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HERITAGE STATEMENT

**IN SUPPORT OF A PLANNING APPLICATION TO
CONVERT A BARN TO A DWELLING**

AT

**WITTONS FARM,
BOLTON BY BOWLAND,
CLITHEROE,
LANCS, BB7 4NZ**

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National Planning Policy Framework.

The National Planning Policy Framework paragraph 128 requires planning applications for developments which include a heritage asset to be accompanied by information to describe the heritage asset in a level of detail proportionate to the assets importance.

In deciding whether a heritage asset is affected by a proposed development any potential heritage assets need to be identified. In some cases this is quite obvious because the building or structure has statutory protection such as a listed building or registered park or garden these are termed as *designated assets*. In other cases the heritage asset may have been identified by the local planning authority through the plan making process eg. building of townscape merit, within a conservation area, or it may have been identified through the development management process.

The purpose of this Heritage Statement is to **identify the heritage asset**. Following identification of the heritage asset it is necessary to **assess the significance of the heritage asset**. Finally it is necessary to **assess the impact of the development on the heritage asset**.

Identifying the Heritage Asset.

Wittons Farm comprises a former farmhouse, a large detached stone barn, various outbuildings both traditional and modern and a large modern agricultural building. The farmhouse formerly had a barn attached to it on the east side which has now been incorporated into the living accommodation. The front of the farmhouse and the front of the detached barn in which there is a wagon entrance are in line with each other and both face south. To the front and rear of the farmhouse is garden area. The remaining land around the house and the detached barn is a concrete yard area. The yard and garden are in parts defined by substantial well built dry stone walls. The stone for these walls is believed to have come from the demolition of Lower Wittons Farm (dated unknown). The property was originally known as Higher Wittons Farm. Presumably the name was changed after Lower Wittons Farm was demolished.

The modern agricultural buildings are positioned behind the stone barn on the northern side of the site and to the northwest. There are two concrete block single storey outbuildings close to the southwest of the stone barn.

This group of buildings is set on the hillside and is surrounded by open grazing land. The land slopes downhill from west to east. Vehicle access is from the south along a private farm track and there is an additional track which approaches from the west. Public footpaths approach the site from the north, south, east and west passing through the farmyard.

Designated Assets, Local Plan, Desk Based Assessment.

The site is not within a designated conservation area and none of the buildings within the group are statutorily listed.

The site is within the Area of Outstanding Natural Beauty as identified in the adopted Ribble Valley District Wide Local Plan. Policy ENV1. Traditionally constructed rural buildings are identified as being suitable for conversion to other uses in the local Plan, in order to *'keep these buildings well maintained and protect them as a feature within the landscape for future generations'*. Paragraph 5.13.2. The Local Plan recognises traditionally built stone barns as heritage assets in making this statement. It also distinguishes between traditionally constructed barns which are worthy of retention and modern farm buildings or properties constructed in a style or in materials not in keeping with the area. Policy H16.

We can assess from this that the traditionally constructed stone farmhouse, barn and outbuildings can be considered as a heritage assets, whereas the modern agricultural buildings are not. The landscape setting of the group of buildings is also a heritage asset.

We have consulted the Community History Section of Clitheroe Library who has provided the maps attached in the appendix. The map of 1850 shows three buildings on the site in the positions as the three traditional stone buildings which are on the site today. This is repeated on the maps of 1896, 1909 and 1910. None of the modern buildings are shown

on the 1909 map and the footprint of the barn is smaller than is it today suggesting that the stone lean-to section on the rear of the barn was added after 1909.

The barn itself has a date stone in the arch over the wagon entrance dating the building to 1826.

We have contacted the Heritage Environment Record at the County Council who responded, *"We don't have any records for this farm; however the barn may be shown on the OS 1850 six inch map and we therefore may recommend some archaeological work when we receive the planning application"*.

We can conclude that the heritage assets of this site are the farmhouse, the stone barn and stone outbuildings, the layout of these buildings, and the setting of the buildings in the landscape. The date for the construction of the barn is likely to be 1826.

Assessment of the Significance of the Heritage Assets

The date of the barn suggests that the farmhouse and barn have been situated on the site from about 1826 assuming that the buildings were built at about the same time. The Farmhouse may have preceded this but we were unable to find evidence of this. The Ordnance Survey maps suggest that the farmhouse and barn have been situated on the site in their present form since before 1850. The foot print of the barn in 1909 is less than it is today.

The barn is constructed out of stone and has large horizontal quoins to each corner and beside the wagon entrance. The roof is covered in stone flags laid in diminishing courses. The roof is asymmetrical with the longer roof slope on the south side. There are two high level windows in the south roof slope and none on the north side. On the rear of the barn is a single storey lean-to also built of stone with a corrugated sheet roof within which is set three large panels for light. There are existing breathing holes in the barn on the east gable elevation the west gable elevation and a line in the north elevation just above the line of the lean to roof.

The existing plans section and elevation drawing 1822.E.002, show the large wagon entrance on the south side of the barn with the archway with the date stone on the outer

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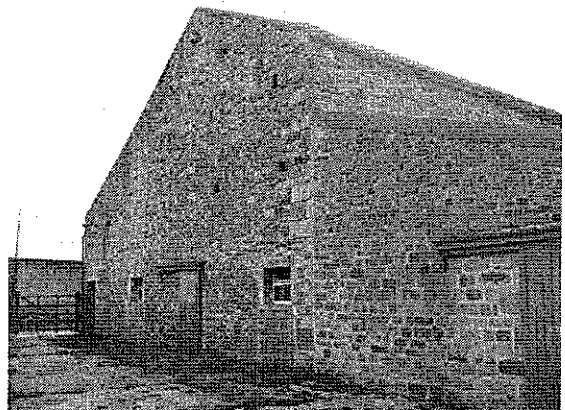
face of the building and the wagon door set within the inner wall to create a porch. On the north wall of the main barn immediately facing the wagon entrance is another door at the ground floor. This appears to have been the position of the outer wall on the 1909 OS plan which would suggest that this door is a threshing door and the central portion of the barn was a threshing bay.

