long-eared bat | (<i>Plecotus auritus</i>) |
| • Common pipistrelle | (<i>Pipistrellus pipistrellus</i>) |
| • Soprano pipistrelle | (<i>P. pygmaeus</i>) |
| • Noctule bat | (<i>Nyctalus noctula</i>) |
| • Lesser horseshoe bat | (<i>Rhinolophus hipposideros</i>) |

*(source - NBN 10km squares SD64 and 74; ELBG, NLBG and EED).

There are no records of bats roosting within 500m of the property.

There are no published records of bats or barn owls at this particular site (SD 711423); the nearest records of barn owl activity are as follows: (1) barn owl in flight – Waddington Lane at SD 729429 (October 2010); and (2) barn owl in flight – Moss Barn, Bashall Eaves at SD 698424 (18.02.11).

The breeding status of the barn owl (*Tyto alba*) within the district is as follows:

Despite the bird's range expansion into Bowland and Pendle AONB since 2006, the barn owl remains a 'rare breeding resident' throughout the East Lancashire District (ELOC); the species is also listed as an 'uncommon breeding resident' bird within Lancashire and the Fylde (LACFS).

Description of the property

South Barn is a large stone building with rubble infill wall construction and post and truss timber framed roof; the building has a six bay roof clad with stone slates. The roof remains unlined and is open to the eaves (fig 6).

The building is dry, light and well-ventilated, a large open portal (wagon door) and open window is shown in figure 1. At the rear of the barn is a large lean-to shippon area, currently used for storage of materials. The shippon also has a six bay mono-pitch roof clad in stone slates; this roof was formerly under-drawn with tongue and groove panelling although this is now partially absent or damaged. Attached to the shippon are two smaller lean-to stone and brick structures with mono-pitch cement fibre roofs (figure 4).

Existing property (images)

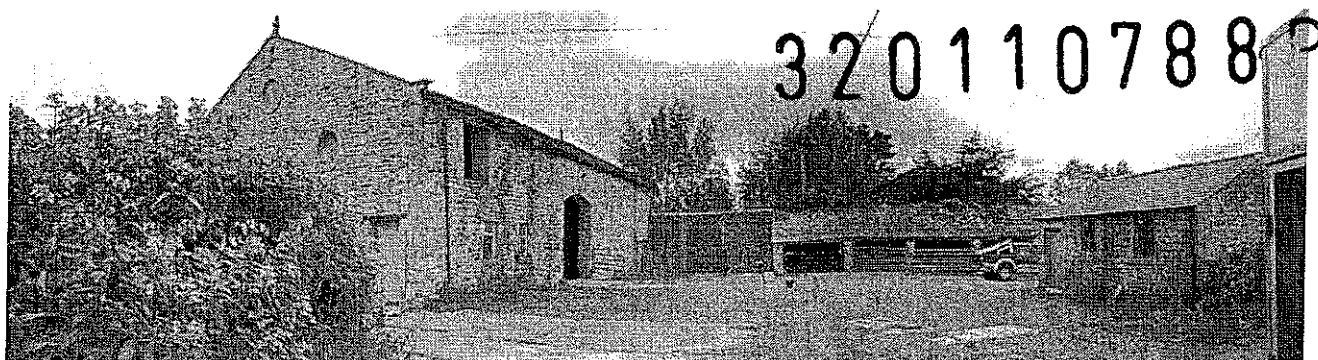


Figure 1: South Barn at Bashall Hall

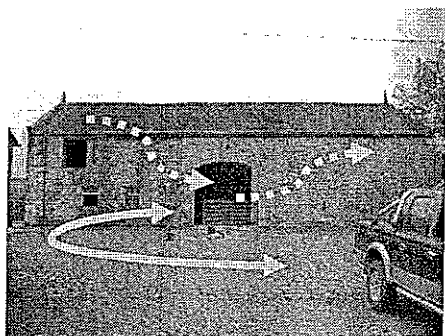


Figure 2: Bat flight activity



Figure 3: bat flight activity

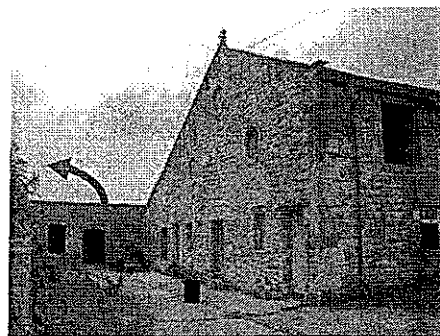


Figure 4: Barn owl flight route



Figure 5: stables in yard

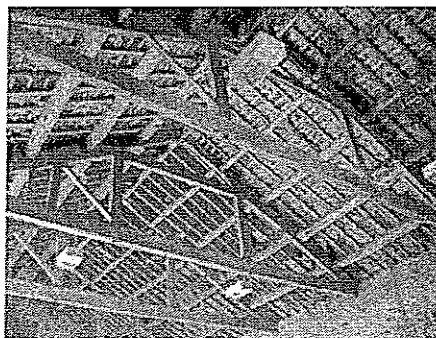


Figure 6: South Barn roof detail



Figure 7: showing location of barn owl roost

Location of the property

NGR: SD 711423 Elevation: 90m.