On either side of the porch are two former shippons with evidence of post holes for boskins in the floor. Access to the east section, which is at a lower level, is from the door in the south east corner of the gable and from a door with steps next to the wagon entrance. Access to the west section is from the only door in the west gable. Above the eastern section is a workshop which has the only access via stone steps on the exterior of the barn.

The main part of the barn is two storeys high and rectangular in plan, but the floor level is split. The upper section is the full height of the building. The lower section on the east side appears to have originally been a shippon with two entrance doors (now made into windows) in the east gable. This arrangement has been altered at a later date with a new entrance for cattle through a sliding door in the centre of the gable giving access to stalls with concrete partitions. The hay loft above is carried on metal columns and beams.



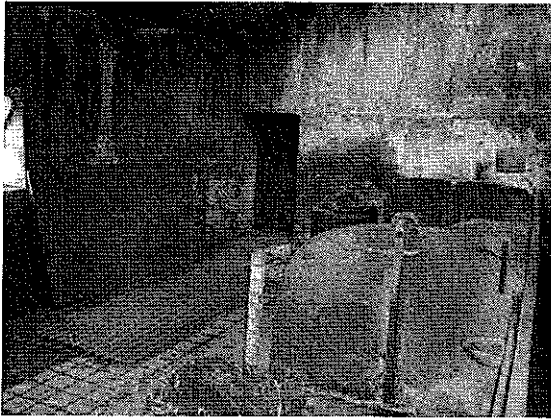
Shippon with hay loft on metal columns



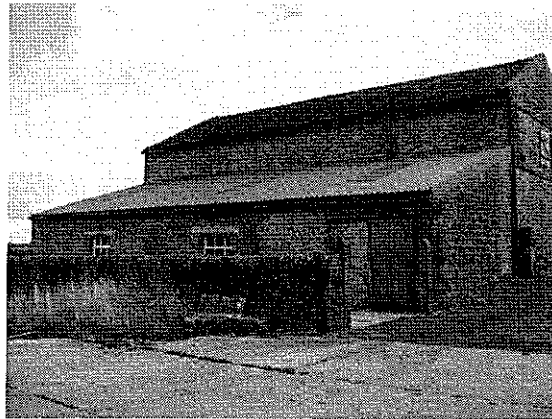
East gable

The western gable has a forking hole both gables have breathing holes. The north elevation of the main barn also has a line of breathing holes just above the point where the lean to roof meets the wall.

On the north side of the main barn is a single storey lean to. The interior of this lean-to is a shippon with concrete stalls for cattle. Access into this area is through an external door in the north wall and an external door in the east gable. There are two windows in the north wall. Internal access into the main barn is through the door which is thought to be a threshing door opposite the wagon entrance. The yard wall on the northern side of the barn is positioned quite close and is of a substantial dry stone construction.



Interior of new shippon in lean-to



North Elevation

Assessment of the Impact of the Development on the Heritage Assets.

The planning application is for the conversion of the barn to create a dwelling and the construction of a new garage to serve the property is to be positioned where there are existing modern outbuildings. The proposal is to convert the whole of the barn into living accommodation and does not involve any demolition of the large stone barn.

The heritage significance of the building is not adversely affected by the proposed conversion. All the existing opening within the building are retained and reused. The internal walls are retained and the various floor levels within the building are also retained. A full height space is retained where the threshing bay is believed to have been in the past and where there is a full height space today.

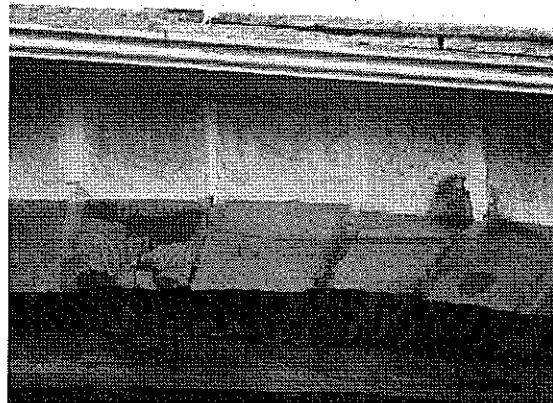
The heritage significance of the building is improved by the use of a traditional roof covering over the lean to on the rear of the building and by the replacement of the rather modern agricultural buildings which are close to the barn with a garages which retains the appearance of an agricultural building but is reduced in size.

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The retention and reuse of all the existing openings in the barn, including the wagon entrance, has been the guiding factor in the design of the conversion of the barn using these openings for windows and doors where possible and keeping the introduction of new window openings to a minimum. In additional alterations by the inclusion of new openings has been restricted to the least sensitive elevations of the building. We have identified the southern elevation with the wagon entrance as being the most significant and we have avoided alterations to this elevation.



South elevation with wagon entrance



Date stone above wagon entrance 1826.

Appendix

1 Ordnance Survey Maps 1850, 1896, 1910, 1909.

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