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The barn is located at Bashall Hall, Bashall Town and is surrounded by open countryside with extensive permanent grassland and pasture. The site is close to several small water courses; the largest channel is Bashall Brook approximately 0.65km to the west. Although there are no extensive woodlands adjacent to the site, several small woodlands and wooded copses are within 0.5km and there is moderate connectivity between the barn and nearby woodland, hedgerow and grassland habitats.

The barn is close to several other agricultural buildings including the single storey open-fronted stables (fig 5) There is a large yard in front of the building (figure 1) and the barn is within 100m of Bashall Hall.

Proposed development

It is understood the building will be converted into a dwelling. (*reference: Drawing of proposed plans and elevations BARN/19Dwg 03 – 23.03.11 - Reedley Town Planning*).

Survey results (daylight scoping survey)

The weather at the time of the daylight inspection was warm, dry and humid (max temperature: 23.5°C; cloud cover: 80%; wind: light south-west. Rain: dry / light drizzle) providing satisfactory conditions for daylight inspection of the property.

Daylight inspection of the main barn and the lean-to shippon did not reveal any clear evidence of bat activity; two fresh insect wings (small tortoiseshell butterfly wings) were located on the floor of the shippon and at least one hibernating small tortoiseshell butterfly was present. Whilst no conclusive evidence of bat activity was found, the presence of discarded insect prey such as butterfly wings is frequently indicative of perching and feeding bats such as the common long-eared bats (*Plecotus auritus*).

Evidence of nesting and roosting barn owls is very clear. A single barn owl was present at the time of inspection (shown roosting above the roof frame in figure 7) This perch has been used frequently throughout the previous twelve months and is likely to be a nesting site. There are several hundred owl pellets (castings) present beneath the roost and there are several other perches throughout the building that are less well-used. Splash marks (faeces/urine) throughout the shippon area also indicates regular and significant roosting and perching activity by several owls.

There are small accumulations of moulted adult feathers from both adult male and female birds in addition to many down feathers from pulli / juveniles, indicating recent breeding activity at the site.

A kestrel (*Falco tinnunculus*) was also noted perching on the south gable apex wall and some pellets are present.

Barn swallows are likely to nest and roost within the barn, shippon and some of the other buildings between May and September.

Evening emergence and flight activity survey

The dusk survey began approximately 40 minutes before sunset (sunset 21.08 Blackburn); it was a particularly warm, clear and dry evening with high thin cloud providing optimal survey conditions – (cloud cover: 80%; temperature range 19.4°C falling to 16.0°C; relative humidity range: 69% rising to 89% at 22.40; wind: calm).

First bat activity was recorded at 21.20 - a single echo-locating common pipistrelle was seen flying over the yard, followed shortly afterwards by two foraging pipistrelles entering and leaving the barn using window and main wagon door (figures 2 and 3).

Flight activity within the main void of the barn by at least two (possibly three) common pipistrelles continued throughout the survey period; social calls were also heard at 22.25. A common long-eared bat entered the barn at 21.50 and the same species was also heard echo-locating close to the stables across the yard.

No bats were seen emerging, entering or swarming around any part of the building

The dusk survey ended at 22.40, more than 90 minutes after sunset.

Two species were recorded during the survey:

- (i) Common pipistrelle (*Pipistrellus pipistrellus*)
- (ii) Common long-eared bat (*Plecotus auritus*)

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Evaluation of results

Bats

Two bat species were identified in flight at the property; both species were seen and recorded flying into the barn through the front portal (main wagon door); pipistrelle bats were also observed entering and exiting the barn via the upper window (figures 2 and 3).

No bats were seen emerging from or entering any part of the building and no bats were seen swarming close to any part of the structure. Video recording did not reveal any resting or perching by bats within any part of the structure.

There is no evidence of significant roosting, resting or feeding activity by bats at this property. There are no accumulations of faeces, discarded insect prey or other characteristic signs of bat activity indicative of regular or significant day / night roosting, perching or feeding.

There are no records of roosting bats at this property. The presence of a maternity roost within the barn is unlikely.

Barn owls

A solitary barn owl was observed perching above roof timbers inside the lean-to shippon as located in figure 7, this bird was later seen flying through the side door of the shippon (shown in figure 4). There is ample evidence to indicate regular and significant roosting by both adults and young birds; evidence of roosting indicates successful nesting at the site this year and the brood has since fledged.

The developer is required to make plans to accommodate the birds and minimise disturbance to them. Detailed plans will be required by the planning authority to ensure that barn owls are not disturbed at the property and appropriate mitigation measures should be in place before any building works are undertaken.

Summary and recommendations

BATS

There is no evidence of regular or significant roosting activity by bats within the barn; the overall potential of the building to support a maternity roost or hibernation roost or significant transitory / mating roost is relatively low. The scale of impact of the development at site level on local bat populations is likely to be relatively low.

The proposed building alterations are **unlikely to cause significant disturbance to bats** or result in the loss of a bat roost or cause injury or death of a European Protected Species – (Bats) or result in any significant impact on a local bat population.

Building operations should proceed with reasonable caution and vigilance for the unexpected presence of solitary roosting or resting bats. In the event of bats being exposed or vulnerable to harm during the proposed works you should follow the mitigation procedures outlined below and seek further advice.

BARN OWLS

It is likely that barn owls have nested within the shippon area at the rear of the barn during 2011 and birds remain active within the building. The barn owl (*Tyto alba*) is protected as a Schedule 1 bird under the Wildlife and Countryside Act 1981 (as amended). In addition to the protection from killing or disturbing birds, their nests and eggs are protected under the Act.

Schedule 1 birds and their young must not be disturbed at the nest.

The presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat.

Professionals involved in the building industry (especially when dealing with barn conversions) must be aware of the protection afforded to barn owls. As a general rule, development during the breeding season (March / April to August / September) should be avoided where there is evidence of occupation by barn owls.

Further ecological survey work is required to determine the most appropriate mitigation route to reduce the likelihood of harm to breeding barn owls and to avoid destruction of any vegetation or structure which may be used as a breeding site where breeding birds are reasonably likely to be present.

Additional field survey effort must be undertaken by a suitably experienced ecologist; where there is potential for causing disturbance to breeding barn owls, the surveyors are required to hold a current licence for disturbing a Schedule 1 bird species.

References

The following websites, organisations and datasets were consulted during the preparation of this report:

1. National Biodiversity Network (NBN) database, (terrestrial mammals - chiroptera)
2. Bat Conservation Trust (BCT)
3. North Lancashire Bat Group
4. East Lancashire Bat Group
5. East Lancashire Ornithologists Club (ELOC bird reports 2000- 2009)
6. Lancashire and Cheshire Fauna Society (Lancashire Bird Atlas)
7. Lancashire Biodiversity Partnership
8. Biological Heritage Sites Partnership (LCC, NE and LWT)
9. EED dataset (Lancashire bat records 2000 - 2011)
10. Magicmap interactive map
11. Natureonthemap (Natural England)
12. Multimap
13. Google Maps
14. MARIO - Maps and related information online (Lancashire County Council).
15. Natural England Specially protected Birds - Standing Advice (Breeding birds)
16. Barn Owl Trust – Making provision for Barn Owls – A guide for planners, applicants and developers

Impacts and mitigation

Mitigation refers to the practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species or damage to a roost. The Bat Mitigation Guidelines define mitigation as “...measures to protect the bat population from damaging activities and reduce or remove the impact of development”.

➤ See Mitigation Notes below.

MITIGATION NOTES:

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BATS:

Timing constraints:

None

Accidental exposure of bats

Although there is currently no evidence of regular or significant bat roosting within any part of the building, there remains a low risk of accidentally exposing roosting bats at the property; you should be aware that isolated bats are 'occasionally' found roosting beneath roofing materials, most frequently between May and November.

In the event of disturbance of roosting bats within stonework crevices or other structural features you are advised to stop work in that area and seek further advice from BCT or by contacting David Fisher on 01200 446859 mobile: 07709 225783

In the unlikely event of bats being exposed or vulnerable to harm, all work in that area must stop immediately. Cover the exposed bats to reduce further risk of harm and seek further advice by calling the Bat Conservation Trust (BCT) helpline on 0845 1300 228.

All contractors should be aware of their responsibilities to protected species. If accumulations of droppings are found during the removal of the roofing materials, stop work and seek advice before continuing work in this area.

Contractors should avoid handling bats but where there is no alternative, use gloves or a small container to move them to a dark and quiet area, preferably without causing them to fly in daylight.

Legal protection

Site contractors and project managers should be fully aware of the legal protection afforded all species of bat in the UK and procedures should be in place to mitigate for the potential impact on bats - see notes on 'Bats and the Law' in this report.

If you require further advice on bats during the proposed building operations or if you find an injured or resting bat, call BCT immediately; they will normally contact a qualified bat worker in the local area who will visit the site and provide further advice free of charge.

Additional survey work for bats

None required

BARN OWLS

Timing constraints:

Avoid the main breeding season (March / April to August / September). Plan well in advance; work schedules must take into account the breeding season. It is better by far to acknowledge the birds' presence from the outset and to work with them rather than against them; delays due breeding barn owls can cause significant problems.

Identify potential problems at the outset of the project.

Advance planning for owls

At the earliest possible stage provide nest boxes in other nearby buildings which are not due for development.

Shortly before any building works commence, undertake a final search (by an experienced ecologist) of each structure to ensure that no breeding is taking place.

Position noisy machinery away from any buildings occupied by owls. Prevent site contractors from gaining entry into occupied or potential barn owl sites which are not due for development to provide 'sanctuary' areas for the birds.

Do not leave steep-side containers of water uncovered on the site.

Incorporate provision for barn owls into the part(s) of the development site used by the birds; owl-friendly designs can be obtained from the Barn Owl Trust.

Do not obstruct the flight lines of barn owls from their roosts by inappropriate tree planting, overhead cables or wires.

Where possible, landscape the site to provide or preserve / enhance areas of rough grassland as foraging areas. Seek advice on planting native trees and effective planting schemes that encourage native flora and fauna.

Legal protection

The barn owl is a Schedule 1 species - under section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their eggs and nests are protected from being damaged, destroyed or taken.

In addition, certain species such as the barn owl are included in Schedule 1 of the Act are protected against disturbance while nesting and when they have dependent young. Offences against birds listed on schedule 1 of the Act are subject to special penalties.

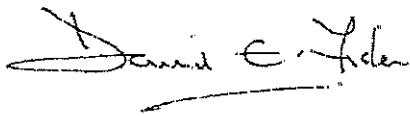
Additional survey work for breeding barn owls

Additional field survey work is required to determine the level of mitigation that is required to ensure that breeding barn owls are not disturbed or their nests damaged or destroyed by the proposed development.

The barn owl breeding season will be dependent upon local weather conditions and will vary from year to year. Timing of works should therefore be guided by professional advice from an experienced ecologist.

Please note: I do not provide a copy of this report to the local planning authority, therefore it is your responsibility to forward the report to Ribble Valley Borough Council.

Yours sincerely



David Fisher

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Wildlife legislation – Bats and the law

All bat species in the UK receive full protection under the Wildlife and Countryside Act 1981 (amended by the Environment Protection Act 1990). The Countryside and Rights of Way Act 2000 amends the Wildlife and Countryside Act to also make it an offence to intentionally or recklessly damage, destroy or obstruct a place that bats use for shelter or protection. All species of bats are listed on Schedule 5 of the 1981 Act, which makes it an offence to:

- *intentionally kill, injure or take any wild bat.*
- *intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not.*
- *intentionally or recklessly disturb any wild bat while it is occupying a structure or place which it uses for shelter or protection.*

Protected species (Bats) and the planning process¹

For development proposals requiring planning permission, the presence of bats, and therefore the need for a bat survey, is an important 'material planning consideration'. Adequate surveys are therefore required to establish the presence or absence of bats, to enable a prediction of the likely impact of the proposed development on them and their breeding sites or resting places and, if necessary, to design mitigation and compensation. Similarly, adequate survey information must accompany an application for a Habitats Regulations licence (also known as a Mitigation Licence) required to ensure that a proposed development is able to proceed lawfully.

The term 'development' [used in these guidelines] includes all activities requiring consent under relevant planning legislation and / or demolition operations requiring building control approval under the Building Act 1984.

Natural England (Formerly English Nature) states that development in relation to bats "covers a wide range of operations that have the potential to impact negatively on bats and bat populations. Typical examples would be the construction, modification, restoration or conversion of buildings and structures, as well as infrastructure, landfill or mineral extraction projects and demolition operations".

(Mitchell-Jones, 2004)

¹ 2.2.3 - Planning for development, p10, Bat Surveys Good Practice Guidelines, BCT (2007)

Contacts:

Bat Conservation Trust: 5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5RD.
Bat helpline number: 0845 1300 228

Natural England, 1 East Parade, Sheffield, S1 2ET, Enquiry Service: 0845 600 3078
enquiries@naturalengland.org.uk

Natural England, Cheshire to Lancashire Team, Electra Way, Crewe, Cheshire, CW1 6GJ Tel: 01270 754227